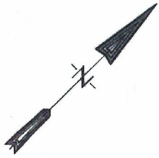


# THE LAKE COMPANY

## LAKE KEOWEE, SC

### MOUNTAIN VIEW BAY

PLAT # C-0609.1  
FB 000 PG 000  
DISK I-23A  
NAME: KROEGER



CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	114.37	50.00	91.02	S 36°36'29" N
C2	78.89	50.00	70.93	N 36°48'06" N
C3	45.02	50.00	44.41	S 38°50'46" W
C4	50.33	65.00	49.08	N 40°37'03" W
C5	19.89	30.00	19.62	N 43°42'27" N
C6	105.29	406.74	105.99	N 54°55'34" E
C7	37.97	50.00	37.06	N 67°24'05" E
C8	125.43	134.17	120.91	N 63°22'50" E
C9	7.27	134.17	7.27	N 36°02'02" E
C10	58.90	65.00	56.91	N 7°31'29" E
C11	165.17	406.74	163.57	S 49°22'13" W

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	186.00	140.22	122.34	N 48°10'08" N
C2	239.12	332.31	233.99	N 1°41'24" N
C3	248.07	816.67	247.12	N 27°37'35" E
C4	185.17	406.74	163.57	S 49°22'13" N
C5	236.89	766.67	231.99	S 27°37'35" N
C6	203.14	262.31	198.79	S 1°41'24" E
C7	81.45	90.22	78.72	S 48°10'08" E

LINE AND CURVE TABLES REFER TO PROPOSED ROAD RIGHT-OF-WAY.

LINE	BEARING	DISTANCE
L1	N 74°02'00" N	110.00
L2	N 18°55'27" E	92.28
L3	N 36°19'43" E	110.36
L4	S 27°35'16" E	50.00
L5	S 18°55'27" N	92.28
L6	S 74°02'00" E	110.00
L7	N 27°35'16" N	2.26

E. ALEXANDER DB 9 J PD 231

E. ALEXANDER DB 9 J PD 231

DESCRIPTION: SUBDIVIDE TRACT 1 ON PLAT BY C. E. SHEHAN. PLAT RECORDED IN PLAT BOOK P PG RECORDS OF OCONEE COUNTY.

LOCATION: STATE OF SOUTH CAROLINA, COUNTY OF OCONEE, SENECA TOWNSHIP, NEAR CITY OF SENECA

Alexander, Ernest & Getty, Jr. D.

DATE: JUNE 5, 1991

PLAT PREPARED FOR:

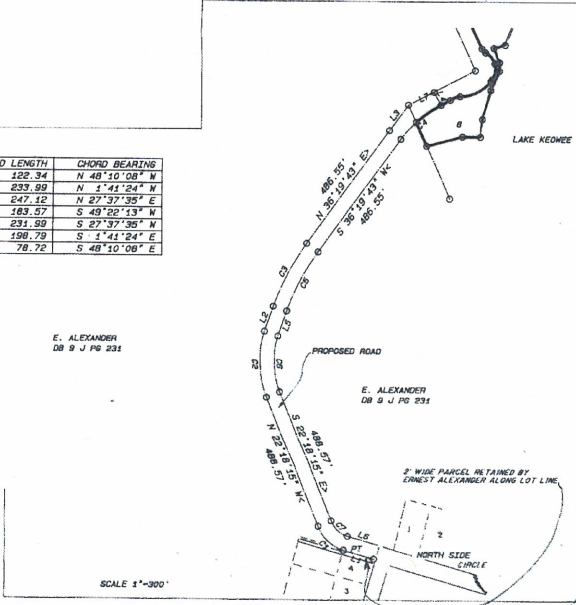
**EWING DEVOE BLACKSTON**

**DONALD E. KROEGER**

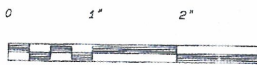
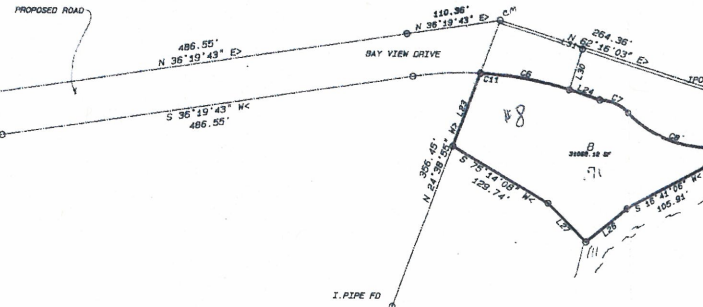
**JANE P. KROEGER**

CORNER OF RIVER OAKS, SENECA, INC  
123 UNIVERSITY STREET  
SENECA, SC 29678  
PHONE 803-292-6476

MICHAEL J. DENVERSON, JLS 6946  
I CERTIFY THAT THE METHOD OF PRECISION OF THE ORIGINAL FIELD SURVEY IS 1/7500 OR BETTER AND THAT THE AREA WAS DETERMINED BY THE DMD METHOD OF AREA CALCULATION. THIS DOCUMENT DOES NOT CONVEY TITLE. PROPERTY SUBJECT TO ANY EASEMENTS ON RECORD.



SCALE 1"=300'



SCALE: 1" = 100'

NOTE: 5' WIDE PARCEL RETAIN BY DEVELOPER ALONG HOWELL PROPERTY.

NOTE: POSSIBLE FLOOD EASEMENT TO 810ML CONTOUR.

LINE	BEARING	DISTANCE
L1	S 61°05'24" W	2.00
L2	N 24°37'00" W	48.00
L3	N 62°50'12" E	97.69
L4	S 48°03'08" E	97.12
L5	S 8°08'32" E	39.60
L6	N 77°19'51" E	79.61
L7	S 69°21'00" E	65.60
L8	S 50°36'37" E	88.62
L9	S 44°23'44" E	30.23
L10	S 24°37'01" E	84.33
L11	S 22°39'45" E	93.69
L12	S 8°36'56" W	14.49
L13	N 24°37'02" W	94.06
L14	N 47°09'20" W	38.89
L15	N 61°51'10" W	41.38
L16	N 40°34'08" E	54.21
L17	N 8°36'56" E	31.18
L18	S 21°30'33" W	78.78
L19	S 74°18'46" W	41.61
L20	S 21°47'11" E	53.62
L21	S 79°18'58" W	17.57
L22	S 1°57'00" W	26.03
L23	N 24°38'56" W	90.23
L24	N 62°24'44" E	37.30
L25	S 0°48'06" E	36.38
L26	S 1°29'53" W	62.00
L27	N 89°45'29" W	63.25
L28	S 0°34'52" W	30.17
L29	S 25°31'52" W	73.42
L30	S 27°18'26" E	60.00
L31	N 27°35'16" N	2.26

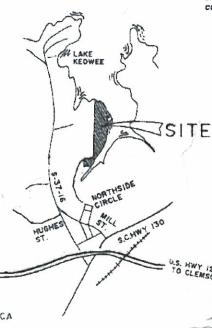
mgs  
005559  
Recorded this 28 day of June A.D. 1991  
Vol 1992 Page \_\_\_\_\_ and certified  
William G. Smith C.C.P.G.S.  
Oconee County, S.C.

209-04-03

10' Drainage and utility EASEMENT along all side lot line.  
20' Drainage and utility EASEMENT along all front lot line.  
SETBACKS  
30' FRONT AND REAR  
10' SIDE  
2. rods or I. pipes at all lot corners.

FILED FOR RECORD  
JUN 28 3 02 PM '91  
CLERK OF COURT  
WILLIAM G. SMITH  
OCONEE COUNTY  
S.C.

#520  
#70  
#4000  
DATE



Plat 209-00-02-011, volume 287  
 (Plat not abstracted from orig. parcel, section 4 only)  
 Parcel A side in #011) lots 17-20

# MOUNTAIN VIEW BAY--SECTION 3

## LOTS 17-20, 23-27

PLAT # B-3598-C-588  
 DISK # C:VDW08 NAME:ALEXSC3JF  
 FB #73 PG 54

LAKE KEOWEE

SHORE LINE BOUNDARY FALLS ON OR ABOVE 804 MSL CONTOUR.  
 POSSIBLE FLOOD EASEMENT TO 810 MSL CONTOUR.

REFERENCE PLAT NORTH

Recorded this 31 day of May  
 A.D. 1994 in Vol. 287  
 Page 58 of 60  
 and Certified:  
 Michael L. Henderson  
 Oconee County, S.C.

LAKE KEOWEE

SHORE LINE BOUNDARY FALLS ON OR ABOVE 804 MSL CONTOUR.  
 POSSIBLE FLOOD EASEMENT TO 810 MSL CONTOUR.

NOTE: SEE PLAT BOOK A-255 PG 6  
 FOR PORTION OF LOT 16 PREVIOUSLY  
 DEED TO ERNEST ALEXANDER.

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	100.00'	199.40'	187.87'	S 71°37'30" W
C2	50.00'	114.50'	91.07'	S 36°33'10" W
C3	110.00'	222.01'	67.42'	N 80°09'46" W
C4	110.00'	22.01'	21.98'	S 76°15'28" W
C5	110.00'	24.43'	24.38'	S 64°09'49" W
C6	110.00'	68.62'	68.46'	S 39°01'01" W
C9	25.00'	50.02'	43.13'	S 84°03'52" E
C10	110.00'	13.52'	13.51'	S 18°01'15" W
C11	110.00'	21.25'	21.21'	N 56°47'00" W
C12	100.00'	30.88'	30.56'	S 55°22'34" W
C13	100.00'	37.91'	37.08'	S 13°48'10" E
C14	150.00'	89.69'	69.08'	S 11°06'53" E
C15	150.00'	32.30'	32.24'	S 08°19'51" W

DESCRIPTION: PHASE 3 MOUNTAIN VIEW BAY.  
 D1  
 REFERENCE PLAT BOOK PAGE  
 RECORDS OF OCONEE COUNTY.

LOCATION: STATE OF SOUTH CAROLINA  
 COUNTY OF OCONEE  
 TOWNSHIP OF SENECA  
 CITY OF SENECA.

AREA OF PARCEL: AS NOTED ACRES + 612

DATE: MARCH 23, 1994

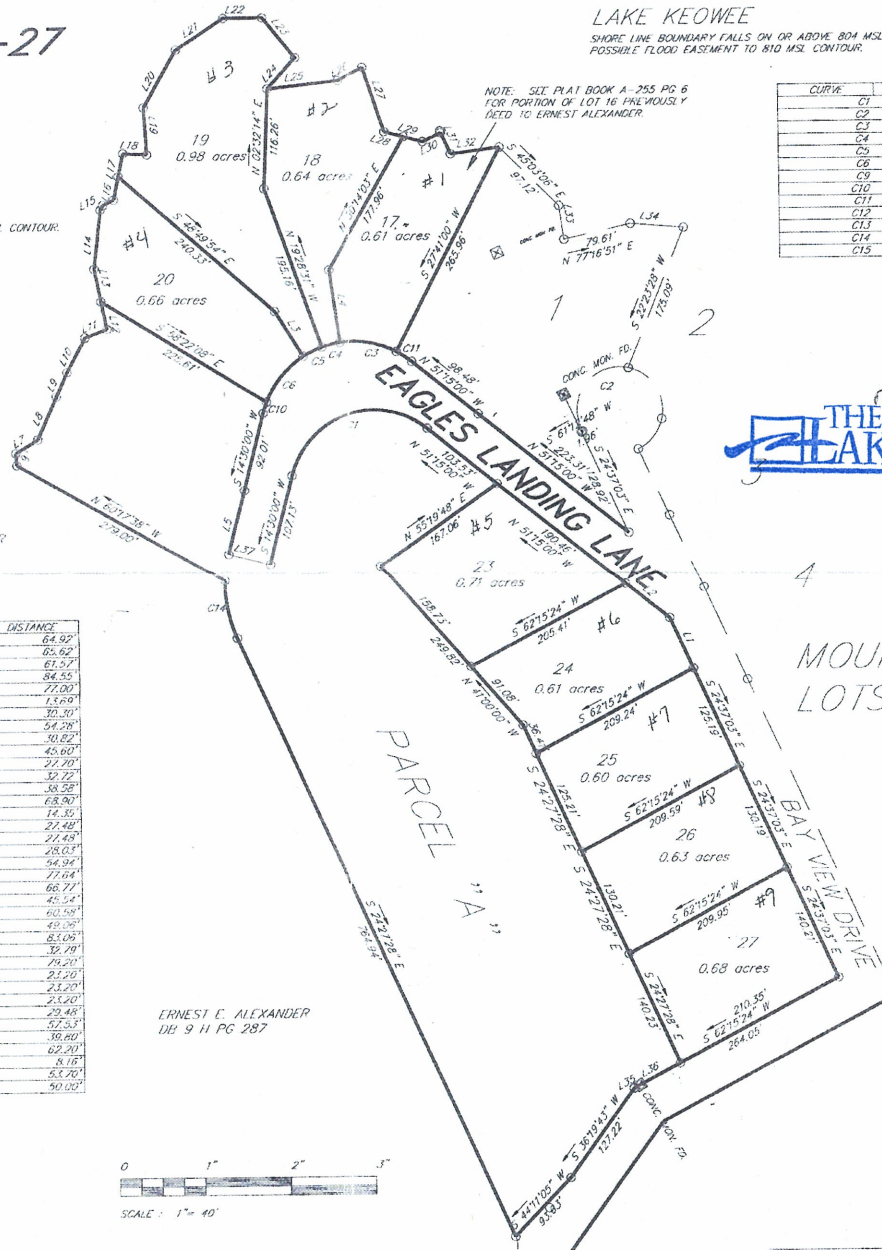
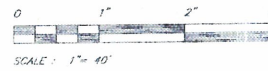
PLAT PREPARED FOR:  
**ERNEST ALEXANDER**

CORNERSTONE OF SENECA, INC  
 123 EAST NORTH 1ST STREET  
 P.O. BOX 822  
 SENECA, SC 29679  
 PHONE: 803/882-6476

*Michael L. Henderson*  
 MICHAEL L. HENDERSON, PS 6946  
 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, AND BELIEFS OR  
 EXCEEDS THE REQUIREMENTS FOR A CLASS B  
 SURVEY AS SPECIFIED THEREIN, PROPERTY SUBJECT TO  
 ANY AND ALL EASEMENTS ON RECORD. THIS DOCUMENT  
 DOES NOT TRANSFER TITLE, NOR NECESSARILY FOLLOWS  
 TITLE LINES.

LINE	DIRECTION	DISTANCE
11	S 74°57'03" E	64.92'
12	N 51°15'00" W	85.62'
13	S 32°11'52" E	61.52'
14	N 08°00'55" W	84.55'
15	S 14°30'00" W	77.00'
16	N 04°21'43" W	156.0'
17	S 58°41'00" W	30.50'
18	S 24°25'00" W	54.28'
19	S 24°25'00" W	30.82'
110	S 28°45'00" W	45.60'
111	S 68°52'00" W	27.70'
112	S 11°34'00" E	32.72'
113	S 11°34'00" E	38.58'
114	S 06°44'00" W	68.00'
115	N 64°28'24" E	14.35'
116	N 12°02'04" E	27.40'
117	N 12°02'04" E	27.48'
118	S 86°34'28" E	28.63'
119	N 07°20'21" W	56.94'
120	N 28°52'08" E	77.64'
121	N 36°50'36" E	66.71'
122	S 82°44'53" E	42.54'
123	S 19°02'53" E	60.58'
124	S 42°47'19" W	42.38'
125	N 83°50'29" E	83.09'
126	N 62°58'12" E	32.79'
127	S 18°20'00" E	72.21'
128	S 74°50'01" E	24.50'
129	S 74°50'00" E	23.20'
130	N 64°47'00" E	23.20'
131	S 24°41'21" E	29.48'
132	N 82°50'12" E	57.53'
133	S 68°08'50" E	39.80'
134	S 05°21'05" E	62.20'
135	S 62°00'00" W	8.18'
136	S 62°15'24" W	53.70'
137	S 75°30'00" E	40.02'

ERNEST E. ALEXANDER  
 DB 9 H PG 287



NEW-209-06-01-001 → 009  
**THE LAKE COMPANY**  
 LAKE KEOWEE, SC  
 SALLIE G. SMITH  
 CLERK OF COURT  
 MAR 31 4 35 PM '94  
 FILED FOR RECORDING  
 OCONEE COUNTY  
 S.C.

MOUNTAIN VIEW BAY  
 LOTS 1-9

