PLAT PREPARED FOR:

① CRESCENT COMMUNITIES S.C., LLC

② HARBOR OAKS

SHEET 1 OF 2

Ref: Greg Sosebee
PO Bx 275
Seneca SC 29679

PARCEL ON ELLENBURG ROAD
REF. D.B. 1511 PG. 228
REF. P.B. B-145 PG. 6-7
P/O TMP# 150-00-01-013

TOTAL LOTS:
TOTAL COS:
PUBLIC ROAD:
ACREAGE – PRIVATE ROAD:

DATE: AUGUST 15, 200

STATE OF SOUTH CAROL

COUNTY OF OCONEE

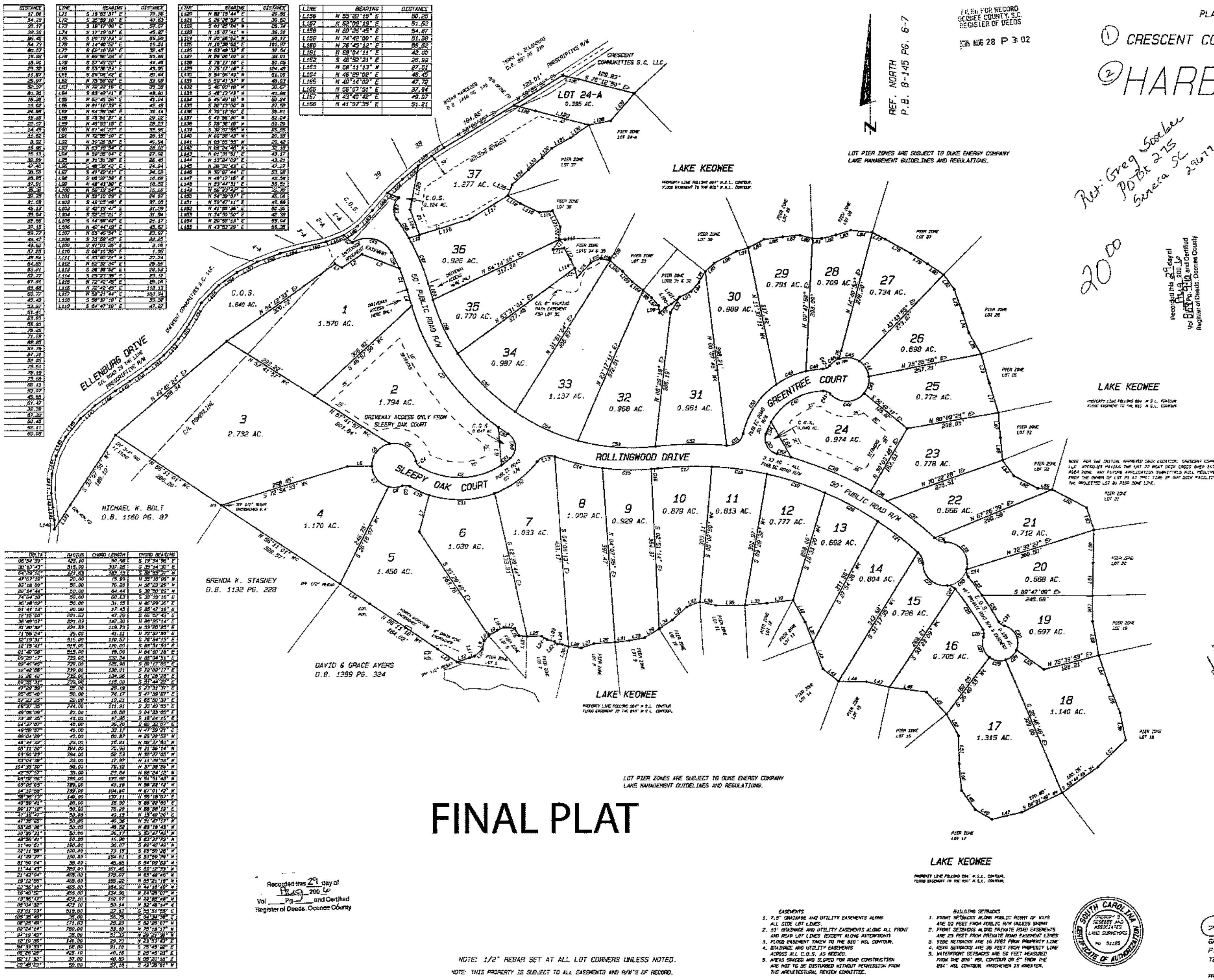
TOWNSHIP OF WAGENER

SCALE: 1" = 100'

20.00

Recorded this 29 day of Aug 2006 Vol B151 Pg. 9-10 and Certified Register of Deeds, Oconee County

FILED FOR RECORD OCONEE COUNTY, S.C. REGISTER OF DEEDS
2006 AUG 28 P 3:02



[illegible]

FINAL PLAT

NOTE: 1/2" REBAR SET AT ALL LOT CORNERS UNLESS NOTED.

NOTE: THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND R/W'S OF RECORD.

Recorded this 29 day of Aug 2006 Vol ___ Pg ___ and Certified Register of Deeds, Oconee County

EASEMENTS
1. 7.5' DRAINAGE AND UTILITY EASEMENTS ALONG ALL SIDE LOT LINES.
2. 10' DRAINAGE AND UTILITY EASEMENTS ALONG ALL FRONT AND REAR LOT LINES (EXCEPT ALONG WATERFRONT)
3. FLOOD EASEMENT TAKEN TO THE 810' MSL CONTOUR.
4. DRAINAGE AND UTILITY EASEMENTS ACROSS ALL C.O.S. AS NEEDED.
5. AREAS SHADED AND SLOPED FOR ROAD CONSTRUCTION ARE NOT TO BE DISTURBED WITHOUT PERMISSION FROM THE ARCHITECTURAL REVIEW COMMITTEE.

BUILDING SETBACKS
1. FRONT SETBACKS ALONG PUBLIC RIGHT OF WAYS ARE 50 FEET FROM PUBLIC R/W UNLESS SHOWN
2. FRONT SETBACKS ALONG PRIVATE ROAD EASEMENTS ARE 25 FEET FROM PRIVATE ROAD EASEMENT LINES
3. SIDE SETBACKS ARE 10 FEET FROM PROPERTY LINE
4. REAR SETBACKS ARE 35 FEET FROM PROPERTY LINE
5. WATERFRONT SETBACKS ARE 50 FEET MEASURED FROM THE 800' MSL CONTOUR OR 5' FROM THE 804' MSL CONTOUR, WHICHEVER IS GREATER.

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION GREGORY B. SOSEBEE AND ASSOCIATES LAND SURVEYORS No 51125

I HEREBY STATE THAT TO THE BEST OF MY INFORMATION, AND BELIEF, THE SURVEY SHOWN MADE IN ACCORDANCE WITH THE REQUIREME MINIMUM STANDARDS MANUAL FOR THE PRACT SURVEYING IN SOUTH CAROLINA, AND MEETS THE REQUIREMENTS FOR A CLASS B SURVEY A THEREIN.

THERE ARE NO VISIBLE ENCROACHMENTS OR OTHER THAN SHOWN.

8-28-06

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GREGORY BLAKE SOSEBEE P.L.S.# 14818
P.O. BOX 275 SENECA, S.C. 29679-0275
TELEPHONE (864) 882-0024

PROJECT-\HARBOR0\HARBOR01 JOB06-151SF8—0