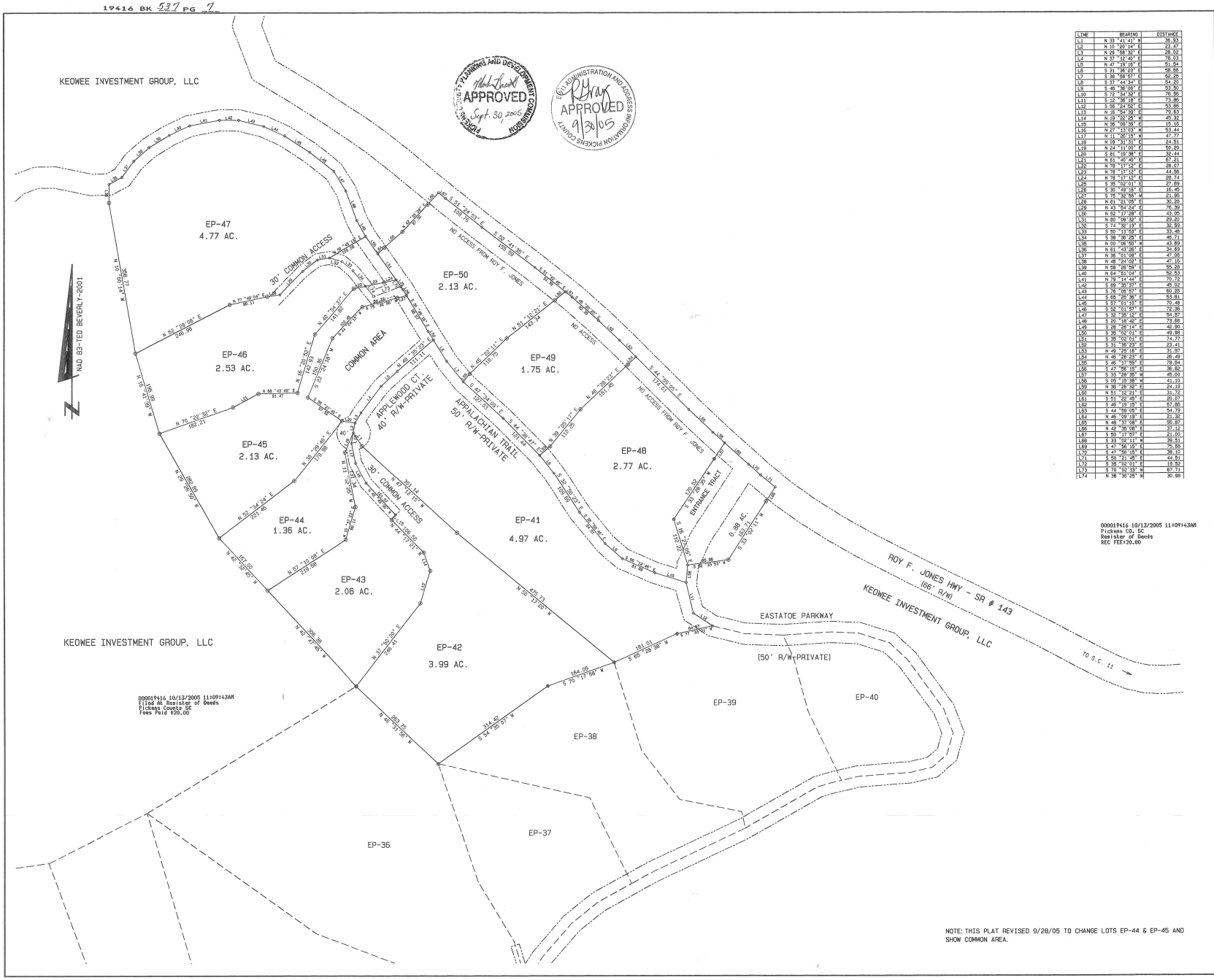


LINE	BEARING	DISTANCE
L1	N 33 °41'41" W	36.93
L2	N 10 °20'14" E	23.47
L3	N 29 °58'32" E	28.02
L4	N 37 °12'45" E	78.03
L5	N 47 °19'15" E	51.54
L6	S 31 °36'23" E	58.66
L7	S 38 °59'57" E	62.20
L8	S 37 °44'34" E	54.20
L9	S 48 °36'05" E	53.50
L10	S 72 °34'32" E	76.95
L11	S 12 °36'18" E	73.86
L12	S 56 °24'02" E	53.65
L13	N 16 °54'39" E	79.63
L14	N 19 °20'25" W	45.32
L15	N 38 °09'39" E	15.16
L16	N 27 °13'03" W	53.44
L17	N 11 °26'15" W	47.77
L18	N 09 °31'31" E	24.51
L19	N 24 °11'00" E	50.20
L20	S 81 °19'38" E	32.44
L21	N 61 °40'45" E	67.21
L22	N 78 °17'12" E	28.07
L23	N 78 °17'12" E	44.56
L24	N 78 °17'12" E	28.74
L25	S 35 °02'01" E	27.69
L26	S 39 °49'15" E	16.45
L27	S 75 °32'56" W	21.95
L28	N 81 °21'05" E	30.28
L29	N 43 °54'24" E	75.39
L30	N 52 °17'28" E	43.05
L31	N 80 °06'32" E	29.20
L32	S 74 °32'13" E	32.59
L33	S 50 °13'53" E	33.49
L34	S 38 °35'25" E	46.71
L35	N 00 °06'50" W	43.69
L36	N 61 °43'28" E	34.69
L37	N 36 °01'08" E	47.08
L38	N 48 °24'02" E	47.15
L39	N 58 °28'59" E	55.28
L40	N 64 °51'04" E	52.53
L41	N 78 °14'44" E	70.72
L42	S 89 °35'37" E	45.02
L43	S 78 °06'57" E	50.26
L44	S 68 °25'35" E	53.61
L45	S 57 °01'10" E	70.48
L46	S 52 °01'57" E	72.36
L47	S 32 °35'12" E	54.57
L48	S 20 °18'42" E	73.66
L49	S 28 °28'14" E	42.90
L50	S 35 °02'01" E	49.98
L51	S 35 °02'01" E	74.77
L52	S 31 °36'23" E	23.41
L53	N 46 °28'18" E	31.97
L54	N 46 °28'23" E	26.49
L55	S 46 °17'55" E	78.54
L56	S 47 °56'15" E	35.82
L57	S 33 °28'35" W	45.50
L58	S 06 °15'38" W	41.10
L59	N 38 °26'32" E	24.19
L60	N 51 °32'21" E	31.72
L61	S 51 °22'45" E	20.07
L62	S 46 °19'15" E	57.85
L63	S 44 °59'05" E	54.79
L64	N 46 °09'18" E	21.32
L65	N 46 °37'08" E	95.87
L66	N 42 °58'08" E	37.12
L67	S 50 °17'57" E	21.02
L68	S 33 °02'11" W	39.51
L69	S 47 °56'15" E	75.69
L70	S 47 °56'15" E	38.10
L71	S 50 °21'45" E	44.51
L72	S 38 °02'01" E	19.52
L73	S 70 °02'33" W	67.71
L74	N 38 °30'25" W	30.98

SURVEY FOR

KEOWEE INVESTMENT GROUP, LLC

PICKENS COUNTY SOUTH CAROLINA

1" = 100' AUGUST 30, 2004

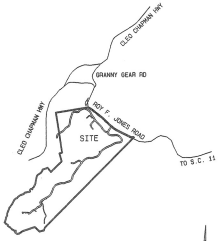
100 0 100 200

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

△	NAIL SET	●	IP FOUND 1/2" REBAR
⊙	IP SET #5 REBAR	□	IPS 3/4" PIPE at 25'
○	POINT NOT SET OR FOUND		

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 (10' EACH SIDE) RESERVED ALONG ALL NATURAL DRAINS.
BUILDING SETBACKS ARE 25' FRONT FROM 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 325).
REFERENCE PLAT BOOK:
P.B. 427, PAGE3
REFERENCE DEED BOOK:
D.B. 649, PAGE 333
OUT OF TAX IDENTIFICATION NUMBER: B07 & C07

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.

9-28-05

Robert E. Threatt, PLS 15519
P.O. Box 1254
Pickens, South Carolina 29671
864-868-5162

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 15519 ROBERT EDWARD THREATT

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