

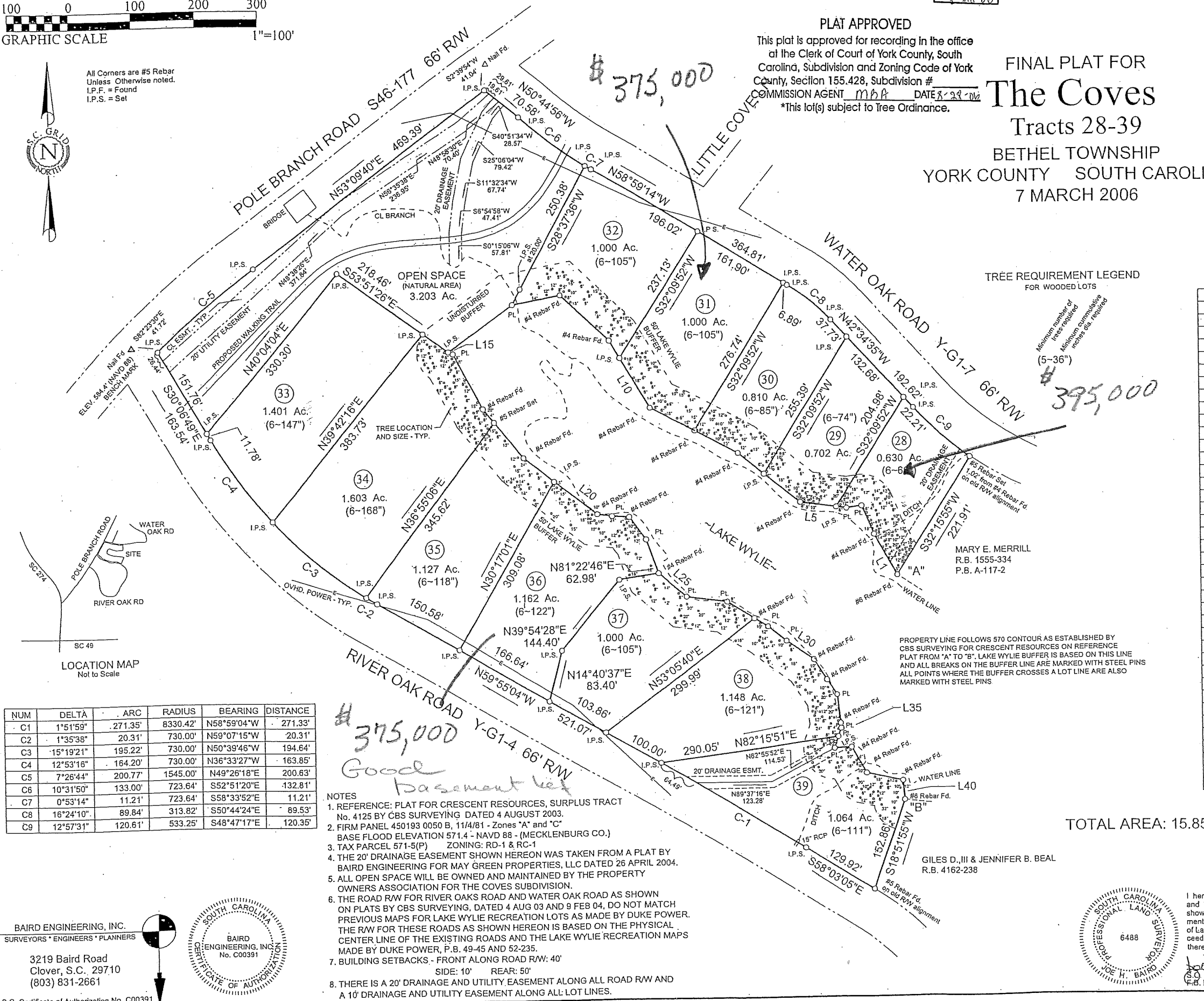
All Corners are #5 Rebar
Unless Otherwise noted.
I.P.F. = Found
I.P.S. = Set

REVISED
7-28-06

000311038 BK: D-134 PG: 6
08/28/2006 04:32:08PM
David Hamilton, Clerk of Court
York County, SC
REC FEE:10.00

PLAT APPROVED
This plat is approved for recording in the office
of the Clerk of Court of York County, South
Carolina, Subdivision and Zoning Code of York
County, Section 155.428, Subdivision # _____
COMMISSION AGENT MBA DATE 8-29-06
*This lot(s) subject to Tree Ordinance.

FINAL PLAT FOR
The Coves
Tracts 28-39
BETHEL TOWNSHIP
YORK COUNTY SOUTH CAROLINA
7 MARCH 2006



TREE REQUIREMENT LEGEND
FOR WOODED LOTS

Minimum number of
trees retained
Minimum cumulative
radius dia. required
(5'-36")

L1	N29°00'31"W	74.65'
L2	N22°59'23"W	49.41'
L3	S82°09'38"W	24.53'
L4	N81°51'28"W	16.59'
L5	N81°51'28"W	58.47'
L6	N51°28'52"W	75.06'
L7	N51°28'52"W	53.89'
L8	N62°32'33"W	78.85'
L9	N62°32'33"W	79.93'
L10	N30°16'03"W	92.74'
L11	N30°16'03"W	32.30'
L12	N46°16'44"W	107.11'
L13	S79°41'16"W	78.87'
L14	S54°12'25"W	127.59'
L15	S67°10'09"E	7.97'
L16	S28°17'10"E	99.99'
L17	S39°35'10"E	28.09'
L18	S39°35'10"E	73.88'
L19	S51°52'31"E	62.17'
L20	S51°52'31"E	87.26'
L21	S81°40'38"E	23.61'
L22	S86°18'22"E	27.02'
L23	S35°45'44"E	44.85'
L24	S19°31'07"E	57.42'
L25	S49°09'04"E	58.04'
L26	S82°57'46"E	65.99'
L27	S58°52'50"E	51.76'
L28	S58°52'50"E	25.68'
L29	S52°10'04"E	38.08'
L30	S55°10'04"E	53.44'
L31	S32°34'59"E	38.34'
L32	S33°58'20"E	29.44'
L33	S6°30'50"E	46.35'
L34	S3°02'50"E	7.99'
L35	S19°11'01"W	14.11'
L36	S19°11'01"W	19.86'
L37	N86°49'29"E	27.73'
L38	S29°09'50"E	47.95'
L39	S77°36'52"E	59.24'
L40	S4°24'22"E	31.25'

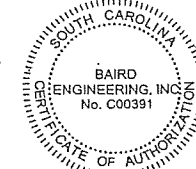
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1°51'59"	271.35'	8330.42'	N58°59'04"W	271.33'
C2	1°35'38"	20.31'	730.00'	N59°07'15"W	20.31'
C3	15°19'21"	195.22'	730.00'	N50°39'46"W	194.64'
C4	12°53'16"	164.20'	730.00'	N36°33'27"W	163.85'
C5	7°26'44"	200.77'	1545.00'	N49°26'18"E	200.63'
C6	10°31'50"	133.00'	723.64'	S52°51'20"E	132.81'
C7	0°53'14"	11.21'	723.64'	S58°33'52"E	11.21'
C8	16°24'10"	89.84'	313.82'	S50°44'24"E	89.53'
C9	12°57'31"	120.61'	533.25'	S48°47'17"E	120.35'

\$375,000
Good basement lot

- NOTES**
- REFERENCE: PLAT FOR CRESCENT RESOURCES, SURPLUS TRACT No. 4125 BY CBS SURVEYING DATED 4 AUGUST 2003.
 - FIRM PANEL 450193 0050 B, 11/4/81 - Zones "A" and "C" BASE FLOOD ELEVATION 571.4 - NAVD 88 - (MECKLENBURG CO.)
 - TAX PARCEL 571-5(P) ZONING: RD-1 & RC-1
 - THE 20' DRAINAGE EASEMENT SHOWN HEREON WAS TAKEN FROM A PLAT BY BAIRD ENGINEERING FOR MAY GREEN PROPERTIES, LLC DATED 26 APRIL 2004.
 - ALL OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION FOR THE COVES SUBDIVISION.
 - THE ROAD RW FOR RIVER OAK ROAD AND WATER OAK ROAD AS SHOWN ON PLATS BY CBS SURVEYING, DATED 4 AUG 03 AND 9 FEB 04, DO NOT MATCH PREVIOUS MAPS FOR LAKE WYLIE RECREATION LOTS AS MADE BY DUKE POWER. THE RW FOR THESE ROADS AS SHOWN HEREON IS BASED ON THE PHYSICAL CENTER LINE OF THE EXISTING ROADS AND THE LAKE WYLIE RECREATION MAPS MADE BY DUKE POWER, P.B. 49-45 AND 52-235.
 - BUILDING SETBACKS - FRONT ALONG ROAD RW: 40'
SIDE: 10' REAR: 50'
 - THERE IS A 20' DRAINAGE AND UTILITY EASEMENT ALONG ALL ROAD RW AND A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES.

TOTAL AREA: 15.850 Acres

BAIRD ENGINEERING, INC.
SURVEYORS * ENGINEERS * PLANNERS
3219 Baird Road
Clover, S.C. 29710
(803) 831-2661



"BOUNDARY SURVEY"
I hereby state to the best of my knowledge information and belief, and in my professional opinion, 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", and meets or exceeds the requirements for a "Class A" survey as specified therein.
GILES D., III & JENNIFER B. BEAL
R.B. 4162-238
CLOVER, S.C.
JOB NO. 051215F