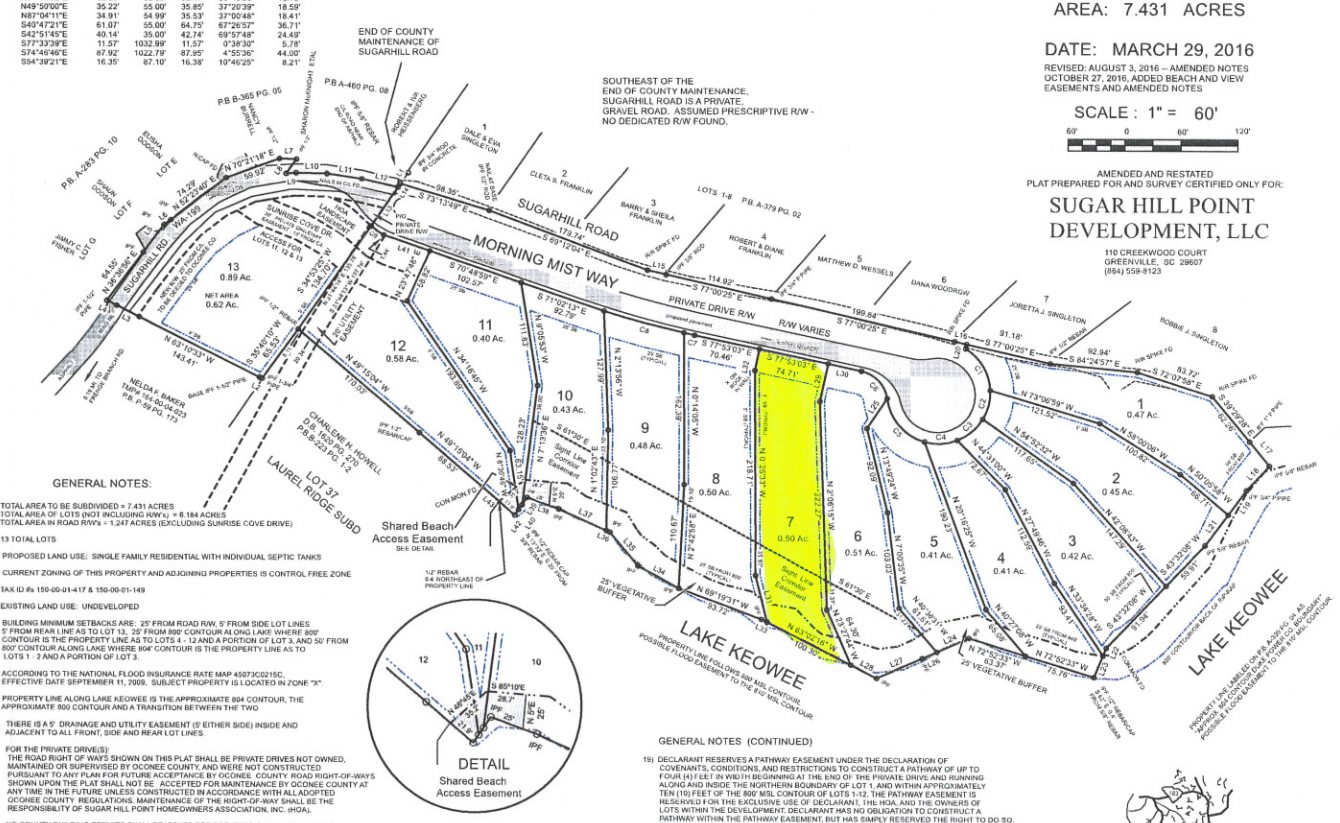
PLAT # D-1290-16

REFERENCE NORTH
P.B. P-27 PG. 458

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	S34°40'19"W	14.30'	L10	S88°23'41"E	32.61'	L19	S36°36'39"W	32.14'	L28	N63°02'16"W	30.71'	L37	N65°49'04"W	55.19'
L2	N63°10'33"W	2.75'	L11	S81°19'36"E	37.73'	L20	N12°06'56"E	5.01'	L29	N12°06'58"E	41.32'	L38	N69°44'48"W	35.83'
L3	N63°10'33"W	26.76'	L12	S76°58'29"E	38.99'	L21	S36°36'39"W	41.09'	L30	S77°53'03"E	36.24'	L39	S33°58'45"W	9.45'
L4	N63°10'33"W	11.62'	L13	S34°05'17"W	50.37'	L22	S22°34'24"W	9.06'	L31	N13°36'08"W	51.33'	L40	S34°16'30"W	6.21'
L5	N36°22'20"E	36.92'	L14	N34°40'19"E	4.72'	L23	S22°34'24"W	24.74'	L32	N12°06'57"E	23.63'	L41	S70°48'44"E	51.74'
L6	N52°20'16"E	8.69'	L15	S77°00'25"E	20.01'	L24	S66°17'50"W	37.13'	L33	N63°02'16"W	6.53'	L42	S34°05'55"W	7.11'
L7	S88°24'59"E	18.00'	L16	S77°00'25"E	12.87'	L25	N33°31'49"E	38.40'	L34	N61°12'09"W	49.49'	L43	N49°15'04"W	45.30'
L8	S36°00'50"W	18.50'	L17	S39°40'00"E	33.05'	L26	S66°17'47"W	16.84'	L35	N39°59'58"W	46.75'			
L9	N86°18'10"E	10.62'	L18	S42°39'25"W	35.81'	L27	S66°21'10"W	52.75'	L36	N65°49'04"W	4.16'			

SUGAR HILL POINT

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N30°41'39"W	51.69'	55.00'	53.81'	56°03'31"	29.28'
C2	N14°14'52"E	32.00'	55.00'	32.47'	33°49'29"	16.72'
C3	N49°50'00"E	35.22'	55.00'	35.85'	37°20'39"	18.59'
C4	N87°04'11"E	34.91'	54.99'	35.53'	37°00'48"	18.41'
C5	S40°47'21"E	61.07'	55.00'	64.75'	67°26'57"	36.71'
C6	S42°51'45"E	40.14'	35.00'	42.74'	69°57'48"	24.49'
C7	S77°33'39"E	11.57'	1032.99'	11.57'	0°38'30"	5.78'
C8	S74°46'46"E	87.92'	1022.79'	87.95'	4°55'36"	44.00'
C9	S54°39'21"E	16.35'	87.10'	16.38'	10°46'25"	8.21'



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1) TOTAL AREA TO BE SUBDIVIDED = 7.431 ACRES
TOTAL AREA OF LOTS (NOT INCLUDING R/W's) = 6.184 ACRES
TOTAL AREA IN ROAD R/W's = 1.247 ACRES (EXCLUDING SUNRISE COVE DRIVE)

2) 13 TOTAL LOTS

3) PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL WITH INDIVIDUAL SEPTIC TANKS

4) CURRENT ZONING OF THIS PROPERTY AND ADJOINING PROPERTIES IS CONTROL FREE ZONE

5) TAX ID #s 150-00-01-417 & 150-00-01-149

6) EXISTING LAND USE: UNDEVELOPED

7) BUILDING MINIMUM SETBACKS ARE: 25' FROM ROAD R/W, 5' FROM SIDE LOT LINES
5' FROM REAR LINE AS TO LOT 13, 25' FROM 800' CONTOUR ALONG LAKE WHERE 800' CONTOUR IS THE PROPERTY LINE AS TO LOTS 4 - 12 AND A PORTION OF LOT 3, AND 50' FROM 800' CONTOUR ALONG LAKE WHERE 804' CONTOUR IS THE PROPERTY LINE AS TO LOTS 1 - 2 AND A PORTION OF LOT 3.

8) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP 45073C0215C, EFFECTIVE DATE SEPTEMBER 11, 2009, SUBJECT PROPERTY IS LOCATED IN ZONE "X".

9) PROPERTY LINE ALONG LAKE KEOWEE IS THE APPROXIMATE 804 CONTOUR, THE APPROXIMATE 800 CONTOUR AND A TRANSITION BETWEEN THE TWO

10) THERE IS A 5' DRAINAGE AND UTILITY EASEMENT (5' EITHER SIDE) INSIDE AND ADJACENT TO ALL FRONT, SIDE AND REAR LOT LINES.

11) FOR THE PRIVATE DRIVE(S):
THE ROAD RIGHT OF WAYS SHOWN ON THIS PLAT SHALL BE PRIVATE DRIVES NOT OWNED, MAINTAINED OR SUPERVISED BY OCONEE COUNTY, AND WERE NOT CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY OCONEE COUNTY ROAD RIGHT-OF-WAYS SHOWN UPON THE PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY OCONEE COUNTY AT ANY TIME IN THE FUTURE UNLESS CONSTRUCTED IN ACCORDANCE WITH ALL ADOPTED OCONEE COUNTY REGULATIONS. MAINTENANCE OF THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF SUGAR HILL POINT HOMEOWNERS ASSOCIATION, INC. (HOA).

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

13) THERE ARE NO KNOWN CELLULOSIC BURIAL SITE(S) FOUND ON THE PROPERTY

14) A NATURAL VEGETATIVE BUFFER SHALL BE ESTABLISHED ON ALL WATERFRONT PARCELS WHOSE PROPERTY LINE IS LOCATED WITHIN 25 FEET FROM THE FULL POND CONTOUR.

15) NO DEVELOPMENT ACTIVITY OR SOIL DISTURBANCE SHALL OCCUR INSIDE THE 25' NATURAL VEGETATIVE BUFFER AREA, UNLESS PERMITTED BY THE OCONEE COUNTY ZONING ADMINISTRATOR.

16) SUNRISE COVE DRIVE IS THE PRIVATE DRIVEWAY ACCESS FOR LOTS 11, 12, & 13.

17) THE PUBLIC RIGHT-OF-WAY OF SUGARHILL ROAD IS TO BE EXTENDED FROM PRESCRIPTIVE RIGHT-OF-WAY TO 25' EITHER SIDE OF CENTERLINE FOR THE PORTION OF THIS PROJECT LOCATED ALONG THE PUBLIC PORTION OF SUGARHILL ROAD.

18) THIS AMENDED PLAT AMENDS AND SUPERSEDES THE PLAT RECORDED IN PLAT BOOK B-550 PAGES 3 AND 4 , OCONEE COUNTY REGISTRY.

LOT	LINEAR LAKE FRONTAGE
1	101.0'
2	101.0'
3	101.0'
4	100.5'
5	100.5'
6	100.3'
7	100.3'
8	100.2'
9	100.4'
10	100.4'
11	6.2'
12	29.5'

GENERAL NOTES (CONTINUED)

19) DECLARANT RESERVES A PATHWAY EASEMENT UNDER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TO CONSTRUCT A PATHWAY OF UP TO FOUR (4) FEET IN WIDTH BEGINNING AT THE END OF THE PRIVATE DRIVE AND RUNNING ALONG AND INSIDE THE NORTHERN BOUNDARY OF LOT 1, AND WITHIN APPROXIMATELY TEN (10) FEET OF THE 800' MSL CONTOUR OF LOTS 1-12. THE PATHWAY EASEMENT IS RESERVED FOR THE EXCLUSIVE USE OF DECLARANT, THE HOA, AND THE OWNERS OF LOTS WITHIN THE DEVELOPMENT. DECLARANT HAS NO OBLIGATION TO CONSTRUCT A PATHWAY WITHIN THE PATHWAY EASEMENT, BUT HAS SIMPLY RESERVED THE RIGHT TO DO SO.

NOTE: ROAD/DRIVE R/W'S ARE FOR ACCESS AND UTILITIES

NOTE: IPF = 5/8" REBAR UNLESS NOTED
ALL CORNERS ARE 1/2" REBAR/CAP SET UNLESS NOTED
SB = SETBACK

NOTE: THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, R/W's AND/OR RESTRICTIONS THAT MAY EXIST OF RECORD OR ON THE SITE

SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, AND CONDITIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUGAR HILL POINT, TO BE RECORDED IMMEDIATELY FOLLOWING THE RECORDATION OF THIS PLAT.

THE HOA RESERVES A LANDSCAPE EASEMENT ON LOT 13 FOR THE AREA BETWEEN SUGARHILL ROAD, MORNING MIST WAY, AND SUNRISE COVE DRIVE.

THIS PLAT REPRESENTS A SURVEY OF :

SUGAR HILL POINT

WAGENER TOWNSHIP
OCONEE COUNTY
SOUTH CAROLINA

TMP#S 150-00-01-417 & 150-00-01-149
REF. D.B. 1934 Pg. 281, D.B. 2121 Pg. 131
REF. PB/Pg P-27/458, A-379/02, P-43/331
ALSO PLAT BY S.R.EDWARDS 06-12-2013

AREA: 7.431 ACRES

DATE: MARCH 29, 2016
REVISED: AUGUST 3, 2016 -- AMENDED NOTES
OCTOBER 27, 2016, ADDED BEACH AND VIEW EASEMENTS AND AMENDED NOTES

SCALE : 1" = 60'
60' 0 60' 120'

AMENDED AND RESTATED
PLAT PREPARED FOR AND SURVEY CERTIFIED ONLY FOR:

SUGAR HILL POINT DEVELOPMENT, LLC
110 CREEKWOOD COURT
GREENVILLE, SC 29607
(864) 559-8123

FINAL PLAT - FOR RECORDING

Certificate of Ownership and Dedication:

It is hereby certified that (I/We) are the owner(s) of the property shown and described hereon and that (I/We) hereby dedicate all roads, alleys, walks, parks, and other sites to public or private as noted.

_____, 2016

_____
Sugar Hill Point Development, LLC Owner/Developer

Certificate of Maintenance for Private Roads:

The road right-of-way shown on this plat shall be private drives not owned, maintained or supervised by Oconee County, and were not constructed pursuant to any plan for future acceptance by Oconee County. Road rights-of-way shown upon the plat shall not be accepted for maintenance by Oconee County at any time in the future unless constructed in accordance with all adopted Oconee County regulations. Maintenance of rights-of-way shall be the responsibility of Sugar Hill Point Homeowners Association, Inc

_____, 2016

_____
Sugar Hill Point Development, LLC Owner/Developer

Certificate in Lieu of Completion:

The developer of this subdivision has filed the appropriate security in lieu of completion prior to recording the final plat.

_____, 2016

_____
Planning Director

Certificates of Construction:

I hereby certify that the roads,[ ] drainage,[ ] water,[ ] sewer,[ ] and central systems,[ ] in Sugar Hill Point subdivision as shown on Plat dated _____ prepared by John Robert Tuten, have been installed substantially in accordance with the Preliminary Plan (Construction Drawings) approved.

_____
Registered Engineer

Certificate of Approval:

The subdivision plat hereon has been found to comply with the Oconee County Land Development Regulations and has been approved for recording. I certify that this plat creates a subdivision subject to and approved in accordance with the ordinances of Oconee County.

_____, 2016

_____
Planning Director

Certificate of Accuracy:

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Oconee County Land Development and Subdivision Regulations and the monuments shown have been placed to the specifications set forth in said regulations.

_____
SC PLS# 11913
Registration No. Registered Land Surveyor
John Robert Tuten

NOTE: AS TO ADDITIONAL SIGNATURES REQUIRED ABOVE: THE LAND SURVEYOR IS ONLY CERTIFYING THE LAND SURVEYING PORTION OF THIS PLAT. ANY OTHER CERTIFICATIONS, AUTHORIZATIONS, AND/OR APPROVALS TOGETHER WITH THEIR ACCOMPANYING SIGNATURES, ARE NOT UNDER THE AUTHORITY, SCOPE, OR CERTIFICATION OF THIS SURVEYOR.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR (LAND) SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

ANY WARRANTY FOR THIS SURVEY IS NON TRANSFERABLE

© COPYRIGHT BY:
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S.C.P.L.S. NO. 11913
712 FREEMAN ROAD
LIBERTY, SC 29657
PHONE NO.: (864)261-7302
email: tutensurveying@gmail.com

FILE: SUGAR HILL POINT JOB# D-1290-16

Traverse PC