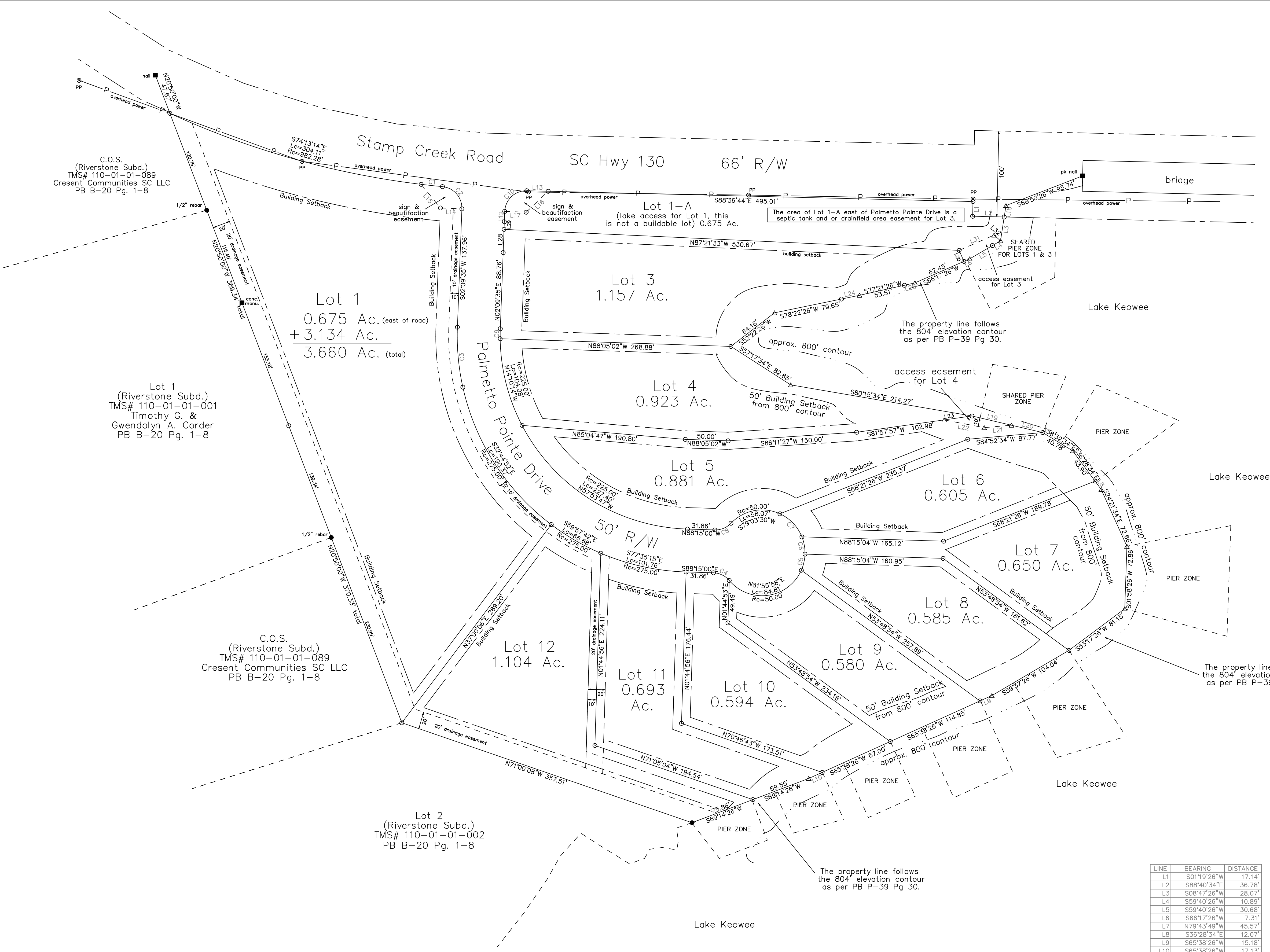


Bearing Base See Ref. Plat PB P-39 Pg. 30



Vicinity Map (NTS)

**BUILDING SETBACKS**

Stamp Creek Road	40'
FRONT (Palmetto Pointe Drive)	25'
SIDE	10'
REAR (from the 800' contour)	50'

Revised May 10, 2013 to change the name of Lot 1 to Lot 1-A, create shared pier zone for lots 1-A & 3, and create access easement for Lot 3.

Revised Aug.15,2011 to remove Lot 2, combine Lots 1 & 2 west of Palmetto Pointe Drive into Lot 1 and add a portion of Lot 2 to Lots 1 & 3 east of Palmetto Pointe Drive. Therefore reducing the number of lots in this subdivision to 11.

Revised July,18,2006: To show shared pier zone for Lots 2 & 3 and an individual pier zone for Lot 1.

# Palmetto Pointe

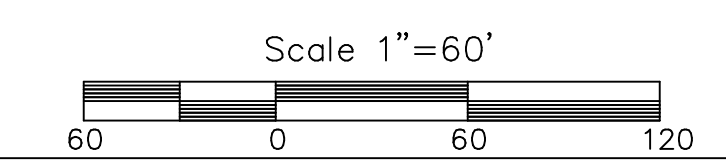
Fretwell Real Estate 1205 Ella Street Anderson SC 29621	Nu-South Surveying Inc. 111 Anderson Ave. Anderson SC 29625
OWNER	ENGINEER OR SURVEYOR

NO. OF ACRES: 12.45 NEW ROADS : 690' +/-

NO. OF LOTS: 11 DATE: April 6, 2006

Oconee County South Carolina

(Revised July 27, 2011: to remove Lot 2 and Revise Lots 1 and Lot 3)



Map #7060rev-2011

- Legend**
- (Old) (New)
  - Iron Pin
  - Nail
  - △ Computed Pt.

Nu-South Surveying Inc.  
111 Anderson Ave.  
Anderson S.C. 29625  
(864) 224-2754

LINE	BEARING	DISTANCE
L1	S01°19'26"W	17.14'
L2	S88°40'34"E	36.78'
L3	S08°47'26"W	28.07'
L4	S59°40'26"W	10.89'
L5	S59°40'26"W	30.68'
L6	S66°17'26"W	7.31'
L7	N79°43'49"W	45.57'
L8	S36°28'34"E	12.07'
L9	S65°38'26"W	15.18'
L10	S65°38'26"W	17.13'
L11	N02°09'35"E	35.98'
L12	N02°09'35"E	12.08'
L13	S88°36'44"E	25.00'
L14	N87°50'25"W	25.00'
L15	N39°13'09"W	35.58'
L16	S46°23'16"W	35.36'
L17	N87°50'25"W	25.00'
L18	S08°47'26"W	13.50'
L19	S76°49'34"E	47.15'
L20	S76°49'34"E	37.50'
L21	S84°53'34"W	31.85'
L22	N79°03'33"W	47.48'
L23	S81°57'57"W	32.76'
L24	N78°22'26"W	21.49'
L25	S77°21'26"W	12.55'
L26	S12°36'34"E	30.03'
L27	S89°38'01"E	3406.89'
L28	N02°09'35"E	27.11'
L29	N02°09'35"E	8.87'
L30	N23°42'34"W	14.00'
L31	N66°28'23"E	44.39'
L32	S48°38'30"E	10.00'

LINE	CHORD BEARING	CHORD	RADIUS
C1	S83°51'17"E	25.00'	982.28'
C2	S41°12'43"E	34.34'	25.00'
C3	S05°10'08"E	70.16'	275.00'
C4	S64°09'19"E	20.41'	25.00'
C5	N12°50'14"E	19.23'	50.00'
C6	N10°02'25"W	20.43'	50.00'
C7	N43°38'11"W	37.15'	50.00'
C8	S67°39'19"W	20.41'	25.00'
C9	N00°40'51"E	11.61'	225.00'
C10	N46°46'25"E	35.12'	25.00'

**OLD ROAD BED & 380' DUKE POWERLINE EASEMENT NOTE**

The previous survey plat of this tract recorded in PB P-39 Pg. 30 shows an OLD ROAD BED and a 380' DUKE POWERLINE EASEMENT. The Old road bed was abandoned by Quit Claim Deeds recorded in DB 1345 Pg 127 & 129. The Duke Powerline Easement was released by Quit Claim Deeds recorded in DB 1345 Pg 131 & 134. Therefore the old road bed and the powerline easement are not shown on this survey.

- NOTES:**
- 1) Parent TMS# 110-00-01-010
  - 2) Reference Plat Book P-39 Pg. 30
  - 3) Reference Deed Book 1345 Pg. 134
  - 4) All new monuments set are 1/2" rods, unless otherwise noted.
  - 5) There is a 5' drainage and utility easement on all front, back and side lot lines.
  - 6) The 810' contour was taken from a topographic survey of the site prepared by Sam Glen, Sept. 2005.
  - 7) 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 making 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.



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.

Earl B. O'Brien R.L.S. No.10755

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