

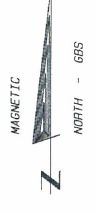
FILED IN THE
OCONEE COUNTY
REGISTER OF DEEDS
200 OCT 15 2001

THE LAKE COMPANY LAKE KEOWEE, SC

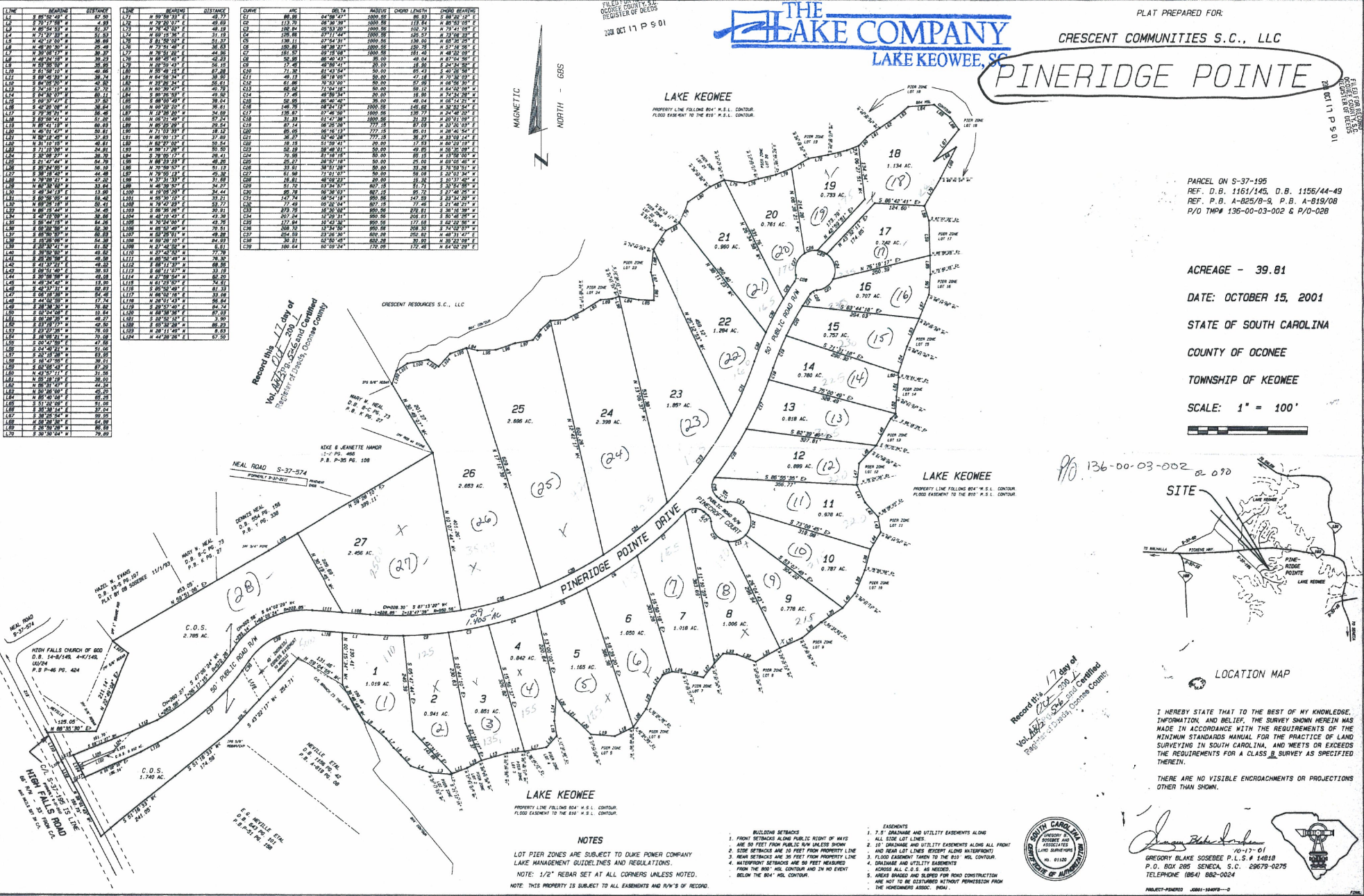
PLAT PREPARED FOR:
CRESCENT COMMUNITIES S.C., LLC

PINERIDGE POINT

| LINE | BEARING | DISTANCE | CURVE | ARC | DELTA | ANGULAR | CHORD LENGTH | CHORD BEARING |
|------|---------------|----------|-------|---------------|-------|---------|--------------|---------------|
| L1 | S 89°59'49" E | 87.50 | L17 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L2 | S 73°17'31" E | 4.83 | L18 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L3 | N 89°59'49" W | 87.50 | L19 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L4 | N 73°17'31" E | 4.83 | L20 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L5 | N 42°51'20" E | 38.89 | L21 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L6 | N 42°51'20" E | 38.89 | L22 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L7 | N 30°58'31" E | 48.77 | L23 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L8 | N 30°58'31" E | 48.77 | L24 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L9 | N 30°58'31" E | 48.77 | L25 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L10 | N 30°58'31" E | 48.77 | L26 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L11 | N 30°58'31" E | 48.77 | L27 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L12 | N 30°58'31" E | 48.77 | L28 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L13 | N 30°58'31" E | 48.77 | L29 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L14 | N 30°58'31" E | 48.77 | L30 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L15 | N 30°58'31" E | 48.77 | L31 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L16 | N 30°58'31" E | 48.77 | L32 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L17 | N 30°58'31" E | 48.77 | L33 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L18 | N 30°58'31" E | 48.77 | L34 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L19 | N 30°58'31" E | 48.77 | L35 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L20 | N 30°58'31" E | 48.77 | L36 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L21 | N 30°58'31" E | 48.77 | L37 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L22 | N 30°58'31" E | 48.77 | L38 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L23 | N 30°58'31" E | 48.77 | L39 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L24 | N 30°58'31" E | 48.77 | L40 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L25 | N 30°58'31" E | 48.77 | L41 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L26 | N 30°58'31" E | 48.77 | L42 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L27 | N 30°58'31" E | 48.77 | L43 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L28 | N 30°58'31" E | 48.77 | L44 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L29 | N 30°58'31" E | 48.77 | L45 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L30 | N 30°58'31" E | 48.77 | L46 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L31 | N 30°58'31" E | 48.77 | L47 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L32 | N 30°58'31" E | 48.77 | L48 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L33 | N 30°58'31" E | 48.77 | L49 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L34 | N 30°58'31" E | 48.77 | L50 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L35 | N 30°58'31" E | 48.77 | L51 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L36 | N 30°58'31" E | 48.77 | L52 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L37 | N 30°58'31" E | 48.77 | L53 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L38 | N 30°58'31" E | 48.77 | L54 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L39 | N 30°58'31" E | 48.77 | L55 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L40 | N 30°58'31" E | 48.77 | L56 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L41 | N 30°58'31" E | 48.77 | L57 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L42 | N 30°58'31" E | 48.77 | L58 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L43 | N 30°58'31" E | 48.77 | L59 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L44 | N 30°58'31" E | 48.77 | L60 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L45 | N 30°58'31" E | 48.77 | L61 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L46 | N 30°58'31" E | 48.77 | L62 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L47 | N 30°58'31" E | 48.77 | L63 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L48 | N 30°58'31" E | 48.77 | L64 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L49 | N 30°58'31" E | 48.77 | L65 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L50 | N 30°58'31" E | 48.77 | L66 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L51 | N 30°58'31" E | 48.77 | L67 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L52 | N 30°58'31" E | 48.77 | L68 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L53 | N 30°58'31" E | 48.77 | L69 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L54 | N 30°58'31" E | 48.77 | L70 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L55 | N 30°58'31" E | 48.77 | L71 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L56 | N 30°58'31" E | 48.77 | L72 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L57 | N 30°58'31" E | 48.77 | L73 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L58 | N 30°58'31" E | 48.77 | L74 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L59 | N 30°58'31" E | 48.77 | L75 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L60 | N 30°58'31" E | 48.77 | L76 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L61 | N 30°58'31" E | 48.77 | L77 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L62 | N 30°58'31" E | 48.77 | L78 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L63 | N 30°58'31" E | 48.77 | L79 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L64 | N 30°58'31" E | 48.77 | L80 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L65 | N 30°58'31" E | 48.77 | L81 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L66 | N 30°58'31" E | 48.77 | L82 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L67 | N 30°58'31" E | 48.77 | L83 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L68 | N 30°58'31" E | 48.77 | L84 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L69 | N 30°58'31" E | 48.77 | L85 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L70 | N 30°58'31" E | 48.77 | L86 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L71 | N 30°58'31" E | 48.77 | L87 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L72 | N 30°58'31" E | 48.77 | L88 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L73 | N 30°58'31" E | 48.77 | L89 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L74 | N 30°58'31" E | 48.77 | L90 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L75 | N 30°58'31" E | 48.77 | L91 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L76 | N 30°58'31" E | 48.77 | L92 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L77 | N 30°58'31" E | 48.77 | L93 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L78 | N 30°58'31" E | 48.77 | L94 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L79 | N 30°58'31" E | 48.77 | L95 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L80 | N 30°58'31" E | 48.77 | L96 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L81 | N 30°58'31" E | 48.77 | L97 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L82 | N 30°58'31" E | 48.77 | L98 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L83 | N 30°58'31" E | 48.77 | L99 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |
| L84 | N 30°58'31" E | 48.77 | L100 | N 30°58'31" E | 48.77 | 88.82 | 5,889.72 | E |



LAKE KEOWEE
PROPERTY LINE FOLLOWING 804' M.S.L. CONTOUR
FLOOD EASEMENT TO THE 810' M.S.L. CONTOUR



PARCEL ON S-37-195
REF. D.B. 1161/145, D.B. 1155/44-49
REF. P.B. A-825/8-9, P.B. A-819/08
P/O TWP 136-00-03-002 & P/O-028

ACREAGE - 39.81

DATE: OCTOBER 15, 2001

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

TOWNSHIP OF KEOWEE

SCALE: 1" = 100'

LOCATION MAP

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.

THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Gregory Blake Soesbee
2017-01
GREGORY BLAKE SOESBEE P.L.S. #48518
P.O. BOX 285 SENECA, S.C. 29679-0275
TELEPHONE (864) 882-0024



- NOTES**
1. LOT PIER ZONES ARE SUBJECT TO DUKE POWER COMPANY LAKE MANAGEMENT GUIDELINES AND REGULATIONS.
 2. NOTE: 1/2" REBAR SET AT ALL CORNERS UNLESS NOTED.
 3. NOTE: THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND R/W'S OF RECORD.
- EASEMENTS**
1. 7.5' DRAINAGE AND UTILITY EASEMENTS ALONG ALL SIDE LOT LINES.
 2. 10' DRAINAGE AND UTILITY EASEMENTS ALONG ALL FRONT AND REAR LOT LINES (EXCEPT ALONG WATERFRONT).
 3. FLOOD EASEMENT TAKEN TO THE 810' M.S.L. CONTOUR.
 4. DRAINAGE AND UTILITY EASEMENTS ACROSS ALL C.O.S.' AS NECESSARY.
 5. AREAS BRANDED AND SLOPED FOR ROAD CONSTRUCTION ARE NOT TO BE OBTAINED WITHOUT PERMISSION FROM THE HOMEOWNERS ASSOC. (INDA).
- BUILDING SETBACKS**
1. FRONT SETBACKS ALONG PUBLIC RIGHT OF WAY ARE 50 FEET FROM PUBLIC R/W UNLESS SHOWN.
 2. SIDE SETBACKS ARE 10 FEET FROM PROPERTY LINE.
 3. REAR SETBACKS ARE 30 FEET FROM PROPERTY LINE.
 4. WATERFRONT SETBACKS ARE 50 FEET MEASURED FROM THE 804' M.S.L. CONTOUR AND IN NO EVENT BELOW THE 804' M.S.L. CONTOUR.

