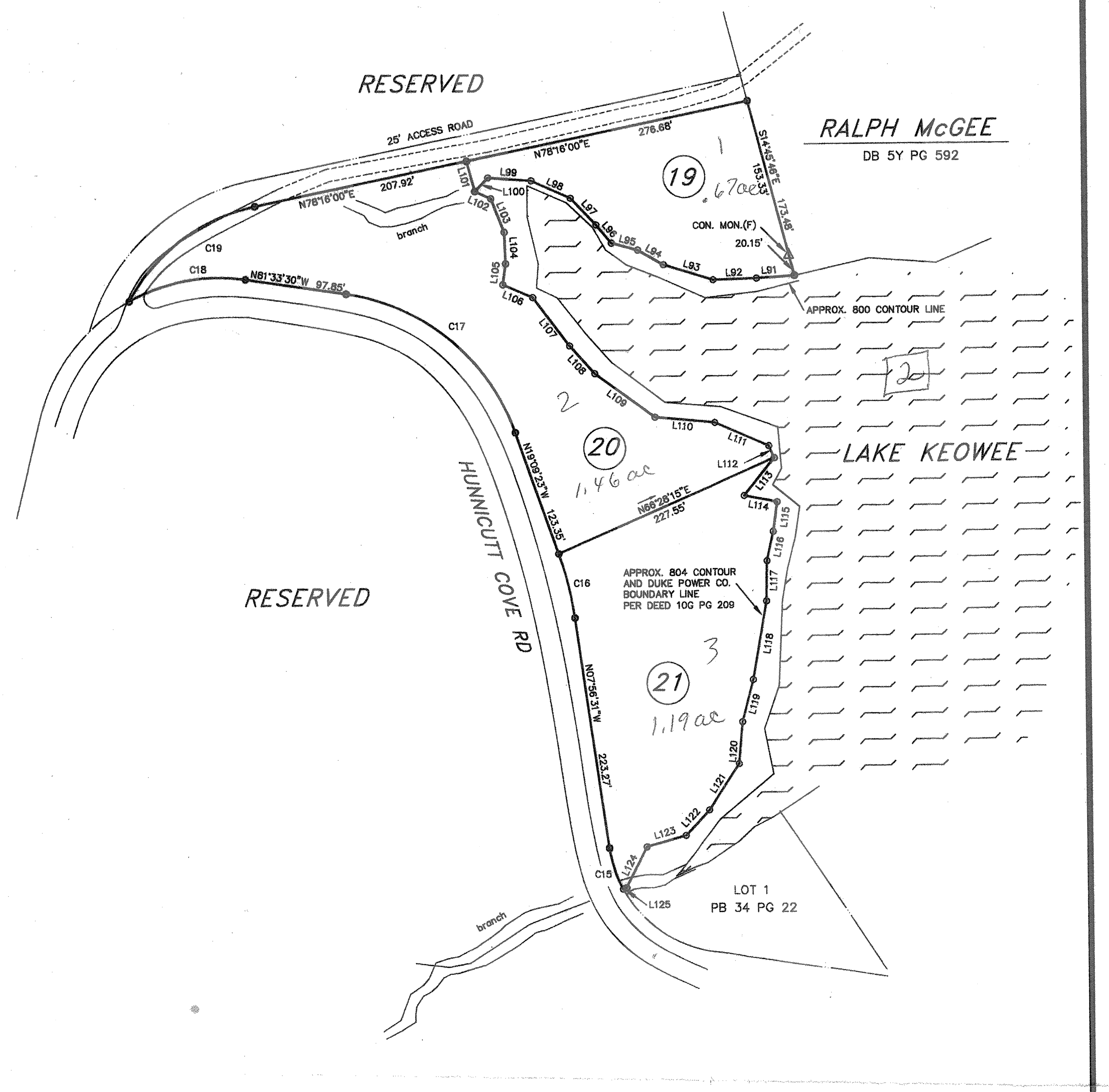
FILED OCONEE, SC
SALLIE C. SMITH
CLERK OF COURT

1996 SEP 19 PM 2:54

Recorded this 19 day of Sept A.D., 19 96 in Vol. A440 Page 9 and Certified:

Sallie C Smith
C.C.C.P.G.S.

Oconee County, S.C.



SECTION 2

LINE TABLES

LOT NO. 1

LINE	DIRECTION	DISTANCE
L14	S13°24'23"W	40.94'
L15	S14°56'32"W	32.58'
L16	S13°59'45"W	27.37'
L13	N00°00'00"E	57.18'

LOT NO. 2

LINE	DIRECTION	DISTANCE
L17	S14°10'49"W	29.85'
L18	S12°45'24"W	39.54'
L19	S32°55'48"W	34.10'

LOT NO. 3

LINE	DIRECTION	DISTANCE
L20	S32°52'33"W	16.39'
L21	S48°32'50"W	71.31'
L22	S44°02'35"E	50.26'

LOT NO. 4

LINE	DIRECTION	DISTANCE
L23	S44°02'10"E	27.45'
L24	S06°54'40"E	33.24'
L25	S24°26'38"W	48.33'
L26	S51°39'21"W	6.46'

LOT NO. 5

LINE	DIRECTION	DISTANCE
L27	S52°12'09"W	39.15'
L28	S28°00'33"E	53.24'
L29	S03°38'07"W	28.95'

LOT NO. 6

LINE	DIRECTION	DISTANCE
L30	S03°44'50"W	26.81'
L31	S10°24'26"W	41.03'
L32	S15°31'03"W	32.48'

LOT NO. 7

LINE	DIRECTION	DISTANCE
L3	N39°12'33"W	54.73'
L33	S15°20'55"W	16.28'
L34	S01°19'56"E	43.01'
L35	S33°41'19"E	57.69'

LOT NO. 8

LINE	DIRECTION	DISTANCE
L36	S27°28'36"E	28.17'
L37	S07°45'55"E	22.20'
L38	S24°26'38"W	48.33'
L39	S08°07'48"W	35.36'
L40	S18°27'50"W	44.27'

LOT NO. 9

LINE	DIRECTION	DISTANCE
L41	S17°16'41"W	16.77'
L42	S19°58'59"W	58.52'
L43	S46°00'01"W	38.12'
L44	S51°06'37"W	37.12'
L45	S84°02'06"W	25.64'
L46	N81°54'05"W	30.11'
L47	N81°48'59"W	31.02'

LOT NO. 10

LINE	DIRECTION	DISTANCE
L48	N85°00'08"W	23.07'
L49	S84°46'17"W	35.73'
L50	S87°49'29"W	45.48'
L51	S77°54'07"W	15.66'

LOT NO. 11

LINE	DIRECTION	DISTANCE
L52	S77°08'14"W	10.63'
L53	N57°06'44"W	33.78'
L54	S77°05'23"W	24.80'
L55	S20°25'03"W	30.32'
L56	S62°23'20"W	25.22'

LOT NO. 12

LINE	DIRECTION	DISTANCE
L57	S62°38'57"W	11.71'
L58	S77°14'01"W	26.70'
L59	S89°40'54"W	17.03'
L60	N70°01'38"W	41.20'
L61	N46°11'32"W	24.84'
L62	N26°19'15"W	29.66'
L63	N03°58'08"E	24.72'
L64	N24°52'00"W	20.63'

LOT NO. 13

LINE	DIRECTION	DISTANCE
L65	N63°04'50"E	10.90'
L66	S02°35'33"E	20.68'
L67	S26°51'07"W	4.77'
L68	S74°48'00"W	11.22'
L69	S23°42'15"E	34.69'
L70	S07°23'38"W	33.85'
L71	S04°13'10"E	34.94'
L72	S19°50'00"W	18.98'
L73	S44°42'40"W	21.41'
L74	S65°25'58"W	26.14'

LOT NO. 14

LINE	DIRECTION	DISTANCE
L75	S67°15'53"W	33.50'
L76	S66°33'51"W	32.88'
L77	S70°35'08"W	31.74'

LOT NO. 15

LINE	DIRECTION	DISTANCE
L78	N87°40'48"W	26.08'
L79	S87°06'15"W	36.82'
L80	N71°47'08"W	42.01'

LOT NO. 16

LINE	DIRECTION	DISTANCE
L81	N52°04'25"W	27.10'
L82	N51°09'17"W	44.12'
L83	N74°43'29"W	35.98'
L84	N77°15'02"W	60.55'

LOT NO. 17

LINE	DIRECTION	DISTANCE
L85	S60°56'11"W	44.27'
L86	S76°19'53"W	29.11'
L87	S57°36'14"W	39.96'

LOT NO. 18

LINE	DIRECTION	DISTANCE
L88	S57°22'43"W	22.51'
L89	S79°58'31"W	44.56'
L90	S51°18'52"W	35.11'

LOT NO. 5A

LINE	DIRECTION	DISTANCE
L4	N81°51'40"W	87.16'
L11	S01°15'09"E	94.38'

LOT NO. 6A

LINE	DIRECTION	DISTANCE
L4	N81°51'40"W	87.16'
L5	S81°52'22"E	101.10'

LOT NO. 11A

LINE	DIRECTION	DISTANCE
L5	S81°52'22"E	101.10'
L10	S73°41'01"W	21.16'
L9	S73°41'01"W	99.74'
L7	N16°18'59"W	55.40'

LOT NO. 1A

LINE	DIRECTION	DISTANCE
L13	S00°00'00"W	57.18'

LOT NO. 2A

LINE	DIRECTION	DISTANCE
L12	S01°15'09"E	51.89'

LOT NO. 19

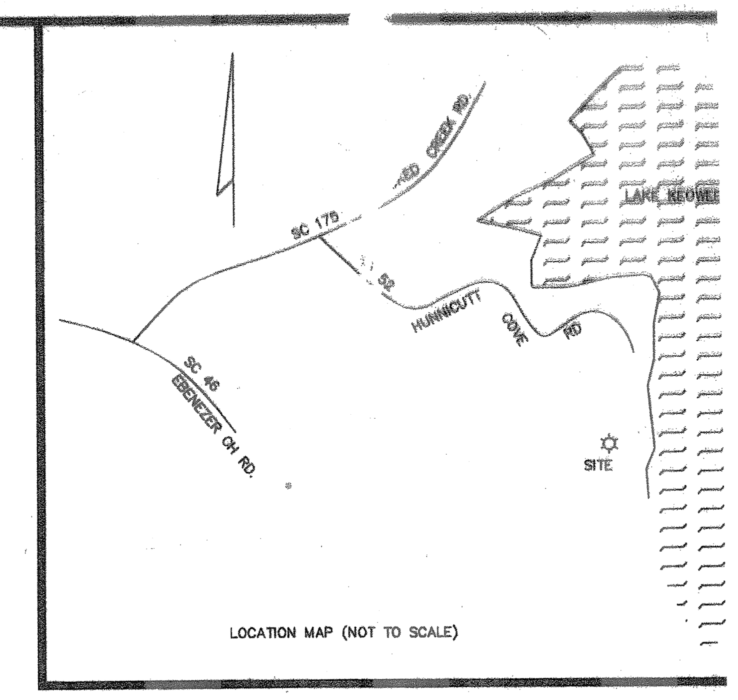
LINE	DIRECTION	DISTANCE
L91	S85°55'51"W	36.56'
L92	S88°17'22"W	42.26'
L93	N72°50'33"W	49.85'
L94	N80°19'39"W	28.62'
L95	N74°46'04"W	26.22'
L96	N39°46'[illegible]"W	22.97'
L97	N43°29'28"W	35.61'
L98	N65°39'02"W	41.10'
L99	N85°38'49"W	41.78'
L100	S43°50'14"W	18.12'
L101	N14°54'16"W	30.06'

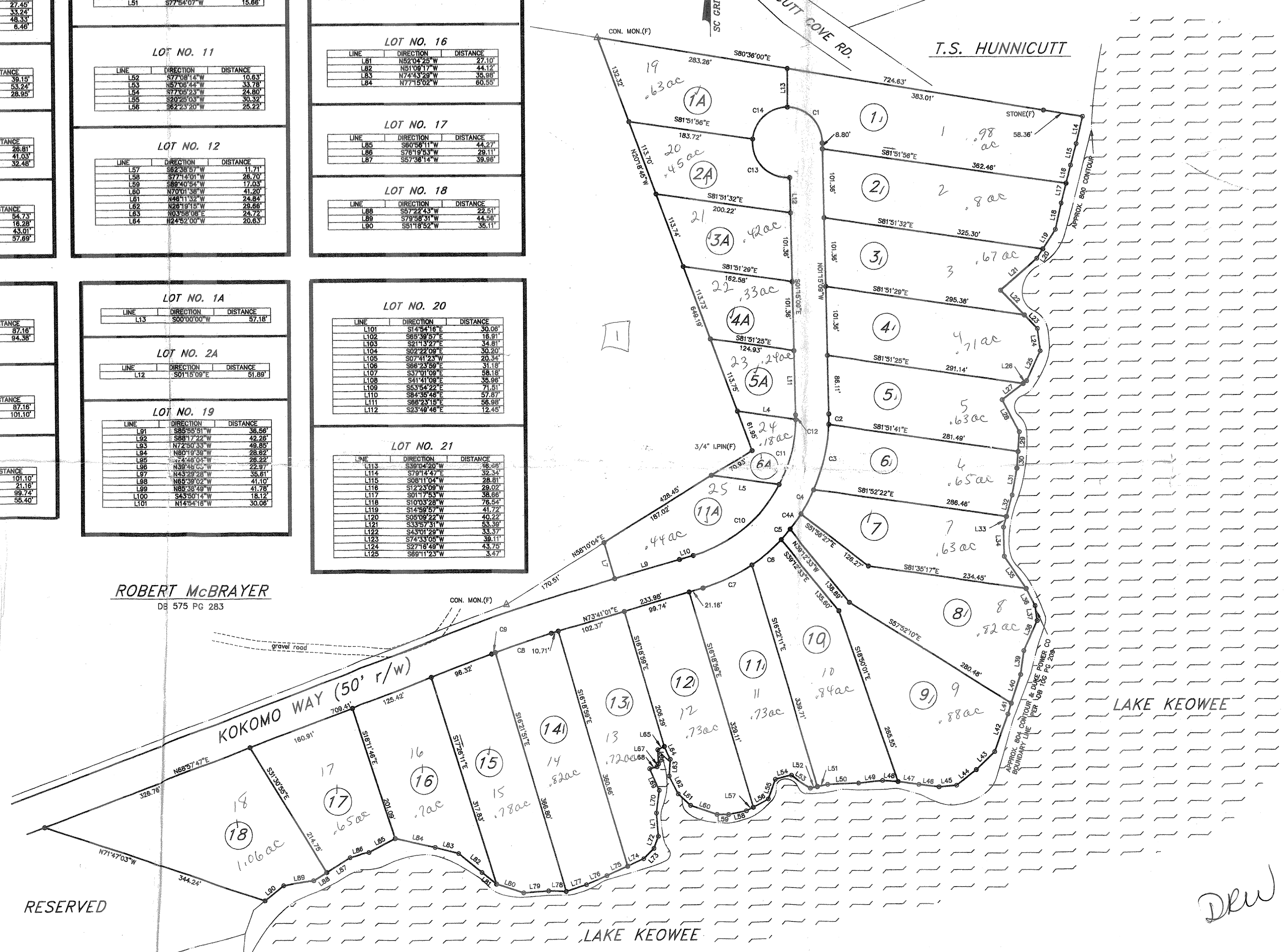
LOT NO. 20

LINE	DIRECTION	DISTANCE
L101	S14°54'16"E	30.06'
L102	S65°39'57"E	16.91'
L103	S21°13'27"E	34.81'
L104	S02°22'09"E	30.20'
L105	S07°41'23"W	20.34'
L106	S66°23'59"E	31.18'
L107	S37°01'09"E	58.18'
L108	S41°41'09"E	35.96'
L109	S53°54'22"E	71.51'
L110	S84°35'46"E	57.87'
L111	S66°23'15"E	56.98'
L112	S23°49'46"E	12.45'

LOT NO. 21

LINE	DIRECTION	DISTANCE
L113	S39°04'20"W	46.66'
L114	S79°14'47"E	32.34'
L115	S08°11'04"W	28.81'
L116	S12°23'09"W	29.02'
L117	S01°17'53"W	38.66'
L118	S10°03'28"W	76.54'
L119	S14°59'57"W	41.72'
L120	S05°09'22"W	40.22'
L121	S33°57'31"W	53.39'
L122	S43°01'29"W	33.37'
L123	S74°33'05"W	39.11'
L124	S27°16'49"W	43.75'
L125	S69°11'23"W	3.47'





CURVE TABLES

LOT NO. 1

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	51.92'	82.31'	73.96'	N44°35'06"W

LOT NO. 5

CURVE	RADIUS	LENGTH	CHORD	BEARING
C2	261.87'	15.18'	15.18'	N00°24'30"E

LOT NO. 6

CURVE	RADIUS	LENGTH	CHORD	BEARING
C3	261.87'	101.00'	100.38'	N13°07'07"E

LOT NO. 7

CURVE	RADIUS	LENGTH	CHORD	BEARING
C4	261.87'	39.95'	39.92'	N28°32'21"E

LOT NO. 8

CURVE	RADIUS	LENGTH	CHORD	BEARING
C4A	261.87'	28.88'	28.86'	N36°04'10"E

LOT NO. 9

CURVE	RADIUS	LENGTH	CHORD	BEARING
C5	261.87'	20.27'	20.27'	N41°26'48"E

LOT NO. 10

CURVE	RADIUS	LENGTH	CHORD	BEARING
C6	261.87'	57.12'	57.00'	N49°54'47"E

LOT NO. 11

CURVE	RADIUS	LENGTH	CHORD	BEARING
C7	261.87'	80.08'	79.77'	N64°55'22"E

LOT NO. 14

CURVE	RADIUS	LENGTH	CHORD	BEARING
C8	1120.91'	87.29'	87.27'	N71°27'09"E

LOT NO. 15

CURVE	RADIUS	LENGTH	CHORD	BEARING
C9	1120.91'	5.06'	5.06'	N69°05'32"E

LOT NO. 1A

CURVE	RADIUS	LENGTH	CHORD	BEARING
C14	51.92'	76.27'	69.59'	S47°55'09"W

LOT NO. 2A

CURVE	RADIUS	LENGTH	CHORD	BEARING
C13	51.92'	89.87'	79.06'	S43°44'54"E

LOT NO. 5A

CURVE	RADIUS	LENGTH	CHORD	BEARING
C12	211.87'	6.96'	6.96'	S00°18'44"E

LOT NO. 6A

CURVE	RADIUS	LENGTH	CHORD	BEARING
C11	211.87'	101.57'	100.60'	S14°21'48"W

LOT NO. 11A

CURVE	RADIUS	LENGTH	CHORD	BEARING
C10	211.87'	168.57'	164.16'	S50°53'26"W

LOT NO. 20

CURVE	RADIUS	LENGTH	CHORD	BEARING
C17	202.61'	220.66'	209.92'	N50°21'26"W
C18	176.81'	115.19'	113.16'	S79°46'42"W
C19	178.50'	155.74'	150.85'	N53°16'16"E

LOT NO. 21

CURVE	RADIUS	LENGTH	CHORD	BEARING
C15	117.80'	41.42'	41.21'	N18°00'53"W
C16	323.95'	63.41'	63.31'	N13°32'57"W

LOT AREAS

LOT NO. 1 .... 0.98 ACRES
LOT NO. 2 .... 0.80 ACRES
LOT NO. 3 .... 0.67 ACRES
LOT NO. 4 .... 0.71 ACRES
LOT NO. 5 .... 0.63 ACRES
LOT NO. 6 .... 0.65 ACRES
LOT NO. 7 .... 0.63 ACRES
LOT NO. 8 .... 0.82 ACRES
LOT NO. 9 .... 0.88 ACRES
LOT NO. 10 .... 0.84 ACRES
LOT NO. 11 .... 0.73 ACRES
LOT NO. 12 .... 0.73 ACRES
LOT NO. 13 .... 0.72 ACRES
LOT NO. 14 .... 0.82 ACRES
LOT NO. 15 .... 0.78 ACRES
LOT NO. 16 .... 0.70 ACRES
LOT NO. 17 .... 0.65 ACRES
LOT NO. 18 .... 1.06 ACRES
LOT NO. 19 .... 0.67 ACRES
LOT NO. 20 .... 1.46 ACRES
LOT NO. 21 .... 1.19 ACRES
LOT NO. 1A .... 0.63 ACRES
LOT NO. 2A .... 0.45 ACRES
LOT NO. 3A .... 0.42 ACRES
LOT NO. 4A .... 0.33 ACRES
LOT NO. 5A .... 0.24 ACRES
LOT NO. 6A .... 0.18 ACRES
LOT NO. 11A .... 0.44 ACRES

19.81

NOTES:

(S) DENOTES OBJECT SET
(F) DENOTES OBJECT FOUND
PROPERTY SUBJECT TO ANY VALID AND ENFORCEABLE EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
○ POINT – NO MONUMENT
#4 REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE
NO ACCESS TO HUNNICUTT RD. FROM LOT #1

SET-BACKS:

30 FEET FROM ROAD RIGHT OF WAY
50 FEET FROM REAR LOT LINE
50 FEET FROM 800 CONTOUR
10 FEET FROM SIDE LOT LINE (BUILDING LINE AND DRAINAGE AND UTILITY EASEMENT)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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 "A" SURVEY AS SPECIFIED THEREIN, DEED DESCRIPTION RECORDED IN BOOK * , PAGE --- ; WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 2nd DAY OF SEPTEMBER , 1996 ."

*SEE PLAT BOOK W PAGE 137

TED M. BEVERLY
PROFESSIONAL LAND SURVEYOR
7823

PLAT OF:
"KOKOMO ON KEOWEE SUBDIVISION PHASE 1
LOTS 1-21 AND LOTS 1A-6A AND 11A"
SHEET NO.1

TOWNSHIP:	WAGENER	TAX I.D.:	149 00 03 028
COUNTY:	OCONEE	STATE:	SOUTH CAROLINA
DATE:	JULY 29th, 1996	JOB NO.:	0796129

REVISIONS

DATE	DESCRIPTION
8/12/96	REVISE LOTS 7 & 8
8/29/96	DELETE LOT 12A
9/2/96	REVISE NAME
9/14/96	ADD SHEET 2, REVISE NAME

CBS Surveying & Mapping Inc.
25[illegible] E. CHEROKEE ST.
BLACKSBURG, S.C. [illegible] (864) 936-7056 (864) 839-3060
[illegible] [illegible]RKMONT ROAD
CHARLOTTE [illegible] 28217 (704) 536-0320

DRW