

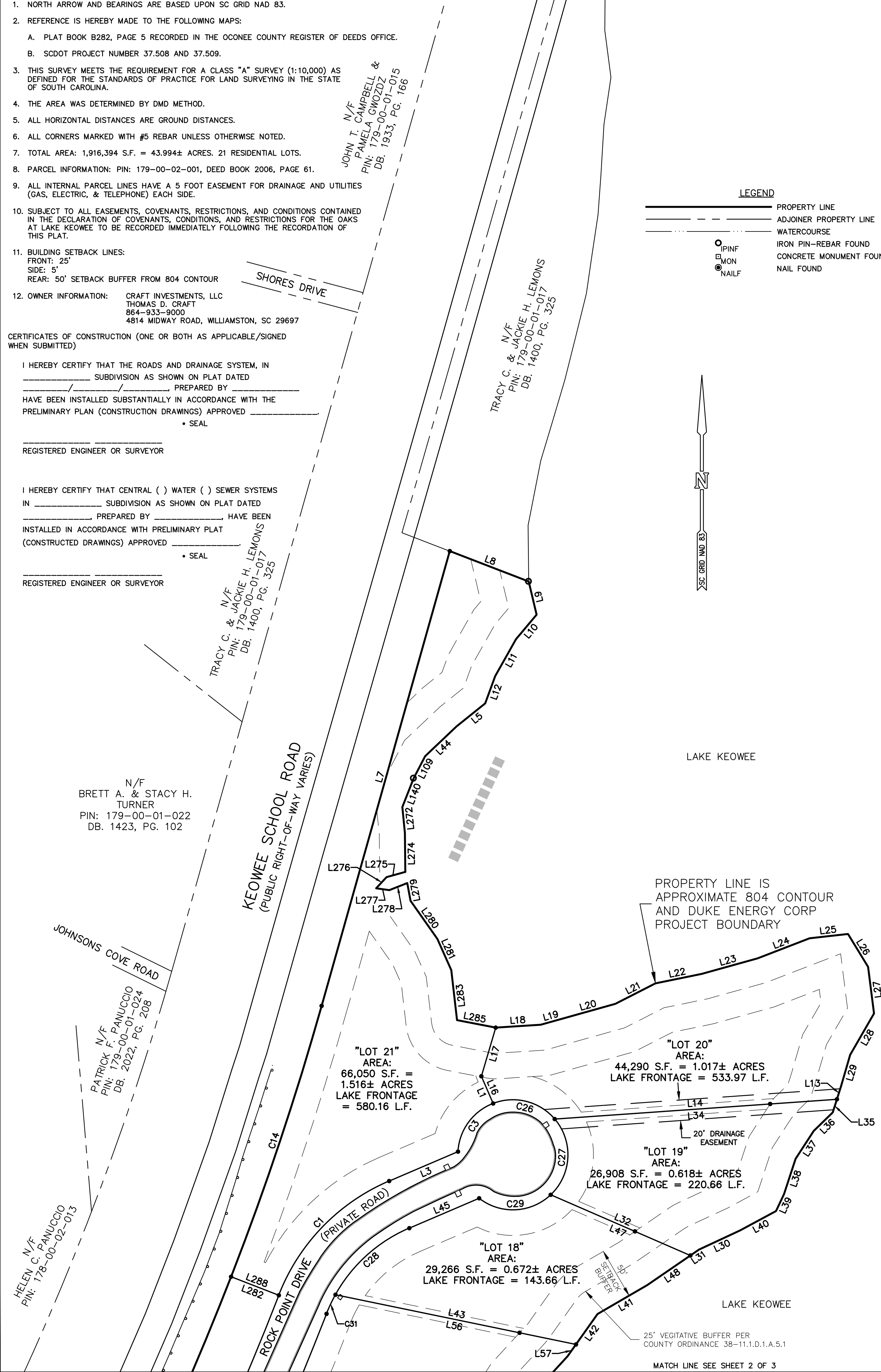
NOTES:

- 1. NORTH ARROW AND BEARINGS ARE BASED UPON SC GRID NAD 83.
2. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
A. PLAT BOOK B282, PAGE 5 RECORDED IN THE OCONEE COUNTY REGISTER OF DEEDS OFFICE.
B. SCDOT PROJECT NUMBER 37.508 AND 37.509.
3. 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.
4. THE AREA WAS DETERMINED BY DMD METHOD.
5. ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
6. ALL CORNERS MARKED WITH #5 REBAR UNLESS OTHERWISE NOTED.
7. TOTAL AREA: 1,916,394 S.F. = 43.994± ACRES. 21 RESIDENTIAL LOTS.
8. PARCEL INFORMATION: PIN: 179-00-02-001, DEED BOOK 2006, PAGE 61.
9. ALL INTERNAL PARCEL LINES HAVE A 5 FOOT EASEMENT FOR DRAINAGE AND UTILITIES (GAS, ELECTRIC, & TELEPHONE) EACH SIDE.
10. 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.
11. BUILDING SETBACK LINES:
FRONT: 25'
SIDE: 5'
REAR: 50' SETBACK BUFFER FROM 804 CONTOUR
12. 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 PLAT (CONSTRUCTED DRAWINGS) APPROVED SEAL REGISTERED ENGINEER OR SURVEYOR

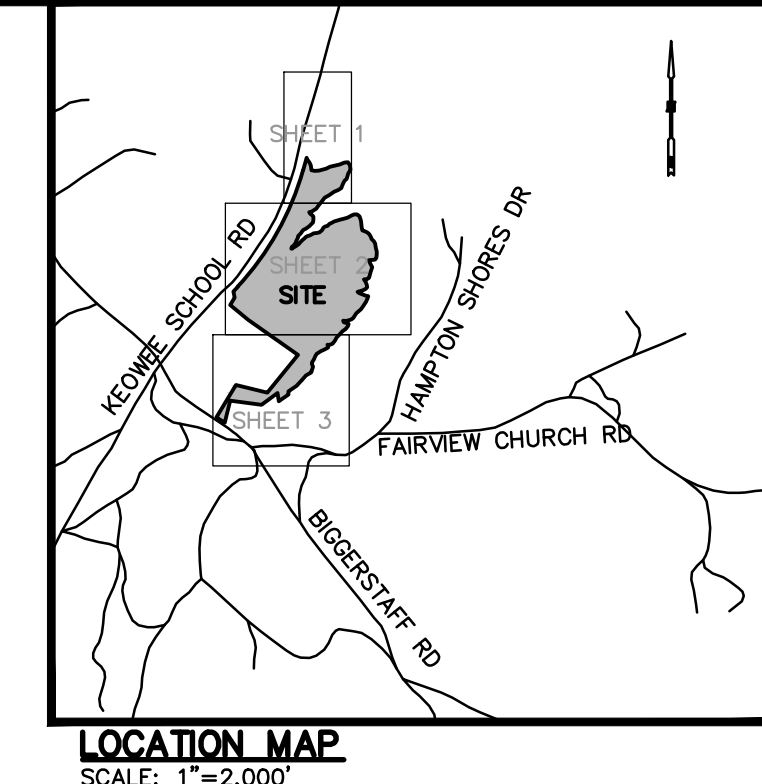
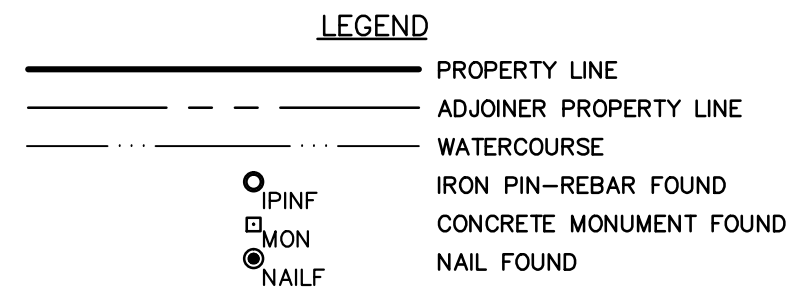


Line Table with columns: Line #, Direction, Length. Contains lines L1 through L73.

Line Table with columns: Line #, Direction, Length. Contains lines L74 through L145.

Line Table with columns: Line #, Direction, Length. Contains lines L146 through L217.

Line Table with columns: Line #, Direction, Length. Contains lines L218 through L288.



Curve Table with columns: Curve #, Delta, Radius, Length, Chord Bearing, Chord Length. Contains curves C1 through C45.

CERTIFICATE OF MAINTENANCE FOR PRIVATE ROADS: THE ROAD RIGHT-OF-WAY SHOWN ON THIS PLAT SHALL BE PRIVATE DRIVES NOT OWNED, MAINTAINED, OR SURVEYED BY OCONEE COUNTY, AND WERE NOT CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY OCONEE COUNTY...

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.

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

Professional seals for Survey Matters, LLC and Craft Investments, LLC. Includes project information: FINAL PLAT - THE OAKS AT LAKE KEOWEE, KEOWEE SCHOOL ROAD, OCONEE COUNTY, SOUTH CAROLINA. PROPERTY OF: CRAFT INVESTMENTS, LLC. 103 East Butler Road, Suite J Mauldin, South Carolina 29662 (864) 451-0176 nick@survey-matters.com