THE LAKE COMPANY
LAKE KEOWEE, SC

PLAT # D--286
DISK # C:\DV07 NAME:DPC46SUB
FB # 72 PG 1-25

NOTE: LINE TABLE OUT OF SEQUENCE: L9-L13 THEN L1 THEN L14-L161

FILED FOR RECORD
OCONEE COUNTY S.C.
Sep 20 3 ha PM '94
SALLIE C. SMITH
CLERK OF COURT

REFERENCE PLAT NORTH

PINNACLE POINTE

THE LAKE COMPANY
LAKE KEOWEE, SC

DESCRIPTION PLAT OF PHASE 178-02-01-031

REFERENCE PLAT BOOK Z PAGE 64
RECORDS OF OCONEE COUNTY

LOCATION: STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
TOWNSHIP OF WALHALLA

AREA OF PARCEL: 48.81 ACRES+-

DATE: APRIL 22, 1994

PLAT PREPARED FOR:

CRESCENT RESOURCES, INC

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

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 MEETS 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.

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

CRESTVIEW COURT
COUNTY OPEN SPACE

PINNACLE POINTE DRIVE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

SC HWY 188

NOTES:
SETBACKS:
(UNLESS OTHERWISE INDICATED ON PLAT)
FRONT SET BACKS ARE 50'
SIDE SETBACKS ARE 10'
REAR SETBACK ON INTERIOR LOTS IS 35'
LAKEFRONT SETBACK IS 50'
EASEMENTS:
5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE LOT LINES
10' DRAINAGE AND UTILITY EASEMENTS ALONG ALL FRONT AND REAR LOT LINES
FLOOD EASEMENT TAKEN TO 810 MSL CONTOUR
LAKE SHORE LINE BOUNDARY FALLS ON OR ABOVE 804 MSL CONTOUR.
C.O.S. IS COMMON OPEN SPACE.

SCALE : 1"=100'

178-01-01-059
4.69 AC
Road & common area

178-02-01-031 DAC Log

Plat Book 20 Page 94 in Vol. A747 and Certified

Sallie C. Smith C.C.C.P.O.S.
Oconee County, S.C.

LOCATION MAP
NO SCALE
SC 183 PICKENS GREENVILLE WALHALLA CLEMSON WESTMINSTER SENECA ANDERSON SC 188 SC 28 SC 11 SC 123 SC 76 SC 178 SC 85

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	50.00'	34.35'	33.69'	S 83°16'21" E
C2	100.00'	51.60'	51.03'	S 70°26'45" W
C3	100.00'	38.13'	37.90'	S 15°27'46" W
C4	100.00'	50.00'	49.48'	S 42°01'29" E
C5	165.03'	59.81'	59.50'	N 42°27'09" E
C6	165.00'	71.64'	71.08'	N 19°27'09" E
C7	165.00'	60.11'	59.80'	N 58°49'51" E
C8	165.00'	59.54'	59.23'	N 79°16'00" E
C9	175.00'	126.00'	123.26'	S 21°29'46" E
C10	175.00'	114.45'	113.98'	N 40°13'29" E
C11	225.00'	162.54'	159.00'	N 32°57'09" E
C12	225.00'	124.12'	122.56'	N 54°24'41" E
C13	400.00'	177.73'	176.27'	N 54°40'41" E
C14	760.00'	78.90'	78.83'	S 69°18'19" E
C15	430.00'	188.00'	186.74'	S 62°33'54" E
C16	400.00'	174.80'	173.40'	S 62°33'54" E
C17	400.00'	42.24'	42.22'	N 80°52'22" E
C18	225.00'	27.22'	27.20'	N 83°52'22" E
C19	434.97'	64.51'	64.31'	N 29°39'01" E
C20	175.00'	86.02'	85.15'	N 43°01'11" E
C21	175.00'	120.21'	117.76'	N 11°48'37" E
C22	175.00'	130.46'	127.46'	N 41°31'06" W
C23	175.00'	130.46'	127.46'	N 83°31'06" W
C24	274.97'	90.13'	89.73'	S 70°59'19" W
C25	274.97'	31.37'	31.37'	S 59°42'27" W
C26	50.00'	4.25'	4.25'	S 53°01'41" W
C27	50.00'	27.59'	27.24'	S 42°31'41" W
C28	50.00'	43.69'	42.34'	S 10°18'10" W
C29	50.00'	22.45'	22.26'	S 23°10'10" E
C30	50.00'	28.48'	28.09'	S 49°41'41" E
C31	234.97'	119.79'	118.50'	N 74°31'41" E
C32	360.00'	16.00'	16.00'	S 76°10'11" W
C33	360.00'	100.00'	99.67'	S 21°40'11" W
C34	640.00'	27.97'	27.97'	N 53°29'09" E
C35	640.00'	140.00'	139.72'	N 41°18'10" E
C36	640.00'	125.58'	125.36'	N 52°29'09" E
C37	640.00'	98.26'	98.26'	S 64°29'41" W
C38	640.00'	140.00'	139.68'	S 58°18'10" W
C39	640.00'	112.58'	112.43'	S 47°29'41" W
C40	1760.00'	108.54'	108.54'	S 81°50'10" W
C41	540.00'	118.00'	117.76'	S 70°10'10" W
C42	540.00'	116.58'	116.35'	N 70°29'09" E
C43	540.00'	123.00'	122.74'	N 84°00'10" E
C44	540.00'	204.31'	203.04'	N 63°53'54" E
C45	200.00'	196.39'	188.70'	N 73°09'58" E
C46	200.00'	191.20'	183.98'	N 44°49'01" E
C47	200.00'	141.39'	138.40'	N 13°29'09" E
C48	200.00'	137.85'	135.14'	N 27°03'09" W
C49	25.00'	18.45'	18.03'	S 30°49'17" W
C50	50.00'	36.90'	36.08'	S 30°57'17" W
C51	125.00'	36.79'	36.67'	N 17°42'58" E
C52	75.00'	58.61'	57.13'	N 10°47'58" E
C53	75.00'	62.17'	60.40'	N 36°13'58" E
C54	50.00'	14.36'	14.31'	S 33°10'06" E
C55	50.00'	85.58'	74.89'	S 39°31'54" E
C56	50.00'	64.31'	59.97'	N 73°10'06" E
C57	145.00'	108.00'	105.50'	N 21°49'54" E
C58	160.00'	58.45'	58.10'	N 78°11'03" E
C59	160.00'	64.41'	63.98'	N 54°58'51" E
C60	240.00'	96.61'	95.97'	N 54°58'51" E
C61	200.00'	87.20'	57.53'	S 18°24'01" E
C62	200.00'	64.84'	64.56'	S 34°19'46" E
C63	200.00'	23.81'	23.79'	S 44°32'46" E
C64	200.00'	20.00'	20.00'	S 49°25'46" E
C65	200.00'	20.13'	20.12'	S 43°31'58" E
C66	160.00'	63.39'	62.97'	S 26°52'05" E
C67	160.00'	73.19'	72.54'	S 54°29'46" E
C68	135.00'	169.29'	158.84'	S 41°12'26" E
C69	200.00'	183.36'	181.50'	S 27°05'09" E
C70	160.00'	83.88'	83.00'	S 29°39'05" W
C71	135.00'	208.58'	188.57'	S 64°17'01" W
C72	200.00'	183.36'	181.50'	S 27°05'09" E
C73	270.00'	142.71'	141.07'	S 29°39'05" W
C74	434.97'	109.59'	109.30'	S 76°53'19" W