



Meeting agenda

Monday September 25, 2023 6:00pm

1. Call to order
2. Approval of minutes: 08/22/23
3. Brief statement about rules and procedures
4. Variance application #VA23-000013- Elisa Sander of Seamon Whiteside is requesting a variance from the side setback requirements for internal side setbacks on a townhome project to plat individual townhomes for sale. TMS 255-00-01-073, with the nearest address of 99 Jason Dr Seneca SC 29678
5. Variance application #VA23-000014- Bennett Keasler is requesting a setback reduction to 10' front, 5' side and rear TMS 310-00-02-156 with the nearest address of 415 Watershed Rd Seneca SC 29678
6. Adjourn

Oconee County Board of Zoning Appeals

Council Chambers
415 South Pine Street
Walhalla, S.C. 29691

www.oconeesc.com

YouTube: "YourOconee"

Staff contact

846-638-4218
planninginfo@oconeesc.com

BOARD MEMBERS

James Henderson, District I	Thomas James, District IV
Gwen Fowler, District II	Bill Gilster, District III
John Eagar, Chairman, At-Large	Tim Mays, District V
Bill Decker, At-Large	

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

Minutes

6:00 PM – August 22, 2023,

Members in Attendance

Gwen Fowler
Thomas James
Tim Mays

Bill Gilster
John Eagar

Staff

James Coley

Media

NA

ITEM 1 – Call to Order – Mr. Eagar called the meeting to order at 6:00 PM.

ITEM 2 – Motion to amend- Mr. Mays made a motion to amend the agenda to remove item 2, left on by error, second by Mr. Gilster. The motion passed 5/0

ITEM 3 – Motion to approve the minutes from May 22, 2023 – Mr. Gilster made a **motion** to approve the minutes; seconded by Mr. Mays. Mr. Eagar called for a vote. The motion passed 5/0.

ITEM 4 – Brief statement about rules and procedures – Mr. Eagar outlined the proceedings of the meeting going forward:

- Applicant will provide a presentation to state their request (5 minutes).
- Staff will be asked to make any comments regarding the request.
- The public is allowed to voice their approval or opposition to the proposed. Please do not repeat opinions that have already been stated into the record (3-5 minutes).
- Applicant rebuttal
- Board members will discuss in detail.
- Voting

ITEM 5. Variance application #VA23-000011- Scott Wall is requesting a variance from the minimum width requirement under the density and lot size relation of the Lake Residential Zoning District. TMS 177-00-01-022, with the nearest address of

121 Waters Edge Lane, West Union SC 29696 Applicant’s opening statement and provision of evidence:

Mr. Wall and Mr. Dunn presented the request for the variance and explained the site conditions making the variance necessary and complaint with the regulations of the subdivision

Staff comments:

Mr. Coley confirmed the zoning district requires a minimum lot width of 80’, as such the setback is measured from the point where the lot reaches the minimum width.

Public comment:

NA

Applicant rebuttal:

NA.

Board Questions:

- What other options have they considered for the development- applicant is concerned with fitting the septic system on with the minimum lot width.
- Request to confirm that the proposed construction was inline with all HOA requirements- applicant confirmed compliance

Board discussion:

Matches other construction

Consideration of VA23-000011:

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:

- a. Motion – Mr. Mays made a motion in the affirmative, seconded by Mr. Gilster. A brief discussion followed.

- b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that the criterion passed.

2. These conditions **do not** generally apply to other property in the vicinity:

- a. Motion – Mr. Mays made a motion in the affirmative, seconded by Mr. James. A brief discussion followed.

- b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that the criterion passed.

3. Because of these conditions, the application of this chapter to the particular piece of property **would** effectively prohibit or unreasonably restrict the utilization of the property.
 - a. Motion – Mr. Gilster made a motion in the affirmative, seconded by Mr. Mays. No discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that the criterion passed.

4. The authorization of a variance **will not** be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance.
 - a. Motion – Mr. Gilster made a motion in the affirmative, seconded by Mr. Mays. A brief discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that the criterion passed.

5. Mr. Eagar asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.
 - a. Motion – Mr. Mays made a motion; seconded by Mr. Gilster. No Discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that variance request was approved.

ITEM 6. Variance application #VA23-000010- Bryan Wood of AR Thorpe PLLC is requesting a 12' height variance, and a 62 square footage variance, for a free-standing sign, and up to a 400 square foot variance to the building mounted signage. TMS 222-00-01-008 with an address of 1810 Sandifer Blvd. Seneca SC 29678

Applicant's opening statement and provision of evidence: Mr. Randy Smith presented on behalf of the developer. Mr. Smith outlined the request and highlighted the

3 existing billboards on site now that would be removed during the development. The proposed buildings will be 750' off of the road frontage.

Staff comments: Mr. Coley reviewed each of the requests individually. Mr. Coley added the application for the building signage is up to 15% of the building face not to exceed 600 sq/ft per building face.

Public Comment:

Mr. Lane Price wanted to make sure the board is aware of precedent being set by the granting of this variance.

Applicant rebuttal: NA

Board questions and discussion: Ms. Fowler asked about the septic system location on the parcel

Consideration of VA23-000010:

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:
 - a. Motion – Mr. Mays made a motion in the affirmative, seconded by Mr. Gilster. A brief discussion followed.
 - b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that the criterion passed.

2. These conditions **do not** generally apply to other property in the vicinity:
 - a. Motion – Mr. Mays made a motion in the affirmative, seconded by Mr. Gilster. A brief discussion followed.
 - b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that the criterion passed.

3. Because of these conditions, the application of this chapter to the particular piece of property **would** effectively prohibit or unreasonably restrict the utilization of the property.
 - a. Motion – Mr. Gilster made a motion in the affirmative, seconded by Mr. Mays. No discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that the criterion passed.

4. The authorization of a variance **will not** be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance.
 - a. Motion – Mr. Gilster made a motion in the affirmative, seconded by Mr. James. A brief discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that the criterion passed.

5. Mr. Eagar asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.
 - a. Motion – Mr. Mays made a motion; seconded by Mr. Gilster. No Discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that variance request was approved.

Item 7 Adjourn – Mr. Mays made a motion to adjourn, seconded by Mr. Gilster. Mr. Eagar called for a vote. Motion passed unanimously 5/0.

Freedom of Information Act - Variance Application

Permitting Information

Code section from which a variance is requested

Sec. 38-10.2. - Control free district (CFD) - Dimensional standards

Upload Supporting Documentation Here



Application is

Application is not

is not restricted

APPLICANT RESPONSES TO SECTION 38-7.1

Describe the extraordinary and exceptional condition (such as size, shape, and topography) that pertains to the subject property that does not generally apply to other land or structures in the vicinity.:

The subject property has extraordinary and exceptional conditions that do not generally apply to other land or structures in the vicinity. The existing topography slopes at approximately 13% across the site towards a creek. Additionally, the creek poses extensive flood hazard to a large portion of the site. These extraordinary and exceptional conditions do not have as much impact on the surrounding properties as they do not account for as much of the overall acreage as they do on this site.

Are the circumstances affecting the subject property the result of actions by the applicant/owner? Explain.

No, the exceptional circumstances affecting the subject property that result in the necessity for the variance are due to the existing conditions on site. As a result of the flood hazards and challenging topography, the overall developable area for the site is limited. As a direct result, the variance is being requested so that single-family attached lots can be developed due to their more compact nature. The development is intended to remain on the higher elevations of the site to ensure further protection of the existing flood hazard area and work with the existing circumstances.

Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.:

Under the Oconee County Zoning Ordinance, parcels within the Control Free District (CFD) require a 5' side setback for both external and internal lot lines which directly prohibits the development of a single-family attached lot (for sale) within this district. A variance is necessary in order to build and plat the product with a 0' setback for the interior lot lines. This variance is being requested for the internal lot lines within the development and will not affect the present overall property boundary.

Will the proposed variance result in an activity that will not be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance. Explain.:

The proposed variance result, if approved, will not be a substantial detriment to the adjacent uses or public good and will not harm the character of the district. The ability to provide a for-sale product and opportunities for homeownership is in keeping with the surrounding residential properties in the Control Free District (CFD) of Oconee County. Working around the site limitations and providing an alternative housing option would allow opportunities for future residents and avoid impacting the environmental area on site. The proposed development could allow future residents to enjoy the preserved, existing natural features on site and be an amenity for many years.

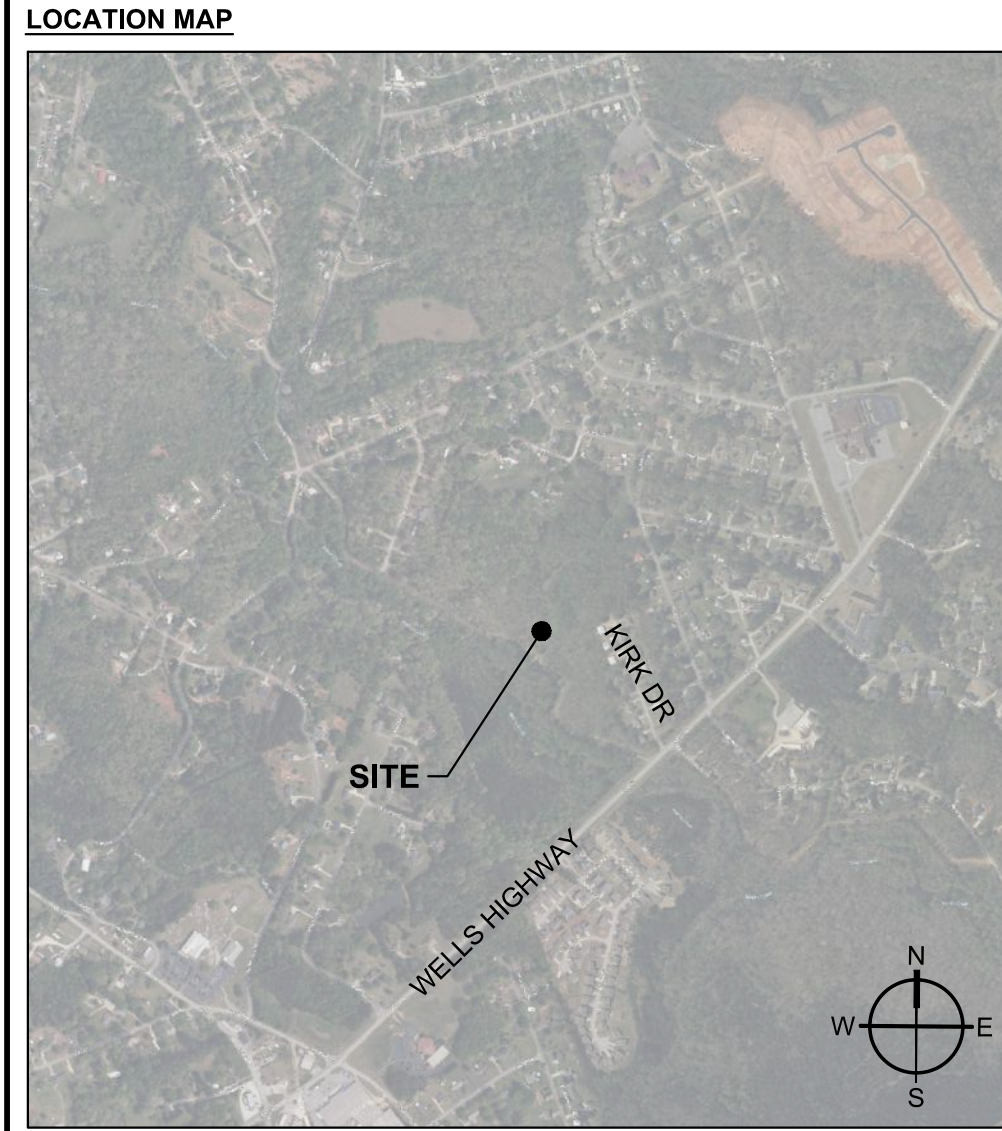
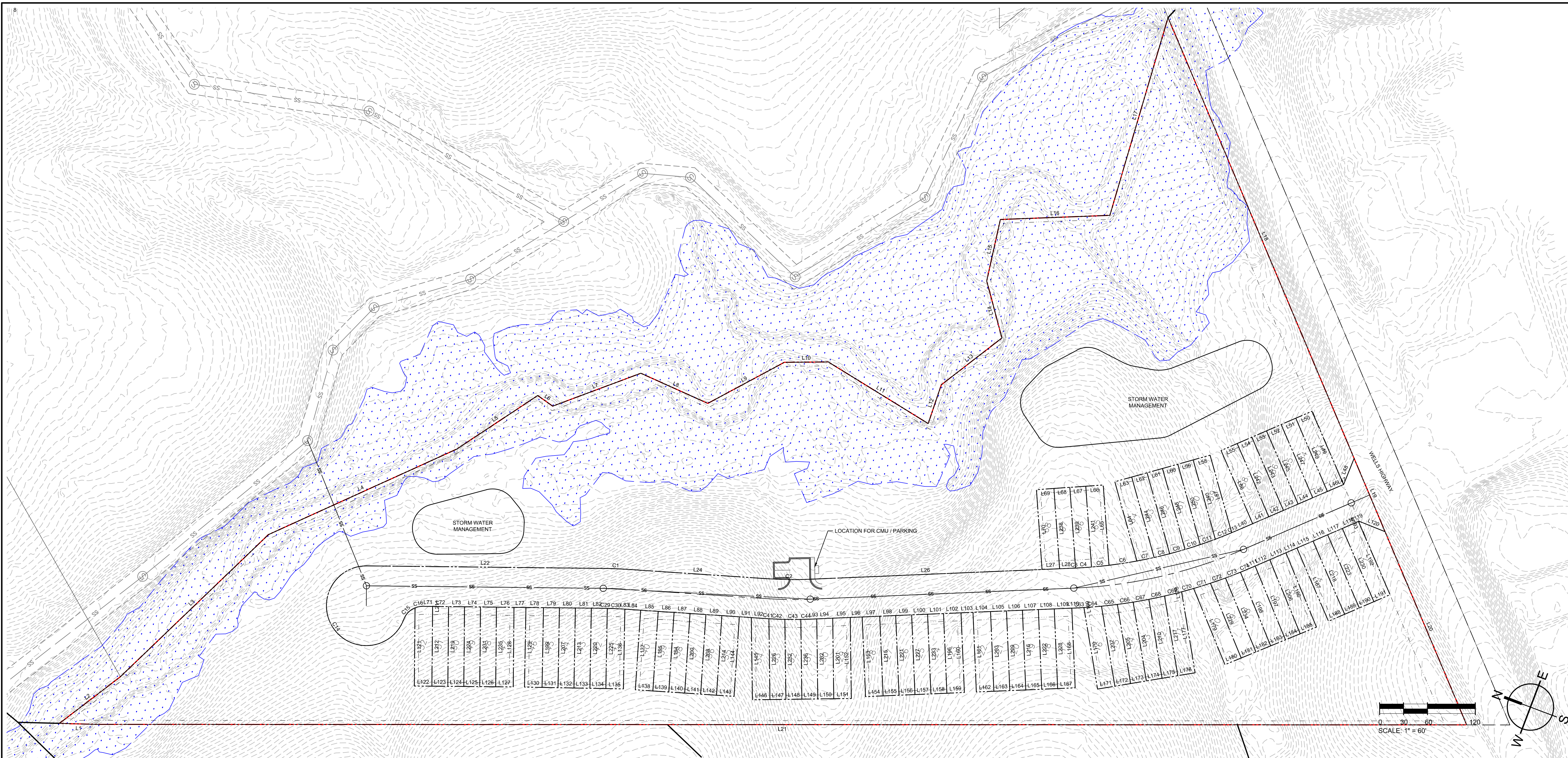
General Contractor

ICC 113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code of the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

Comments

OCONEE COUNTYS APPROVAL, PERMITTING, AND/OR INSPECTION(S) OF THIS PROJECT DOES NOT MEAN THAT THE PROJECT IS IN COMPLIANCE WITH ALL APPLICABLE SUBDIVISION AND/OR HOMEOWNERS ASSOCIATION, OR SIMILAR ENTITYS, BUILDING AND LAND USE REQUIREMENTS OR RESTRICTIONS, BY

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601
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NOTES:

- ANY CORNER LOT OR DOUBLE FRONTAGE LOT MAY ONLY ACCESS ONE ADJACENT STREET.
- NEW ROADS ARE TO BE PUBLIC MAINTAINED UPON COMPLETION OF THE DEVELOPMENT.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE OF SITE ACCESS POINTS.
- FILL SLOPES MAY NOT EXTEND INTO UNDEVELOPABLE OPEN SPACE AREAS.
- TWO OFF-STREET PARKING SPACES TO BE PROVIDED PER LOT.
- ALL COMMON AREAS, STORMWATER MANAGEMENT AREAS, AND OPEN SPACE ARE SUBJECT TO HOA MAINTENANCE AND RESPONSIBILITY.
- ENGINEERING DOCUMENTATION WILL BE REQUIRED TO VERIFY THAT THE PROPOSED PROJECT DOES NOT IMPACT THE WATERCOURSE, FLOODWAY, AND BASE FLOOD ELEVATIONS OR A CLAIM WILL BE REQUIRED. ALL PROPOSED WORK MAY REQUIRE A FLOODPLAIN PERMIT. ALL STRUCTURES MUST HAVE THE LOWEST FLOOR (INCLUDING UTILITIES) ELEVATED AT LEAST FOUR (4) FEET ABOVE THE BASE FLOOD ELEVATION.

SURVEY NOTE:
 ELEVATIONS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY PALMETTO CORP LAND SURVEYING DIVISION DATED 04/01/2023.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 4507303450, EFFECTIVE 09/11/2009, THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF 'FLOODWAY' ON-SITE. THE FLOODWAY AND FLOOD ZONES WILL NOT BE IMPACTED AS PART OF THIS DEVELOPMENT.

RESTRICTIVE COVENANT LANGUAGE WILL BE PROVIDED WITHIN THE HOA COVENANTS AND RESTRICTIONS ALONG WITH LANGUAGE PROVIDED FOR THE INSPECTION, MAINTENANCE AND REPAIR OF THE PROPOSED STORMWATER MANAGEMENT FACILITY.

MAILBOX CBU, STOP BARS, CROSSWALKS, AND PARKING AREA TO BE MAINTAINED BY HOA.

DEVELOPER
 RED OAK DEVELOPERS
 PO BOX 8346
 GREENVILLE, SC 29604

ELECTRICITY PROVIDER
 SENECA LIGHT AND WATER
 250 E NORTH 2ND ST
 SENECA, SC 29678

UTILITY PROVIDER
 OCONEE COUNTY JOINT REGIONAL SEWER AUTHORITY
 623 RETURN CHURCH RD #1531
 SENECA, SC 29678

WATER PROVIDER
 SENECA LIGHT AND WATER
 250 E NORTH 2ND ST
 SENECA, SC 29678

SURVEYOR
 PALMETTO CORP LAND SURVEYING
 201 SOUTH PINE STREET
 SUITE C
 SPARTANBURG, SC 29302

ENGINEER
 PAUL TALBERT, PE
 SEAMON WHITESIDE & ASSOCIATES, INC.
 701 EASLEY BRIDGE ROAD, SUITE 6060
 GREENVILLE, SC 29611

WELLS HIGHWAY SINGLE-FAMILY

TAX MAP NUMBERS: 255-00-01-073

SITE AREA
 TOTAL AREA: ± 15.96 AC

SITE ZONING
 EXISTING ZONING: CFD

BUILDING SETBACKS

LOTS < .25 ACRES	LOTS ~ .50 ACRES	OVERALL PARCEL
FRONT: 10'	FRONT: 15'	FRONT: 25'
SIDE: 5'	SIDE: 5'	SIDE: 5'
REAR: 5'	REAR: 5'	REAR: 10'
MAX HEIGHT: 65'	MAX HEIGHT: 65'	MAX HEIGHT: 65'

PROPOSED PRIVATE ROAD LENGTH
 ± 1,278 LINEAR FEET = ± 0.24 MILES

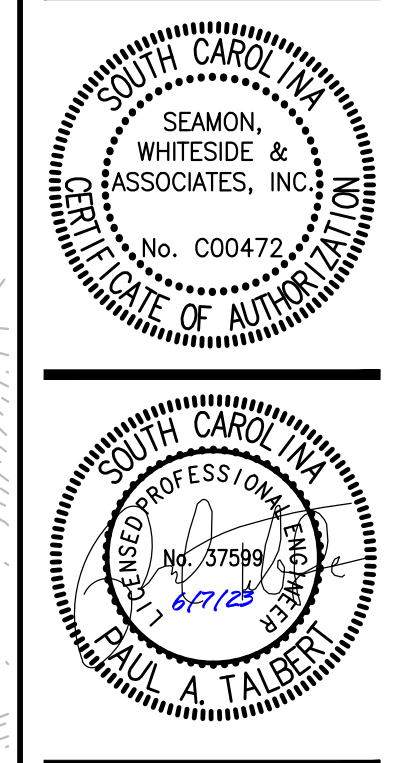
DEVELOPMENT SUMMARY
 TYPE OF DEVELOPMENT: SINGLE-FAMILY ATTACHED
 TOTAL PROPOSED UNITS: 88
 TOTAL DENSITY: 4.26 UNITS / AC
 TYPICAL LOT SIZE: ±2,000 SF

LEGEND

- STORMWATER POND
- FLOOD ZONE 'AE'

SW
 SEAMONWHITESIDE

MOUNT PLEASANT, SC 843.884.1667
 GREENVILLE, SC 864.298.0534
 SUMMERVILLE, SC 843.972.0710
 SPARTANBURG, SC 864.272.1272
 CHARLOTTE, NC 980.312.5450
 WWW.SEAMONWHITESIDE.COM



WELLS HIGHWAY TOWNHOMES
 RED OAK DEVELOPERS
 SENECA, SOUTH CAROLINA

SW+ PROJECT: 10288
 DATE: 04/17/23
 DRAWN BY: PT
 CHECKED BY: PT

REVISION HISTORY

NO.	DESCRIPTION

PRELIMINARY PLAT

COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

Line #	Bearing	Length
L22	S20°05'53"E	296.83
L24	S16°53'40"E	177.58
L26	S23°07'10"E	291.91
L27	S23°07'10"E	22.01
L28	S23°07'10"E	16.90
L40	S44°03'47"E	23.28
L41	S44°03'47"E	22.00
L42	S44°03'47"E	20.00
L43	S44°03'47"E	20.00
L44	S44°03'47"E	20.00
L45	S44°03'47"E	20.00
L46	S44°03'47"E	22.00
L47	S44°03'47"E	0.22
L48	S88°52'22"E	35.21
L49	N45°56'13"E	100.00
L50	N44°03'47"W	22.00
L51	N44°03'47"W	20.00
L52	N44°03'47"W	20.00
L53	N44°03'47"W	20.00
L54	N44°03'47"W	20.00
L55	N44°03'47"W	22.00
L56	S45°56'13"W	100.00
L57	N53°42'27"E	100.90
L58	N36°17'33"W	22.00
L59	N36°17'33"W	20.00
L60	N36°17'33"W	20.00
L61	N36°17'33"W	20.00
L62	N36°17'33"W	20.00
L63	N36°17'33"W	22.00
L64	S53°42'27"W	103.16

Line #	Bearing	Length
L65	N65°14'17"E	100.94
L66	N24°45'43"W	22.00
L67	N24°45'43"W	20.00
L68	N24°45'43"W	20.00
L69	N24°45'43"W	22.00
L70	S65°14'17"W	100.30
L71	S20°05'53"E	12.41
L72	S20°05'53"E	20.00
L73	S20°05'53"E	20.00
L74	S20°05'53"E	20.00
L75	S20°05'53"E	20.00
L76	S20°05'53"E	22.00
L77	S20°05'53"E	15.00
L78	S20°05'53"E	22.00
L79	S20°05'53"E	20.00
L80	S20°05'53"E	20.00
L81	S20°05'53"E	20.00
L82	S20°05'53"E	14.71
L83	S16°53'40"E	0.74
L84	S16°53'40"E	19.86
L85	S16°53'40"E	22.00
L86	S16°53'40"E	20.00
L87	S16°53'40"E	20.00
L88	S16°53'40"E	20.00
L89	S16°53'40"E	20.00
L90	S16°53'40"E	22.00
L91	S16°53'40"E	15.05
L92	S16°53'40"E	17.93
L93	S23°07'10"E	7.13
L94	S23°07'10"E	20.01

Line #	Bearing	Length
L95	S23°07'10"E	22.01
L96	S23°07'10"E	14.99
L97	S23°07'10"E	22.00
L98	S23°07'10"E	20.00
L99	S23°07'10"E	20.00
L100	S23°07'10"E	20.00
L101	S23°07'10"E	20.00
L102	S23°07'10"E	22.00
L103	S23°07'10"E	15.00
L104	S23°07'10"E	22.00
L105	S23°07'10"E	20.00
L106	S23°07'10"E	20.00
L107	S23°07'10"E	20.00
L108	S23°07'10"E	20.00
L109	S23°07'10"E	22.00
L110	S23°07'10"E	3.67
L111	S44°03'47"E	5.05
L112	S44°03'47"E	20.00
L113	S44°03'47"E	22.00
L114	S44°03'47"E	14.99
L115	S44°03'47"E	22.00
L116	S44°03'47"E	20.00
L117	S44°03'47"E	20.00
L118	S44°03'47"E	22.00
L119	S44°03'47"E	0.82
L120	S01°10'17"W	35.21
L121	S69°47'18"W	98.11
L122	S20°12'42"E	22.00
L123	S20°12'42"E	20.00
L124	S20°12'42"E	20.00

Line #	Bearing	Length
L215	S66°52'50"W	100.00
L216	S66°52'50"W	100.00
L217	S59°46'46"W	101.23
L218	S45°56'13"W	99.99
L219	S69°47'18"W	99.94
L220	S70°19'06"W	100.48
L221	S66°52'50"W	100.00
L222	S66°52'50"W	100.00
L223	S45°56'13"W	99.99
L224	S69°47'18"W	99.90
L225	S70°19'06"W	100.59
L226	S68°33'07"W	101.34
L227	S66°52'50"W	100.00
L228	S66°52'50"W	100.00
L229	S46°57'18"W	101.35
L230	S45°56'13"W	99.99
L231	S69°47'18"W	99.86
L232	S68°33'07"W	100.29
L233	S66°52'50"W	100.00
L234	S46°57'18"W	100.27
L235	S69°47'18"W	99.82
L236	S68°33'07"W	100.00
L237	S59°46'46"W	101.72
L238	S65°14'17"W	100.93
L239	S65°14'17"W	101.49
L240	S53°42'27"W	103.27
L241	S65°14'17"W	101.61
L242	S45°56'13"W	100.00
L243	S45°56'13"W	100.00
L244	S53°42'27"W	104.72

Line #	Bearing	Length
L245	S45°56'13"W	100.00
L246	S53°42'27"W	105.40
L247	S45°56'13"W	100.00
L248	S53°42'27"W	105.39
L249	S45°56'13"W	100.00
L250	S53°42'27"W	104.68

Parcel #	Area (sf)	Area (ac)	Perimeter
39	2000.00	0.05	240.000
23	2200.00	0.05	244.000
7	1997.37	0.05	239.828
46	2199.17	0.05	243.925
38	2000.00	0.05	240.000
30	2014.35	0.05	241.444
22	2200.00	0.05	244.000
14	2007.28	0.05	240.840
6	2003.59	0.05	240.362
45	2002.30	0.05	240.231
37	2000.00	0.05	240.000
29	2229.27	0.05	246.670
21	2000.00	0.05	240.000
13	2004.80	0.05	240.589
5	2212.16	0.05	245.109
52	2193.93	0.05	242.332
44	2005.21	0.05	240.521
36	2000.00	0.05	240.000
28	2200.00	0.05	244.000
20	2000.00	0.05	240.000
12	2015.13	0.05	241.639
4	2199.85	0.05	243.987
51	1999.11	0.05	239.911
43	2008.12	0.05	240.812
35	2200.00	0.05	244.000
27	2000.00	0.05	240.000
19	2000.00	0.05	240.000
11	2243.90	0.05	248.186
3	1999.87	0.05	239.987
50	1998.32	0.05	239.832

Parcel #	Area (sf)	Area (ac)	Perimeter
42	2010.97	0.05	241.073
34	2248.40	0.05	248.482
26	2000.00	0.05	240.000
18	2000.00	0.05	240.000
10	2249.65	0.05	248.731
2	1999.87	0.05	239.987
49	1997.53	0.05	239.753
41	2208.40	0.05	244.604
33	2014.99	0.05	241.656
25	2000.00	0.05	240.000
17	2200.00	0.05	244.000
9	2015.14	0.05	241.651
1	2199.85	0.05	243.987
48	1996.74	0.05	239.674
40	2200.00	0.05	244.000
32	2001.61	0.05	240.291
24	2000.00	0.05	240.000
16	2257.84	0.05	249.475
8	1999.87	0.05	240.099
47	2195.49	0.05	243.590
31	2003.36	0.05	240.431
15	2022.57	0.05	242.394
67	2024.32	0.05	242.432
69	483051.36	11.09	9776.301
59	2247.41	0.05	248.295
66	2032.23	0.05	243.108
58	2200.00	0.05	244.000
65	2229.59	0.05	246.561
57	2000.00	0.05	240.000
64	2288.29	0.05	251.941

Parcel #	Area (sf)	Area (ac)	Perimeter
56	2000.00	0.05	240.000
63	2102.39	0.05	250.135
55	2000.00	0.05	240.000
62	2109.05	0.05	250.790
54	2000.00	0.05	240.000
61	2101.79	0.05	250.076
53	2200.00	0.05	244.000
68	2213.51	0.05	245.237
60	2080.58	0.05	247.992
70	70530.40	1.62	2857.211

Line #	Bearing	Length
L125	S20°12'42"E	20.00
L126	S20°12'42"E	20.00
L127	S20°12'42"E	22.00
L128	N69°47'18"E	99.77
L129	S70°19'06"W	99.88
L130	S19°40'54"E	22.00
L131	S19°40'54"E	20.00
L132	S19°40'54"E	20.00
L133	S19°40'54"E	20.00
L134	S19°40'54"E	20.00
L135	S19°40'54"E	22.00
L136	N70°19'06"E	100.00
L137	S73°06'20"W	100.00
L138	S16°53'40"E	22.00
L139	S16°53'40"E	20.00
L140	S16°53'40"E	20.00
L141	S16°53'40"E	20.00
L142	S16°53'40"E	20.00
L143	S16°53'40"E	22.00
L144	N73°06'20"E	100.00
L145	S68°33'07"W	103.07
L146	S21°26'53"E	22.00
L147	S21°26'53"E	20.00
L148	S21°26'53"E	20.00
L149	S21°26'53"E	20.00
L150	S21°26'53"E	20.00
L151	S21°26'53"E	22.00
L152	N68°33'07"E	101.65
L153	S66°52'50"W	100.00
L154	S23°07'10"E	22.00

Line #	Bearing	Length
L155	S23°07'10"E	20.00
L156	S23°07'10"E	20.00
L157	S23°07'10"E	20.00
L158	S23°07'10"E	20.00
L159	S23°07'10"E	22.00
L160	N66°52'50"E	100.00
L161	S66°52'50"W	100.00
L162	S23°07'10"E	22.00
L163	S23°07'10"E	20.00
L164	S23°07'10"E	20.00
L165	S23°07'10"E	20.00
L166	S23°07'10"E	20.00
L167	S23°07'10"E	22.00
L168	N66°52'50"E	100.00
L169	S59°46'46"W	0.08
L170	S59°46'46"W	103.66
L171	S30°13'14"E	22.00
L172	S30°13'14"E	20.00
L173	S30°13'14"E	20.00
L174	S30°13'14"E	20.00
L175	S30°13'14"E	20.00
L176	S30°13'14"E	22.00
L177	N59°46'46"E	102.89
L178	N59°46'46"E	0.00
L179	S46°57'18"W	103.29
L180	S43°02'42"E	22.00
L181	S43°02'42"E	20.00
L182	S43°02'42"E	20.00
L183	S43°02'42"E	20.00
L184	S43°02'42"E	20.00

Line #	Bearing	Length
L185	S43°02'42"E	22.00
L186	N46°57'18"E	100.75
L187	S45°56'13"W	99.99
L188	S44°03'47"E	22.00
L189	S44°03'47"E	20.00
L190	S44°03'47"E	20.00
L191	S44°03'47"E	22.00
L192	N45°56'13"E	99.99
L193	N45°56'13"E	0.01
L194	S73°06'20"W	100.00
L195	S73°06'20"W	100.00
L196	S66°52'50"W	100.00
L197	S46°57'18"W	100.00
L198	S46°57'18"W	99.83
L199	S70°19'06"W	100.04
L200	S73°06'20"W	100.00
L201	S68°33'07"W	101.01
L202	S68°33'07"W	100.43
L203	S66°52'50"W	100.00
L204	S59°46'46"W	100.20
L205	S59°46'46"W	100.64
L206	S46°57'18"W	100.36
L207	S70°19'06"W	100.19
L208	S73°06'20"W	100.00
L209	S66°52'50"W	100.00
L210	S59°46'46"W	100.39
L211	S69°47'18"W	0.02
L212	S69°47'18"W	99.98
L213	S70°19'06"W	100.33
L214	S73°06'20"W	100.00

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	29.35	525.00	003.2036	S18°29'47"E	29.35

1. Describe the extraordinary and exceptional condition (such as size, shape, and topography) that pertains to the subject property that does not generally apply to other land or structures in the vicinity.

The lot is surrounded by various larger tracts with existing houses and uses. The lot sits on a corner and is ideally suited for a cottage type house with a one car garage. I have designed houses in Raleigh and the surrounding area for almost Fifty Years and will be providing the Buyer with plans that will reflect what they want while being a complement to the neighborhood. This is the last of my parents' land, my sister and I want something done with it that would make our parents happy.

2. Are the circumstances affecting the subject property the result of actions by the applicant/owner? Explain.

No, I don't believe so.

3. Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.

As outlined in #1, this is a perfect single-family lot for a two- or three-bedroom cottage style home with a one car garage or carport. Ideal for an empty nester or a first home for a young person. There is municipal water in Watershed Road, with the CFD setbacks applied to this lot we expect to have room for a small septic system.

4. Will the proposed variance result in an activity that will not be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance? Explain.

The addition of a single-family lot will not be detrimental to any of the adjacent uses. My sister and I expect it to enhance the neighborhood and bolster the property values of the houses close by along Watershed Road.

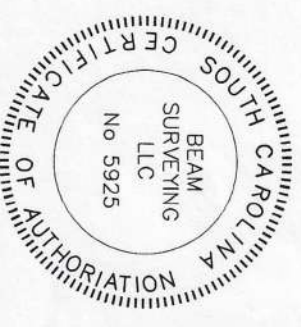
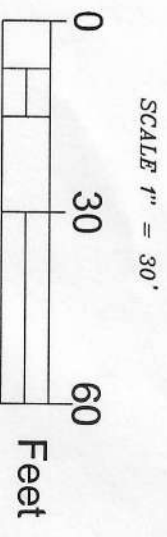
Bennett Keasler and Susan Keasler Snipes

- BOUNDARY LINE
- BUILDING
- BACK OF CURB
- CENTER LINE
- CONCRETE
- DASH
- ELECTRIC
- EDGE OF PAVEMENT
- FENCE
- GRAVEL
- R-0-W
- SETBACK
- SEWER
- STREAM
- TS
- UTILITY

- LEGEND:
- WM WATER VALVE, METER
 - X FENCE
 - UP POWER POLE
 - MH SANITARY SEWER MANHOLE
 - R/S REBAR SET (1/2")
 - R/R/P REBAR/RON PIN FOUND
 - OE OVERHEAD ELECTRIC LINE
 - UP LIGHT POLE

EXEMPTION FROM REVIEW PROCESS
 This plot is a RESURVEY of an existing lot of record with no changes to existing lot lines.
Todd B

SC Professional Land Surveyor
 Todd B Beam
 PLS # 29506



SHARON J YODER
 TMS 310-00-02-043
 DB 621-130

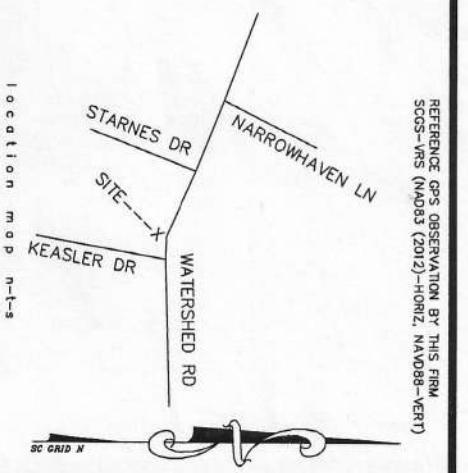
KEASLER FAMILY TRUST
 TMS 310-00-02-156
 10,608 SQ FT
 0.24 AC
 (Gross incl all R/W's)

LOUIS & VALERIE GAUVAIN
 TMS 310-00-02-064
 DB 2771-228-, PB A188-4

Line #	Length	Direction
L1	22.24	N11° 12' 44"E
L2	33.88	S75° 05' 32"E
L3	41.37	S85° 40' 59"E
L4	25.11	S5° 31' 00"W
L5	16.32	S87° 00' 57"E
L6	16.83	S87° 15' 33"E
L7	27.73	N51° 28' 04"W
L8	23.46	N46° 30' 27"W
L9	48.81	N61° 17' 33"W

I hereby certify that to the best of my knowledge, information, and belief, the survey shown hereon is a true and correct record for the purposes of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein. This house is not located in a current designated flood hazard area. This property is subject to any easements & restrictions on record.

Todd B Beam SC PLS 29506



REFERENCE GPS OBSERVATION BY THIS FIRM
 SC05-VRS (MAD03 (2012)-HORNZ, NAV088-VERT)

BOUNDARY SURVEY ONLY
 KEASLER FAMILY TRUST
 TMS 310-00-02-156
 plat for

KEASLER FAMILY TRUST

OCONEE COUNTY SOUTH CAROLINA
 CENTER TOWNSHIP FEBRUARY 27, 2023
 SCALE 1" = 30'
 JOB 17-KEASLER

BEAM SURVEYING LLC
 Registered Land Surveyors
 P.O. Box 981 29633
 Cherwell, SC
 Phone 864-490-4610
 SURVEYING - GPS CONTROL - PLANNING

Keasler Drive Tax Map History

71.4 Acres

For the purposes of this review, property began as 71.4 acres conveyed from RAY D. HOLLIDAY & MARY R. HOLLIDAY to BENNETT M. KEASLER, SR. & EIGHT M. KEASLER in July, 1972.

REFERENCE: DEED BOOK 11-J / PAGE 377
PLAT BOOK P-32 / PAGE 139

0.496 Acre Conveyance

BENNETT M. KEASLER, SR. & EDITH M. KEASLER conveyed 0.496 Acres to STEPHEN A. CAMPBELL in September 1988. This portion was later combined with a neighboring parcel, and tax map number 310-00-02-028 now represents these combined parcels.

REFERENCE: DEED BOOK 549 / PAGE 330
PLAT BOOK P-56 / PAGE 119



9.222 Acre Conveyance

BENNETT M. KEASLER, SR. & EDITH M. KEASLER conveyed 9.222 acres to DONALD ALLEN PRATER in April 1993. Tax map number 310-00-02-064 now represents this parcel.

REFERENCE: DEED BOOK 728 / PAGE 316
PLAT BOOK A188 / PAGE 4



24.374 Acre Conveyance

BENNETT M. KEASLER, SR. & EDITH M. KEASLER conveyed 24.374 acres to MARION JOE POWELL, JR. & REBECCA W. POWELL in July 1997. Tax map number 310-00-02-087 now represents this parcel.

REFERENCE: DEED BOOK 924 / PAGE 242
PLAT BOOK A506 / PAGE 3



5.24 Acre Conveyance

BENNETT M. KEASLER, SR. conveyed 5.24 acres to CHARLES O. OSBORNE & RUTH ANN OSBORNE in May 2004. Tax map number 310-00-02-129 now represents this parcel.

REFERENCE: DEED BOOK 1344 / PAGE 315
PLAT BOOK B3 / PAGE 10



3.560 Acre Conveyance

BENNETT M. KEASLER, SR. conveyed 3.560 acres to MARTIN P. LAVELLE & SUSAN REINGANS in January 2005. Tax map number 310-00-02-132 now represents this parcel.

REFERENCE: DEED BOOK 1393 / PAGE 323
PLAT BOOK B44 / PAGE 5



3.391 Acre Conveyance

ESTATE OF EDITH M KEASLER conveyed 3.391 acres to COLBY WATTS in November 2010. Tax map number 310-00-02-139 now represents this parcel.

REFERENCE: DEED BOOK 1801 / PAGE 240
PLAT BOOK B356 / PAGE 6



16.85 Acre Conveyance

BENNETT M. KEASLER, JR. & SHERI KEASLER, TRUSTEES OF THE KEASLER FAMILY REVOCABLE LIVING TRUST AND SUSAN MAYS KEASLER SNIPES conveyed 16.85 acres to M. J. POWELL & CLAUDIA R. POWELL in December 2014. Tax map number 310-00-02-143 now represents this parcel.

REFERENCE: DEED BOOK 2073 / PAGE 229
PLAT BOOK B487 / PAGE 10



9.21 Acre Conveyance

BENNETT M. KEASLER, JR. & SHERI KEASLER, TRUSTEES OF THE KEASLER FAMILY REVOCABLE LIVING TRUST AND SUSAN MAYS KEASLER SNIPES conveyed 9.21 acres to M. J. POWELL & CLAUDIA R. POWELL in December 2014. Tax map number 310-00-02-013 now represents this parcel.

REFERENCE: DEED BOOK 2073 / PAGE 229
PLAT BOOK B487 / PAGE 10



0.27 Acre Remainder

A mapping error was discovered in 2022. 0.27 acres at the corner of Watershed Rd. and Keasler Dr. was originally included with the 9.21 acre parcel number 310-00-02-013. After review, it was clear that this parcel was not included in the 9.21 acre tract, and was the final remaining parcel after subdivision of the 71.4 acre tract. Tax map number 310-00-02-156 was assigned, and the parcel was listed in the name of the last known owner. See plat book A188 / Page 4 for additional support.



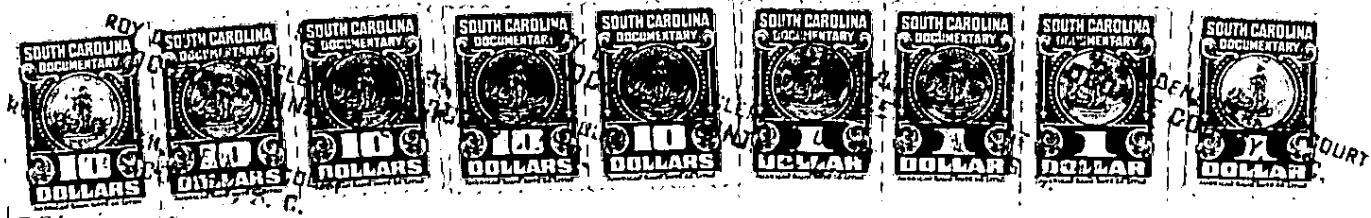
Note: This is not a title search. This is a review of tax map history for the properties in question. This review does not include all conveyances, but is limited to those related to tax map updates.

377

J. PAT MILEY
Attorney at Law
Walhalla, S. C.

State of South Carolina,
County of Oconee

County Doc. Tax in am't.
of \$29.70 collected



Know All Men by These Presents, That

We, RAY D. HOLLIDAY and MARY R. HOLLIDAY,

in the State aforesaid, for and in consideration of the
sum of Ten Dollars (\$10.00) and other valuable considerations,
to us paid by BENNETT M. KEASLER, SR. and EDITH M. KEASLER
in the State aforesaid (the receipt whereof is hereby acknowledged),
have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

BENNETT M. KEASLER, SR. and EDITH M. KEASLER, their heirs and
assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State
of South Carolina, County of Oconee, Earles Grove Community, containing seventy-
one and four-tenths (71.4) acres as shown by plat of survey by J. S. Heiss, Professional
Engineer, dated February 1971 and recorded in the Office of the Clerk of Court of
Oconee County, South Carolina, in Plat Book P-32, page 139, together with sixteen
(16) foot driveway 445 feet in length along the dividing line between the C. Hamby lot
and the C. R. Cates property, entering the paved county road known as the "Earles
Mill Road."

SUBJECT, HOWEVER, to easements granted to Blue Ridge Electric Cooperative
and Beaverdam Creek Watershed Conservation District, The tract herein described
is the identical property conveyed to Ray D. Holliday and Mary R. Holliday by James
William Cates by deed dated March 4th, 1971 and recorded in Deed Book 10-Z, page
202, of the records of Oconee County.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or
in anywise incident or appertaining.

To HAVE AND TO HOLD all and singular the premises before mentioned unto the said
BENNETT M. KEASLER, SR. and EDITH M. KEASLER, their
Heirs and Assigns forever.

And we do hereby bind ourselves and our Heirs, Executors
and Administrators, to warrant and forever defend all and singular the said premises unto the said
BENNETT M. KEASLER, SR. and EDITH M. KEASLER, their

377

377

Heirs and Assigns, against us and our Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS our Hands and Seals this 5th day of July in the year of our Lord one thousand nine hundred and Seventy-two and in the one hundred and ninety-seventh year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Joseph Orr
J. Pat Miley

Ray D. Holliday (SEAL)
Mary R. Holliday (SEAL)
Mary R. Holliday (SEAL)

STATE OF SOUTH CAROLINA, }
OCONEE COUNTY. }

PERSONALLY appeared before me Sonya Orr and made oath that she saw the within-named Ray D. Holliday and Mary R. Holliday

sign, seal and, as their act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that she, with J. Pat Miley witnessed the execution thereof.

SWORN to before me this 5th day of July, 1972.
J. Pat Miley (L.S.)
Notary Public of S. C.

Sonya Orr

STATE OF SOUTH CAROLINA, }
OCONEE COUNTY. }

RENUNCIATION OF DOWER

I, J. Pat Miley, Notary Public of South Carolina, do hereby certify unto all whom it may concern, that Mrs. Mary R. Holliday the wife of the within-named Ray D. Holliday did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread, or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within-named Bennett M. Keasler, Sr. and Edith M. Keasler, their heirs and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal, this 5th day of July, 1972.
J. Pat Miley (L.S.)
Notary Public of S. C.

Mary R. Holliday
Mary R. Holliday
RECORDED
ROY D. HARDEN
JUL 5 1972
CLERK OF COURT
OCONEE COUNTY, S. C.

See Deed 10-Z, Pg. 202

PROPERTY: JAMES W. CATES

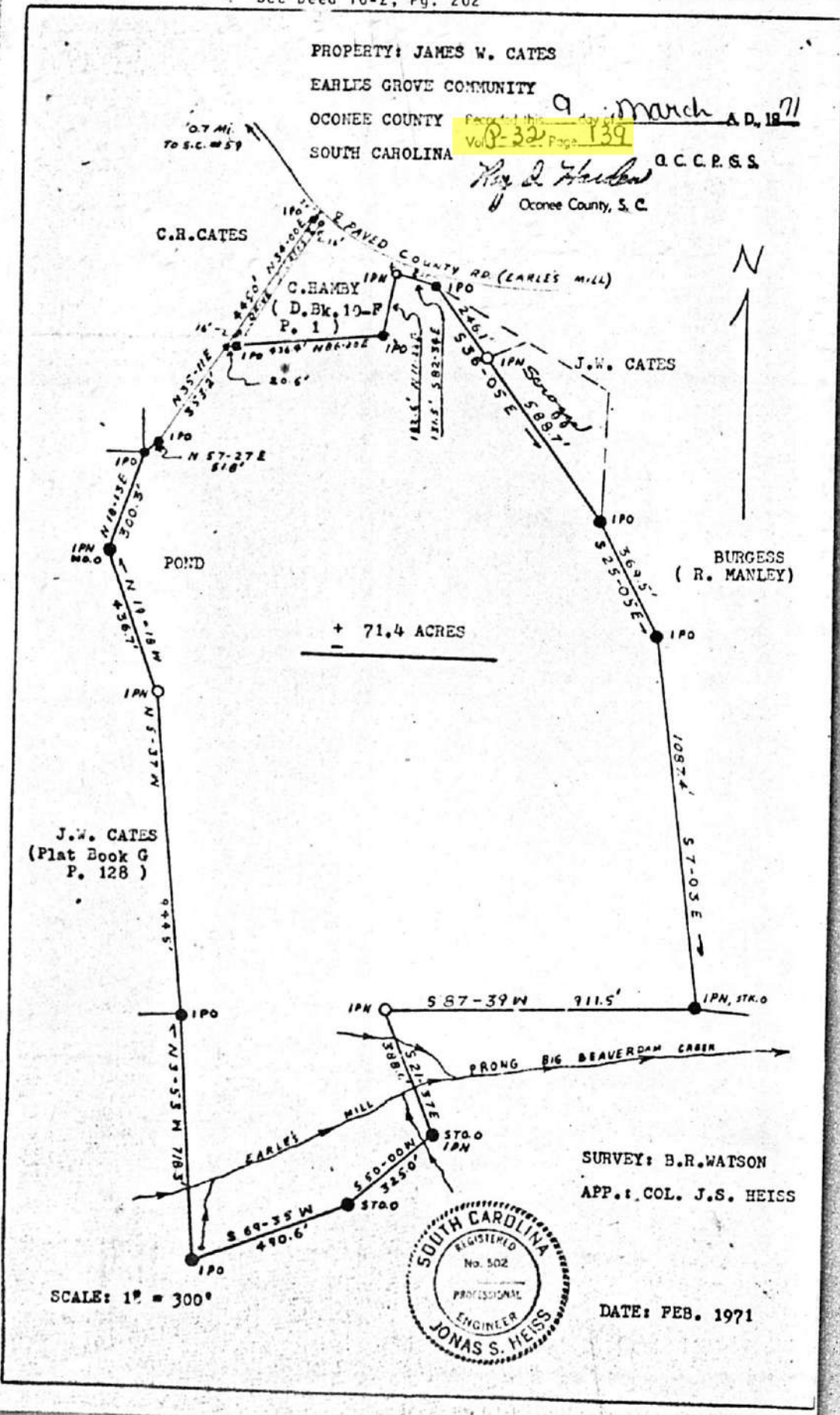
EARLES GROVE COMMUNITY

OCONEE COUNTY

SOUTH CAROLINA

Recorded this 9 March A.D. 1971
Vol. P-32 Page 139

Ray D. Hudson O.C.C.R.S.S.
Oconee County, S.C.



WILLIAM F. DERRICK RICHARD L. RITTER JAMES L. WILLIAMS
Attorneys at Law
SENECA, SOUTH CAROLINA 29678

Book 549 Page 330

No title examination by Derrick, Ritter and Williams, P.A.

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that Bennett M. Keasler, Sr. and Edith M. Keasler, in the State aforesaid, for and in consideration of the sum of Ten dollars and other considerations to us in hand paid by Stephen A. Campbell, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Stephen A. Campbell, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, Center Township, containing FOUR HUNDRED NINETY SIX ONE-THOUSANDTHS (0.496) of an acre, more or less, as shown and more fully described on a plat thereof prepared by James G. Hart, Registered Land Surveyor, dated 8-31-88 and recorded of even date herewith in Plat Book P-56, page 119, records of the Clerk of Court of Oconee County, South Carolina.

This being a portion of the property conveyed unto Bennett M. Keasler, Sr. and Edith M. Keasler by deed of Ray D. Holliday and Mary R. Holliday, recorded on 7-5-72 in Deed Book 11-J, page 377, records of the Clerk of Court of Oconee County, South Carolina.

This conveyance is further made subject to any and all easements or right-of-ways granted by the Grantor(s) herein or any predecessor in title, as may appear of public record or upon the premises.

Grantee Address: Rt 3, Box 242, Seneca, SC 29678

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular, the premises before mentioned unto the said Stephen A. Campbell, his heirs and assigns forever.

OCONEE COUNTY
Doc. Tax: in Am't
of \$ 2.20 Collected

Recorded this 6 day of Sept A.D. 19 88
Vol. 549 Page 330 and certified
Sallie C. Smith C.C.C.P.G.S.

Oconee County, S.C.

WRW

FILED FOR RECORD
OCONEE COUNTY
S.C.

SEP 16 - 3 45 PM '88
UNLAY STREET, SENeca, SOUTH CAROLINA

SALLIE C. SMITH
CLERK OF COURT



3 booklet
4.40
4.40
2.20

(BE 519 pg 330)

PLAT PREPARED FOR ^{with me} BENNETT M. KEASLER, SR. to ^{Stephen A. Campbell}

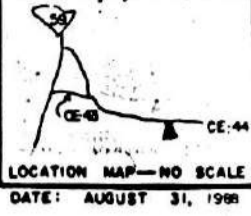
CENTER TOWNSHIP OCONEE COUNTY SOUTH CAROLINA

sked

007284

Recorded this 6 day of Sept
A. D., 19 88 in Vol. P-56
Page 119 and Certified:

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

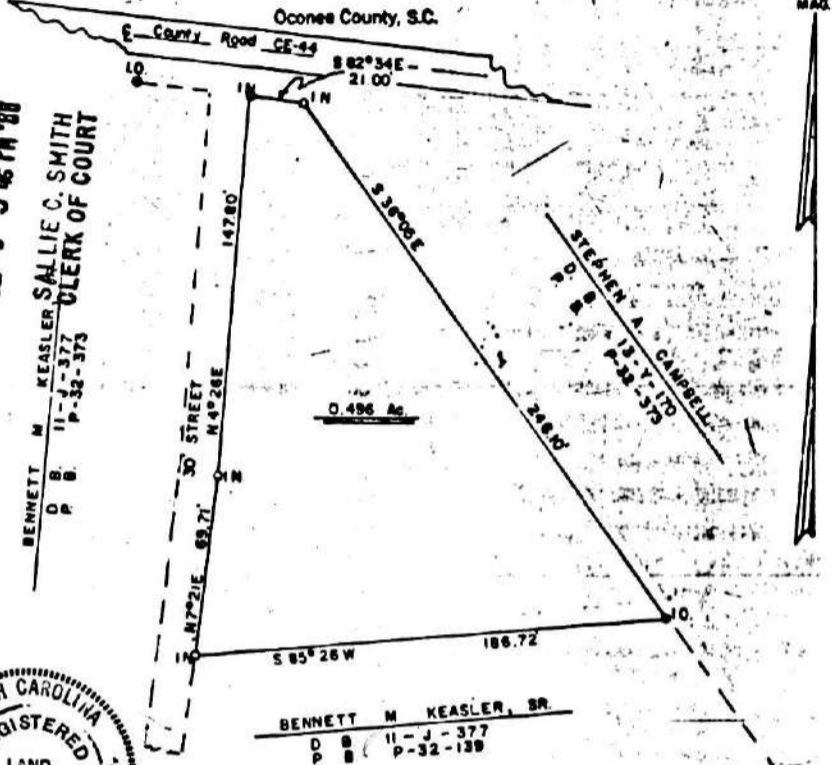


DATE: AUGUST 31, 1988

FILED FOR RECORD
OCONEE COUNTY
S.C.

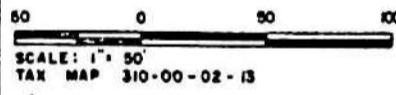
SEP 6 3 46 PM '88

BENNETT M. KEASLER, SR.
D B 11-J-377
P B P-32-373
SALLIE C. SMITH
CLERK OF COURT



BENNETT M. KEASLER, SR.
D B 11-J-377
P B P-32-139

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/8000 AS SHOWN HEREON AND THE AREA WAS DETERMINED BY D. M. D. METHOD.



SURVEYED BY JAMES G. HART *James G. Hart*
REG. L. E. #6674
RTE 278 BOX 2449
BENECA, S.C. 29878
TELEPHONE 882-8288

WILLIAM F. JERRICK RICHARD L. RITTER JAMES L. WILLIAMS
Attorneys at Law
SENECA, SOUTH CAROLINA 29679

BOOK 0728 PAGE 0316

NO TITLE EXAM BY DR&W

Grantee's Address: STATE OF SOUTH CAROLINA

450 Prater Farm Rd
Seneca, SC 29678 COUNTY OF OCONEE

003595

SALLIE C. SMITH
CLERK OF COURT

APR 26 3 21 PM '93

FILED FOR RECORD
OCONEE COUNTY
S.C.

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that we, BENNETT M. KEASLER, SR. and EDITH M. KEASLER, in the state aforesaid, for and in consideration of the sum of ten (\$10) dollars and other considerations, to us in hand paid by DONALD ALLEN PRATER, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said DONALD ALLEN PRATER, his heirs and assigns forever:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Oconee, in the Earles Grove Community, containing NINE AND TWO HUNDRED TWENTY-TWO ONE-THOUSANDTHS (9.222) ACRES, more or less, as shown and more fully described on a Plat thereof by James G. Hart, RLS, recorded of even date herewith in Plat Book A188 page 4, records of Oconee County. This is a portion of the property conveyed to the Grantors herein by deed of Ray D. Holliday, et ux, recorded July 5, 1972, in Deed Book 11-J, page 377, records of Oconee County. This conveyance subject to the Grantors' right to continue to maintain the farm pond in present location as shown on the above mentioned plat and also subject to the right of way for power transmission lines as shown on said Plat.

This conveyance is conveyed subject to the following protective covenants and restrictions which shall be binding on the Grantors and the Grantees herein and their successors in title, respective heirs and assigns, and shall run with the land, to wit:

1. This parcel or land shall be known and described as a mini farm tract. Permitted on this mini farm tract would be one (1) detached, single family dwelling not to exceed three (3) stories in height and a three (3) car garage to house not more than two (2) automobiles and a pickup truck. This property shall be used for single family residential purposes only, subject however to the provisions of item #6 hereinafter stated.
2. Any dwelling constructed on this tract shall include an enclosed, heated area of the main structure exclusive of one story open porches and garages, of not less than twelve hundred (1,200) square feet for a one story dwelling and at least one thousand (1,000) square feet for the first floor of a

[Page #1 of 3 Pages]

THIS PROPERTY DESIGNATED AS
P/O 312 SUB 00 BLK 02 PAR 013

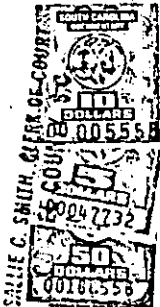
OCONEE COUNTY
Doc. Tax in Amt. \$ 7.75 Collected

DRW
65.00 10.00
10.00 27.50
10.00 Plat

RECORDED/FILED
DATE April 26, 1993

SALLIE C. SMITH, CLERK OF COURT
LAW OFFICES DERRICK RITTER CLERK OF COURT
E. 101 NORTH FAYETTE STREET
SENECA, SOUTH CAROLINA 29679
Book 93 87 93 361279

K. F. Williams
Auditor Oconee County, S.C.



144 OFFICES DERRICK, BITTER & WILLIAMS, P.A., 107 NORTH FAIRPLAY STREET, SENECA, SOUTH CAROLINA 29679

BOOK 0728 PAGE 0317

one and one-half story dwelling, and at least seventeen hundred (1,700) square feet for a two story dwelling, with at least twelve hundred (1,200) square feet of finished floor area on the top two levels for a split level dwelling. Once construction of a home is begun, it must be completed within one (1) year. A letter describing proposed building plans of dwelling must be submitted for Grantors' approval prior to construction.

3. This tract may not be resubdivided.

4. No noxious or offensive trade or activity shall be carried on upon any tract, nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood. No semis, bulldozers, bakery trucks, trade materials or inventories may be stored on the premises, nor may inoperable automobiles be stored or regularly parked on the premises. No business activity or trade of any kind whatsoever may be carried on in any residence or building.

5. Utility storage buildings will be allowed, including a tractor shed. Any utility storage building or tractor shed must compliment the exterior of the residence constructed on the property. No trailers are allowed, except recreational vehicles, boats and horse trailers parked behind the dwelling. No tent or shack may be erected or placed on any tract covered by these restrictions unless approved by the Grantors. No mobile homes, double-wides or modular homes shall be allowed on the property.

6. A limited number of pets, livestock and poultry are allowed; provided however, no chicken houses, hog houses or slaughter houses are allowed on the property. A tractor is allowed on the property. All animals must be controlled and kept on owners' property and not become a nuisance.

Enforcement of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages, and should the Grantors or their successors in title be required to bring to suit enforce these covenants, either at law or in equity, they shall be entitled to an award of reasonable attorney fees and all costs incurred in such action. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

These covenants are to run with the land and shall be binding on all parties and persons claiming under them.

BOOK 924 PAGE 0242

NO TITLE EXAM BY DR&W

DRW
10.00
133.90
56.65
10.00 Pict

007908 STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

FILED OCONEE SC
SALLIE C. SMITH
CLERK OF COURT
897 JUL 16 PM 12:31

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that Bennett M. Keasler, Sr. and Edith M. Keasler, in the state aforesaid, for and in consideration of the sum of Fifty one thousand one hundred eighty five and 40/100 (\$51,185.40) dollars to us in hand paid by Marion Joe Powell, Jr. and Rebecca W. Powell, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Marion Joe Powell, Jr. and Rebecca W. Powell, for and during the term of their natural lives and upon the death of either of them, to the survivor of them, his or her heirs and assigns forever:

ALL that certain piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Oconee, Center Township, containing 24.374 acres, more or less, as shown and more fully described on a plat thereof prepared by James G. Hart, RLS #6674, dated July 7, 1997, and recorded of even date herewith in Plat Book ASD6 page 3, records of Oconee County, South Carolina. This being a portion of the property conveyed unto Bennett M. Keasler, Sr. and Edith M. Keasler by deed recorded 7-5-72 in Deed Book 11-J, page 377, records of Oconee County, South Carolina.

THE GRANTORS AND THE GRANTEES HEREIN ACKNOWLEDGE THAT PART OF THE CONSIDERATION OF THIS CONVEYANCE IS THAT THE SOLE AND ONLY ACCESS TO THE AFOREMENTIONED PROPERTY IS OVER OTHER PROPERTY OF THE GRANTEES.

This conveyance is made subject to the following covenants, restrictions and easements as to the use of the property, which covenants and restrictions shall be binding upon the Grantors and the Grantees herein and binding upon their successors in title, to-wit:

- (1) No chicken houses will be allowed upon the premises for a period of seven (7) years.
- (2) No re-subdivision of the property for a period of seven (7) years.

This conveyance is further made subject to any and all easements or right-of-ways granted by the Grantor(s) herein or any predecessor in title, as may appear of public record or upon the premises.

Grantees' Address: 339 Rodgers Road
Seneca, SC 29678

Record of this Book 97 Page 103119
17 day of July 1997

Fee
R. F. Williams
Attest: Oconee County, S.C.

OCONEE COUNTY
STATE TAX 133.90
COUNTY TAX 56.65
EXEMPT
ON OCONEE COUNTY TAX MAPS
RICK, RITTER & WILLIAMS, P.A., 101 NORTH PARK CRYSTAL STREET, COLUMBIA, SOUTH CAROLINA 29618
THIS PROPERTY DESIGNATED AS
MAP 310 SUB 00 BLK 02 PARC 013 A10
OCONEE COUNTY ASSESSOR

BOOK 924 PAGE 0243

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular, the premises before mentioned unto the said Marion Joe Powell, Jr. and Rebecca W. Powell, for and during the term of their natural lives and upon the death of either of them, to the survivor of them, his or her heirs and assigns forever.

AND we do hereby bind ourselves and our heirs, executors, and administrators, to warrant and forever defend all and singular the premises before mentioned unto the said Marion Joe Powell, Jr. and Rebecca W. Powell, for and during the term of their natural lives and upon the death of either of them, to the survivor of them, his or her heirs and assigns, from and against ourselves and our heirs, successors and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS ours hands and seals this 15th day of July in the year of our Lord one thousand nine hundred ninety seven, and in the two hundred twenty-second year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

Kustaly Davis
R S [Signature]

Bennett M. Keasler, Sr. [SEAL]
Bennett M. Keasler, Sr.
Edith M. Keasler [SEAL]
Edith M. Keasler

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

PROBATE

PERSONALLY APPEARED the undersigned Witness, who being duly sworn says that (s)he saw the within named Bennett M. Keasler, Sr. and Edith M. Keasler sign, seal, and as their act and deed deliver the within written instrument for the uses and purposes therein mentioned, and that the Deponent, together with the second witness above subscribed, witnessed the execution thereof.

Kustaly Davis

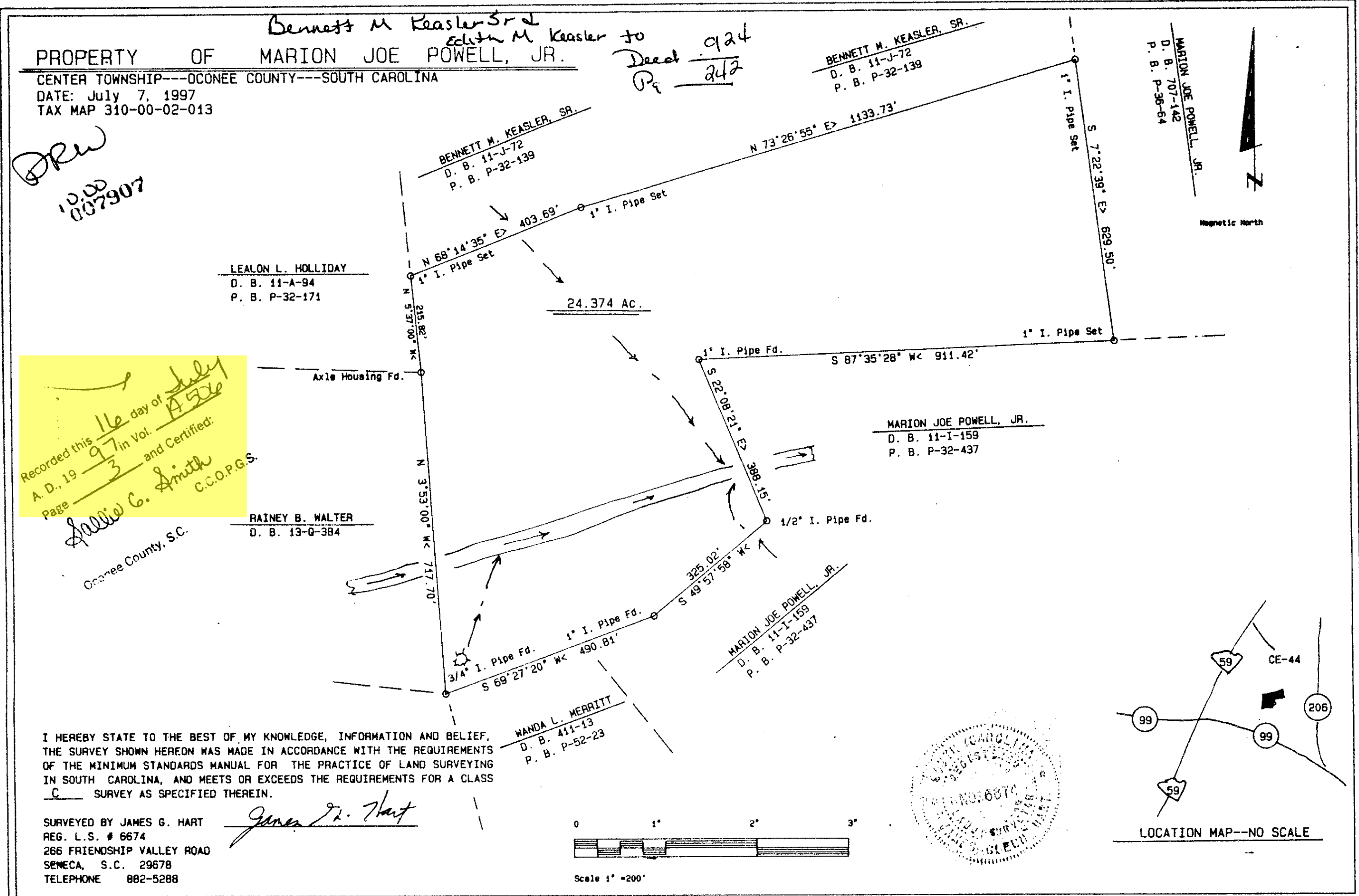
Sworn to before me this 15 day of July, 1997.

R S [Signature] [LS]
Notary Public of South Carolina
My Commission Expires: 10 19 198

FILED OCONEE SC
SALLE C. SMITH
CLERK OF COURT
1997 JUL 16 PM 12 31

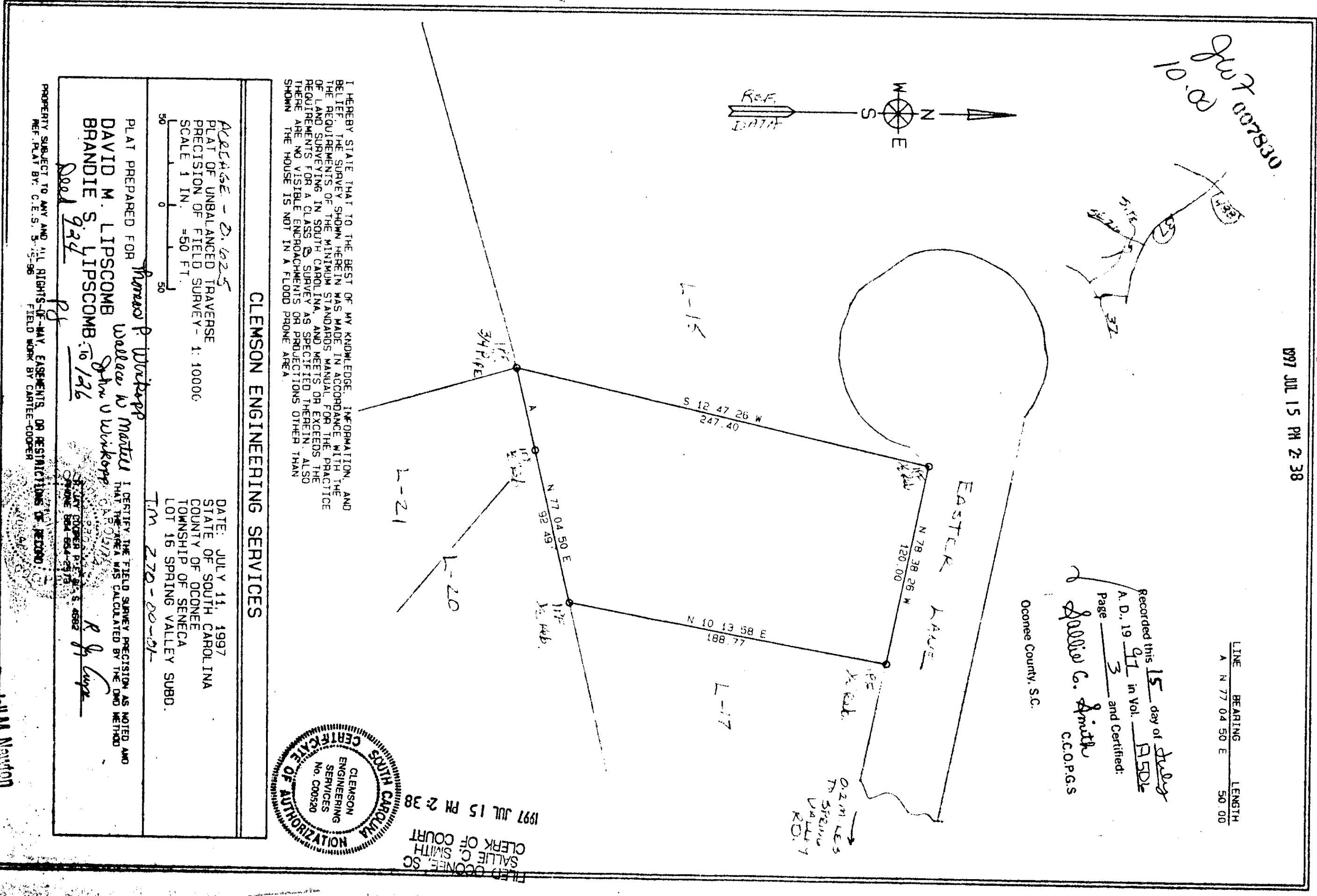
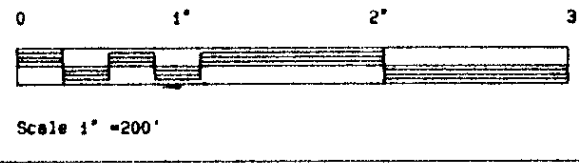
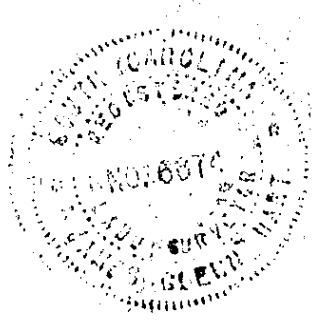
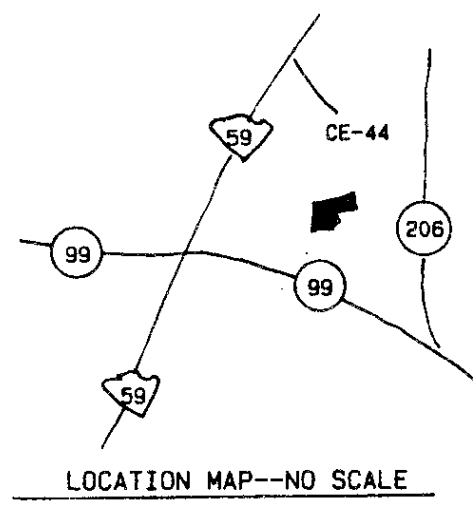
THIS PROPERTY DESIGNATED AS

LAW OFFICES DERRICK, RITTER & WILLIAMS, P.A., 107 NORTH FAIRPLAY STREET, SENECA, SOUTH CAROLINA 29678



FILED OCOONEE, SC
SALLIE C. SMITH
CLERK OF COURT
1997 JUL 14 PM 12:31

Recorded this 16 day of July
A. D. 19 97 in Vol. 1526
Page 3 and Certified:
Julius C. Smith
C.C.O.P.G.S.



FILED OCOONEE, SC
SALLIE C. SMITH
CLERK OF COURT
1997 JUL 15 PM 2:38

LINE BEARING LENGTH
A N 77°04'50" E 50 00

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50

Handwritten signature
Attorney at Law

007617

Randall M. Newton, Attorney at Law
Post Office Box 1539
Clemson, South Carolina 29633-1539
Attorney's File No. 04-0677

Newton
1000
TITLE TO REAL ESTATE

OCONEE COUNTY
STATE TAX 104.00
COUNTY TAX 44.00
EXEMPT _____

Grantees' Address:
305 Rodgers Road
Seneca, SC 29678

TMS # 310-00-02-013

2004 MAY 12 A 9:35

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
 :
COUNTY OF OCONEE)

KNOW ALL MEN BY THESE PRESENTS, that

BENNETT M. KEASLER, SR.

in consideration of **Forty thousand and no/100 (\$40,000.00) Dollars**,
the receipt of which is hereby acknowledged, has bargained, sold
and released, and by these presents does hereby grant, bargain,
sell and release unto

**CHARLES O. OSBORNE AND RUTH ANN OSBORNE,
their heirs and assigns forever:**

ALL that certain piece, parcel or lot of land lying and being
situate in the State of South Carolina, County of Oconee, Township
of Center, off Watershed Road, **containing 5.24 Acres, more or less**,
and being shown more particularly on a plat prepared by R. Jay
Cooper, P. E. and L. S. #4682, dated April 14, 2004 and recorded in
Plat Book B3 at page 10, records of Oconee County, South
Carolina, reference to which is invited for a more complete and
accurate description.

Together with a thirty foot (30') easement shown as Keasler
Drive for ingress and egress and utilities leading to subject
property as shown on the above described plat.

This being a portion of the property conveyed to Bennett M.
Keasler, Sr. and Edith M. Keasler by deed of Ray D. Holliday and
Mary R. Holliday dated July 5, 1972, and recorded in Deed Book 11-J
at page 377, records of Oconee County, South Carolina. Edith M.

Recorded this 13 day of May
Book 2004 Page 401 940
Fee _____

Hinda R. Nix
Auditors Oconee County, S.C.

THIS PROPERTY DESIGNATED AS
MAP 310 SUB 00 BLK 02 PARC 013

ON OCONEE COUNTY TAX MAPS

Roger A. Williams
OCONEE COUNTY ASSESSOR

Keasler conveyed her one-half ($\frac{1}{2}$) to Bennett M. Keasler, Sr. by deed dated January 21, 2004, and recorded in Deed Book 1324 at page 302, records of Oconee County, South Carolina.

By acceptance of this conveyance Grantees will participate in the upkeep and maintenance of Keasler Drive on a prorata basis with the other owners of property using the said drive.

This conveyance is specifically made subject to any and all easements, restrictions, covenants, conditions, rights of way, zoning rules and laws and regulations, any of which may be found of record in the Office of the Clerk of Court for Oconee County, South Carolina; together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto **CHARLES O. OSBORNE AND RUTH ANNE OSBORNE**, their heirs and assigns forever in fee simple. And, the grantor does hereby bind himself, his heirs and assigns, executors and administrators to warrant and forever defend all and singular said premises unto **CHARLES O. OSBORNE AND RUTH ANNE OSBORNE**, their heirs and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 10th day of May, 2004.

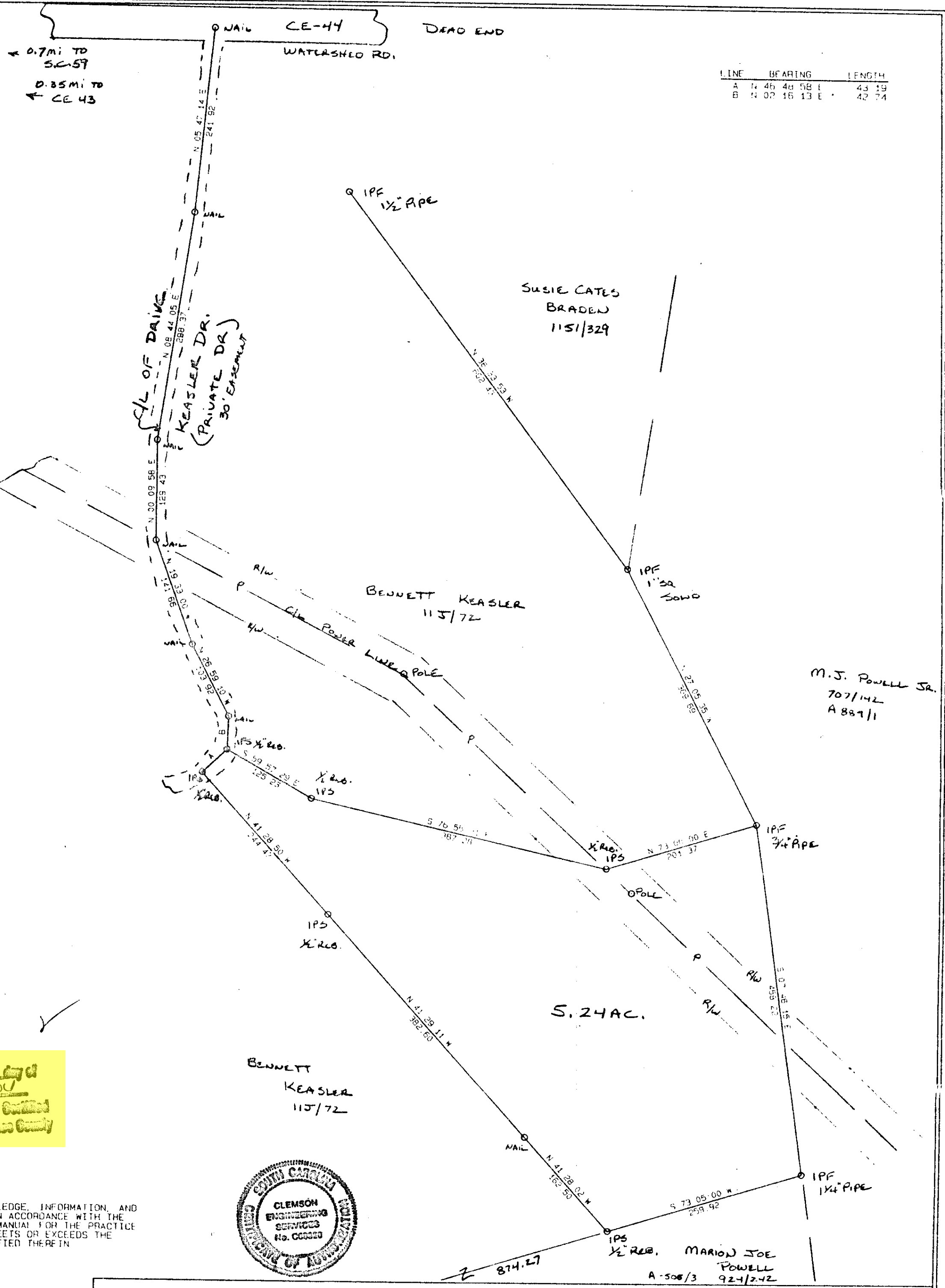
SIGNED, sealed and delivered
in the presence of:

Louis Sanders
[Signature]

Bennett M. Keasler, Sr.
BENNETT M. KEASLER, SR.
by Edith M. Keasler a/s

RANDALL M. NEWTON
ATTORNEY AT LAW
POST OFFICE BOX 1539
CLEMSON, SC 29633-1539

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS
2004 MAY 12 A 9 36



LINE	BEARING	LENGTH
A	74° 46' 46" 58" E	43.19
B	44° 02' 16" 13" E	42.74

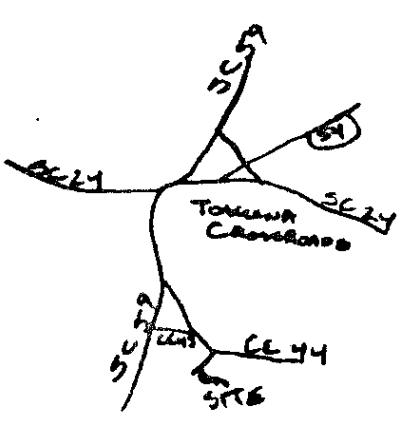
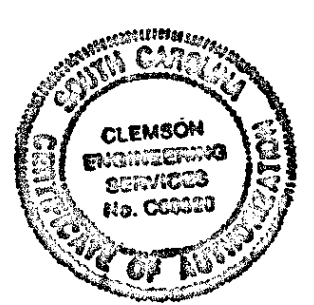
Newton
2004

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS
2004 MAY 12 A 9 36

0076218

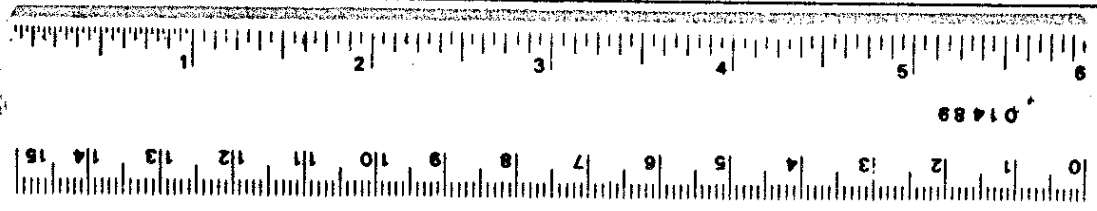
Recorded this 12 day of
May 2004
Vol 153, Pg. 10 and Certified
Register of Deeds, Oconee County

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 B SURVEY AS SPECIFIED THEREIN.



See Deed 1344 pg. 315

CLEMSON ENGINEERING SERVICES	
PLAT OF UNBALANCED TRAVERSE PRECISION OF FIELD SURVEY- 1: 10000 SCALE 1 IN. = 100 FT. 	DATE: APRIL 14, 2004 STATE OF SOUTH CAROLINA COUNTY OF OCONEE TOWNSHIP OF CENTER OFF WATERSHED RD. (CE 44) T.M. 310-00-02-013 P/O
PLAT PREPARED FOR Bennett M. Keaster TO: CHARLES O. OSBORNE RUTH ANNE OSBORNE	AREA WAS CALCULATED BY THE DMD METHOD
PROPERTY SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, OR RESTRICTIONS REF. PLAT BY: HART 11 04-00 FIELD WORK BY CARTER-COUPER	



NEWTON AND DAVIS, LLC 3113-D EARLE E MORRIS JR HWY, PIEDMONT, SC 29673

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA) Grantee Address: 5321 WOODLAWN BOULEVARD
COUNTY OF OCONEE) MINNEAPOLIS, MN 55417

KNOW ALL MEN BY THESE PRESENTS, that BENNETT M. KEASLER, SR. In consideration of ONE HUNDRED SIXTY SIX THOUSAND AND 00/100 Dollars (\$ 166,000.00), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto MARTIN P. LAVELLE AND SUSAN RHEINGANS, their heirs and assigns forever

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF OCONEE, EARLES GROVE COMMUNITY, CONTAINING 3.560 ACRES AS SHOWN BY PLAT OF SURVEY BY R. JAY COOPER, P.E. & L.S. 4682, CLEMSON ENGINEERING SERVICES NO. C00520, DATED DECEMBER 1, 2004, AND RECORDED IN PLAT BOOK B44 AT PAGE 5, IN THE OCONEE COUNTY CLERK OF COURT OFFICE.

THIS BEING THE SAME PROPERTY CONVEYED TO BENNETT M. KEASLER, SR. BY DEED OF EDITH M. KEASLER AS RECORDED IN DEED BOOK 1324 AT PAGE 302 IN THE OCONEE COUNTY CLERK OF COURT OFFICE ON 1-22-04.

TMS # 310-00-02-013

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat(s), which affect the property hereinabove described.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s) and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heir or successors and against every person whomsoever lawfully claiming or to claim the same of any part thereof.

WITNESS the grantor's(s') hand(s) this 12th day of January, 2005.

SIGNED, sealed and delivered in the presence of:

Bennett M. Keasler by his Attorney in fact, Edith Claire Mays Keasler

Alex Newton
Julie Powell Ringler
Julie Powell Ringler

Bennett M. Keasler, Sr. by his attorney in fact, Edith Claire Mays Keasler by POA recorded in Book 1165 at Page 43

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's (s') act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 12th day of January, 2005.

Julie Powell Ringler (SEAL)
Notary Public for South Carolina
My Commission Expires: 6/13/07
Title Check (X) No Title Check ()

THIS PROPERTY DESIGNATED AS MAP 310 SUB 60 BL 02 PARC 013 ON OCONEE COUNTY TAX MAPS

OCONEE COUNTY ASSESSOR

Recorded this 18 day of Jan 2005
Book 2005 Page 1500290
Fee

Hinda R. Nif
Auditors Oconee County, S.C.

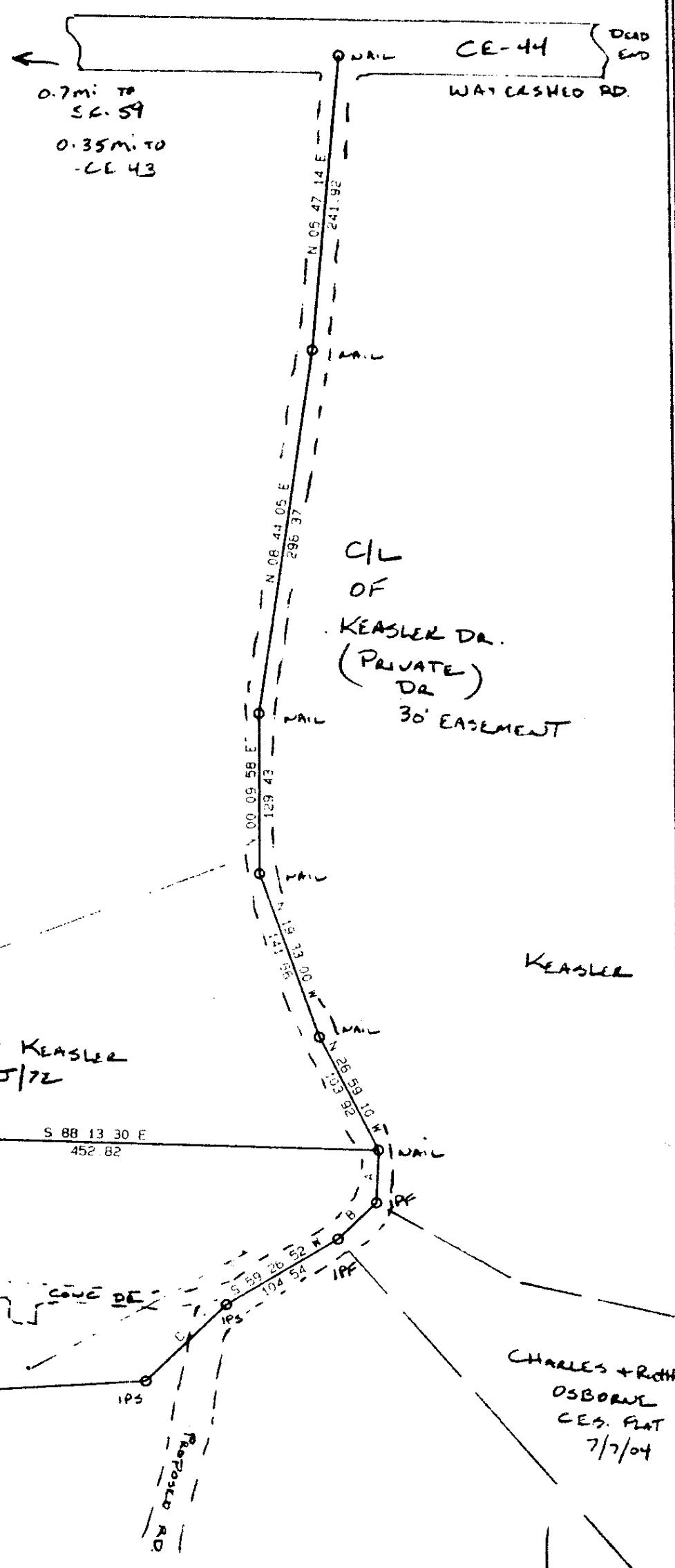
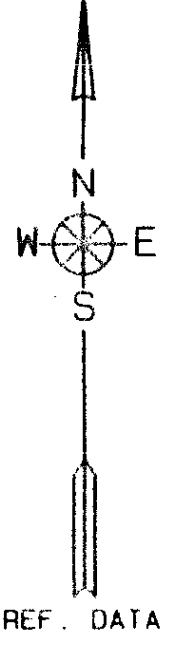
FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS
2005 JAN 14 P 1:49

env. 1000
STATE TAX 43160
COUNTY TAX 18260
EXCISE 022646
OCCONEE COUNTY

LINE	BEARING	LENGTH
A	S 02 13 33 W	42.73
B	S 46 48 58 W	43.19
C	S 46 10 36 W	89.79

FILED FOR RECORD
 OCONEE COUNTY, S.C.
 REGISTER OF DEEDS
 2005 JAN 14 P 1:49

Recorded this 14 day of
 JAN 2005
 Vol. B44, Pg. 5 and Certified
 Register of Deeds, Oconee County

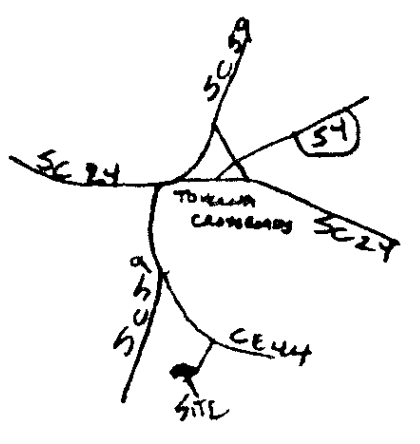


N/F
 HOLLIDAY
 11A/94

022687

Ret: Alex J Newton
 3113 - Deane Emmons Hwy
 2002 Piedmont, SC 29673

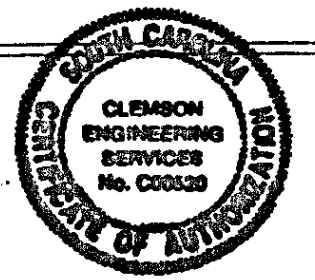
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THE HOUSE IS NOT IN A FEMA DESIGNATED FLOOD AREA.



CLEMSON ENGINEERING SERVICES

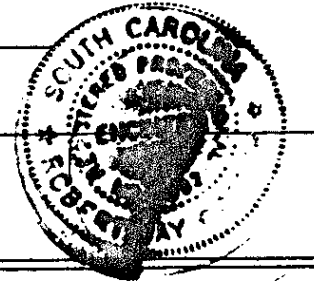
ACREAGE - 3.560 (DMD)
 PLAT OF UNBALANCED TRAVERSE
 PRECISION OF FIELD SURVEY - 1:10000
 SCALE 1 IN. = 100 FT.

DATE: DECEMBER 1, 2004
 STATE OF SOUTH CAROLINA
 COUNTY OF OCONEE
 TOWNSHIP OF CENTER
 OFF WATERSHED RD. (CE 44)
 T.M. 310-00-02-013 P/O

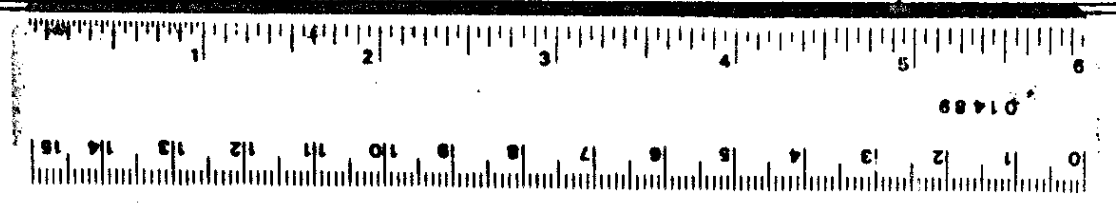


PLAT PREPARED FOR Bennett M. Keasler, Sr.
 TO: MARTIN P. LAVELLE
 SUSAN K. RHEINGARS
 See Deed 1393 pg. 323

AREA WAS CALCULATED BY THE DMD METHOD
 R. Jay Cooper
 R. JAY COOPER P.E. & L.S. 4682
 PHONE 864-654-2573



PROPERTY SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, OR RESTRICTIONS OF RECORD.
 REF. PLAT BY: HART 11-04-00 FIELD WORK BY CARTEE-COOPER



Doc ID: 003763490004 Type: DEE
BK 1801 PG 240-243

OCONEE COUNTY
STATE TAX 45.50
COUNTY TAX 19.25
EXEMPT _____

Randall M. Newton, Attorney at Law
Post Office Box 1539
Clemson, South Carolina 29633-1539
Attorney's File No. 10-0925

Recorded this 3 day of Nov
Book 2010 Page 13286
Fee: _____

Kenneth E. Nix
Auditors/Oconee County, S.C.

TITLE TO REAL ESTATE

Grantee's Address:
115 Watts Trail
Westminster, SC 29693

004931

STATE OF SOUTH CAROLINA)
: TMS # P/O 310-00-02-013
COUNTY OF OCONEE)

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS
2010 NOV - 2 A 11:42

KNOW ALL MEN BY THESE PRESENTS, that

ESTATE OF EDITH M. KEASLER

in consideration of **Ten and no/100 (10.00) Dollars and other good and valuable consideration**, the receipt of which is hereby acknowledged, has/have bargained, sold and released, and by these presents does/do hereby grant, bargain, sell and release unto

COLBY WATTS,
his heirs and assigns forever:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, containing **3.391 acres, more or less**, on a plat prepared by Gregory Blake Sosebee, PLS #14818, dated October 27, 2010, and recorded in Plat Book B356 at page 6, records of Oconee County, South Carolina, reference to which is invited for a more complete and accurate description.

Together with a thirty foot (30') easement shown as Keasler Drive for ingress and egress and utilities leading to subject property as shown on the above described plat, subject to an Understanding and Agreement for Private Road Maintenance recorded May 12, 2004 in Deed Book 1344 at page 318, records of Oconee County, South Carolina.

This being a portion of the property conveyed to Edith M. Keasler by the Estate of Bennett Keasler, Sr., who died testate on March 11, 2005, Probate File 2005ES3700212, records of Oconee County, South Carolina. Edith M. Keasler died testate on May 24,

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAC 310 SUB 00 BLK 00 PARCEL 13 16
ON OCONEE COUNTY TAX MAPS
Heather Shugart
OCONEE COUNTY ASSESSOR

*Newton
10.00*

2007, Probate File 2007ES3700309, conveying property with the right to sell to Bennett Keasler, Jr. and Susan K. Snipes, records of Oconee County, South Carolina.

This conveyance is specifically made subject to any and all easements, restrictions, covenants, conditions, rights of way, zoning rules and laws and regulations, any of which may be found of record in the Office of the Clerk of Court for Oconee County, South Carolina, together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), the grantee's(s') heirs and assigns forever in fee simple. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s), the grantee's(s') heirs and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the hand(s) and seal(s) of the grantor(s) this 28th day of October, 2010.

SIGNED, sealed and delivered in the presence of:

Estate of Edith M. Keasler

Donna R. Albecker
[Signature]

By: *[Signature]*
Bennett Keasler, Jr.,
Personal Representative

By: *Susan K. Snipes*
Susan K. Snipes,
Personal Representative

STATE OF SOUTH CAROLINA)
 : AFFIDAVIT
COUNTY OF OCONEE)

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1. I have read the information on this affidavit and I understand such information.
- 2. The property being transferred is located at 3.391 Acres, Keasler Drive, Seneca, SC 29678, bearing County Tax Map Number P/O 310-00-02-013 was transferred by Estate of Edith M. Keasler to Colby Watts on 10/28/10.
- 3. Check one of the following: The deed is
 - (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or moneys worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See Information section of affidavit):

(If exempt, please skip items 4- 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$17,500.00.
 - (b) _____ The fee is computed on the fair market value of the realty which is \$ _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.

5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If Yes, the amount of the outstanding balance of this lien or encumbrance is: \$ _____.

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$17,500.00
- (b) Place the amount listed in item 5 above here: \$ 0.00 (If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$17,500.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording, fee due is: \$64.75

8. As required by Code Section, 12-24-70, I state that I am a responsible person who was connected with the transaction as:

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

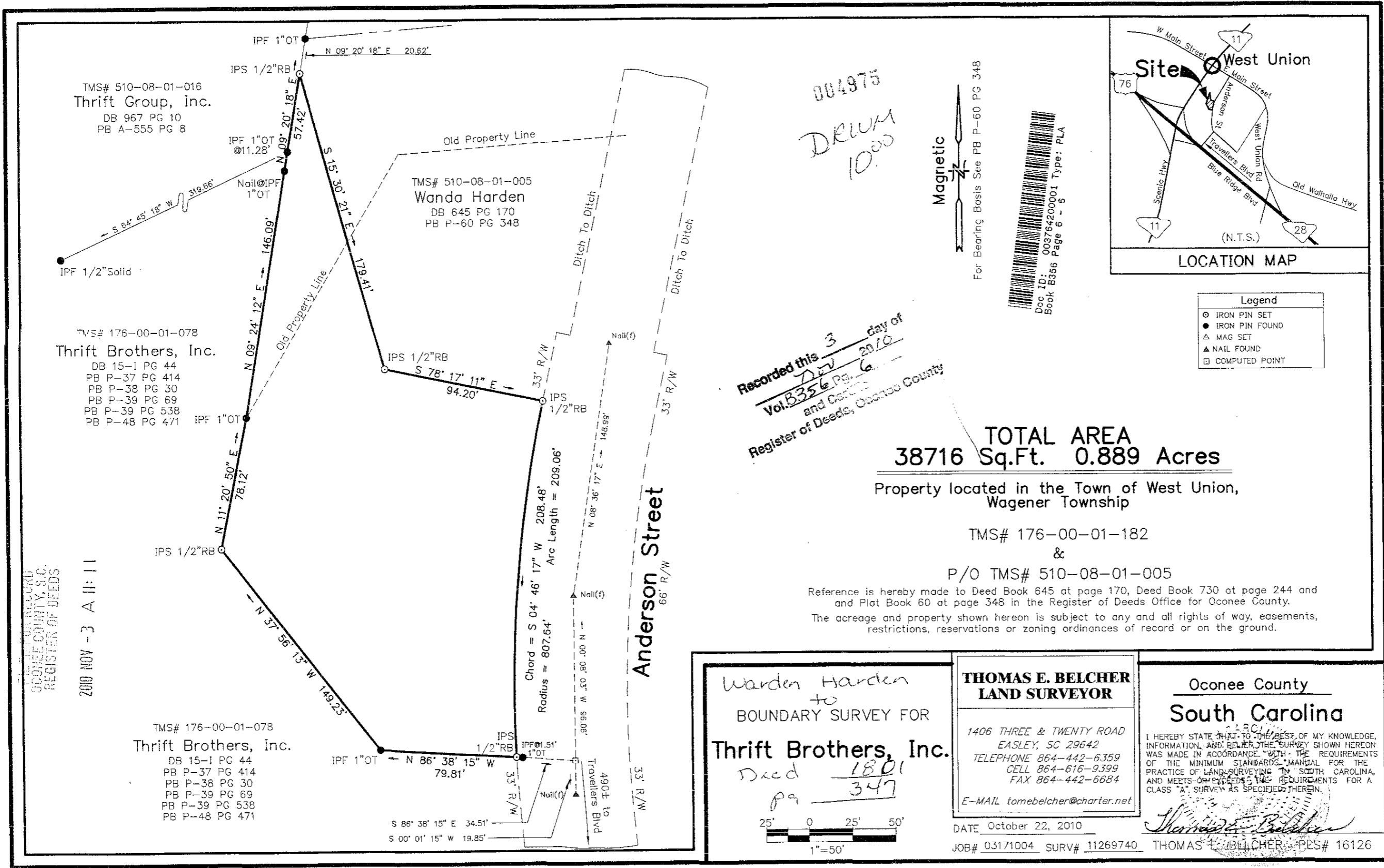
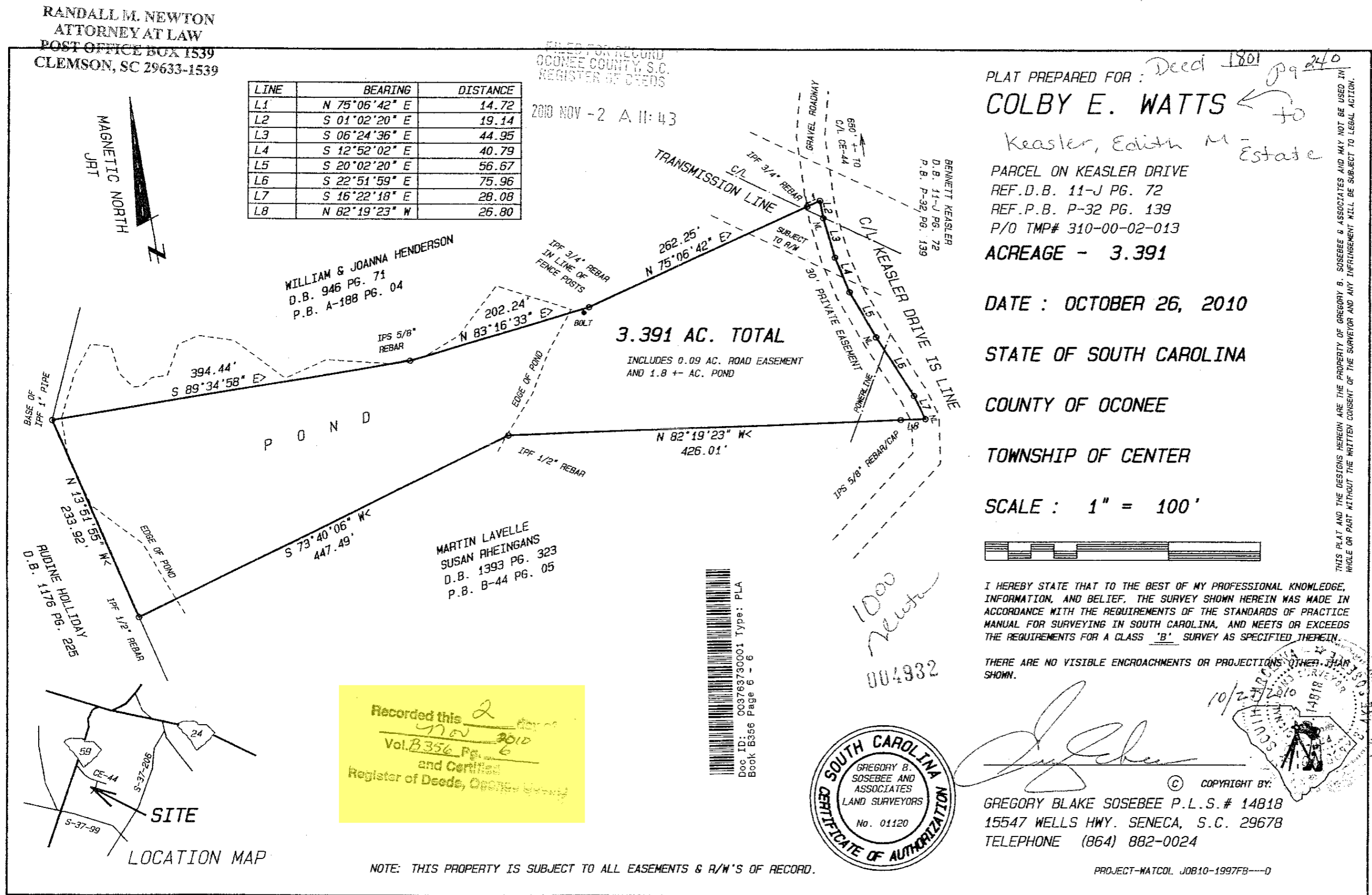
Responsible Person Connected with the Transaction

SWORN to before me this
28th day of October, 2010.

Hellen E. McGee
Notary Public for South Carolina
My Commission Expires: 2/26/13

[Signature]
Randall M. Newton, Attorney at Law

6



FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS



Doc ID: 004495340006 Type: DEE

BK **2073** PG **229-234**

2014 DEC 19 P 3: 30

Newton Law Firm of Clemson, LLC
Post Office Box 1539
Clemson, South Carolina 29633-1539
Attorney's File No. 14-1243

Newton
1200

006456

TITLE TO REAL ESTATE

Grantee's Address:
339 Rodgers Rd.
Seneca, SC 29678

STATE OF SOUTH CAROLINA)
 :
COUNTY OF OCONEE)

TMS # 310-00-02-013

KNOW ALL MEN BY THESE PRESENTS, that

**BENNETT M. KEASLER, JR. AND SHERI KEASLER, Trustees of the
KEASLER FAMILY REVOCABLE LIVING TRUST AND SUSAN MAYS KEASLER
SNIPES**

in consideration of **Ninety Thousand Four Hundred Forty Eight and
00/100 (\$90,448.00) Dollars**, the receipt of which is hereby
acknowledged, has/have bargained, sold and released, and by these
presents do(es) hereby grant, bargain, sell and release unto

Recorded this 22 day of Dec
Book 2073 Page 229
Fee
Kenneth E. Nix
Auditors Oconee County, S.C.

M. J. POWELL AND CLAUDIA R. POWELL,
as joint tenants with rights of survivorship,
and not as tenants in common, his or her heirs and assigns
forever:

All that certain piece, parcel or lot of land lying and being
situate in the State of South Carolina, County of Oconee, Township
of Center, **containing 16.85 acres, more or less**, as shown and more
fully described on a plat prepared by R. Jay Cooper, PE & LS #4682,
dated November 5, 2014 and recorded in Plat Book **B487** at page
10, records of Oconee County, South Carolina, reference to
which is invited for a more complete and accurate description.

AND ALSO, All that certain non-exclusive easement and right of
way being 30 feet in width running from Watershed Road (CE-44) over
and across Keasler Drive to subject property, as shown on the
aforementioned plat.

OCONEE COUNTY
STATE TAX 235.30
COUNTY TAX 99.55
EXEMPT _____

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAP 310 SUB 00 BLK 02 PARC 013
ON OCONEE COUNTY TAX MAPS
Sandra Shugart
OCONEE COUNTY ASSESSOR

AND ALSO, All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, Township of Center, **containing 9.21 acres, more or less**, as shown and more fully described on a plat prepared by R. Jay Cooper, PE & LS #4682, dated November 5, 2014 and recorded in Plat Book B487 at page 10, records of Oconee County, South Carolina, reference to which is invited for a more complete and accurate description.

SUBJECT TO a 30-foot easement and right of way from Watershed Road (CE-44) over and across Keasler Drive as shown on the aforementioned plat.

AND ALSO, All that certain non-exclusive easement and right of way being 30 feet in width running from Watershed Road (CE-44) over and across Keasler Drive to subject property, as shown on the aforementioned plat.

This being the property conveyed to Bennett M. Keasler, Jr. and Susan Mays Keasler Snipes by deed of distribution of the estate of Edith Mays Keasler a/k/a Edith M. Keasler, dated June 21, 2012, and recorded July 3, 2012 in Deed Book 1905 at page 240, records of Oconee County, South Carolina. Bennett M. Keasler, Jr., conveyed his undivided one-half interest to Bennett M. Keasler, Jr., Trustee of the Keasler Family Revocable Living Trust dated July 25, 2012 and recorded August 3, 2012 in Deed Book 1911 at page 54, records of Oconee County, South Carolina.

This conveyance is specifically made subject to any and all easements, restrictions, covenants, conditions, rights of way, zoning rules and laws and regulations, any of which may be found of record in the Register of Deeds Office for Oconee County, South Carolina, together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto **M. J. POWELL AND CLAUDIA R. POWELL, as joint tenants with rights of survivorship, and not as tenants in common**, his or her heirs and assigns forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor (s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto **M. J. POWELL AND CLAUDIA R. POWELL, as joint tenants with rights of survivorship, and not as tenants in common**, his or her heirs and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the hand(s) and seal(s) of the grantor(s) this 17th day of December, 2014.

SIGNED, sealed and delivered in the presence of:

Dorria R. Alsker
[Signature]

Bennett M. Keasler, Jr., Trustee of the Keasler Family Revocable Living Trust

BY: *[Signature]*
Bennett M. Keasler, Jr., Trustee

[Signature]
Bennett M. Keasler, Jr., Individually

STATE OF SOUTH CAROLINA)
 :
COUNTY OF PICKENS)

ACKNOWLEDGMENT

BEFORE ME, A Notary Public for South Carolina, personally appeared Bennett M. Keasler, Jr., Individually and as Trustee of the Keasler Family Revocable Living Trust who, being personally known to me or having produced proper identification, and upon being duly sworn, stated that (s)he executed the within-written Title to Real Estate for the purposes therein written.

SWORN to before me this 17th day of December, 2014.

(SEAL)

[Signature] (LS)
Notary Public for South Carolina
My commission expires 11/23/15

WITNESS the hand(s) and seal(s) of the grantor(s) this 16th day of December, 2014.

SIGNED, sealed and delivered in the presence of:

Sheri Keasler, Trustee of the Keasler Family Revocable Living Trust

Suzanne M. Holmes
witness 1 sign here
Rebecca B. Leggett
Witness 2/notary sign here

BY: Sheri Keasler
Sheri Keasler, Trustee

STATE OF NC)
COUNTY OF Wake)

ACKNOWLEDGMENT

BEFORE ME, A Notary Public for State of NC, personally appeared Sheri Keasler, Trustee of the Keasler Family Revocable Living Trust who, being personally known to me or having produced proper identification, and upon being duly sworn, stated that (s)he executed the within-written Title to Real Estate for the purposes therein written.

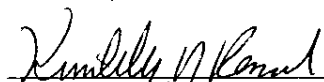


SWORN to before me this 16th day of December, 2014.
Rebecca B. Leggett (LS)
Notary Public for ~~South Carolina~~ North Carolina
My commission expires 7/21/2019

STATE OF SOUTH CAROLINA)
)
) Affidavit
)
 COUNTY OF OCONEE)

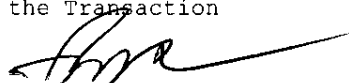
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
 2. The property being transferred is located at 26.06 acres, Seneca, SC 29678 bearing County TMS #310-00-02-013, was transferred by Bennett M. Keasler, Jr. and Sheri Keasler, Trustees of the Keasler Family Revocable Living Trust and Susan Mays Keasler Snipes to M. J. Powell and Claudia R. Powell on 12/17/14.
 3. Check one of the following: The deed is
 - (A) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth in the amount of \$90,448.00.
 - (B) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (C) _____ exempt from the deed recording fee because:
 4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - (A) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$90,448.00.
 - (B) _____ The fee is computed on the fair market value of the realty which is \$_____.
 - (C) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$_____.
 5. Check Yes _____ or No to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: \$_____.
 6. The deed recording fee is computed as follows:
 - (A) Place the amount listed in item 4 above here: \$90,448.00.
 - (B) Place the amount listed in item 5 above here: \$0.00
 - (C) Subtract line 6(b) from line 6(a) and place result here: \$90,448.00.
 7. The deed recording fee due is based on the amount listed on line 6c above and the deed recording fee due is: \$334.85.
 8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: The closing Attorney.
 9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.
- Sworn to before me this
 17th day of December, 2014.

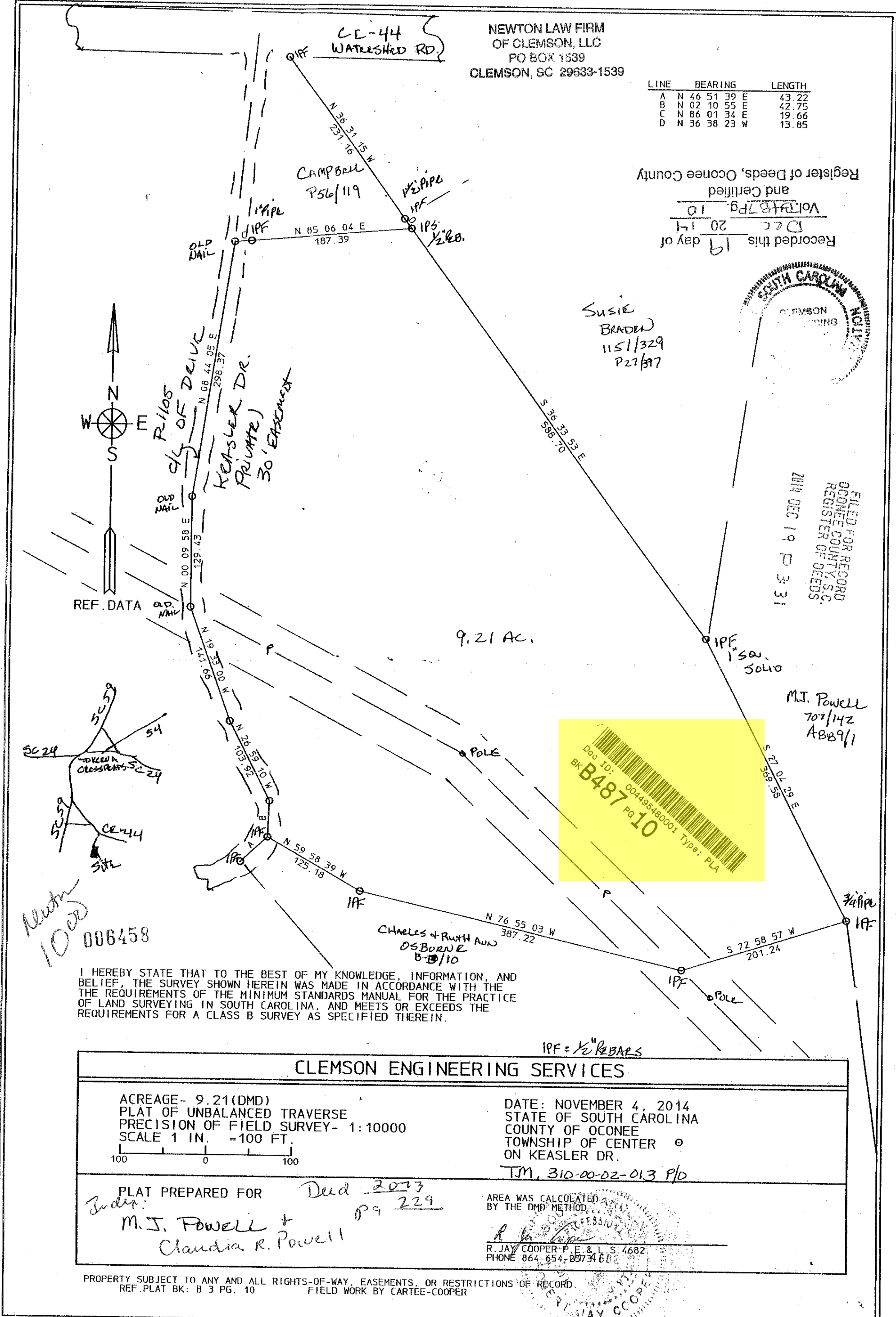
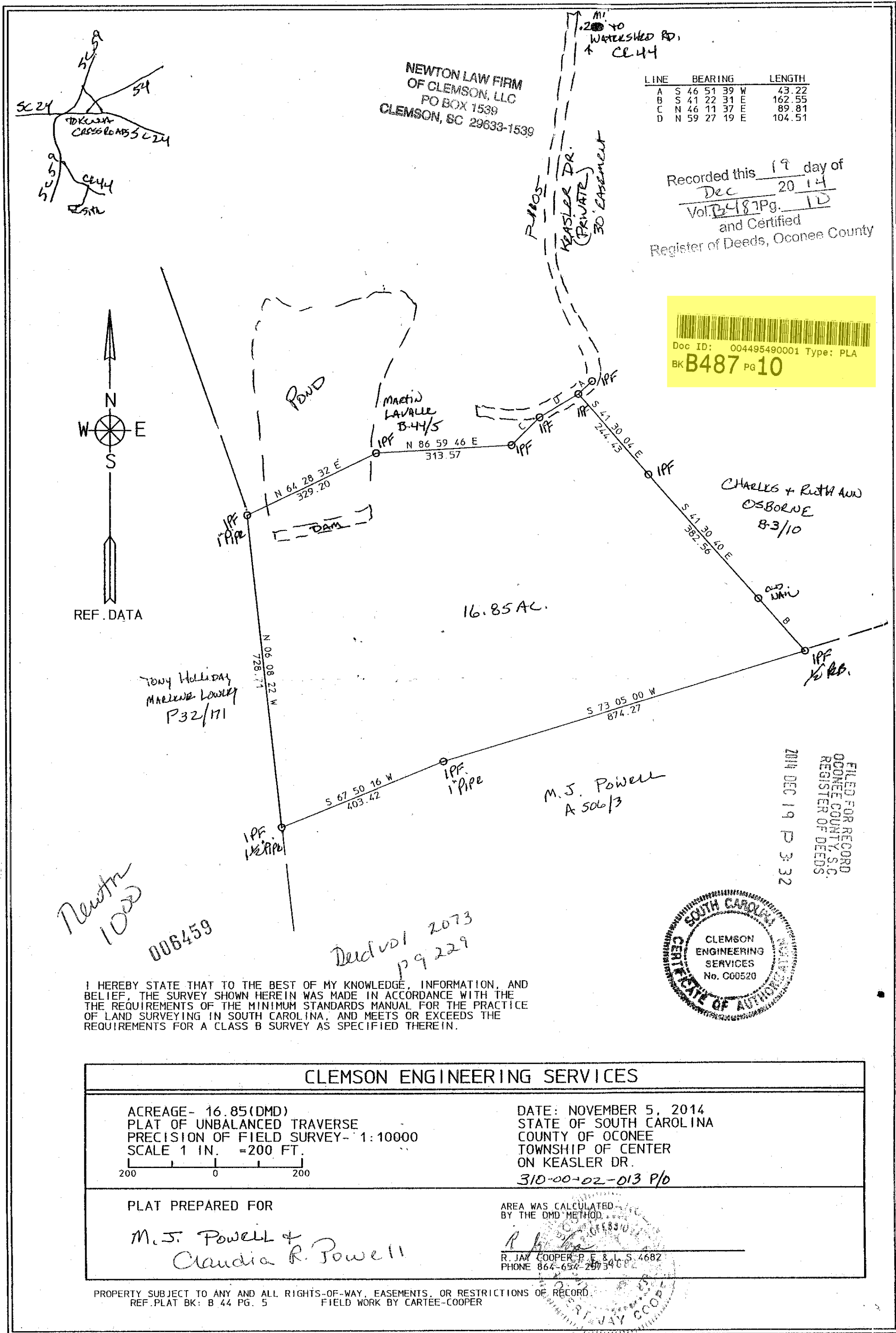


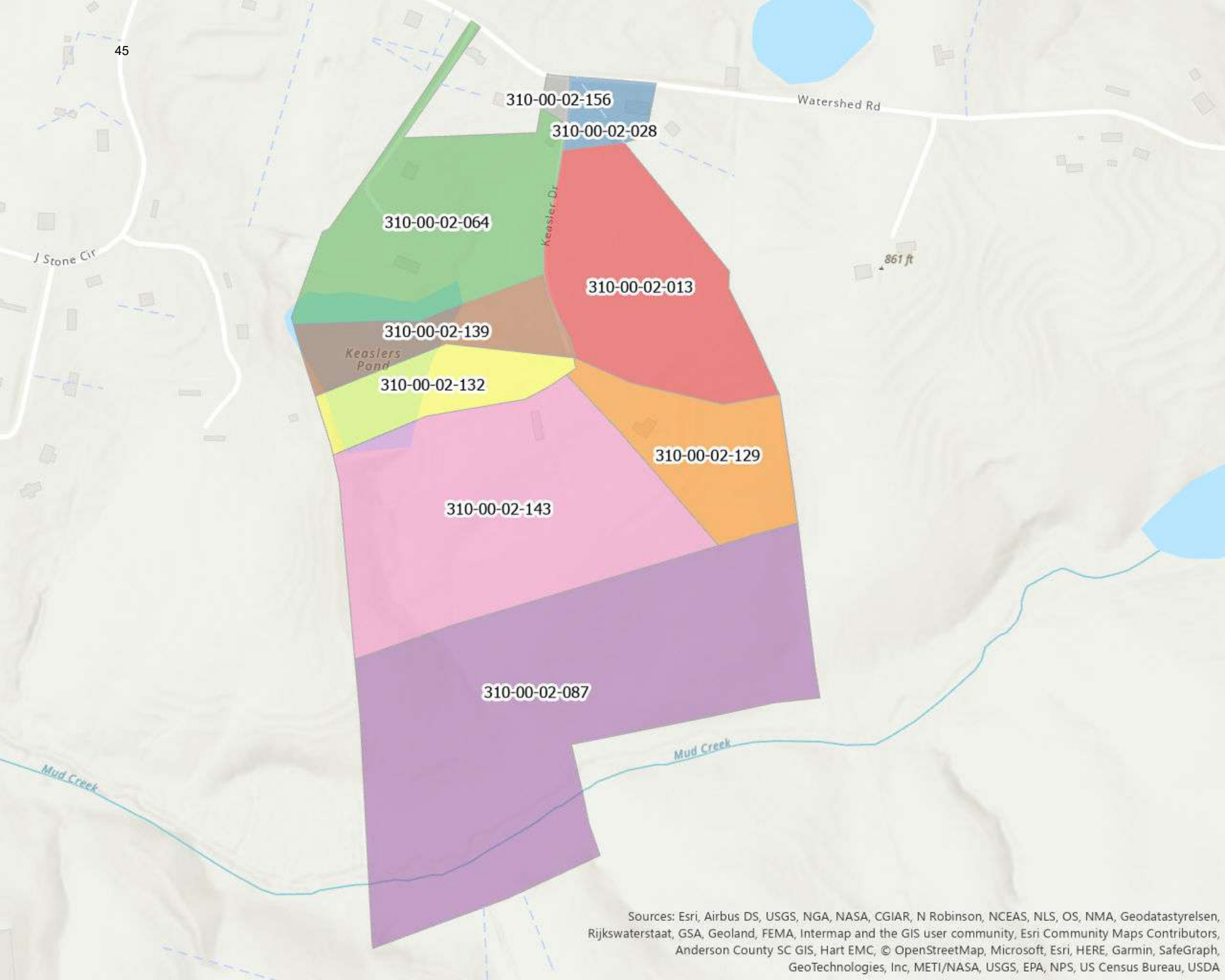
 Notary Public for South Carolina
 My Commission Expires: 8/12/15

Responsible Person Connected with
 the Transaction



 Randall M. Newton, Attorney at Law or
 Thomas A.M. Boggs, Attorney at Law or
 Kimberly N. Renaud, Attorney at Law





Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Anderson County SC GIS, Hart EMC, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



OCONEE COUNTY COUNCIL
RECUSAL FORM

Council Member Name: Tim Mays
[Please Print]

Council Member Signature: Tim Mays

Meeting Date: 9/25/23

Item for Discussion / Vote: VA23-00-00-14

Reason for Recusal: I was not present for original meeting/discussion.

I have a personal/familial interest in the issue.

Other: _____

Jennifer C. Adams
Clerk to Council

[This form to be filed as part of the permanent record of the meeting.]