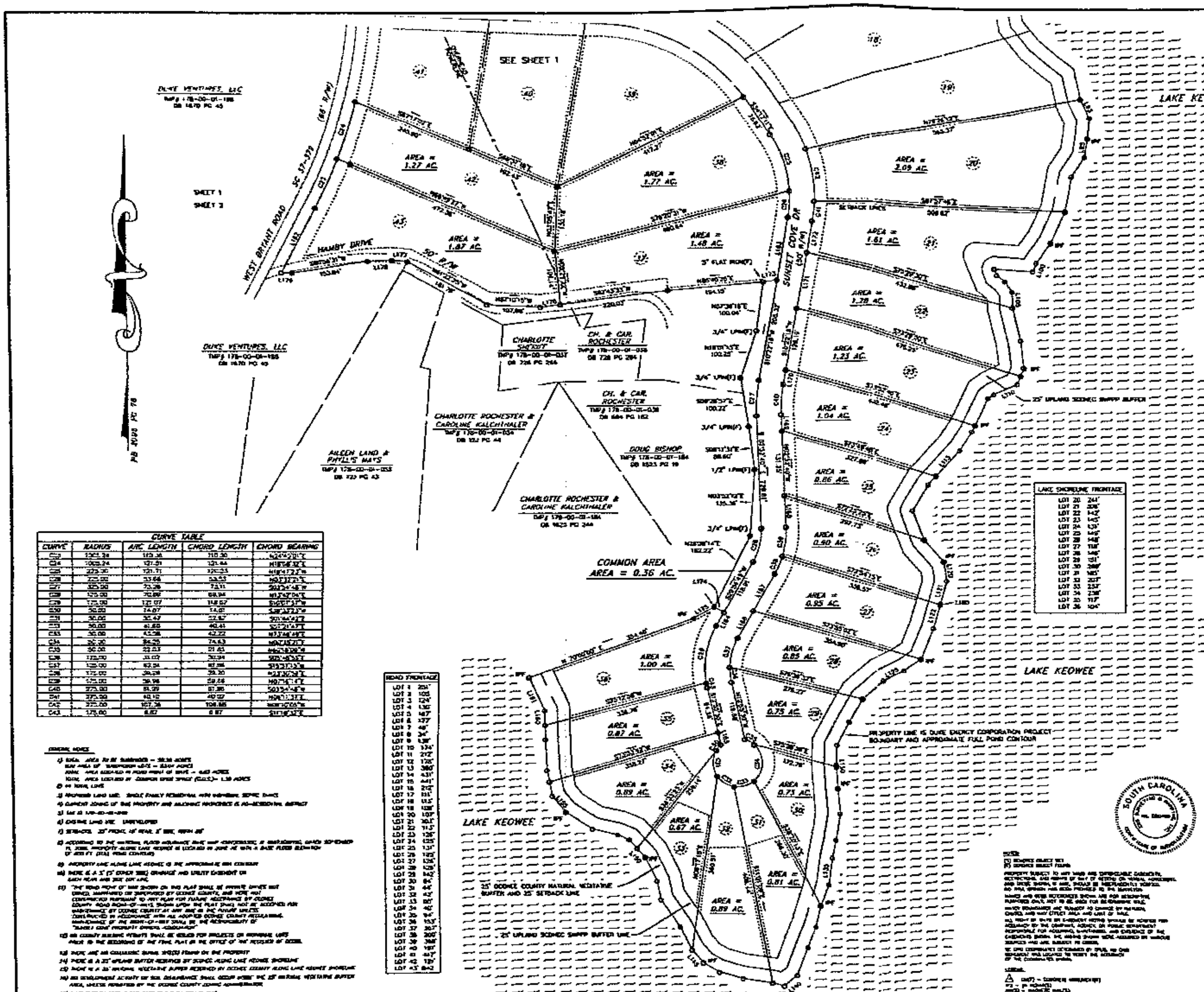


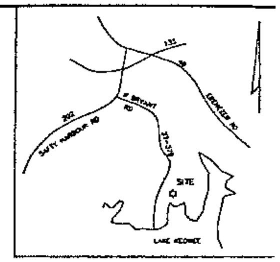
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C23	2325.24	110.36	110.30	N24°42'21"E
C24	1005.24	121.01	121.44	N18°58'32"E
C25	225.30	121.71	120.23	N18°41'23"W
C26	225.00	33.66	33.53	N03°12'21"E
C27	325.00	70.28	73.11	S03°46'49"W
C28	125.00	70.08	68.94	N12°42'04"E
C29	175.00	121.07	118.67	S10°17'51"W
C30	50.00	14.07	14.07	S38°32'31"W
C31	50.00	32.47	31.87	S01°44'47"E
C32	50.00	41.80	40.41	S23°21'47"E
C33	50.00	43.56	42.22	N13°46'49"E
C34	50.00	84.25	74.63	[illegible]
C35	50.00	22.03	21.85	N46°28'28"W
C36	125.00	33.02	32.94	S05°45'53"E
C37	125.00	52.34	51.96	[illegible]
C38	125.00	28.28	28.20	[illegible]
C39	175.00	29.96	29.56	N07°16'11"E
C40	375.00	81.29	81.86	[illegible]
C41	275.00	40.12	40.07	[illegible]
C42	275.00	107.36	106.68	[illegible]
C43	175.00	6.87	6.87	S11°18'32"E

GENERAL NOTES
[illegible]

ROAD FRONTAGE	
LOT 1	251'
LOT 2	105'
LOT 3	124'
LOT 4	130'
LOT 5	167'
LOT 6	177'
LOT 7	40'
LOT 8	34'
LOT 9	138'
LOT 10	134'
LOT 11	212'
LOT 12	126'
LOT 13	380'
LOT 14	431'
LOT 15	441'
LOT 16	212'
LOT 17	131'
LOT 18	115'
LOT 19	128'
LOT 20	107'
LOT 21	301'
LOT 22	115'
LOT 23	126'
LOT 24	125'
LOT 25	131'
LOT 26	125'
LOT 27	126'
LOT 28	128'
LOT 29	142'
LOT 30	84'
LOT 31	44'
LOT 32	42'
LOT 33	85'
LOT 34	40'
LOT 35	94'
LOT 36	153'
LOT 37	307'
LOT 38	200'
LOT 39	388'
LOT 40	187'
LOT 41	467'
LOT 42	131'
LOT 43	842'

LAKE SHORELINE FRONTAGE	
LOT 20	244'
LOT 21	226'
LOT 22	142'
LOT 23	145'
LOT 24	125'
LOT 25	146'
LOT 26	148'
LOT 27	118'
LOT 28	146'
LOT 29	131'
LOT 30	288'
LOT 31	185'
LOT 32	207'
LOT 33	237'
LOT 34	238'
LOT 35	117'
LOT 36	104'

LINE TABLE		
LINE	BEARING	LENGTH
L83	[illegible]	42.16'
L84	[illegible]	41.36'
L85	[illegible]	37.65'
L86	[illegible]	48.95'
L87	[illegible]	72.98'
L96	[illegible]	65.36'
L97	[illegible]	48.65'
L98	[illegible]	[illegible]
L99	[illegible]	[illegible]
L100	[illegible]	18.78'
L101	[illegible]	77.57'
L102	[illegible]	13.36'
L103	[illegible]	20.39'
L104	[illegible]	23.78'
L105	[illegible]	31.81'
L106	[illegible]	36.61'
L107	[illegible]	30.64'
L108	[illegible]	17.36'
L109	[illegible]	17.38'
L110	[illegible]	31.69'
L111	[illegible]	14.33'
L112	[illegible]	61.75'
L113	[illegible]	14.75'
L114	[illegible]	44.06'
L115	[illegible]	71.78'
L116	[illegible]	23.88'
L117	[illegible]	52.07'
L118	[illegible]	43.58'
L119	[illegible]	60.98'
L120	[illegible]	36.63'
L121	[illegible]	47.28'
L122	[illegible]	50.27'
L123	[illegible]	47.46'
L124	N56°30'32"E	41.59'
L125	N64°31'41"E	47.36'
L126	N49°50'00"E	38.57'
L127	S45°30'18"W	53.53'
L128	S27°36'17"W	53.65'
L129	N00°50'44"E	39.08'
L130	N03°32'37"W	4.65'
L131	N03°32'37"W	45.03'
L132	N05°15'02"W	51.04'
L133	S00°06'30"W	34.43'
L134	S11°03'53"W	37.45'
L135	N07°34'13"E	54.60'
L136	N71°50'55"E	45.85'
L137	N13°07'18"E	43.73'
L138	S20°27'06"E	46.03'
L139	S25°27'04"W	60.73'
L140	N50°01'13"E	34.17'
L141	S26°59'07"E	25.74'
L142	S61°10'04"E	40.45'
L143	S25°59'34"E	48.89'
L144	S40°08'41"E	37.19'
L145	S41°26'16"E	34.84'
L146	S71°36'45"E	33.70'
L147	S55°21'08"E	65.77'
L148	S11°04'41"E	38.31'
L149	S26°04'32"E	34.51'
L150	S41°27'43"E	24.22'
L151	S41°27'43"E	24.22'
L152	S44°09'48"E	25.55'
L153	S27°10'35"E	52.04'
L154	S26°15'30"E	64.36'
L155	S38°48'28"E	42.47'
L156	S40°23'23"E	30.32'
L157	S40°23'23"E	74.36'
L158	N02°10'27"W	67.88'
L159	N01°36'37"W	29.65'
L160	N01°36'37"W	29.32'
L161	S20°30'19"E	74.58'
L162	N72°25'45"E	144.77'
L163	S10°22'19"W	126.57'
L164	N38°36'40"E	31.38'
L165	N17°36'30"W	25.02'
L166	S20°54'19"W	43.59'
L167	S10°36'49"W	86.80'
L168	S07°32'40"E	64.65'
L169	N02°32'40"W	33.92'
L170	S10°22'18"W	29.01'
L171	S10°22'16"E	113.29'
L172	N52°11'16"E	63.40'
L173	N81°31'28"E	28.98'
L174	N60°33'58"W	22.77'
L175	N61°38'08"E	48.93'
L176	N87°45'33"E	40.37'
L177	N84°10'19"W	30.34'
L178	S07°45'32"W	49.35'
L179	N17°32'33"W	70.49'
L180	S14°13'26"W	3.07'



LOCATION MAP (NOT TO SCALE)

Certificate of Ownership and Dedication
[illegible]
SC Acquisitions, LLC Owner/Developer

Certificate of Assumption for Private Roads
[illegible]
SC Acquisitions, LLC Owner/Developer

Certificate of Use of Completion
[illegible]
Planning Director

Certificate of Construction
[illegible]
Registered Engineer

Certificate of Approval
[illegible]
Planning Director

Certificate of Authority
[illegible]
July 21, 2015
Registered Land Surveyor
JAMES W. CAPPS

NOTE
[illegible]

LEGEND
[illegible]

NOTE: ALL ROAD RIGHT OF WAYS ARE FOR ACCESS AND UTILITIES.
ALL CORNERS ARE 1/2" REBAR(S)
EXCEPT CORNERS ALONG LAKE SHORELINE

SOUTH CAROLINA
JAMES W. CAPPS
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

ENGINEER:
ALLIANCE CONSULTING ENGINEERS, INC.
DAN ESTERLA, PE
124 VERDAE BLVD, BONAVENTURE II, SUITE 505
GREENVILLE, SC 29607
PHONE 864-284-1740

OWNER/DEVELOPER:
SC ACQUISITIONS, LLC
9821 COGDILL ROAD, SUITE 1
KNOXVILLE, TN 37932
PHONE 800-875-1800

SHEET 2 OF 2

FINAL SUBDIVISION PLAT OF:

SUNSET COVE

TOWNSHIP: WAGENER   TAX I.D.: 178 00 01 049
COUNTY: OCONEE   STATE: SOUTH CAROLINA
DATE: JULY 21, 2015   JOB NO.: 0615110

REVISIONS

DATE	DESCRIPTION

CBS Surveying & Mapping Inc
3610 UNION HIGHWAY PO BOX 578
GAFFNEY, SC 29342
(864) 489-3066
CBSSURVEYING@AOL.COM