

SOUTHWIND BAY

A DEVELOPMENT BY
CRESCENT COMMUNITIES S.C., LLC

PRELIMINARY PLAT

WILLIAM AND SHARON MEDTNER
DB TRS PAGE 158
PB 2 PAGE 130
TOP 183-02-03-013

CRESCENT LAND AND TRUSS
DB 8-0 PAGE 158
PB 2 PAGE 130
PB 6 PAGE 107

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LOCATION
LOT TO BE BUILT

LOCATION

SC HWY 28 TO SENECA 3+ MILES



PLAT # 183-02-03-013
DATE 07-15-2013
BY MICHAEL L. HENDERSON, P.E.
STATE OF SOUTH CAROLINA
LICENSE NO. 3544

ALL REPRESENTATIONS ON THIS DOCUMENT SHALL BE MADE BY THE ENGINEER AND NOT THE OWNER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE OWNER.

LAKE KEOWEE
PROPERTY LINE FOLLOWING 800 AND 600
FLOOD EASEMENT TO 800 AND 600

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DESCRIPTION BEING A PORTION OF THE PROPERTY
DESCRIBED IN DEED BOOK 8-0 PAGE 158

TOP 183-02-03-013
REFERENCE PLAT BOOK PAGE RECORDED IN
THE COUNTY RECORDS OF GEORGIA, PROPERTY LOCATED
IN THE STATE OF SOUTH CAROLINA, THE COUNTY OF
CHARLES, SENECA TOWNSHIP AND IN THE CITY OF
SENECA, AREA OF PARCELS 18.73 ACRES ± 3056.

ESTABLISHED IN 2003
RECORDED ON
PLAT PREPARED FOR:
CRESCENT COMMUNITIES S.C., LLC

CORNERSTONE OF SENECA, INC.
800 NINTWORTH CIRCLE
P.O. BOX 122
SENECA, SC 29679
PHONE: 864/522-4478

PROFESSIONAL SEAL OF MICHAEL L. HENDERSON, P.E.
MICHAEL L. HENDERSON, P.E. 3544
I HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR THIS PLAT AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF SOUTH CAROLINA. I HAVE REVIEWED THE INFORMATION PROVIDED TO ME BY THE OWNER AND I HAVE FOUND IT TO BE TRUE AND CORRECT. I HAVE ALSO REVIEWED THE PLAT AND I HAVE FOUND IT TO BE ACCURATE AND COMPLETE. I HAVE ALSO REVIEWED THE PLAT AND I HAVE FOUND IT TO BE ACCURATE AND COMPLETE. I HAVE ALSO REVIEWED THE PLAT AND I HAVE FOUND IT TO BE ACCURATE AND COMPLETE.

SCALE: 1 INCH EQUALS 100 FEET

P/O 183-02-03-013
8/13

THE LAKE COMPANY
LAKE KEOWEE, SC

SHEET ONE OF TWO

NOTES

- 1.) ALL CORNERS ARE T BEAR UNLESS OTHERWISE.
- 2.) PUBLIC RIGHT-OF-WAYS ARE A MINIMUM OF 30'
- 3.) PUBLIC CUL-DE-SAC RADIUS ARE 30'
- 4.) LOTS 2, 14, 15 HAVE NO ACCESS TO STONES DRIVE
- 5.) C.O.S. MEANS COMMON OPEN SPACE
- 6.) WATERFRONT DOCKS ARE SUBJECT TO APPROVAL FROM LAKE POWERS LAKE MANAGEMENT CARDINALS.
- 7.) IF DRAINAGE AND UTILITY EASEMENTS ALONG ALL SIDE LOT LINES.
- 8.) IF DRAINAGE AND UTILITY EASEMENTS ALONG ALL FRONT AND REAR LOT LINES (EXCEPT ALONG WATERFRONTS)
- 9.) FLOOD EASEMENT TO 800 AND 600 CONTAIN

BUILDING SETBACKS

- 1.) FRONT SETBACKS ALONG PUBLIC RIGHT-OF-WAYS ARE 30 FEET FROM PUBLIC RIGHT-OF-WAYS UNLESS SHOWN OTHERWISE.
- 2.) SIDE SETBACKS ARE 10 FEET FROM PROPERTY LINE.
- 3.) REAR SETBACKS ARE 25 FEET FROM PROPERTY LINE.
- 4.) WATERFRONT SETBACKS ARE 50' MEASURED FROM THE 800 AND 600 CONTAIN.
- 5.) BUILDING SETBACKS FROM STONES DRIVE ARE 50' FROM THE SOUTHERN BOUNDARY OF ROAD RIGHT-OF-WAY.

THE LAKE COMPANY
LAKE KEOWEE, SC