

KEOWEE INVESTMENT GROUP, LLC



NAD 83 - FED BEVELY-2001



KEOWEE INVESTMENT GROUP, LLC

000019416 10/13/2005 11:09+130M
PICKENS COUNTY, SC
FED FILE 120.00

LINE	BEARING	DISTANCE
1	N 89° 41' 11" E	36.33
2	N 89° 41' 11" E	36.33
3	N 89° 41' 11" E	36.33
4	N 89° 41' 11" E	36.33
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98	N 89° 41' 11" E	36.33
99	N 89° 41' 11" E	36.33
100	N 89° 41' 11" E	36.33

000019416 10/13/2005 11:09+130M
PICKENS COUNTY, SC
FED FILE 120.00SURVEY FOR
KEOWEE INVESTMENT GROUP, LLC

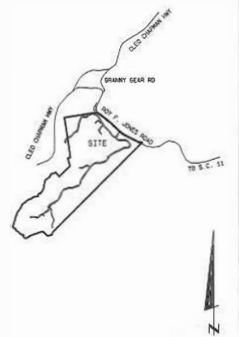
PICKENS COUNTY SOUTH CAROLINA

1" = 100' AUGUST 30, 2004

100 0 100 200

SCALE FEET

LOCATED 12 MILES +/- NORTHWEST OF PICKENS

LOCATION MAP
(NOT TO SCALE)THE CLIFFS at KEOWEE VINEYARDS
EASTATOE PARK

LOTS EP-41 THRU EP-50

* MAIL SET * TP FOUND 1/2" REBAR
 * EP SET #8 REBAR * IPS 3/4" PIPE at 25'
 * POINT NOT SET ON POND

NOTES: ALL INTERIOR ROADS ARE PRIVATE WITH RIGHT-OF-WAY AS NOTED.
 EACH PROPERTY OWNER IS PROVIDED ACCESS TO A PUBLIC ROAD BY A PRIVATE ROAD OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION IN WHICH, BY VIRTUE OF OWNING A LOT, THE OWNER WILL BE A MANDATORY MEMBER, SUBJECT TO ASSESSMENTS FOR SUCH MAINTENANCE.

THERE IS A 10' DRAINAGE AND UTILITIES EASEMENT EACH SIDE OF ALL INTERIOR LOT AND DIVISION LINES, AND 10' INSIDE ALL OUTSIDE BOUNDARY LINES, EXCEPT WHERE NOTED OTHERWISE.
 THERE IS A 20' CONSERVATION AND DRAINAGE EASEMENT 110' EACH SIDE RESERVED ALONG ALL NATURAL DRAINS.
 BUILDING SETBACKS ARE 25' FROM FRONT ROAD RIGHT-OF-WAY, 20' SIDE, AND REAR ON INTERIOR LOTS, AND 50' FROM THE 800' ELEVATION CONTOUR LINE ON LAKEFRONT LOTS AS DESIGNATED IN RESTRICTIVE COVENANTS (REFERENCE TO WHICH IS HEREBY MADE).

THE PROPERTY LINE FOLLOWS THE MEANDERS OF THE 804' OR 810' ELEVATION CONTOUR (AS APPLICABLE).
 FLOOD EASEMENT TO 810' CONTOUR (D.B. 129, PAGE 255).

REFERENCE PLAT BOOK:
 P.B. #27, PAGE 3
 REFERENCE DEED BOOK:
 D.B. #49, PAGE 333

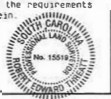
OUT OF TAX IDENTIFICATION NUMBER: 907 & 007

NOTE: All platted driveway easements accessing two or more lots shall be considered a part of the private roadways improvements and when conveyed as "Common Area" shall be maintained by the association. Any unplatted drive areas and improvements are the individual lot owner's responsibility to maintain.

Property and areas shown subject to any and all rights-of-way, easements, and restrictions that may exist of record, or on the ground.

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 requirements for a Class B survey as specified therein.

Robert E. Threalt, PLS 15519
 P.O. Box 1264
 Pickens, South Carolina 29671
 864-868-5162



NOTE: THIS PLAT REVISED 9/28/05 TO CHANGE LOTS EP-44 & EP-45 AND SHOWN COMMON AREA.