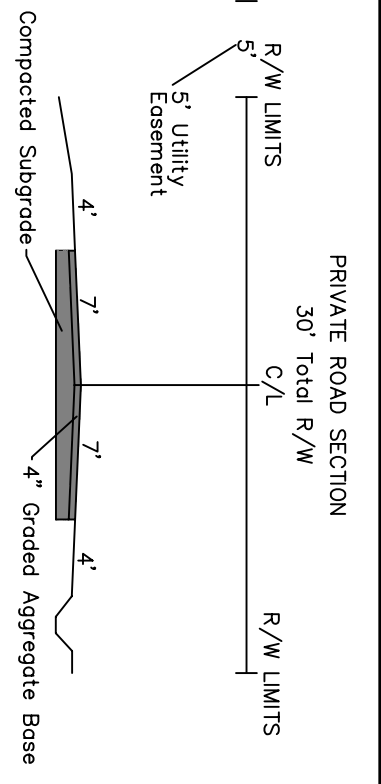
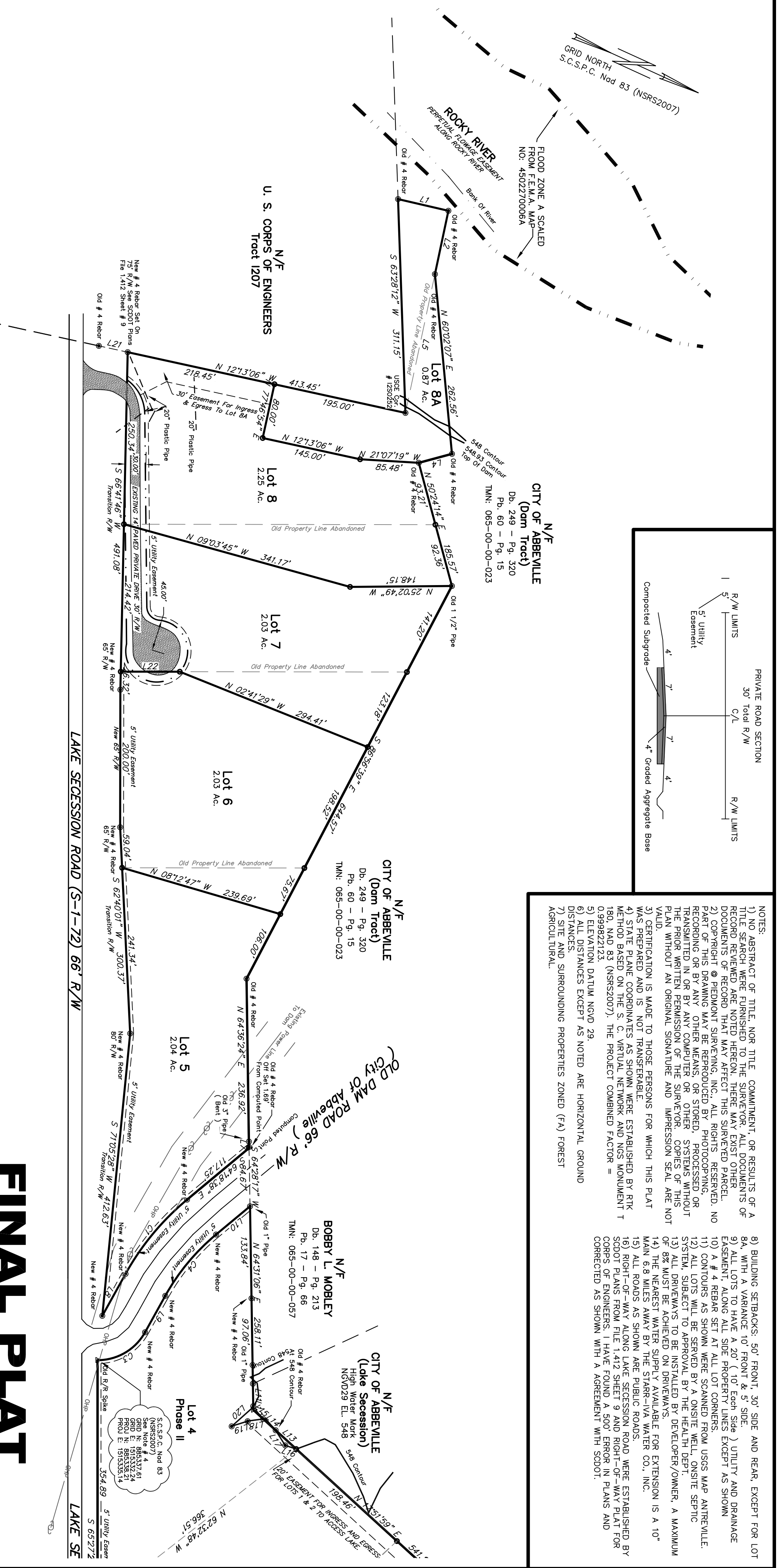


FLOOD ZONE A SCALED FROM FEMA MAP NO. 4502270006A

ROCKY RIVER
PERMANENT FLOWLINE EASEMENT
ALONG ROCKY RIVER



- NOTES:
- 1) NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
 - 2) COPYRIGHT © PIEDMONT SURVEYING, INC.; ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTODUPLICATION, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION SEAL ARE NOT VALID.
 - 3) CERTIFICATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT WAS PREPARED AND IS NOT TRANSFERABLE.
 - 4) STATE PLANE COORDINATES AS SHOWN WERE ESTABLISHED BY RTK METHOD BASED ON THE S. C. VIRTUAL NETWORK AND NGS MONUMENT 180, NAD 83 (NSRS2007). THE PROJECT COMBINED FACTOR = 0.999822123.
 - 5) ELEVATION DATUM NGVD 29.
 - 6) ALL DISTANCES EXCEPT AS NOTED ARE HORIZONTAL GROUND DISTANCES.
 - 7) SITE AND SURROUNDING PROPERTIES ZONED (FA) FOREST AGRICULTURAL.
 - 8) BUILDING SETBACKS: 50' FRONT, 30' SIDE AND REAR, EXCEPT FOR LOT 8A WITH A VARIANCE 10' FRONT & 5' SIDE.
 - 9) ALL LOTS TO HAVE A 20' (10' Each Side) UTILITY AND DRAINAGE EASEMENT, ALONG ALL SIDE PROPERTY LINES EXCEPT AS SHOWN.
 - 10) A # 4 REBAR SET AT ALL LOT CORNERS.
 - 11) CONTOURS AS SHOWN WERE SCANNED FROM USGS MAP ANNEVILLE.
 - 12) ALL LOTS WILL BE SERVED BY AN ONSITE WELL, ONSITE SEPTIC SYSTEM, SUBJECT TO APPROVAL BY THE HEALTH DEPT.
 - 13) ALL DRIVEWAYS TO BE INSTALLED BY DEVELOPER/OWNER. A MAXIMUM OF 8% MUST BE ACHIEVED ON DRIVEWAYS.
 - 14) THE NEAREST WATER SUPPLY AVAILABLE FOR EXTENSION IS A 10" MAIN 6.8 MILES AWAY BY THE STAR-IVA WATER CO., INC.
 - 15) ALL ROADS AS SHOWN ARE PUBLIC ROADS.
 - 16) RIGHT-OF-WAY ALONG LAKE SECESSION ROAD WERE ESTABLISHED BY SDDOT PLANS FROM FILE 1,412 SHEET 9 AND RIGHT-OF-WAY PLAT FOR CORPS OF ENGINEERS. I HAVE FOUND A 500' ERROR IN PLANS AND CORRECTED AS SHOWN WITH A AGREEMENT WITH SDDOT.

N/F
CITY OF ABBEVILLE
(Dam Tract)
Db. 249 - Pg. 320
Pb. 60 - Pg. 15
TMN: 065-00-00-023

N/F
CITY OF ABBEVILLE
(Dam Tract)
Db. 249 - Pg. 320
Pb. 60 - Pg. 15
TMN: 065-00-00-023

N/F
BOBBY L. MOBLEY
Db. 148 - Pg. 213
Pb. 17 - Pg. 66
TMN: 065-00-00-057

N/F
CITY OF ABBEVILLE
(Lake Seccession)
High Water Mark
NGVD29 EL. 548

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 11°29'04" W	75.15	L13	N 17°51'59" E	40.45
L2	N 77°26'21" E	94.23	L14	N 17°51'59" E	24.51
L4	S 39°37'28" E	49.98	L15	S 17°51'59" W	19.56
L5	N 77°26'45" E	206.30	L16	S 06°15'22" E	16.65
L7	N 64°28'17" E	9.50	L17	S 32°57'50" W	26.13
L8	S 85°31'27" W	69.79	L18	S 32°58'10" E	22.83
L9	N 85°31'27" W	60.58	L19	S 42°18'59" E	24.48
L10	N 64°18'38" W	64.22	L20	N 67°39'14" W	42.97
L11	N 64°37'48" E	32.66	L21	S 12°13'06" E	42.86
L12	N 64°37'48" E	5.36	L22	N 24°28'14" W	85.84

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	380.63	140.93	71.28	140.12	S 74°55'03" E	211°2'49"
C3	78.82	83.98	46.47	80.07	N 54°59'58" W	61°02'58"
C4	314.63	116.49	58.92	115.83	S 74°55'03" E	211°2'49"

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THE ROAD RIGHT-OF-WAY EASEMENTS SHOWN ON THIS PLAT SHALL BE PRIVATE ROADS, NOT OWNED, MAINTAINED OR SUPERVISED BY ABBEVILLE COUNTY, AND NOT CONSTRUCTED PURSANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY ABBEVILLE COUNTY.

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FINAL PLAT
SOUTHERN OAKS
SUBDIVISION
PHASE I
LOTS 5-8 & 8A
9.22 Ac. Total In Site
PART OF TMN: 065-00-00-128

REVISIONS	NO.	DATE	DESCRIPTION	BY
NO CHANGE LOT LINES TO CONFORM WITH PREC. RECORDING STATUTES AND PRIVATE DRIVE	1	9/14/09		RDP

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the Minimum Standards Manual for the practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein.

R. DANIEL PROCTOR P.L.S. # 11068

PIEDMONT SURVEYING, INC.
514 EAST LAUREL AVE.
GREENWOOD, S.C. 29649
PHONE: 864-233-3787

SEAL

PLAT PREPARED AT THE REQUEST OF
SNOW HILL INVESTMENTS, LLC PH 864-947-2504
GENERAL MANAGER: GUY THURMOND
124 FOREST GLENN DR. PIEDMONT, S.C. 29673

COUNTY OF ABBEVILLE SOUTH CAROLINA

SCALE: 1" = 100'

DATE: 1/14/09

TAX MAP: 065
PARCEL: 128
FIELD WORK: CS/MG/AP
DRAWN BY: RDP
FILE NO.: C-1416