

Acreage Summary Table		Area in acres	
Total Site Area	46.946		
Total Uplands	46.701		
Total Waters of the US	0.245		
Waters of the US	Area in acres	Length	Resource Type
1	0.094	412 L.F.	Jurisdictional pRPW
2	0.068	583 L.F.	Jurisdictional pRPW
3	0.083	478 L.F.	Jurisdictional sRPW

HELEN C. PANUCCIO
PIN: 178-00-02-013

N/F
ALVIN W. & REBA F.
CHAMBERS
PIN: 178-00-02-015

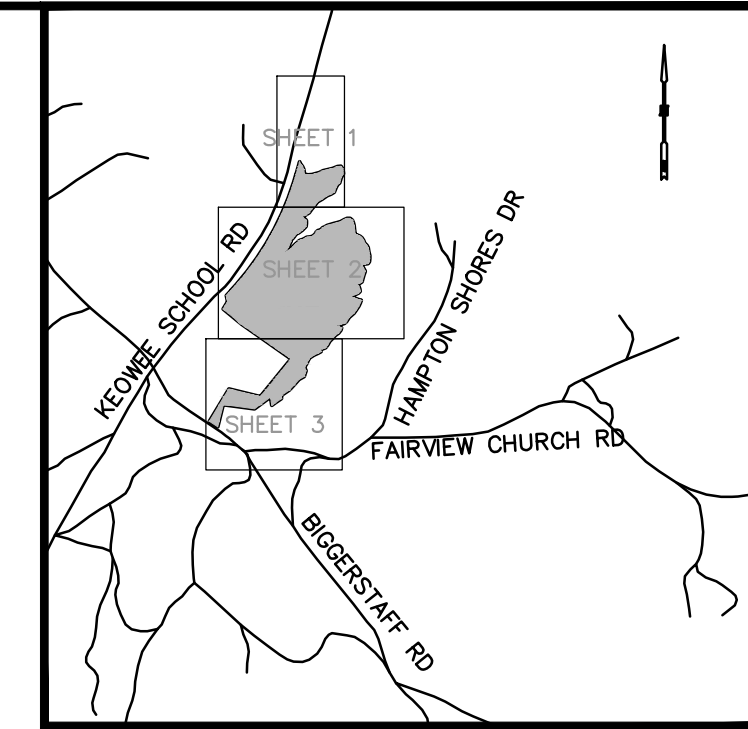
BENCHMARK
CONC. MONUMENT
N: 1064975.848
E: 141178.048
ELEV=887.00

BENCHMARK
CONCRETE
MONUMENT
N: 1084429.023
E: 1410786.103
ELEV=920.56

N/F
FRANCES M. BLAKELY
PIN: 178-00-02-011
DB. 4-H, PG. 284

MATCH LINE SEE SHEET 3 OF 3

MATCH LINE SEE SHEET 1 OF 3



NOTES:

- NORTH ARROW AND BEARINGS ARE BASED UPON SC GRID NAD 83.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - PLAT BOOK B282, PAGE 5 RECORDED IN THE OCONEE COUNTY REGISTER OF DEEDS OFFICE.
 - SCDOT PROJECT NUMBER 37.508 AND 37.509.
- THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.
- THE AREA WAS DETERMINED BY DMD METHOD.
- ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
- ALL CORNERS MARKED WITH #5 REBAR UNLESS OTHERWISE NOTED.
- TOTAL AREA: 1,916,394 S.F. = 43.994± ACRES. 21 RESIDENTIAL LOTS.
- PARCEL INFORMATION: PIN: 179-00-02-001, DEED BOOK 2006, PAGE 61.
- ALL INTERNAL PARCEL LINES HAVE A 5 FOOT EASEMENT FOR DRAINAGE AND UTILITIES (GAS, ELECTRIC, & TELEPHONE) EACH SIDE.
- SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, AND CONDITIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE OAKS AT LAKE KEOWEE TO BE RECORDED IMMEDIATELY FOLLOWING THE RECORDATION OF THIS PLAT.
- BUILDING SETBACK LINES:
FRONT: 25'
SIDE: 5'
REAR: 50' SETBACK BUFFER FROM 804 CONTOUR
- OWNER INFORMATION: CRAFT INVESTMENTS, LLC
THOMAS D. CRAFT
864-933-9000
4814 MIDWAY ROAD, WILLIAMSTON, SC 29697

CERTIFICATES OF CONSTRUCTION (ONE OR BOTH AS APPLICABLE/SIGNED WHEN SUBMITTED)

I HEREBY CERTIFY THAT THE ROADS AND DRAINAGE SYSTEM, IN _____ SUBDIVISION AS SHOWN ON PLAT DATED _____ PREPARED BY _____ HAVE BEEN INSTALLED SUBSTANTIALLY IN ACCORDANCE WITH THE PRELIMINARY PLAN (CONSTRUCTION DRAWINGS) APPROVED _____ SEAL

REGISTERED ENGINEER OR SURVEYOR

I HEREBY CERTIFY THAT CENTRAL () WATER () SEWER SYSTEMS IN _____ SUBDIVISION AS SHOWN ON PLAT DATED _____ PREPARED BY _____ HAVE BEEN INSTALLED IN ACCORDANCE WITH PRELIMINARY PLAN (CONSTRUCTED DRAWINGS) APPROVED _____ SEAL

REGISTERED ENGINEER OR SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT CRAFT INVESTMENTS, LLC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT IT HEREBY DEDICATES ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PRIVATE USE AS NOTED.
____ DATE CRAFT INVESTMENTS, LLC, OWNER

BY: _____
THOMAS D. CRAFT
ITS: SOLE MEMBER

CERTIFICATE OF MAINTENANCE FOR PRIVATE ROADS

THE ROAD RIGHT-OF-WAY SHOWN ON THIS PLAT SHALL BE PRIVATE DRIVES NOT OWNED, MAINTAINED, OR SUPERVISED BY OCONEE COUNTY, AND WERE NOT CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY OCONEE COUNTY. ROAD RIGHT-OF-WAYS SHOWN UPON THIS PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY OCONEE COUNTY AT ANY TIME IN THE FUTURE, UNLESS CONSTRUCTED IN ACCORDANCE WITH ALL ADOPTED OCONEE COUNTY REGULATIONS. MAINTENANCE OF THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE OAKS AT LAKE KEOWEE OWNERS ASSOCIATION, INC.

DATE _____ SIGNATURE OF OWNER/DEVELOPER
CRAFT INVESTMENTS, LLC
THOMAS D. CRAFT, ITS SOLE MEMBER

CERTIFICATE OF APPROVAL (TO BE SIGNED UPON APPROVAL)

THE SUBDIVISION PLAT HEREON HAS BEEN FOUND TO COMPLY WITH THE OCONEE COUNTY LAND DEVELOPMENT REGULATIONS AND HAS BEEN APPROVED FOR RECORDING. I CERTIFY THAT THIS PLAT CREATES A SUBDIVISION SUBJECT TO AND APPROVED IN ACCORDANCE WITH THE ORDINANCES OF OCONEE COUNTY.

DATE _____ PLANNING DIRECTOR

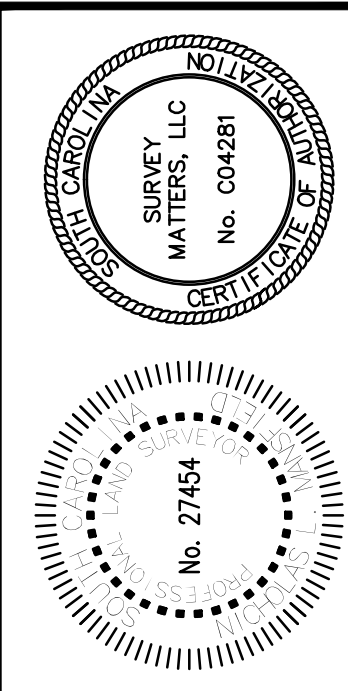
CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE OCONEE COUNTY LAND DEVELOPMENT AND SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

NICHOLAS L. MANSFIELD PLS #27454 1/7/2015

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED HEREON; ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

NICHOLAS L. MANSFIELD DATE: 1/7/2015 P.L.S. #27454



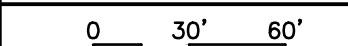
SURVEY MATTERS, LLC
LAND SURVEYING SERVICES
103 East Butler Road, Suite J
Mauldin, South Carolina 29662
(864) 451-0176
nick@survey-matters.com

REVISIONS
1/7/2015 LOT 21

FINAL PLAT - THE OAKS AT LAKE KEOWEE
KEOWEE SCHOOL ROAD, OCONEE COUNTY, SOUTH CAROLINA
PROPERTY OF:
CRAFT INVESTMENTS, LLC
4814 MIDWAY ROAD
WILLIAMSTON, SOUTH CAROLINA, 29697 (864) 933-9000

DRAWN: NLM CHECKED: NLM

SCALE: 1" = 60'



DATE OF SURVEY: DEC. 17, 2014

DATE OF PLAT: DEC. 17, 2014

PROJECT NO. 13-086