



Meeting agenda
Tuesday, November 30, 2021 6:00pm

1. Call to order
2. Approval of minutes: 07/26/2021
3. Brief statement about rules and procedures
4. Variance request application #VA 21-010: Seamon Whiteside and Associates, Inc. – Paul Talbert is requesting a variance allowing the side setback for lot lines dividing attached single family units to be reduced to 0', thus allowing the construction of individually platted, attached single family units. TMS # 271-00-01-940/943/942/941/939/938 unaddressed parcels with the closest address of 201 W. Cherry Rd. Seneca, SC 29678
5. Variance request application #VA 21-011: Ridgewater Engineering and Surveying – Joe Meaders is requesting an 18.1' variance from the 50' Right of Way for the entrance of the subdivision due to the end of the existing road not making full access into the property and only having a prescriptive ditch to ditch right-of-way. TMS # 150-00-01-459 an unaddressed parcel with the closest address of 599 Ellenburg Rd, Seneca, SC 29672.
6. Adjourn

**Oconee County
Board of Zoning
Appeals**

Council Chambers
415 South Pine Street
Walhalla, S.C. 29691

www.oconeesc.com

YouTube: "YourOconee"

Staff contact

846-638-4218
planninginfo@oconeesc.com

BOARD MEMBERS

Jim Codner, Chairman, District I

Marty McKee, District IV

Gwen Fowler, District II

Bill Gilster, Vice Chairman, District III

John Eager, At-Large

Tim Mays, District V

Bill Decker, At-Large

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

Minutes

6:00 PM – July 26, 2021

Members in Attendance

Jim Codner
John Eagar
Gwen Fowler
Marty McKee

Staff

Vivian Kompier

Media

None

ITEM 1 – Call to Order – Mr. Codner called the meeting to order at 6:00 PM.

ITEM 2 – Approval of minutes of June 28, 2021 meeting – Mr. Eagar made a motion to approve; seconded by Mr. McKee. Vote 4/0 to approve.

ITEM 3 – Brief statement about rules and procedures – Mr. Codner outlined the proceedings of the meeting going forward:

- This is a continuation of the June 28th hearing
- Staff will clarify ordinances that apply to the variance request
- Board members will discuss
- Public attending will be given a chance to comment
- Voting

ITEM 4 – Continuation of June 28th hearing for variance request application #VA21-008: Property owner Denise Surratt is requesting a variance from the 25' setback requirement from the right-of-way to permit a mobile home at 203 Newport Road, Seneca, SC 29678 (Tax ID #292-00-03-013).

Mr. McKee made a motion to bring variance request #VA21-008 off the table; seconded by Mr. Eagar. Vote 4/0 to approve.

Ms. Kompier stated that Mr. Chapman, the former Planning Director, approved the site plan for 25' from the property line. He was correct in doing so. County Ordinance

states driveways that serve 1-3 lots/units have no standards. The driveway Newport Road accesses three lots—Ms. Surratt's at 203, the lot behind her and 268. Ms. Kompier referred to a subdivision plat that was recorded in 2003 that is adding to the confusion regarding the right-of-way. The subdivision was never built so there is no right-of-way. The plat was then re-recorded and shows the driveway (Newport Road) services only three lots. If any of the three lot owners decided to subdivide, a right-of-way would be established at that point. As stated earlier, the site plan was correctly approved with a 25' from the property line. Consequently, Ms. Surratt's porch is in that 25' setback and this is why she is before the board—asking for a variance from the 25' setback. Mr. Codner correctly summarized Ms. Kompier's comments. Board members had no questions.

Mr. Codner opened comments to those in the audience.

- Mr. Jim Pierson, real estate agent for Ms. Surratt, asked how much Ms. Surratt's porch is encroaching into the setback. Ms. Kompier advised that Ms. Surratt would have to answer that question and added that the County does not have the authority to ask a property owner to get a survey. Mr. Codner offered 3-4' as a reasonable estimate. Mr. Pierson asked if they removed the porch would a small stoop be allowed? He also added that when the Varelas were in the process of purchasing their property, he asked the owner, Ms. Porter, if she would include the small strip of land across the driveway from Ms. Surratt's property so that if the Varelas ever needed to move or widen the driveway they could. Ms. Porter agreed. In light of this, Mr. Pierson doesn't understand why this has become an issue. The driveway could be shifted toward that small strip and then even Ms. Surratt's porch would be out of the setbacks. Mr. Pierson added that if the Varelas would agree to shift the driveway, Ms. Surratt would consider pitching in for the gravel. Mr. Codner asked if there was a door on the back side of the trailer where the entrance porch could be relocated. Ms. Surratt confirmed there was a door. Ms. Fowler question if moving the entrance porch would meet Building Codes. Mr. Pierson and Ms. Fowler stated that they believed you must have a front and back egress. Mr. McKee asked board members consider the make-up of the driveway. It is gravel, not asphalt and so there is no neat straight line as the gravel moves over time with use. Mr. McKee added that he would find it difficult to ask someone to remove a front stoop when there are no clear margins for the road and it continues to change. Mr. Codner stated that the Varelas provided a survey of Ms. Surratt's property that showed the trailer was 25' from the property line. Mr. Eager stated that the variance request is for about 4'.
- TJay Bagwell of Bagwell & Corley Law Firm, speaking on behalf of the Varelas provided the Board with complaint documentation for their review. Documentation was secured from the County through the Freedom of Information Act. Correspondence from Mr. Chapman, Oconee County, to Ms. Surratt in April 2020 states that that when the mobile home permit was applied

for the platted 50' easement was not part of the permit request, despite the fact that the plat was public record and easily accessible from the Register of Deeds Office. Mr. Chapman also noted that the 25' setback was from the edge of the road right-of-way, not the property line. In May 2020, Mr. Chapman sent another letter to Ms. Surratt containing the same information as the letter in April 2020. Then in August 2020, a third letter from Mr. Chapman stated that the mobile home was moved without further permitting but still remains in the setback as described in the previous two letters. Mr. Bagwell argued that Ms. Surratt had created the issue when the initial permit application was not completed correctly, failing to include relevant information. He added that Ms. Surratt received ample notice and time to correct the issue. The final document was a picture that was taken earlier on this date of a car parked near Ms. Surratt's home and in the right-of-way. The Varelas have been approached by two developers interested in their property and their concern is that the mobile home and car(s) being in the right-of-way will hinder the ability to develop. Mr. Bagwell added that should the Varelas sell the property to a developer or develop the property themselves, they would be expected to follow the ordinances of the County and so should Ms. Surratt. Mr. Bagwell concluded by asking the Board to deny the variance request and have the mobile home and the porch moved out of the easement and the setbacks. Mr. Codner commented that the foundation of Mr. Bagwell's is that the County contended that a road right-of-way does exist. However, staff offered evidence that the right-of-way does not exist based on the subdivision not being developed and the classification of Newport Road as a driveway. Mr. Bagwell argued that the fact that the plat for the subdivision had been rescinded does not make the planned right-of-way Ms. Surratt's property. Ms. Fowler asked if the Varelas are paying taxes on the originally proposed individual lots or on the parcel as a whole. Mr. Danny Varela, owner of the 21-acre lot that is serviced by Newport Road, reported that he pays taxes on the tract as a whole. However, he clarified that water and power had already been run to the individual lots. He also rebutted the claim that the right-of-way was not in place. Mr. Varela explained when they purchased the property in February 2020 their attorney advised that they had to abide by all covenants, restrictions and ordinances that were in place. The attorney specifically singled out that there was a 50' right-of-way that was platted. He added that as they begin to build their home, they are abiding by all rules. Mr. Varela referred to the survey they had done, specifically a note that stated that Newport Road is a registered road with the County. Ms. Fowler commented that it is a private road and Mr. Varela agreed, but repeated it is a registered road, #P4238. Mr. Eagar asked if Mr. Varela's deed specified the right-of-way. Mr. Varela confirmed the deed specifies a 50' right-of-way in addition to water and electrical easements. Mr. Varela argued that despite the fact that Newport Road is classified as a driveway, the 50' right-of-way and 25' setback is currently platted and deeded. Mr. Eagar revisited the claim by Mr. Pierson that Ms. Porter included the strip of land across the street from Ms.

Surratt with the property sold to the Varelas. Mr. Varela stated that was an inaccurate account. The transaction was a land swap between Dr. Stone and the previous owners that they bought to allow access into the property. Mr. Eagar asked Mr. Varela for clarification on how the land swap doesn't make him whole with regards to the right-of-way. Mr. Varela explained that the only way to accomplish this would be to go to the property owner to the south of them, Mr. Burns. Mr. Eagar referenced one of the documents provided by Mr. Bagwell. Tract D is the land that is across the street from Ms. Surratt that would give them extra room. Mr. Varela stated that he owns tract D. Mr. Varela believes that allowing the variance eliminates his ability to develop the land into a subdivision, which would change the classification of Newport Road from driveway to a private road with a 50' right-of-way. Mr. Codner reminded all that the issue before the board is the location of Ms. Surratt's mobile home with regards to the setbacks. Mr. Codner summarized that there are differing opinions on whether there is a road right-of-way or just a 25' setback. Mr. Varela added that Ms. Surratt's deed and plat also shows a 50' right-of-way. In an effort to establish a timeline, Mr. McKee noted that the plat Mr. Varela referred to was recorded in April 2020 and four days later a complaint was filed. Mr. Varela explained the complaint was filed due to the roadway being blocked. Mr. Varela confirmed the mobile home was placed in April 2019. Mr. McKee added that the mobile home had been there for a year, plans to develop the subdivision were terminated, and Mr. Varela purchased the 21-acre tract in February 2020, recorded in April 2020. Mr. McKee stated that it seems logical that if the subdivision went away so would the right-of-way. Ms. Kompier confirmed Mr. McKee's statement as the County's position. Mr. Varela disagreed, stating that legally by plat, the right-of-way still exists. Additionally, Mr. Varela stated his attorney made specific statements during his closing to emphasize the need to adhere to the 50' right-of-way. Mr. McKee and Ms. Fowler commented that Mr. Varela had a new plat. Mr. Varela acknowledged he had a new plat, but argued the new plat also shows the 50' right-of-way, 25' setback, and the utility easements. Mr. Varela added that they pay taxes on three different lots. Ms. Trisha Varela stated that they did pay three individual tax bills. Mr. Varela explained that the parcel is assessed as agricultural with the tax assessor, but when they build their home that assessment will change. He added that they are placing their home based on all easements and County ordinances. Mr. Eagar asked Ms. Kompier if the Varelas would need to have the parcel re-platted if they develop into a subdivision. Ms. Kompier stated they would. Mr. Eagar asked if the land was one big parcel and being taxed under one parcel number. Ms. Kompier advised she could not speak to tax assessment, but stated that the deed shows two tax map numbers for the parcel. Mr. Codner asked if all could agree that they were discussing one 21-acre parcel and he wondered if the tax assessment was unrelated to the question at hand. Ms. Fowler stated that once the lots were combined under one parcel number, it was no longer a subdivision. Mr. Varela argued that legally Newport Road still

exist and their deeds have not been updated by the County to state otherwise. Mr. Codner asked if the County Attorney should be consulted. Ms. Fowler stated that no consultation is needed. There is a County ordinance that defines road categories for the County and it clearly states that a road that services 1-3 lots/units is categorized as a driveway with no standards. Ms. Kompier clarified that Newport Road is a named driveway and if the subdivision had been completed the road name would have been changed to Maplewood Lane. Ms. Kompier added that all roads are assigned a number for 911 addressing and in the case of Newport Road, the P is for private. Mr. Eagar stated that it has been established by the County that Newport Road is a driveway. Mr. Bagwell stated that it is not in the best interest of the County, the Varelas or Ms. Surratt to reject the presence of the right-of-way. If there is no right-of-way, the entirety of Newport Road is on the Varelas property and Ms. Surratt would have no access to her property. Ms. Fowler explained that the Board is not deciding whether or not the driveway exists, but to decide if Ms. Surratt gets a variance for her porch. Mr. Bagwell stated that Ms. Surratt doesn't want a variance. When asked by Ms. Fowler to clarify, Mr. Bagwell stated that if she gets the variance, Ms. Surratt will be landlocked. Mr. Varelas brought attention to a letter from Ms. Kompier to Ms. Surratt in April 2021 that stated that the County's 25' setback was not being met. Mr. Codner asked Ms. Kompier why the letter was sent. Ms. Kompier replied that she was unaware that Ms. Surratt had the mobile home moved because the contractor did not pull the proper permit. Mr. Codner summarized that the mobile home was in the 25' setback, the home was moved but the porch remains in the setback, and now Ms. Surratt is asking for a variance of 3-4' for the porch from the 25' setback from the property line. Mr. Varela argued that there is no proof that the mobile home is out of the right-of-way. Mr. Codner disagreed, saying that minutes from the last meeting show that both parties, Ms. Surratt and Mr. Bagwell agreed that the mobile home is now 25' from the property line (center of Newport Road). Mr. Varela re-stated that there is nothing official to prove that the mobile home is outside of the right-of-way. Mr. Codner gave Mr. Varela permission to offer evidence otherwise. Mr. Varela stated it was not his job to prove someone did something wrong. Mr. Pierson stated for the record that he doesn't feel that access to Newport Road is an issue. Mr. Codner stated that Board is not there to determine the accessibility of Newport Road. Mr. Varela posed the question of what happens if the Board decides that Newport Road is a driveway and then they decide to sell to a developer that subdivides their property into multiple lots. Mr. Codner explained that the board does not have the duty to legislate any agreement between property owners. Mr. Varela argued that the stance the Board takes now will impact what they can do in the future but it will also set precedent for others in the future. Mr. Codner explained that the Board's hearings do not set precedent, the Board judges each case on its own merits. Mr. Varela re-stated that the decision made today will affect what they

can do with the property in the future and he asked the Board to consider this as they make their decision.

Mr. Eagar made a motion to grant the variance; Ms. Fowler seconded. Discussion followed:

Mr. McKee stated that it appears that Newport Road is a driveway, not a road, by County standards. Additionally, the fact that Ms. Surratt's mobile home has been there over a year should be considered. Ms. Fowler commented that the 21-acre parcel was originally subdivided, but now it is one parcel and is being taxed as such. By combining the lots into one parcel, it is no longer a subdivision. If Mr. Varela intended to develop the property into a subdivision, he should have left the lots as they were and deeded the lots individually, not as a parcel as a whole. Ms. Kompier interjected in to the discussion to remind Mr. Codner that they must answer the four questions established in the County Ordinance. Mr. Codner acknowledged the drift from the agenda. Mr. Eagar stated that considering the lots were combined and Mr. Varela owns the adjacent property, Mr. Varela could widen the access into his property to get the access he wants for any future plans to develop. Mr. Codner asked the Board reject the motion before the board so they can follow the correct protocol. He called for a vote to grant the variance. The motion was denied unanimously 4/0.

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:
 - a. Motion – Mr. Eagar made a motion, seconded by Ms. Fowler.
 - b. Discussion – Ms. Fowler stated that Ms. Surratt established a home site and the Varelas came in a year later wanting to change everything. They had to see the mobile home's placement before they completed the purchase. If they didn't like it, they should have stopped it at that point. Mr. Eagar stated he felt like the ask from Ms. Surratt is minor—3 to 4 feet.
 - c. Vote

In-favor	Opposed
4	0

Mr. Codner noted that the criterion passed.

2. These conditions **do not** generally apply to other property in the vicinity:
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. McKee
 - b. Discussion – None
 - c. Vote

In-favor	Opposed
4	0

Mr. Codner noted that the criterion passed.

3. Because of these conditions, the application of this chapter to the particular piece of property **would** effectively prohibit or unreasonably restrict the utilization of the property; and
 - a. Motion – Mr. Eagar made a motion, seconded by Ms. Fowler
 - b. Discussion – Ms. Fowler stated that if Ms. Surratt was made to remove her front stoop/porch, she would be not compliant with Building Codes. Mr. Eagar stated that he was unsure if that was true, but added that it makes a lot of sense that you should have an egress in the front and back of a dwelling.
 - c. Vote

In-favor	Opposed
4	0

Mr. Codner noted that the criterion passed.

4. The authorization of a variance **will not** be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance.
 - a. Motion – Mr. Eagar made a motion; seconded by Mr. McKee
 - b. Discussion – Mr. Codner stated he does not think there will be substantial detriment. He added that he understands that Mr. Varela is concerned about possible plans to develop in the future. Ms. Fowler commented that all they can consider today is the present plat that is one parcel, not a developed subdivision.
 - c. Vote

In-favor	Opposed
4	0

Mr. Codner noted that the criterion passed.

Mr. Codner asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.

- Motion – Mr. Eagar made a motion; seconded by Ms. Fowler.
- Vote

In-favor	Opposed
4	0

Mr. Codner noted that variance request was approved.

Item 6 – Adjourn

Mr. Codner asked for a motion to adjourn

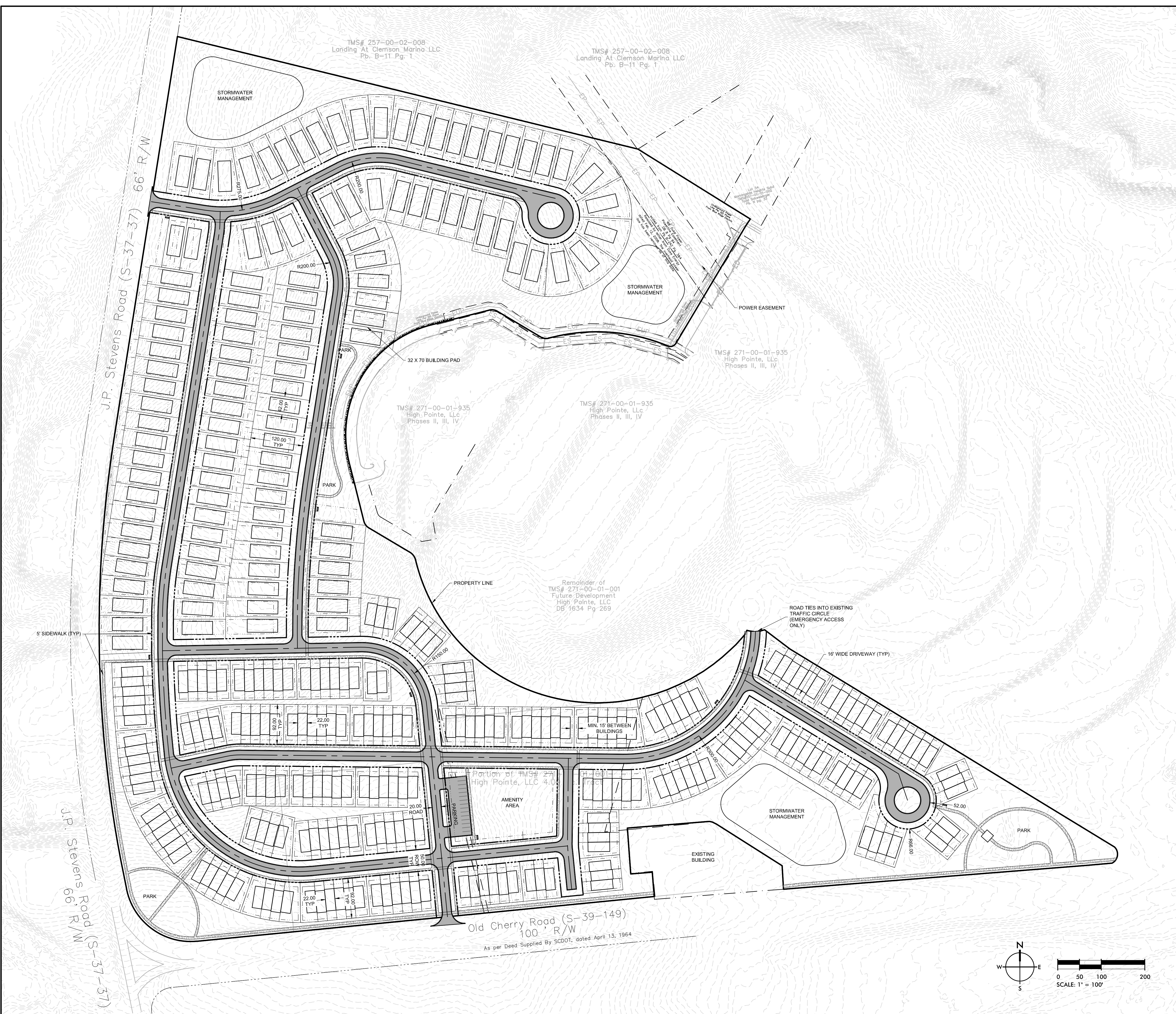
Motion – Mr. Eagar made a motion; seconded by Ms. Fowler

Vote – Unanimously approved.

Meeting was adjourned at 6:58 PM

Variance request application #VA 21-010: Seamon Whiteside and Associates, Inc. – Paul Talbert is requesting a variance allowing the side setback for lot lines dividing attached single family units to be reduced to 0', thus allowing the construction of individually platted, attached single family units. TMS # 271-00-01-940/943/942/941/939/938 unaddressed parcels with the closest address of 201 W. Cherry Rd. Seneca, SC 29678

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.
 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601
 COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC.



LOCATION MAP
NOT TO SCALE



N
E
S
W

DENSITY TABLE:

TYPE OF DEVELOPMENT:	SINGLE FAMILY RESIDENTIAL (ATTACHED AND DETACHED)	
MUNICIPALITY:	OCONEE COUNTY	
ZONING:	CONTROL FREE DISTRICT	
ACREAGE:	50.87 ACRES	
DENSITY:	6.62 UNITS PER ACRE	
UNITS:		
SINGLE FAMILY DETACHED (42' X 120' LOTS)	115 UNITS	
SINGLE FAMILY ATTACHED (22' X 92' LOTS)	222 UNITS	
TOTAL:	337 UNITS	

SW SEAMON WHITESIDE
SEAMON WHITESIDE & ASSOCIATES, INC.
 MOUNT PLEASANT, SC 29464
 GREENVILLE, SC 29601
 SUMMERVILLE, SC 29586
 SPARTANBURG, SC 29176
 CHARLOTTE, NC 28203
 WWW.SEAMONWHITESIDE.COM



PAVEMENT LEGEND

STANDARD DUTY ASPHALT PAVING	
NATURAL TRAIL	
CONCRETE SIDEWALK	
HEAVY DUTY CONCRETE PAVING	

SETBACKS:

FRONT: 10'
 REAR: 5'
 SIDE: 5'
 MAXIMUM BUILDING HEIGHT: 65'

ROADS: ALL NEW ROADS TO BE MINOR LOCAL ROADS

50' RIGHT OF WAY
 20' ROAD WIDTH (23' BETWEEN BACK OF CURBS)
 6' SIDEWALK ON ONE SIDE OF ALL ROADS

NOTE: TRAILS TO BE LAID OUT ON SITE BASED ON TOPOGRAPHY AND NATURAL FEATURES. TRAILS ON PLAN ARE CONCEPTUAL AND LOCATION MAY SHIFT TO ACCOMMODATE NATURAL FEATURES

The Pier North

Type of Development: Single Family Residential

Property Owner/Developer:
 Forestar
 150 Executive Center Dr, Suite 208
 Greenville, SC 29615
 864-940-6784

Surveyor: Nu-South Surveying Inc

Engineer: Seamon Whiteside
 508 Rhett St, Suite 101
 Greenville, SC 29601
 864-298-0534

Utilities:
 Water: Seneca Light and Water
 Wastewater: Goldie Associates (private)
 Power: Seneca Light and Water
 Telecom: AT&T and Charter

Tax Map Number: 271-00-01-940/943/942/941/939/938
 Current Zoning: control free district
 Acres: 50.87
 Units: 337 units

Miles of new Public road: 1.49 miles (7,852 lf)

Lot Data:

Single Family Detached Lot:
 Minimum dimensions: 42' x 120'
 Minimum Area: 5,040 sf (no lots exceed 1/2 acre)

Single Family Attached Lot:
 Minimum dimensions: 22' x 120'
 Minimum Area: 2,640 sf

THE PIER NORTH
 JP STEVENS RD
 OCONEE COUNTY, SOUTH CAROLINA

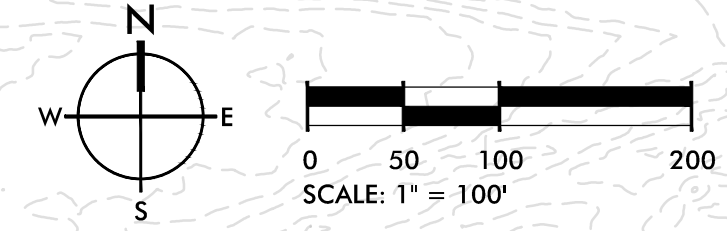
SW+ PROJECT: GR3478
 DATE: 10/06/2021
 DRAWN BY: CD/PT
 CHECKED BY: JB/CW

REVISION HISTORY

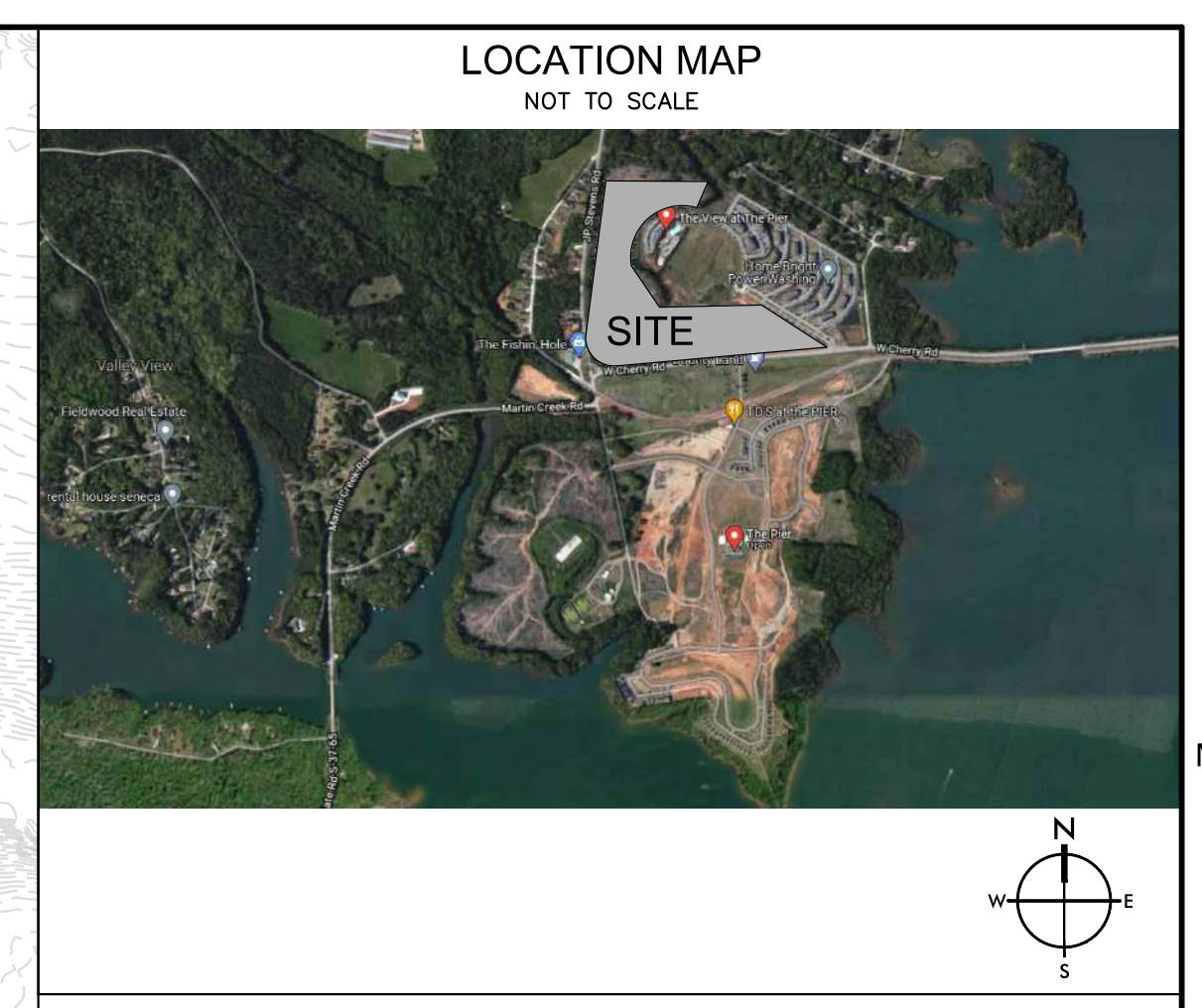
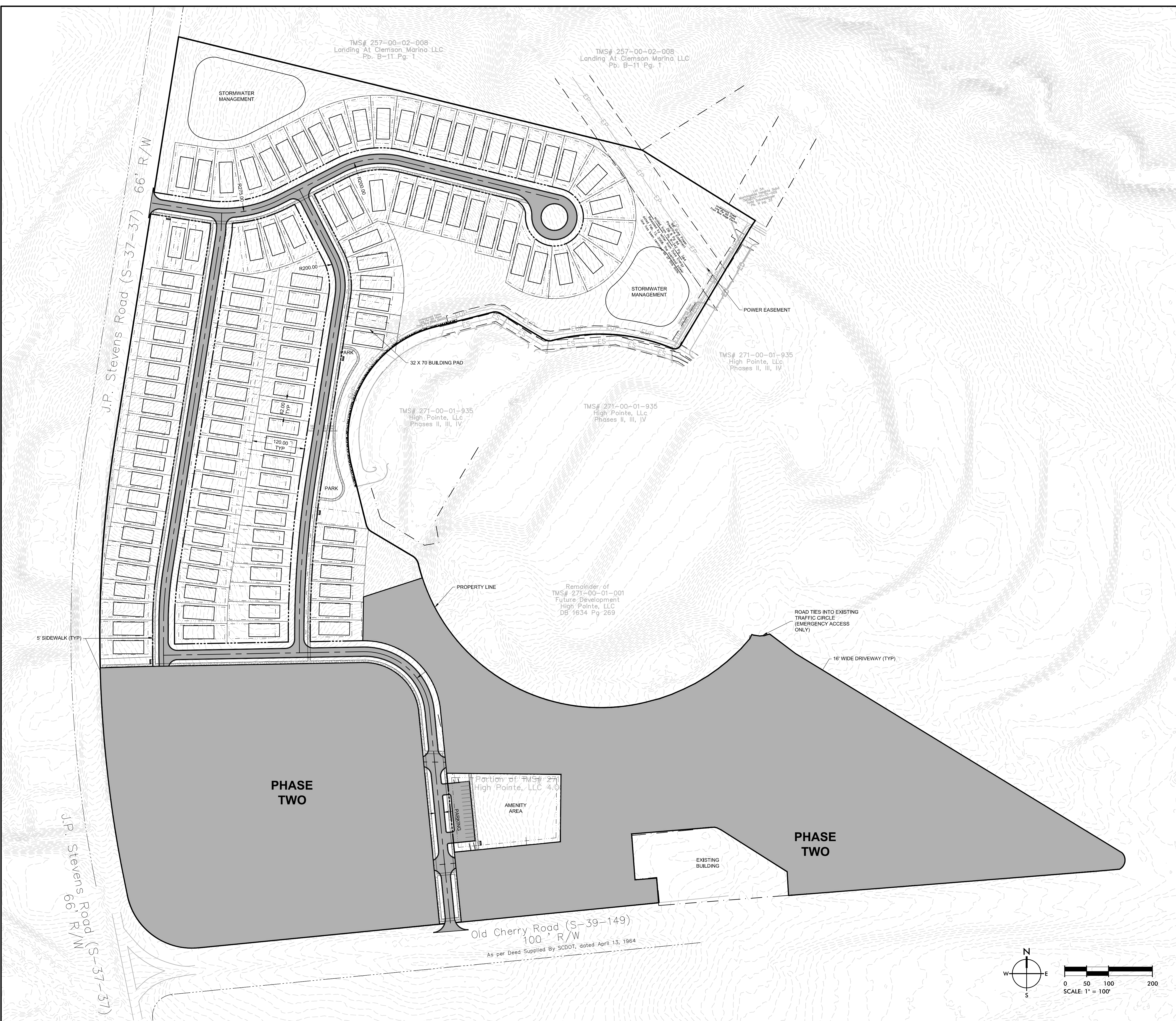
NO.	DATE	DESCRIPTION

SKETCH PLAN

10.26.2021



THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.
 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601
 COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC.



SW
 SEAMON WHITESIDE

MOUNT PLEASANT, SC 29464
 GREENVILLE, SC 29601
 SUMMERVILLE, SC 29586
 SPARTANBURG, SC 29583
 CHARLOTTE, NC 28203
 WWW.SEAMONWHITESIDE.COM

DENSITY TABLE:

TYPE OF DEVELOPMENT:	SINGLE FAMILY RESIDENTIAL (ATTACHED AND DETACHED)
MUNICIPALITY:	OCONEE COUNTY
ZONING:	CONTROL FREE DISTRICT
ACREAGE:	50.87 ACRES
DENSITY:	6.62 UNITS PER ACRE
UNITS:	
SINGLE FAMILY DETACHED (42' X 120 LOTS)	115 UNITS
SINGLE FAMILY ATTACHED (22' X 92' LOTS) (PHASE 2)	222 UNITS
TOTAL:	337 UNITS

PAVEMENT LEGEND

STANDARD DUTY ASPHALT PAVING	
NATURAL TRAIL	
CONCRETE SIDEWALK	
HEAVY DUTY CONCRETE PAVING	

SETBACKS:

FRONT: 10'
 REAR: 5'
 SIDE: 5'
 MAXIMUM BUILDING HEIGHT: 65'

ROADS: ALL NEW ROADS TO BE MINOR LOCAL ROADS
 50' RIGHT OF WAY
 20' ROAD WIDTH (23' BETWEEN BACK OF CURBS)
 6' SIDEWALK ON ONE SIDE OF ALL ROADS

NOTE: TRAILS TO BE LAID OUT ON SITE BASED ON TOPOGRAPHY AND NATURAL FEATURES. TRAILS ON PLAN ARE CONCEPTUAL AND LOCATION MAY SHIFT TO ACCOMMODATE NATURAL FEATURES

The Pier South

Type of Development: Single Family Residential

Property Owner/Developer:
 Forestar
 150 Executive Center Dr, Suite 208
 Greenville, SC 29615
 864-940-6784

Utilities:
 Water: Seneca Light and Water
 Wastewater: Goldie Associates (private)
 Power: Seneca Light and Water
 Telecom: AT&T and Charter

Surveyor: Nu-South Surveying Inc
 Engineer: Seamon Whiteside
 508 Rhett St, Suite 101
 Greenville, SC 29601
 864-298-0534

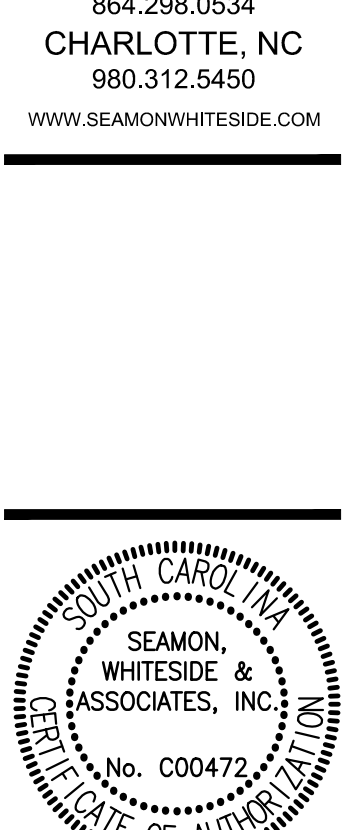
Tax Map Number: 271-00-01-940/943/942/941/939/938
 Current Zoning: control free district
 Acres: 50.87
 Units: 337 units

Miles of new
 Public road: 1.49 miles (7,852 lf)

Lot Data:

Single Family Detached Lot:
 Minimum dimensions: 42' x 120'
 Minimum Area: 5,040 sf (no lots exceed 1/2 acre)

Single Family Attached Lot:
 Minimum dimensions: 22' x 120'
 Minimum Area: 2,640 sf



THE PIER NORTH - PHASE ONE
 JP STEVENS RD
 OCONEE COUNTY, SOUTH CAROLINA

SW+ PROJECT: GR3478
 DATE: 10/06/2021
 DRAWN BY: CD/PT
 CHECKED BY: JB/CW

REVISION HISTORY

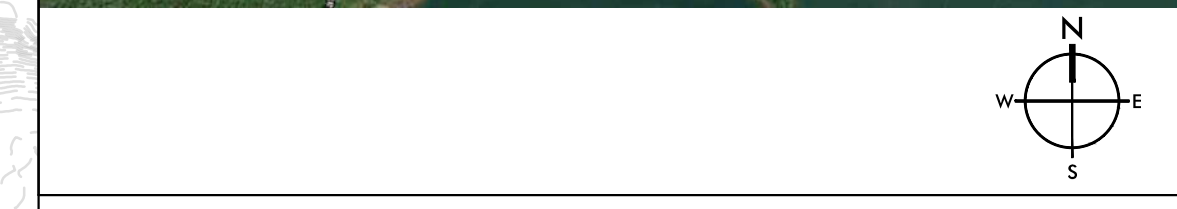
SKETCH PLAN

10.26.2021

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.
 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601
 COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC.



LOCATION MAP
NOT TO SCALE



DENSITY TABLE:

TYPE OF DEVELOPMENT:	SINGLE FAMILY RESIDENTIAL (ATTACHED AND DETACHED)	
MUNICIPALITY:	OCONEE COUNTY	
ZONING:	CONTROL FREE DISTRICT	
ACREAGE:	50.87 ACRES	
DENSITY:	6.62 UNITS PER ACRE	
UNITS:		
	SINGLE FAMILY DETACHED (42' X 120' LOTS) (PHASE 1)	115 UNITS
	SINGLE FAMILY ATTACHED (22' X 92' LOTS)	222 UNITS
TOTAL:		337 UNITS

PAVEMENT LEGEND

STANDARD DUTY ASPHALT PAVING	
NATURAL TRAIL	
CONCRETE SIDEWALK	
HEAVY DUTY CONCRETE PAVING	

SETBACKS:

FRONT: 10'
 REAR: 5'
 SIDE: 5'
 MAXIMUM BUILDING HEIGHT: 65'

ROADS: ALL NEW ROADS TO BE MINOR LOCAL ROADS

50' RIGHT OF WAY
 20' ROAD WIDTH (23' BETWEEN BACK OF CURBS)
 6' SIDEWALK ON ONE SIDE OF ALL ROADS

NOTE: TRAILS TO BE LAID OUT ON SITE BASED ON TOPOGRAPHY AND NATURAL FEATURES. TRAILS ON PLAN ARE CONCEPTUAL AND LOCATION MAY SHIFT TO ACCOMMODATE NATURAL FEATURES

The Pier South

Type of Development: Single Family Residential

Property Owner/Developer:
 Forestar
 150 Executive Center Dr, Suite 208
 Greenville, SC 29615
 864-940-6784

Utilities:
 Water: Seneca Light and Water
 Wastewater: Goldie Associates (private)
 Power: Seneca Light and Water
 Telecom: AT&T and Charter

Surveyor: Nu-South Surveying Inc

Engineer: Seamon Whiteside
 508 Rhett St, Suite 101
 Greenville, SC 29601
 864-298-0534

Tax Map Number: 271-00-01-940/943/942/941/939/938
 Current Zoning: control free district
 Acres: 50.87
 Units: 337 units

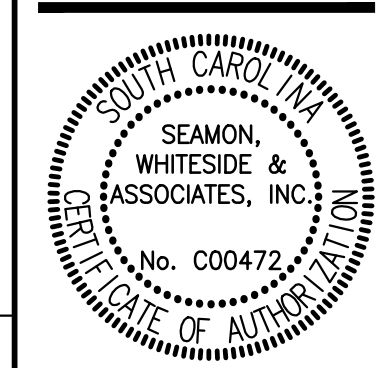
Miles of new
 Public road: 1.49 miles (7,852 lf)

Lot Data:

Single Family Detached Lot:
 Minimum dimensions: 42' x 120'
 Minimum Area: 5,040 sf (no lots exceed 1/2 acre)

Single Family Attached Lot:
 Minimum dimensions: 22' x 120'
 Minimum Area: 2,640 sf

SW SEAMON WHITESIDE
 SEAMON WHITESIDE & ASSOCIATES, INC.
 MOUNT PLEASANT, SC 29464
 GREENVILLE, SC 29615
 SUMMERVILLE, SC 29585
 SPARTANBURG, SC 29176
 CHARLOTTE, NC 28203
 WWW.SEAMONWHITESIDE.COM



THE PIER NORTH - PHASE 2
 JP STEVENS RD
 OCONEE COUNTY, SOUTH CAROLINA

SW+ PROJECT: GR3478
 DATE: 10/06/2021
 DRAWN BY: CD/PT
 CHECKED BY: JB/CW

REVISION HISTORY

SKETCH PLAN

10.26.2021

Variance request application #VA 21-011: Ridgewater Engineering and Surveying – Joe Meaders is requesting an 18.1' variance from the 50' Right of Way for the entrance of the subdivision due to the end of the existing road not making full access into the property and only having a prescriptive ditch to ditch right-of-way. TMS # 150-00-01-459 an unaddressed parcel with the closest address of 599 Ellenburg Rd, Seneca, SC 29672.

ZONING REQUIREMENTS:

SITE ZONING: CFD				
OVERLAY DISTRICT: KEOWEE/JOCASSEE OVERLAY				
BUILDING SETBACKS:	FRONT	RIGHT	LEFT	REAR
	25'	5'	5'	10'
				UNLESS NOTED OTHERWISE
				25' VEGETATIVE BUFFER TAKES PRECEDENCE OVER THE 10' REAR SETBACK LINE WHERE APPLICABLE.

- 10' (5' EITHER SIDE) DRAINAGE AND UTILITY EASEMENT ON SIDE LOT LINES
 - PROPERTY LINE ALONG LAKE KEOWEE IS ALONG THE 800' MSL CONTOUR
 - DUKE ENERGY FLOOD EASEMENT TO THE 810' MSL CONTOUR
 - 25' NATURAL VEGETATIVE BUFFER RESERVED BY OCONEE CO. ALONG LAKE KEOWEE FULL POOL (800' MSL CONTOUR)

19 TOTAL LOTS
 MINIMUM LOT SIZE = 21,780 SQ. FT. (1/2 ACRE)
 MINIMUM LOT WIDTH = 80 FT.

ROAD NOTE:
 THE ROAD RIGHT-OF-WAY SHOWN ON THIS PLAN SHALL BE PUBLIC, TO BE OWNED AND MAINTAINED BY OCONEE COUNTY ROADS AND BRIDGES DEPARTMENT.

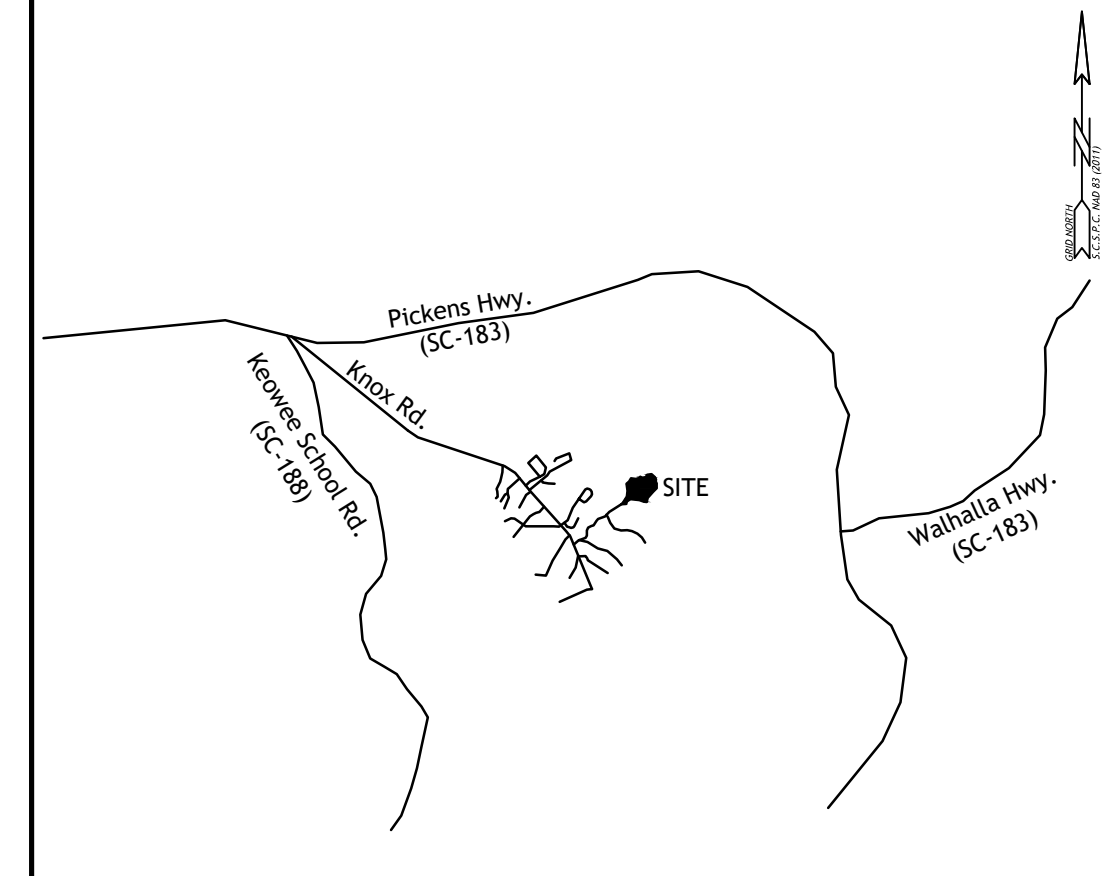
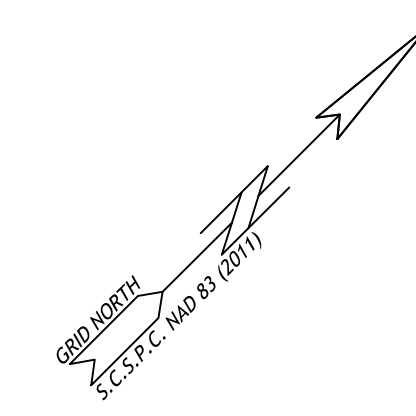
NOTE:
 NO COUNTY BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS ON INDIVIDUAL LOTS PRIOR TO THE RECORDING OF A FINAL PLAT IN THE OFFICE OF THE REGISTER OF DEEDS.

25' VEGETATIVE BUFFER
 25' TAKEN FROM 800' CONTOUR LINE/PROPERTY LINE. THIS BUFFER TAKES PRECEDENCE OVER THE 10' REAR SETBACK LINE WHERE APPLICABLE.

EXISTING CONTOUR NOTE:
 TOPOGRAPHIC SURVEY PROVIDED BY WILLIAM HUTCHINS PLS. 906 FREEMAN RD. LIBERTY SC 29657

UTILITY NOTE:
 ALL LOTS TO UTILIZE PUBLIC WATER (WALHALLA WATER) AND INDIVIDUAL SEPTIC TANKS.

- EXISTING**
- IRON PIN, OLD, FOUND ●
 - NAIL OR NAIL & BOTTLE CAP (NEW UNLESS NOTED) ○
 - COMPUTED POINT △
 - OVER HEAD POWER — OHP —
 - OVER HEAD POWER & TELEPHONE — OHPT —
 - FIBER OPTIC CABLE — FOC —
 - UTILITY POLE ○
 - GUY WIRE △
 - PROPERTY LINE ———
 - ADJACENT PROPERTY LINE - - - - -
 - WETLANDS ———



LOCATION MAP

SKETCH PLAN

OWNER'S CERTIFICATION

As the owner of this land, as shown on this sketch plan, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereon.

Date: _____
 [Owner] [Agent] [Name]: _____
 Signed: _____

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this sketch plat was prepared using a survey of the property prepared by William Hutchins, PLS, and dated 9-15-21; And further that the proposed subdivision meets all requirements of the Oconee County Development Standards Ordinance, as applicable to the property.

By Name: _____
 Signed: _____
 Registered Professional No. _____
 Address: _____
 Telephone No. _____
 Date: _____

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Oconee County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this sketch plan is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provision of said development regulations.

Manager or Subdivision Administrator: _____
 Date: _____

TMS # 150-00-01-459
 D.B. 1695, PAGE 87
 P.B. B291, PAGE 1

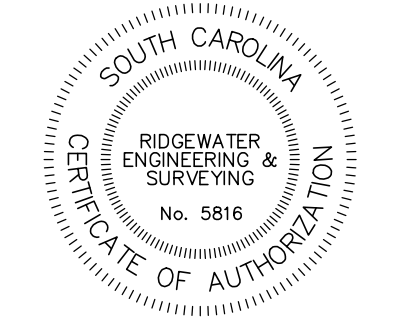
Arrowhead Point

Lake Keowee Development Group Inc. Ridgewater Engineering & Surveying, LLC
 896 N. Walnut St. P.O. Box 806
 Seneca, SC 29678 Anderson SC 29622

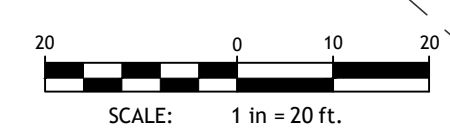
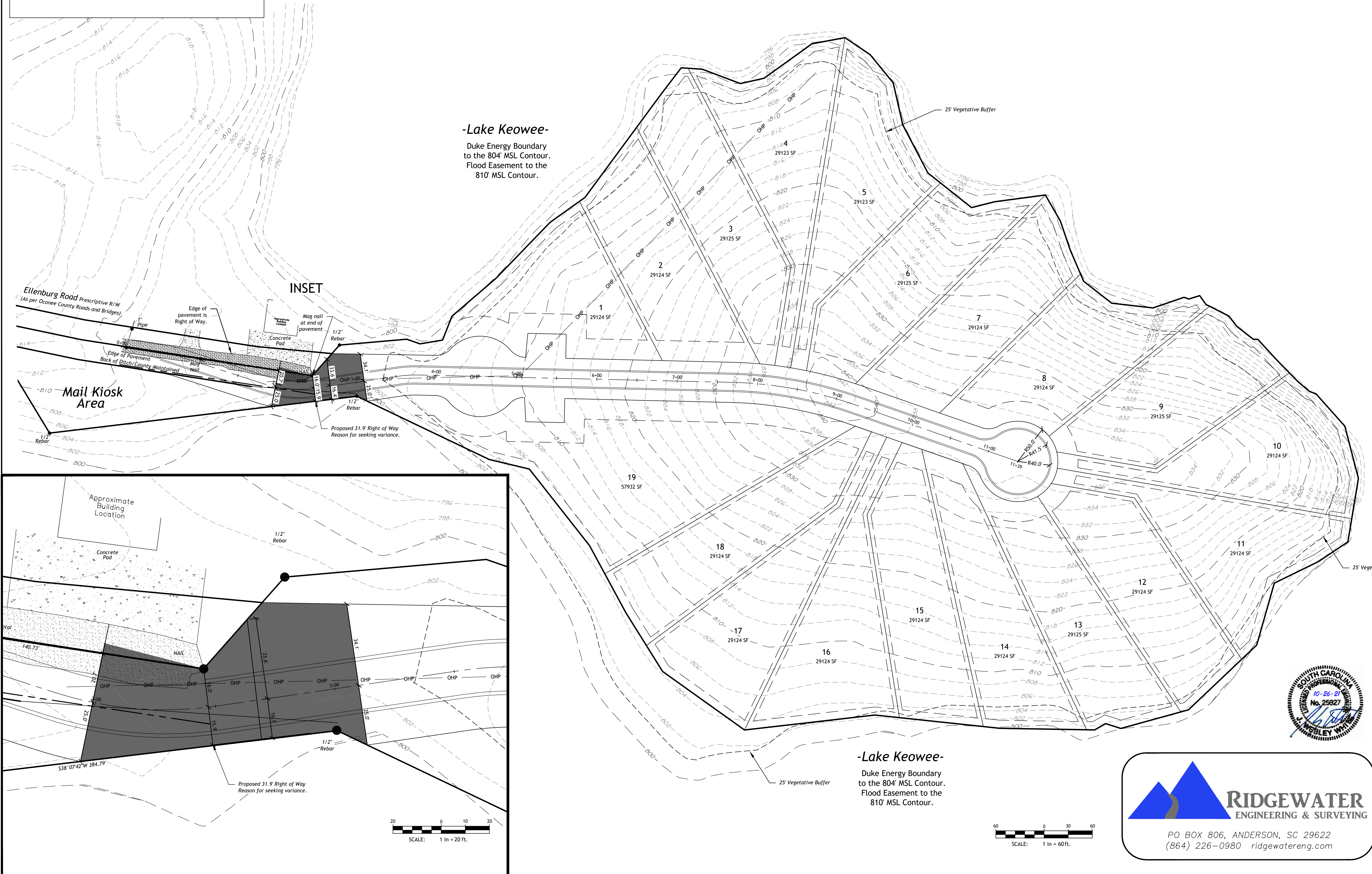
OWNER ENGINEER OR SURVEYOR

NO. OF ACRES: ±15.37 MILES OF NEW ROADS: ±1140 LF
 NO. OF LOTS: 19 DATE: 10-26-2021
 ZONE: CFD
 OVERLAY DISTRICT: KEOWEE/JOCASSEE OVERLAY

DRAWN BY: KOC
 CHECKED: JWW
 JOB NUMBER: 21286
 REVISIONS: 0
 SKETCH-PLAN



THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF RIDGEWATER ENGINEERING & SURVEYING, LLC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.



PO BOX 806, ANDERSON, SC 29622
 (864) 226-0980 ridgewatereng.com



-Lake Keowee-
 Duke Energy Boundary to the 804' MSL Contour. Flood Easement to the 810' MSL Contour.

-Lake Keowee-
 Duke Energy Boundary to the 804' MSL Contour. Flood Easement to the 810' MSL Contour.

ZONING REQUIREMENTS:

SITE ZONING: CFD				
OVERLAY DISTRICT: KEOWEE/JOCASSEE OVERLAY				
BUILDING SETBACKS:	FRONT	RIGHT	LEFT	REAR
	25'	5'	5'	10' UNLESS NOTED OTHERWISE
	25' VEGETATIVE BUFFER TAKES PRECEDENCE OVER THE 10' REAR SETBACK LINE WHERE APPLICABLE.			

- 10' (5' EITHER SIDE) DRAINAGE AND UTILITY EASEMENT ON SIDE LOT LINES
 - PROPERTY LINE ALONG LAKE KEOWEE IS ALONG THE 800' MSL CONTOUR
 - DUKE ENERGY FLOOD EASEMENT TO THE 810' MSL CONTOUR
 - 25' NATURAL VEGETATIVE BUFFER RESERVED BY OCONEE CO. ALONG LAKE KEOWEE FULL POOL (800' MSL CONTOUR)

19 TOTAL LOTS
 MINIMUM LOT SIZE = 21,780 SQ. FT. (1/2 ACRE)
 MINIMUM LOT WIDTH = 80 FT.

ROAD NOTE:
 THE ROAD RIGHT-OF-WAY SHOWN ON THIS PLAN SHALL BE PUBLIC, TO BE OWNED AND MAINTAINED BY OCONEE COUNTY ROADS AND BRIDGES DEPARTMENT.

NOTE:
 NO COUNTY BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS ON INDIVIDUAL LOTS PRIOR TO THE RECORDING OF A FINAL PLAT IN THE OFFICE OF THE REGISTER OF DEEDS.

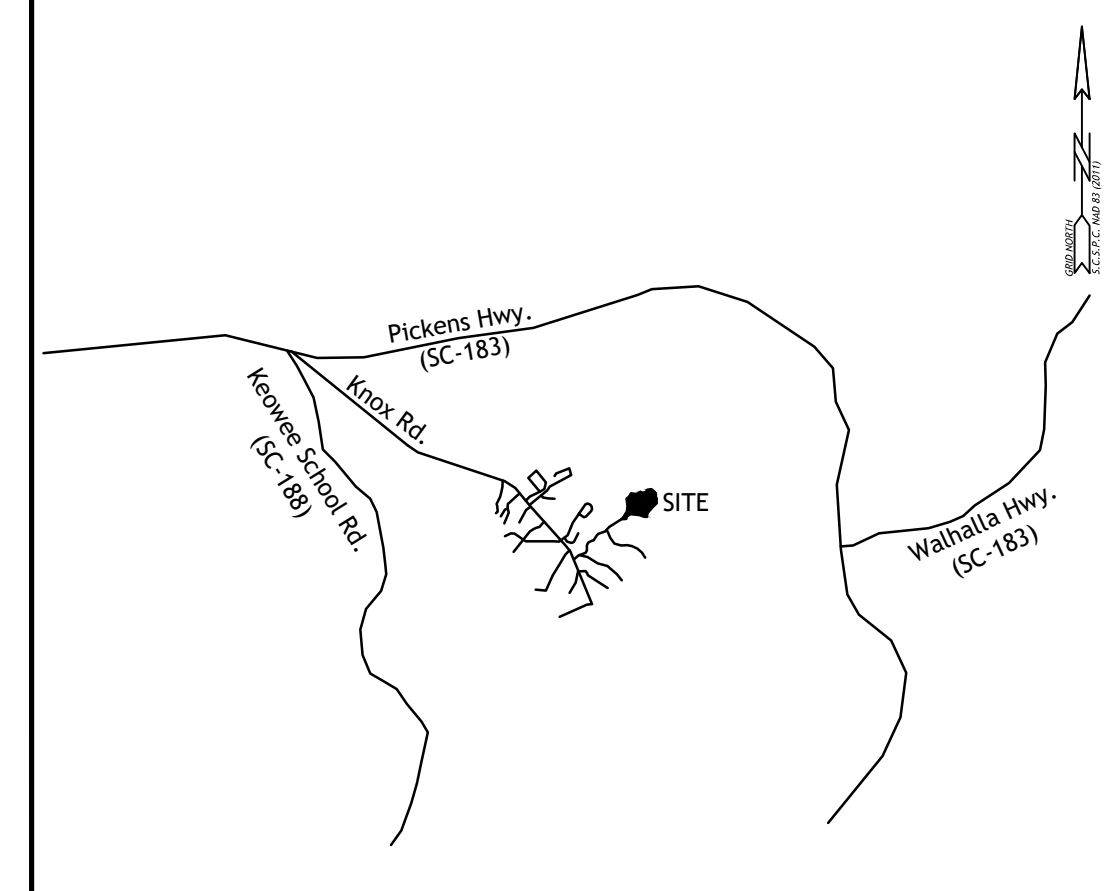
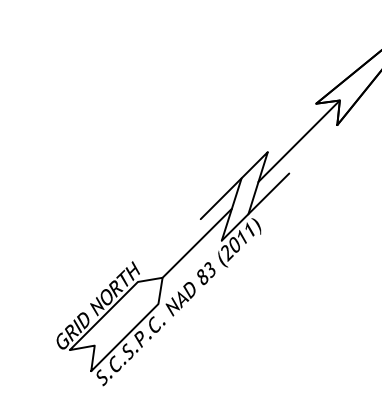
25' VEGETATIVE BUFFER
 25' TAKEN FROM 800' CONTOUR LINE/PROPERTY LINE. THIS BUFFER TAKES PRECEDENCE OVER THE 10' REAR SETBACK LINE WHERE APPLICABLE.

EXISTING CONTOUR NOTE:
 TOPOGRAPHIC SURVEY PROVIDED BY WILLIAM HUTCHINS PLS. 906 FREEMAN RD. LIBERTY SC 29657

UTILITY NOTE:
 ALL LOTS TO UTILIZE PUBLIC WATER (WALHALLA WATER) AND INDIVIDUAL SEPTIC TANKS.

EXISTING

- IRON PIN, OLD, FOUND ●
- NAIL OR NAIL & BOTTLE CAP (NEW UNLESS NOTED) ○
- COMPUTED POINT △
- OVER HEAD POWER — OHP —
- OVER HEAD POWER & TELEPHONE — OHPT —
- FIBER OPTIC CABLE — FOC —
- UTILITY POLE ○
- GUY WIRE △
- PROPERTY LINE ———
- ADJACENT PROPERTY LINE - - - - -
- WETLANDS ———



LOCATION MAP

SKETCH PLAN

OWNER'S CERTIFICATION

As the owner of this land, as shown on this sketch plan, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereon.

Date: _____
 [Owner] [Agent] [Name]: _____
 Signed: _____

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this sketch plat was prepared using a survey of the property prepared by William Hutchins, PLS, and dated 9-15-21; And further that the proposed subdivision meets all requirements of the Oconee County Development Standards Ordinance, as applicable to the property.

By Name: _____
 Signed: _____
 Registered Professional No. _____
 Address: _____
 Telephone No. _____
 Date: _____

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Oconee County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this sketch plan is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provision of said development regulations.

Manager or Subdivision Administrator: _____
 Date: _____

TMS # 150-00-01-459
 D.B. 1695, PAGE 87
 P.B. B291, PAGE 1

Arrowhead Point

Lake Keowee Development Group Inc. Ridgewater Engineering & Surveying, LLC
 896 N. Walnut St. P.O. Box 806
 Seneca, SC 29678 Anderson SC 29622

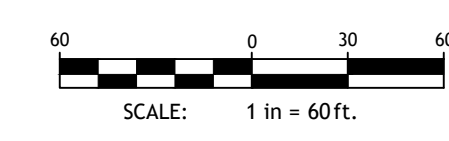
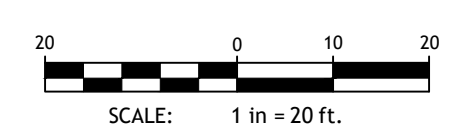
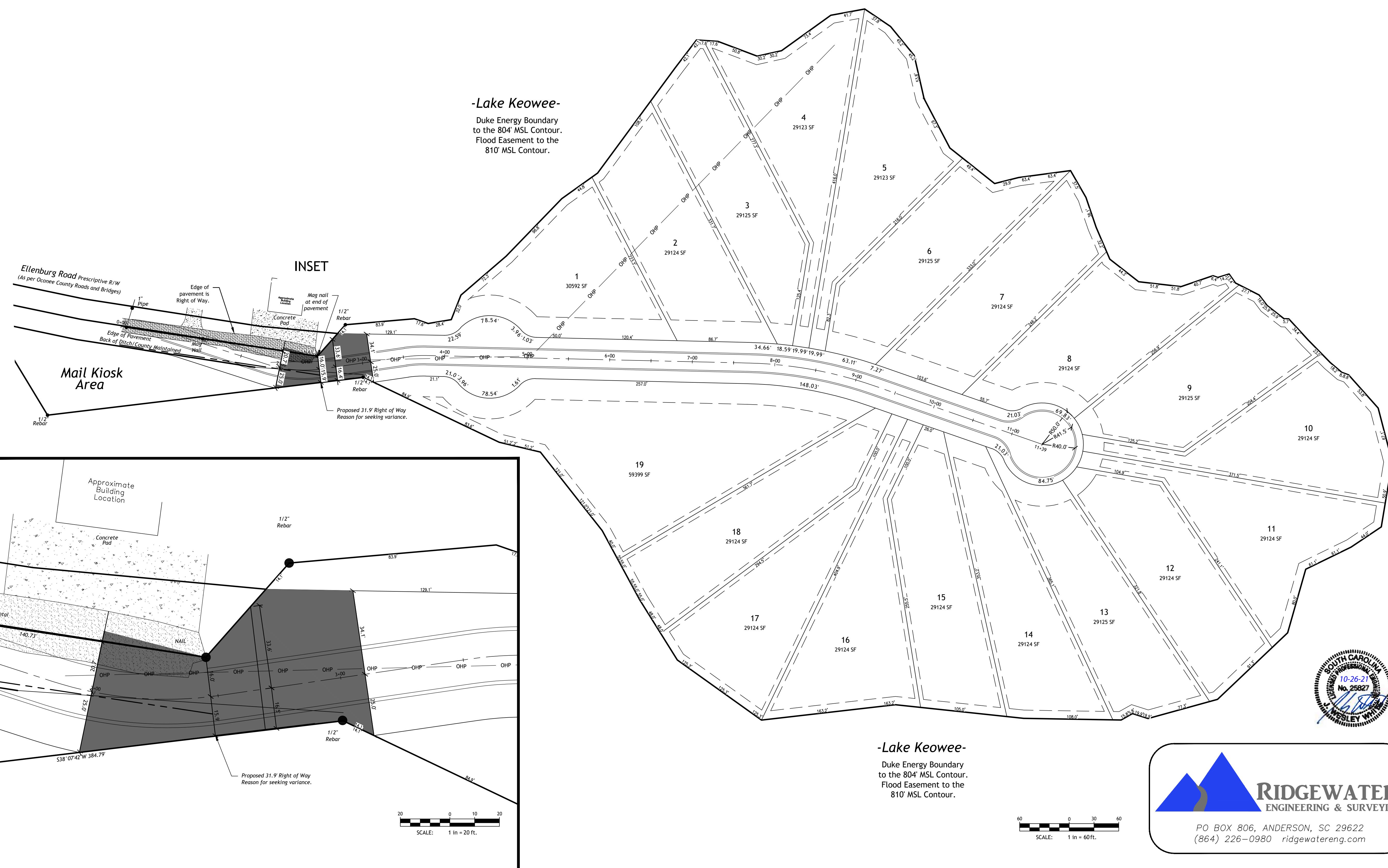
OWNER ENGINEER OR SURVEYOR

NO. OF ACRES: ±15.37 MILES OF NEW ROADS: ±1140 LF
 NO. OF LOTS: 19 DATE: 10-26-2021
 ZONE: CFD
 OVERLAY DISTRICT: KEOWEE/JOCASSEE OVERLAY

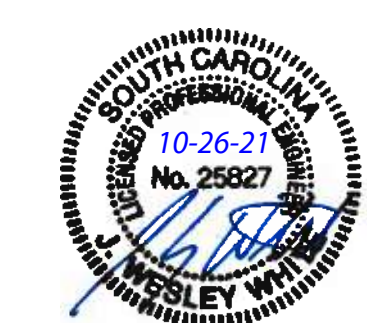
DRAWN BY: KOC
 CHECKED: JWJW
 JOB NUMBER: 21286
 REVISIONS: 0
 SKETCH-PLAN

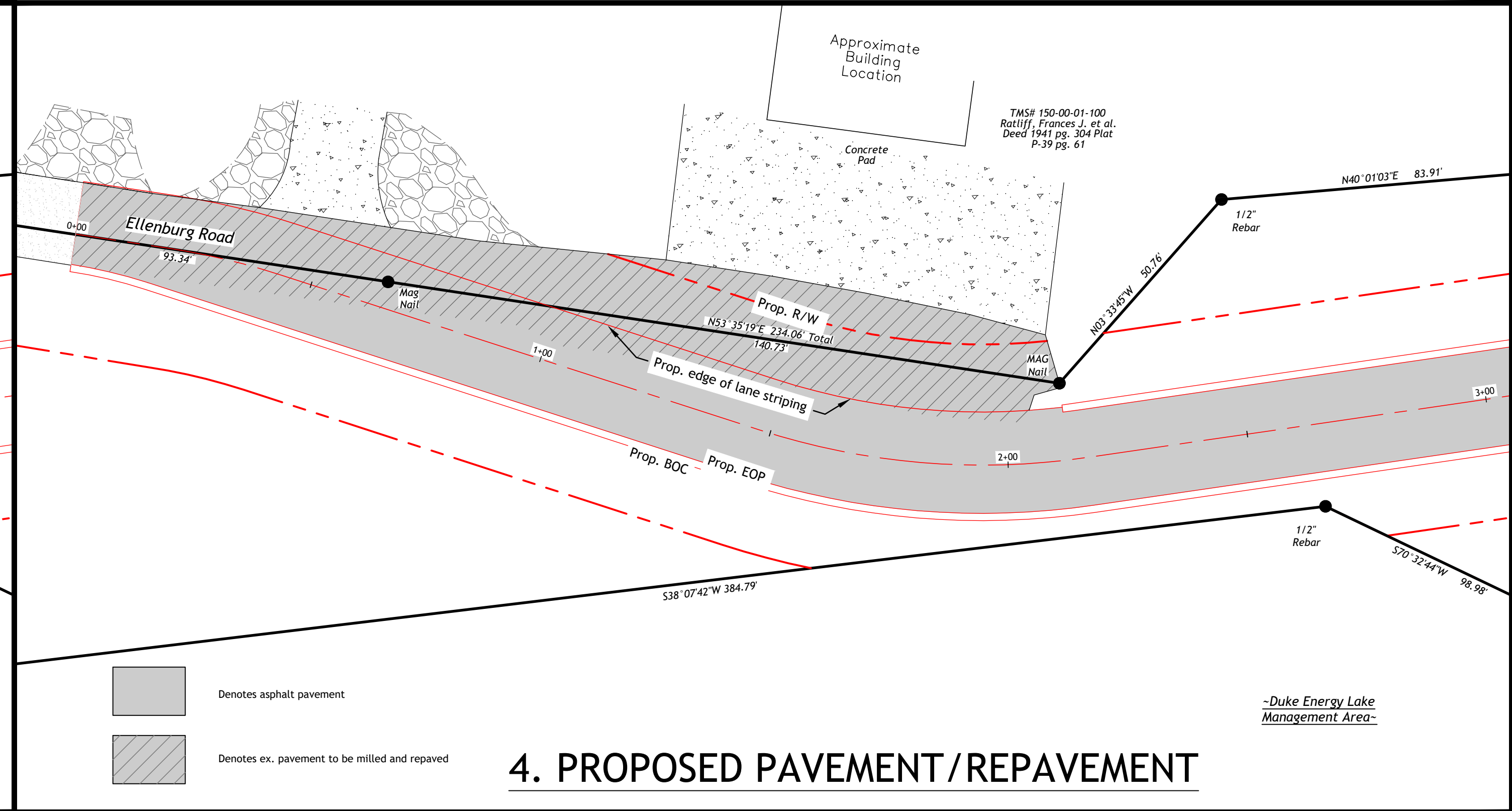
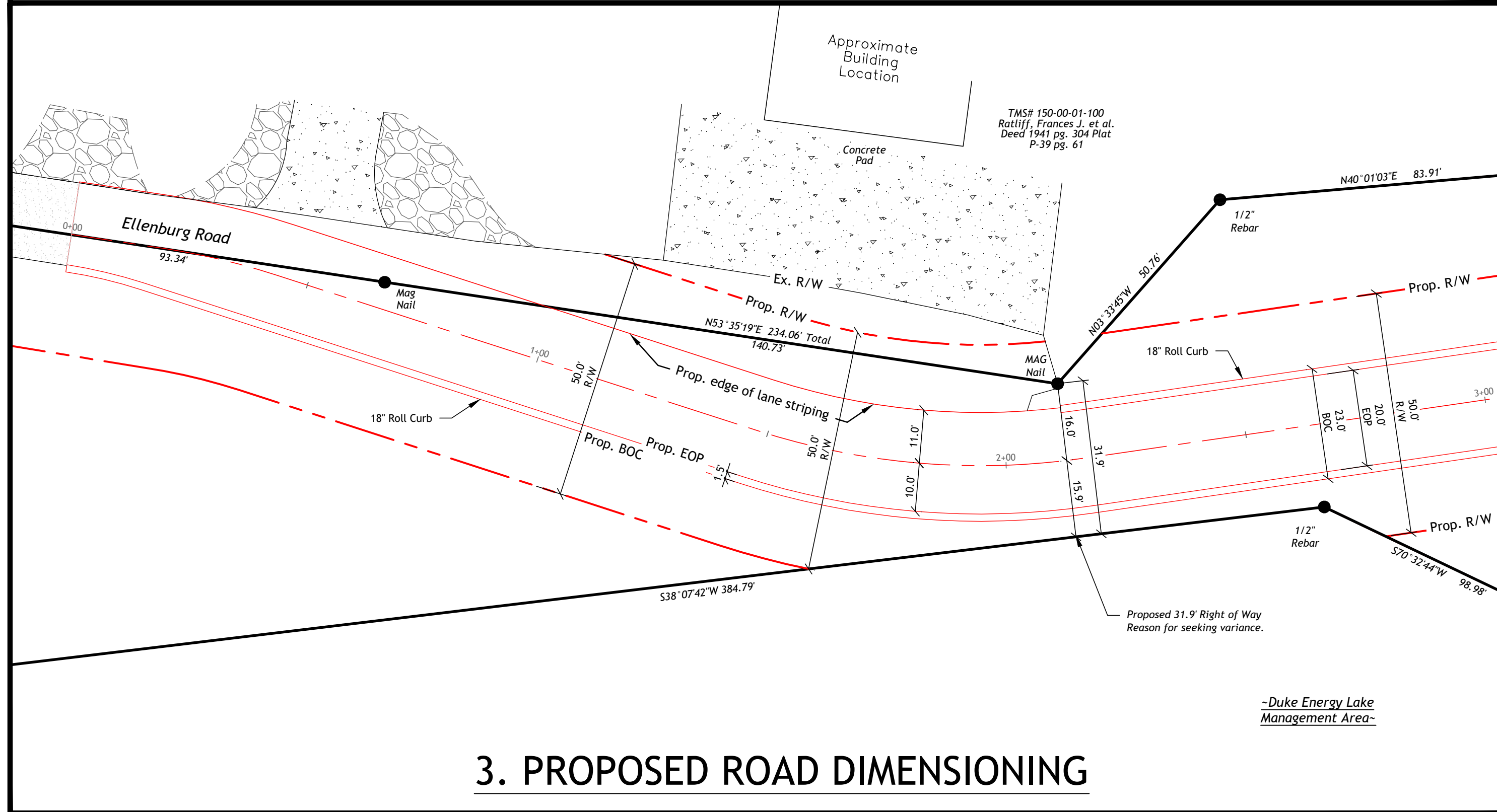
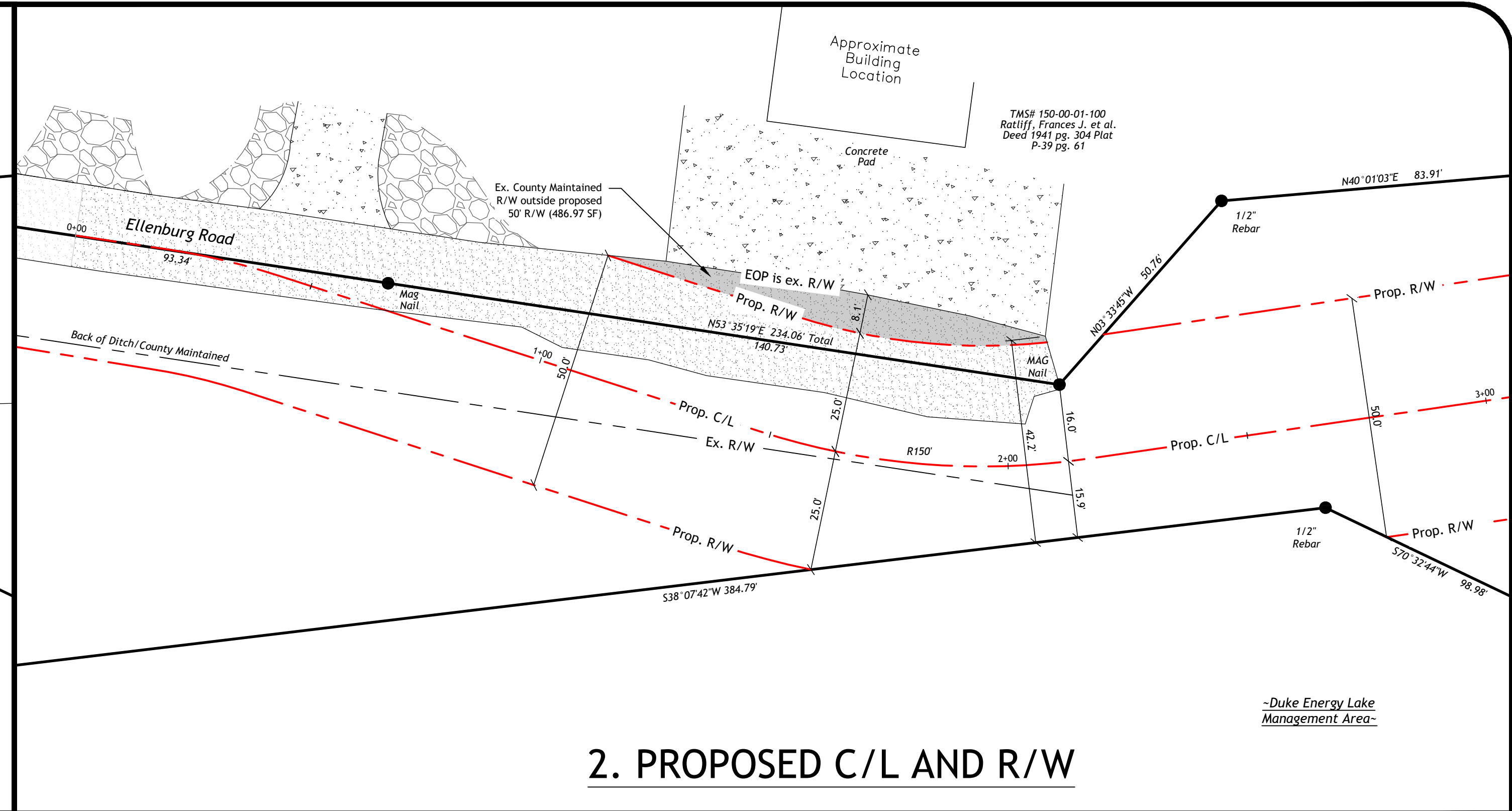
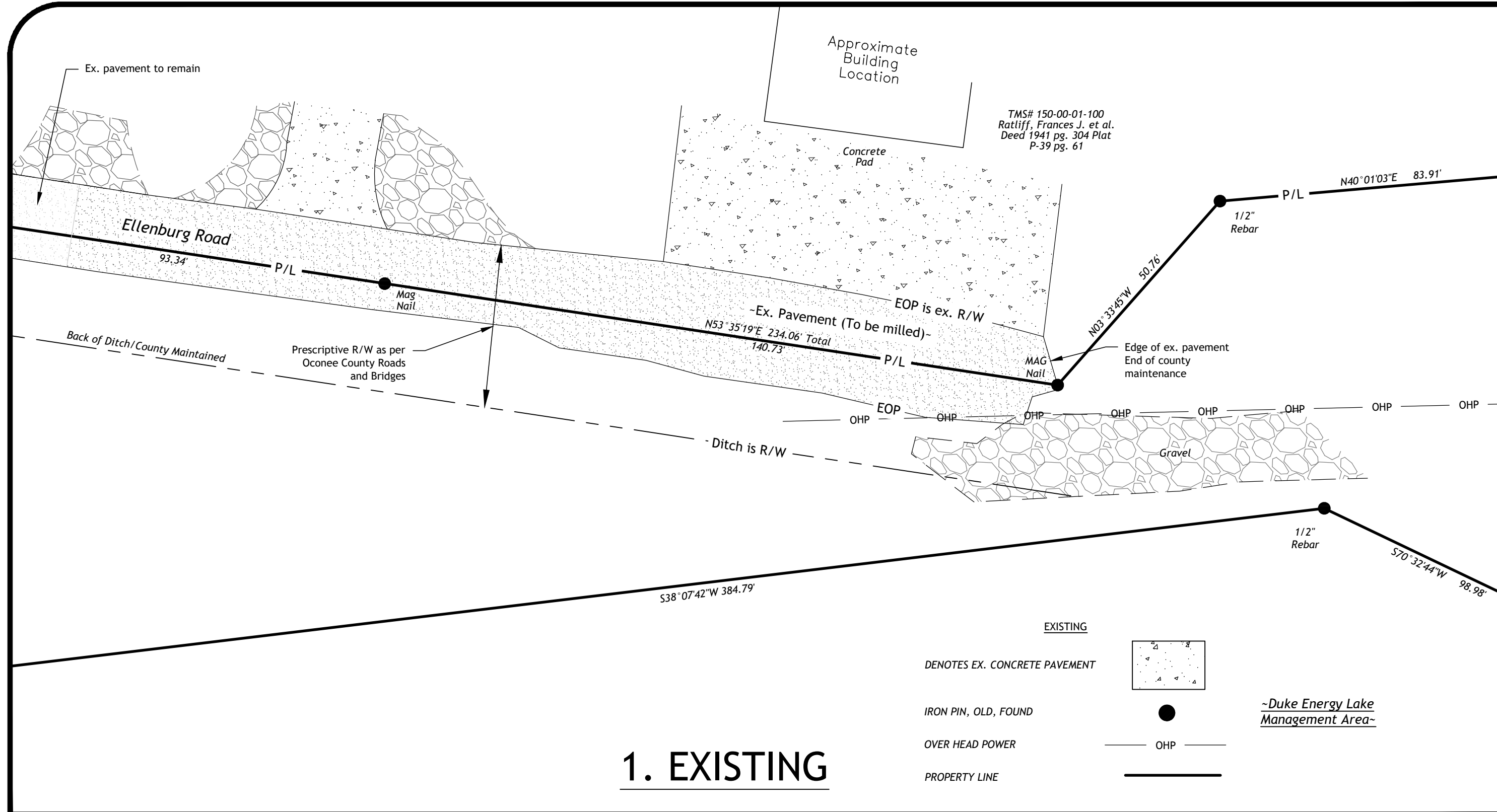


THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF RIDGEWATER ENGINEERING & SURVEYING, LLC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.



PO BOX 806, ANDERSON, SC 29622
 (864) 226-0980 ridgewatereng.com





EXISTING
 DENOTES EX. CONCRETE PAVEMENT
 IRON PIN, OLD, FOUND
 OVER HEAD POWER
 PROPERTY LINE

Denotes asphalt pavement
 Denotes ex. pavement to be milled and repaved

SITE LEGEND

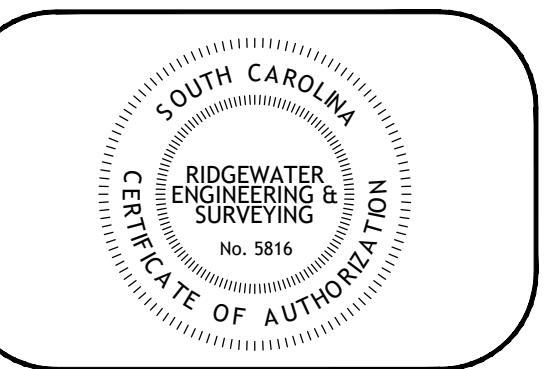
- C/L Centerline of Road
- EOP Edge of pavement
- BOC Back of curb
- R/W Right-of-way
- R Radius
- Prop. Proposed
- Ex. Existing

RIDGEWATER
ENGINEERING & SURVEYING

PO BOX 806
ANDERSON, SC 29622
(864) 226-0980
RIDGEWATERENG.COM

SCALE: 1 in = 20 ft.

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF RIDGEWATER ENGINEERING & SURVEYING, LLC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.



Arrowhead Point

Oconee County, South Carolina

DRAWN BY: KOC
 CHECKED: JWW
 JOB NUMBER: 21286

REV #	DATE	COMMENT
0	11-24-21	ISSUE FOR REVIEW
...
...
...
...

SHEET

Variance Request

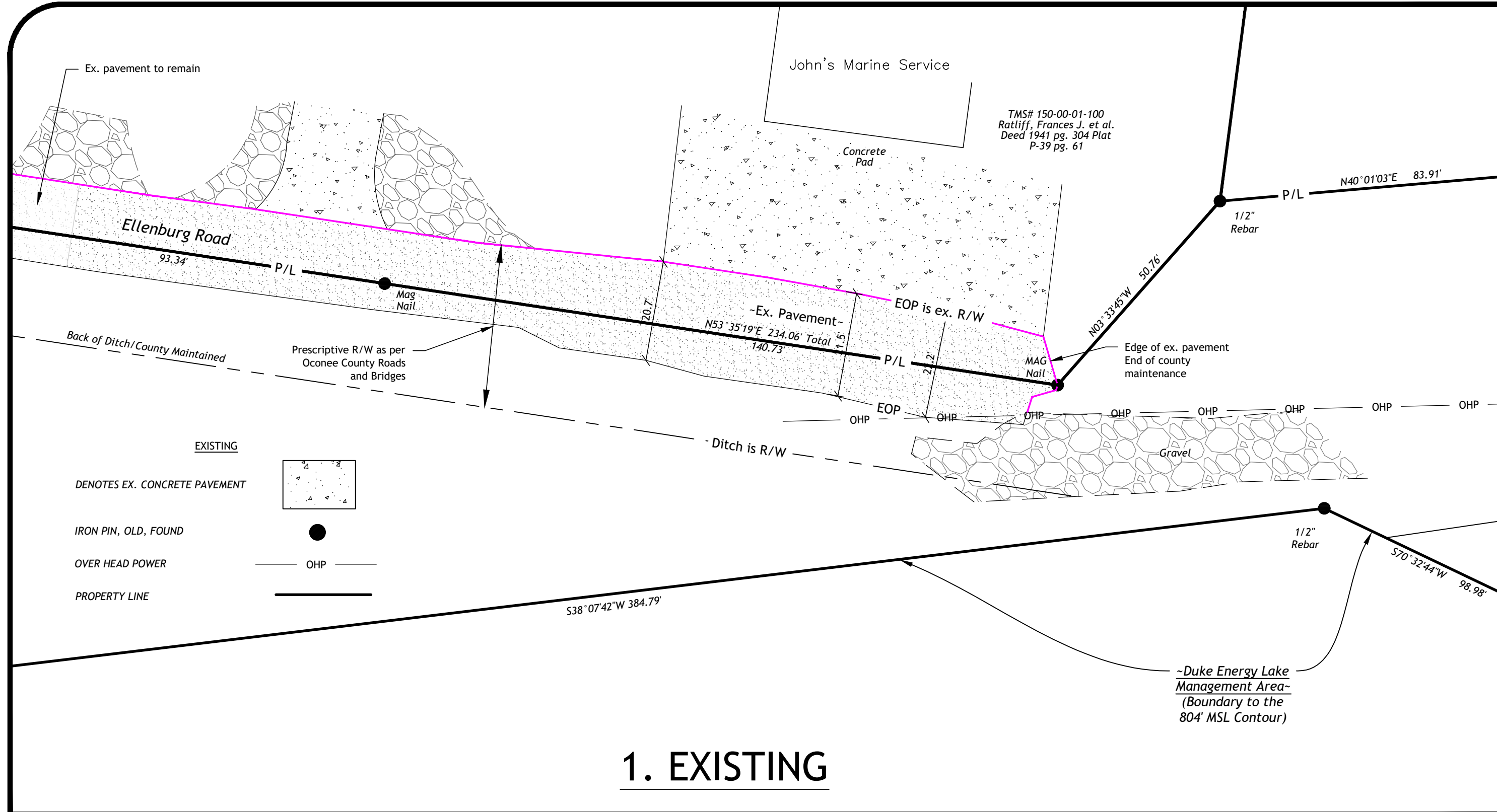
C - 2

CAUTION

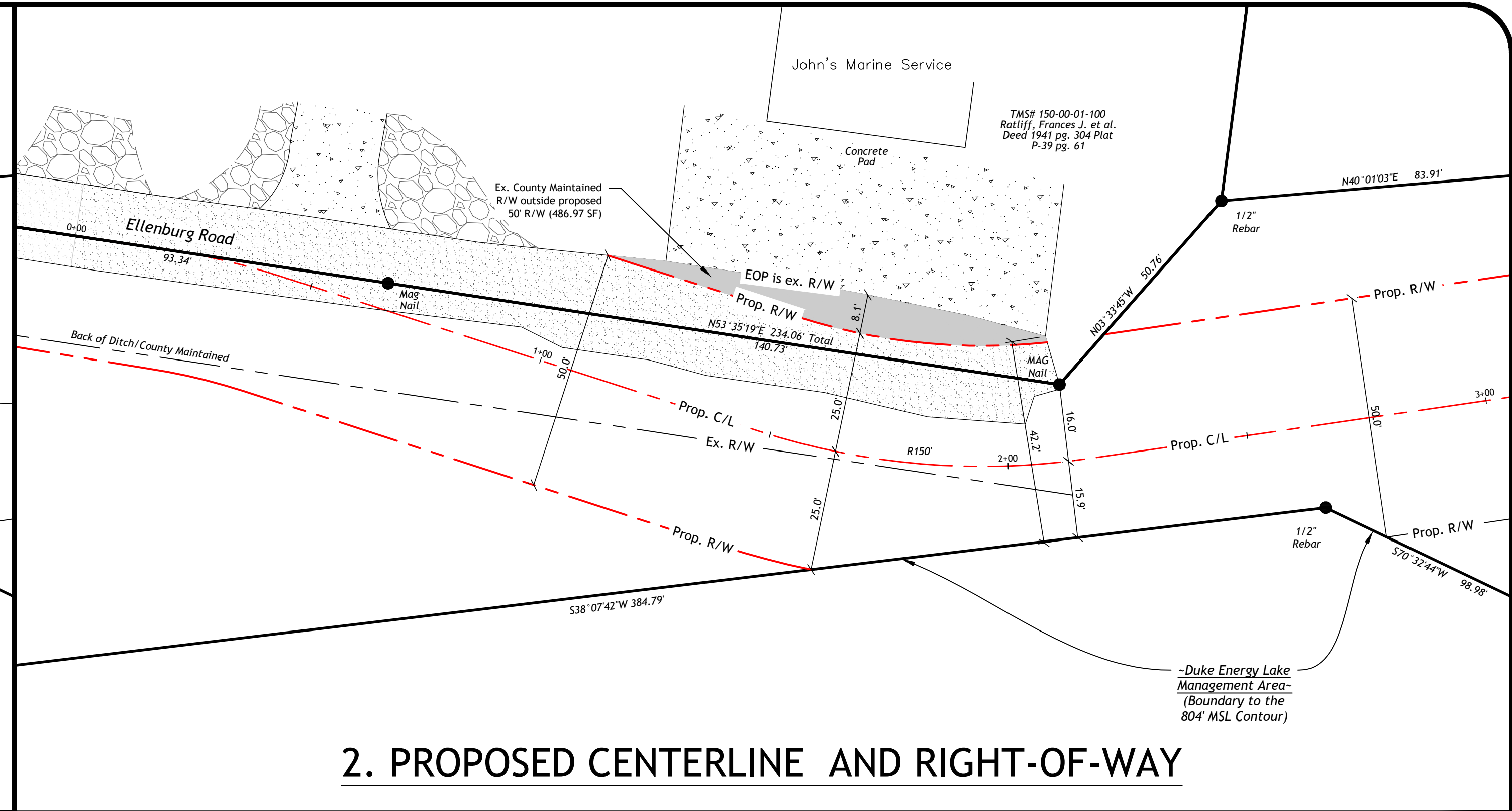
PALMETTO UTILITY LOCATION SERVICE

3 DAYS BEFORE DIGGING CALL TOLL FREE 811

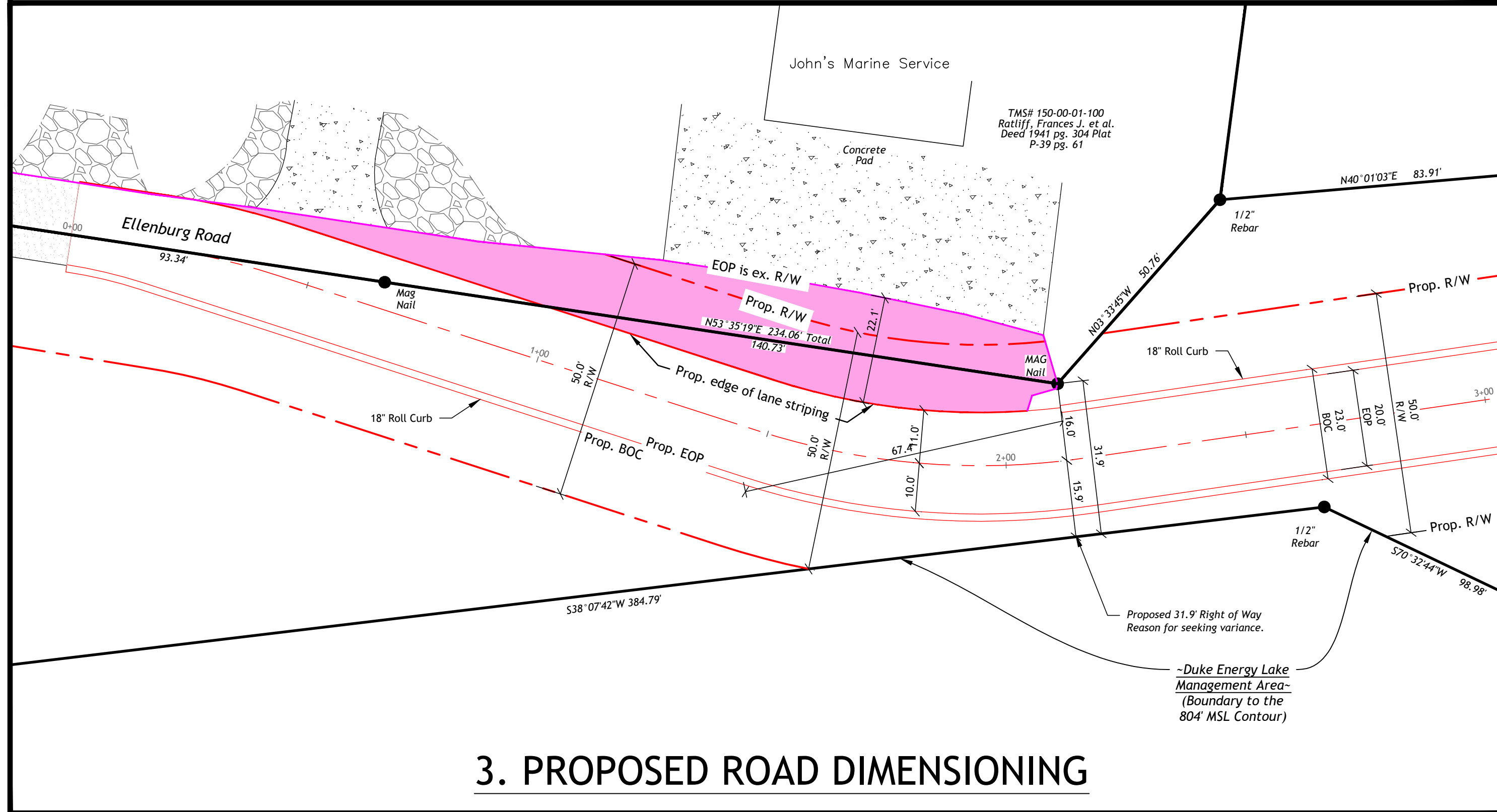
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.



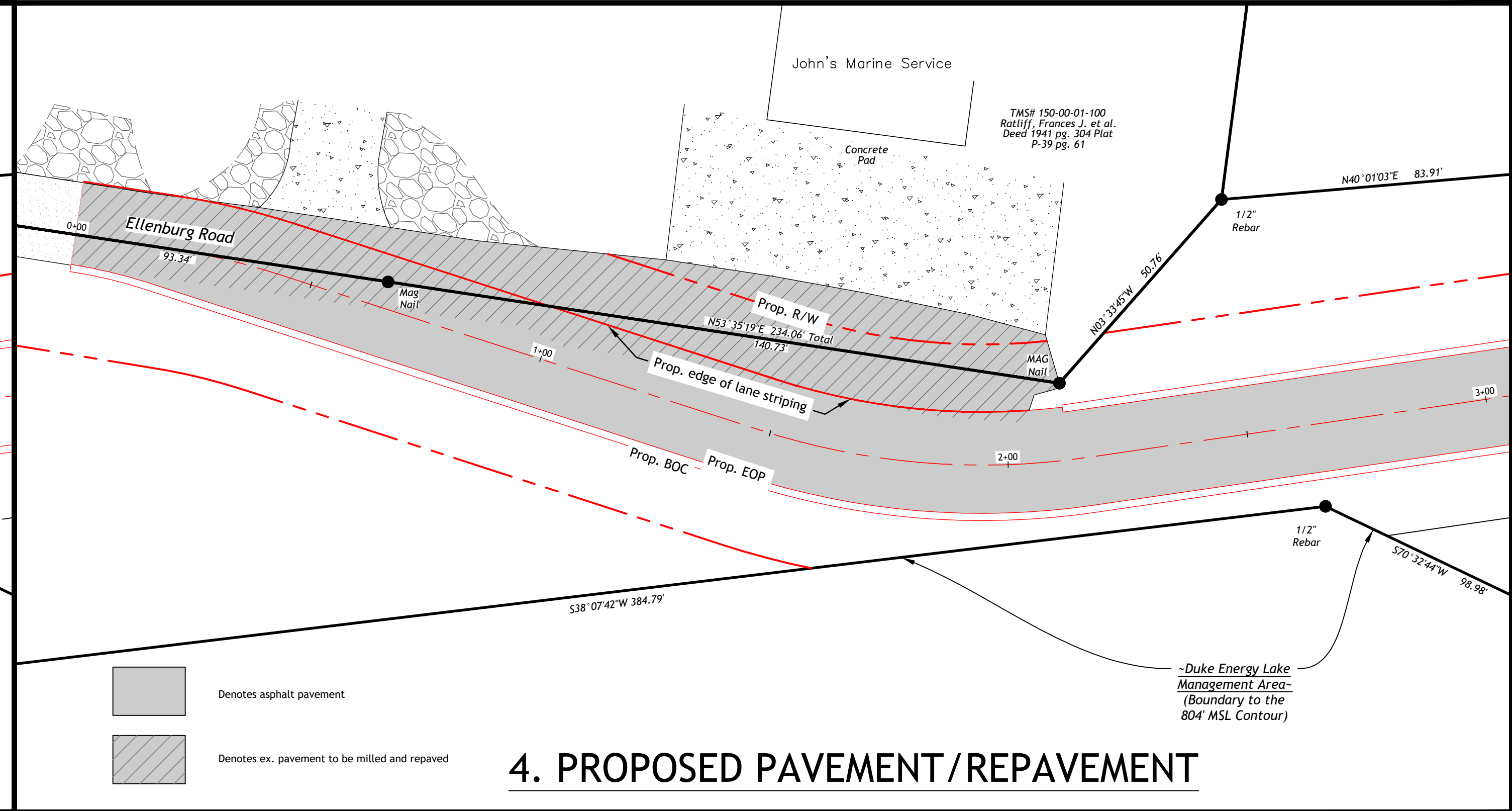
1. EXISTING



2. PROPOSED CENTERLINE AND RIGHT-OF-WAY



3. PROPOSED ROAD DIMENSIONING



4. PROPOSED PAVEMENT/REPAVEMENT

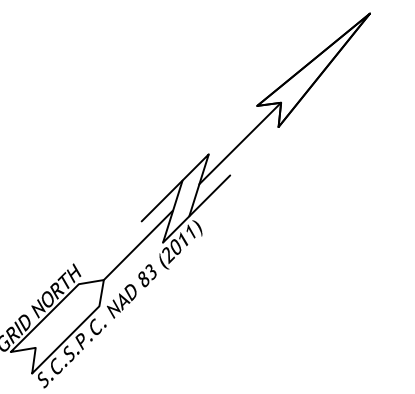
Denotes asphalt pavement
Denotes ex. pavement to be milled and repaved

SITE LEGEND

- C/L Centerline of Road
- EOP Edge of pavement
- BOC Back of curb
- R/W Right-of-way
- R Radius
- Prop. Proposed
- Ex. Existing

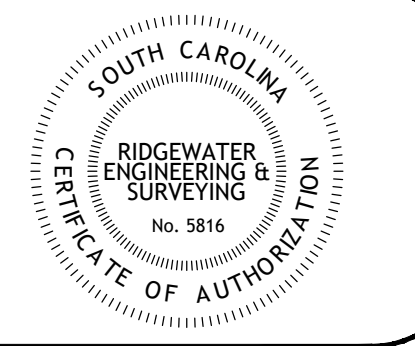


PO BOX 806
ANDERSON, SC 29622
(864) 226-0980
RIDGewaterENG.COM



SCALE: 1 in = 20 ft.

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF RIDGewater ENGINEERING & SURVEYING, LLC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.



Arrowhead Point

Oconee County,
South Carolina

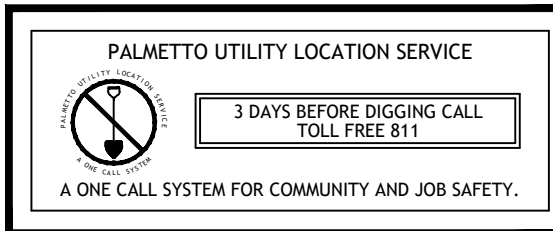
DRAWN BY: KOC		
CHECKED: JWW		
JOB NUMBER: 21286		
REV #	DATE	COMMENT
0	11-24-21	ISSUE FOR REVIEW
1	11-29-21	PLANNING COMMISSION MTG.
...
...
...

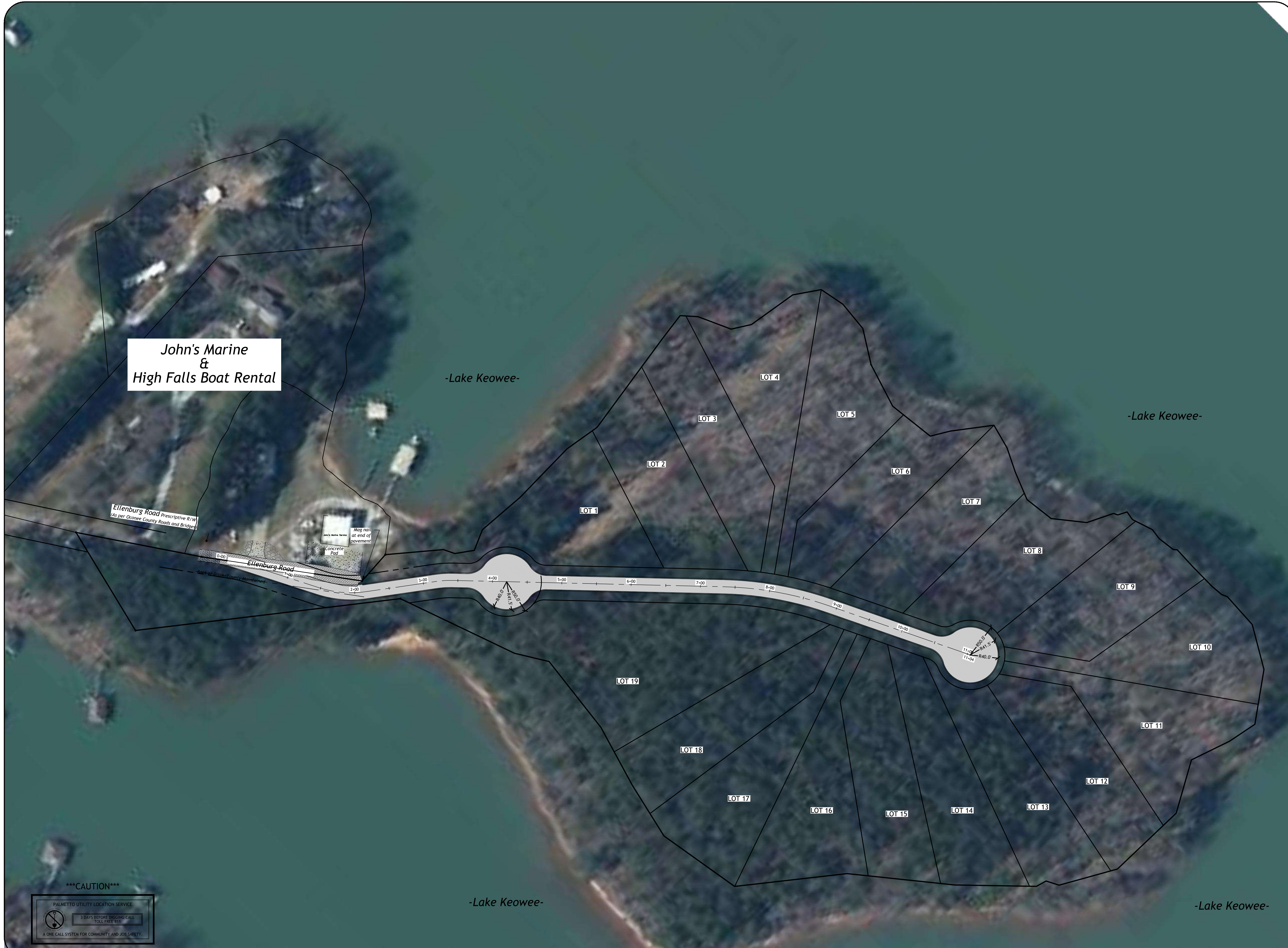
SHEET

Variance
Request

C - 2

CAUTION





John's Marine
&
High Falls Boat Rental

-Lake Keowee-

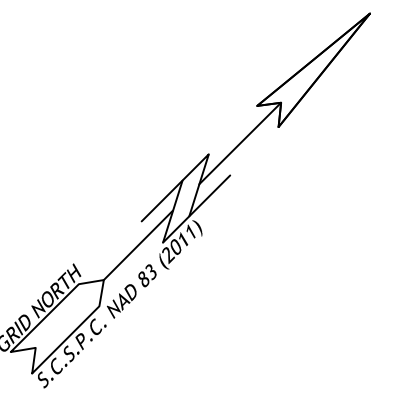
-Lake Keowee-

-Lake Keowee-

-Lake Keowee-

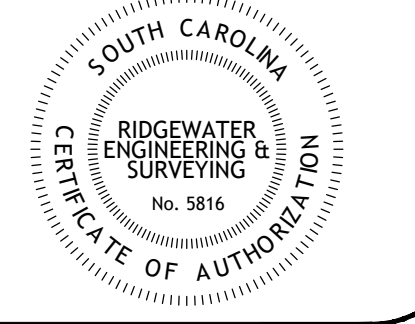


RIDGEWATER
ENGINEERING & SURVEYING
PO BOX 806
ANDERSON, SC 29622
(864) 226-0980
RIDGEWATERENG.COM



SCALE: 1 in = 60 ft.

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF RIDGEWATER ENGINEERING & SURVEYING, LLC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.



Arrowhead Point

Oconee County,
South Carolina

DRAWN BY: KOC
CHECKED: JWW
JOB NUMBER: 21286

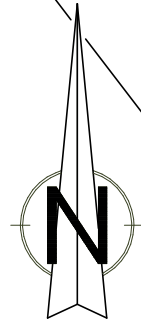
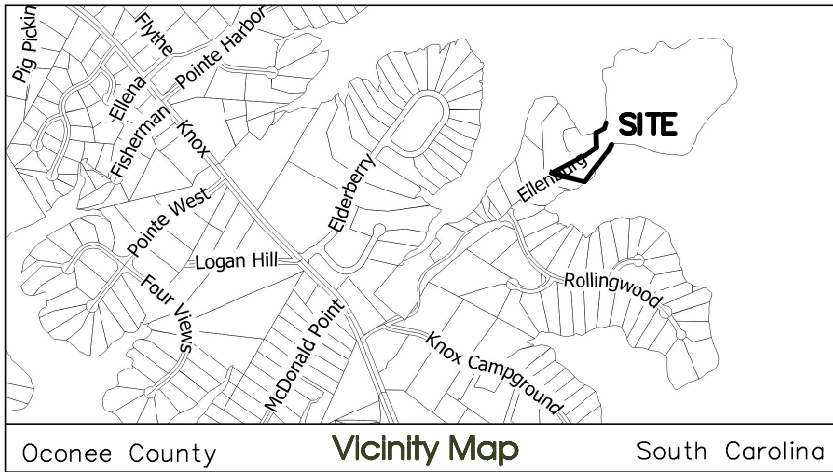
REV #	DATE	COMMENT
0	11-24-21	ISSUE FOR REVIEW
1	11-29-21	PLANNING COMMISSION MTG.
...
...
...

SHEET

Exhibit 2

CAUTION

PALMETTO UTILITY LOCATION SERVICE
3 DAYS BEFORE DIGGING CALL
TOLL FREE 811
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.



Approximate Building Location

PIONEER SURVEYING, INC.

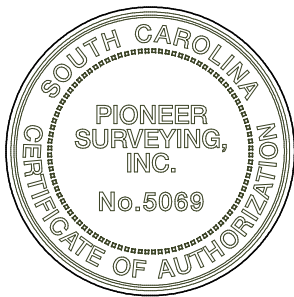
PioneerLandSurvey@gmail.com
PioneerLandServices.com
906 Freeman Road
Liberty S.C. 29657
(864) 231-6820

LINE	BEARING	DISTANCE
L1	N54°54'41"E	56.82'

Legend

(New)	(Found)	
○	●	1/2" Rod/Rebar
□	■	Mag Nail
△	⊕	Computed Point
	⊙	Telephone Pedestal
	⊗	Utility Pole

TMS# 150-00-01-100
Ratliff, Frances J. et al
Deed 1941 pg. 304
Plat P-39 pg. 61



Ellenburg Road Prescriptive R/W

(As per Oconee County Roads and Bridges Back of Ditch/County Maintained)

NOTES:
 - TMS# 150-00-01-459
 - Reference Deed 1695 pg. 87
 - Reference Plat B-291 pg. 1
 - North Reference: SC GPS Grid 3900
 - Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.
 - This survey does not purport to create new access, right of ways, easements, roads, drives, and/or others of this nature, unless noted as *New. Depictions of aforesaid information are obtained from existing records as referenced heron.

"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 A survey as specified therein; also there are no visible encroachments or projections other than shown."

Lake Keowee
 Duke Energy Boundary to the 804' MSL Contour.
 Flood Easement to the 810' MSL Contour.

Exhibit Survey and Certification of Ellenburg Road Variance Request

Date: August 26, 2021

William C. Hutchins P.L.S. No.29117

Map # 20354As_Built
 Field Crew SG, NS
 Drawn By SC



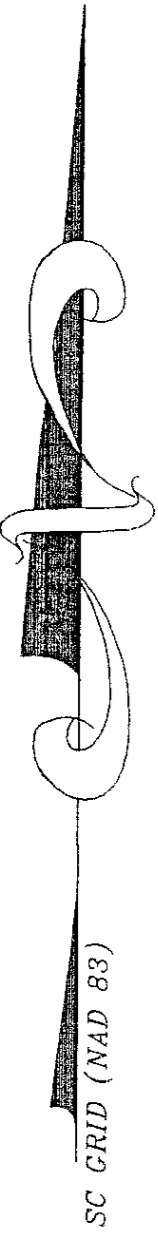
COPYRIGHT © 2003 CBS SURVEYING AND MAPPING, INC. ALL RIGHTS RESERVED
 NO PORTION OF THIS PLAT MAY BE REPRODUCED BY PHOTOCOPYING OR BY ANY OTHER MEANS, STORED, PROCESSED OR ELECTRONICALLY TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE ORIGINAL PROFESSIONAL LAND SURVEYOR, HIS HEIRS OR ASSIGNS. THIS DOCUMENT IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL. (EXCEPTION—ORIGINAL USE BY GOVERNMENT OFFICIALS AND PROFESSIONAL LAND SURVEYORS FOR BOUNDARY RETRACEMENT)

FILED FOR RECORD
 OCOONEE COUNTY, S.C.
 REGISTER OF DEEDS
 2008 NOV 18 P 3:20

P/L IS DUKE ENERGY CORP.
 PROJECT BOUNDARY AND APPROX. 804 CONTOUR

AREA = 15.37 ACRES

LAKE KEOWEE



LINE	BEARING	DISTANCE
L229	N03°28'39"W	50.76'
L230	N40°01'03"E	83.91'
L231	N64°08'50"E	17.59'
L232	N35°31'21"E	28.43'
L233	N23°31'32"W	31.95'
L234	N04°17'42"E	72.27'
L235	N00°58'01"W	96.83'
L236	N09°28'56"E	53.35'
L237	N08°37'03"W	158.64'
L238	N07°36'04"W	42.10'
L239	N48°36'46"E	26.06'
L240	N65°38'47"E	50.78'
L241	N32°21'59"E	30.18'
L242	N09°18'59"E	73.42'
L243	N34°32'32"E	41.77'
L244	N79°02'48"E	37.80'
L245	S84°19'48"E	45.21'
L246	S57°51'54"E	53.77'
L247	S72°34'19"E	67.33'
L248	N83°31'36"E	69.24'
L249	N30°54'30"E	29.94'
L250	N37°24'13"E	63.43'
L251	S74°58'03"E	37.51'
L252	S63°52'18"E	38.10'
L253	S68°11'33"E	42.13'
L254	N83°04'13"E	44.28'
L255	N51°28'07"E	51.78'
L256	N26°08'04"E	40.69'
L257	N64°29'17"E	6.37'
L258	N27°34'16"E	14.21'
L259	S80°10'18"E	13.39'
L260	N71°51'24"E	32.20'
L261	S82°09'46"E	16.03'
L262	N83°00'13"E	25.88'
L263	N47°26'00"E	5.74'
L264	S87°34'13"E	34.36'
L265	S89°24'27"E	38.64'
L266	N85°26'57"E	18.21'
L267	N65°31'28"E	8.84'
L268	S86°43'33"E	53.81'
L269	S59°37'48"E	67.06'
L270	S35°34'52"E	80.12'
L271	S11°16'47"W	44.01'
L272	S18°56'14"W	61.09'
L273	S29°04'57"E	80.04'
L274	S01°28'31"W	117.00'
L275	S29°32'25"W	87.26'
L276	S82°35'41"W	19.86'
L277	S15°36'23"W	15.79'
L278	S45°58'15"W	118.00'
L279	S51°03'04"W	156.12'
L280	S38°28'21"W	163.24'
L281	S80°32'29"W	125.26'
L282	N76°59'12"W	86.18'
L283	N73°27'54"W	94.99'
L284	N83°12'09"W	121.05'
L285	S58°25'16"W	51.25'
L286	S70°33'45"W	83.59'
L287	S70°31'12"W	98.70'
L288	S38°10'22"W	385.06'
L289	N76°11'51"W	166.55'
L290	N56°47'07"E	128.52'

ROBERT L. MORGAN
 DB 1142 PG 191
 PB P39 PG 067
 TAX REF: 150 00 01 103

EDWARD J. RATLIFF
 DB 141 PG 102
 PB 39 PG 61
 TAX REF: 150 00 01 100

TERRY V. ELLENBURG
 DB 897 PG 210
 PB P61 PG 577
 TAX REF: 150 00 01 099

MICHAEL W. BOLT
 DB 1160 PG 87
 PB A823 PG 006
 TAX REF: 150 00 01 017

BRENDA K. STASNEY
 DB 1132 PG 228
 PB A798 PG 003
 TAX REF: 150 00 01 396

THOMAS G. PALKERT
 DB 1049 PG 056
 PB A683 PG 007
 TAX REF: 150 00 01 381

HARBOR OAKS SUBDIVISION
 PLAT B160 PGS 1 & 2

Recorded this 18 day of
 Nov 2008
 Vol. 8291 Pg. 1 and Certified
 Register of Deeds, Oconee County

NOTES:
 (S) DENOTES OBJECT SET
 (F) DENOTES OBJECT FOUND
 PROPERTY SUBJECT TO ANY VALID AND ENFORCEABLE EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND THOSE SHOWN, IF ANY, SHOULD BE INDEPENDENTLY VERIFIED. NO TITLE OPINION HAS BEEN PROVIDED TO THE SURVEYOR. NAMES AND DEED REFERENCES SHOWN ARE FOR DESCRIPTIVE PURPOSES ONLY, NOT TO BE USED FOR DETERMINING TITLE. WATER BOUNDARIES ARE SUBJECT TO CHANGE BY NATURAL CAUSES AND MAY AFFECT AREA AND LIMIT OF TITLE.
 (CMF) - CONCRETE MONUMENT(F)
 (IPS) - #4 REBAR(S)
 (MNS) - MAGNETIC NAIL(S)
 R/W - RIGHT OF WAY
 P/L - PROPERTY LINE
 C/L - CENTERLINE
 □ TOP OF BANK
 ○ UTILITY POLE



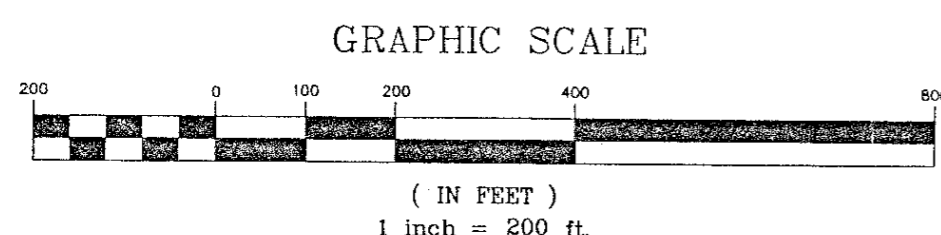
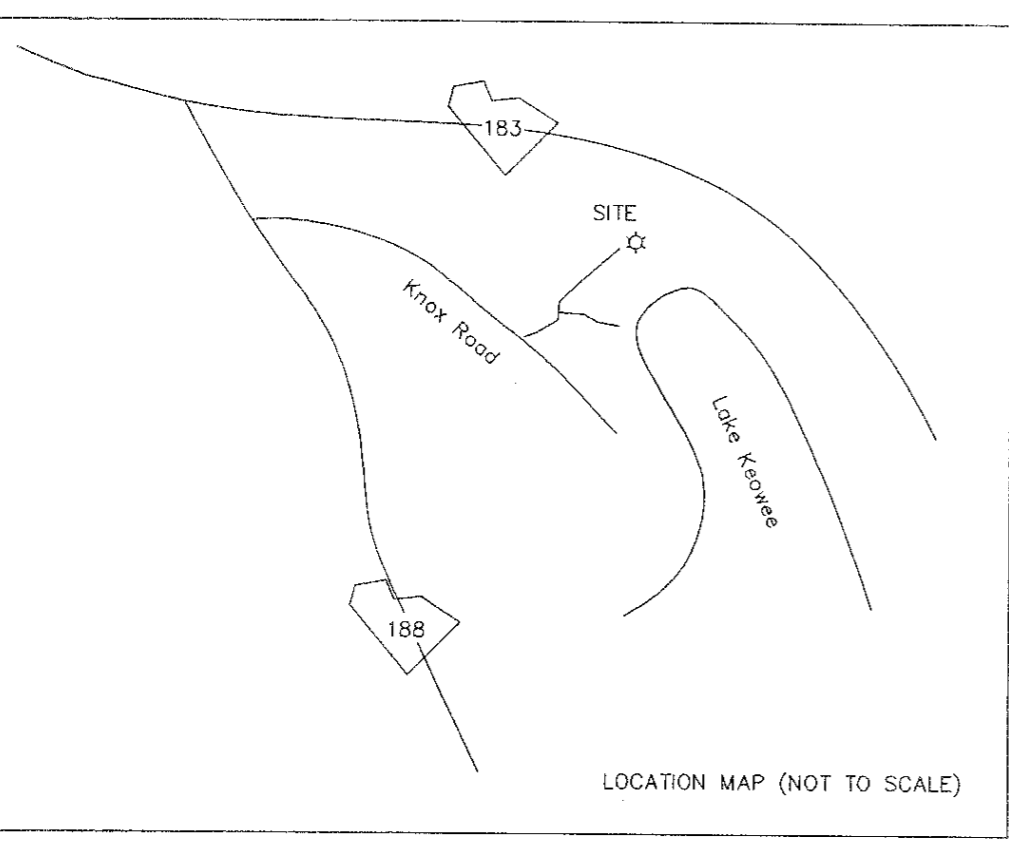
PLAT PREPARED FOR:
CRESCENT RESOURCES LLC
 7810 BALLANTYNE COMMONS PARKWAY
 SUITE 200
 CHARLOTTE, N.C. 28277

SOUTH CAROLINA
 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, MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. DEED DESCRIPTION RECORDED IN BOOK 1511 PAGE 228. I WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 4th DAY OF NOVEMBER, 2008.

[Signature]
 PROFESSIONAL LAND SURVEYOR
 7823
 REGISTRATION NUMBER 774

NOTE: SEE PLAT BY THIS OFFICE IN PLAT SLIDE B143 PAGES 7 & 8.

Doc ID: 001558850001 Type: PLA
 Book B291 Page 1 - 1



BOUNDARY SURVEY FOR:
CRESCENT COMMUNITIES S.C., LLC

SURPLUS TRACT NO. 7114.02	INDEX: AS SHOWN
TOWNSHIP: KEOWEE WHITEWATER	TAX I.D.: 150 00 01 444
COUNTY: OCOONEE	STATE: SOUTH CAROLINA
DATE: JULY 21, 2003	JOB NO.: 1108100
REVISIONS	
DATE	DESCRIPTION
11/4/2008	SHOW REMAINING PROPERTY

122 EAST ROBINSON STREET
 GAFFNEY, SC 29340 (864) 489-5068

Ret: 10⁰⁰ 006419

10 B11