Westwood bay

164-00-01-010

63.99

OCONEE COUNTY, S.C.
REGISTER OF DEEDS
2003 AUG 29 P 1:49

WESTWOOD BAY

PLAT PREPARE FOR:

CRESCENT COMMUNITIES, S.C. LLC.

SUBDIVISION OF TRACT ON S.C. HWY 188
REF. D.B. [illegible] PG. 03
REF. P.B. A 12 PG. 9-10
P/O TMP# 164 -01-010

ACREAG. LOTS 1 THRU 40 - 59.066
- C.O.S. AREA - 0.532
NEW ROAD R/W - 4.394

DATE: AJGUST 28, 2003

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

TOWNSHIP OF SENECA

SCALE: 1" = 100'

REF. NORTH P.B.A-942 PG. 9-10

LOT PIER ZONES ARE SUBJECT TO DUKE POWER COMPANY LAKE MANAGEMENT GUIDELINES AND REGULATIONS.

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

NOTE: POWERLINE IS LOCATED UNDERGROUND AND UNDER LAKE KEOWEE FROM POWER POLE.

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	301.49	08°35'33"	2010.31	301.20	S 25°05'03" W
C2	37.91	01°04'49"	2010.31	37.91	S 16°25'14" W
C3	100.67	115°39'29"	50.00	84.61	N 28°38'19" E
C4	80.80	92°35'07"	50.00	72.29	N 75°26'56" W
C5	17.45	49°50'41"	20.00	16.90	S 83°15'21" W
C6	57.13	05°04'51"	644.24	57.11	N 74°17'14" W
C7	150.34	13°22'14"	644.24	150.00	N 83°30'47" W
C8	116.59	10°22'00"	644.24	116.40	S 84°13'06" W
C9	17.00	01°30'42"	644.24	17.00	S 78°40'45" W
C10	17.45	49°59'41"	20.00	16.90	N 77°04'45" W
C11	43.63	49°59'41"	50.00	42.26	N 77°04'45" W
C12	30.47	34°54'55"	50.00	30.00	S 60°27'57" W
C13	44.31	50°46'19"	50.00	42.87	S 17°37'20" W
C14	82.18	94°05'05"	50.00	73.20	S 35°28'59" E
C15	30.18	34°34'55"	50.00	29.72	S 50°28'22" E
C16	73.57	84°18'27"	50.00	67.11	N 70°04'57" E
C17	17.45	49°59'41"	20.00	16.90	S 32°55'34" E
C18	48.34	04°39'39"	594.24	48.33	N 80°15'14" E
C19	230.66	22°14'25"	594.24	229.22	S 86°17'44" E
C20	63.62	06°08'48"	50.00	74.34	S 27°09'15" E
C21	316.80	24°45'03"	733.36	314.34	S 32°32'43" W
C22	150.26	11°44'23"	733.36	150.00	S 50°47'26" W
C23	80.41	13°43'11"	335.62	80.22	S 49°48'05" W
C24	50.05	08°32'19"	335.62	50.00	S 38°40'17" W
C25	100.37	17°07'31"	335.62	100.00	S 25°50'32" W
C26	52.26	15°44'26"	335.62	91.97	S 09°24'23" W
C27	79.78	13°36'41"	335.62	79.59	S 05°16'10" E
C28	90.27	15°24'07"	335.62	90.00	S 18°46'34" E
C29	22.47	03°50'01"	335.62	22.45	S 29°23'36" E
C30	81.24	19°31'50"	238.34	80.85	S 21°32'43" E
C31	86.61	20°50'04"	238.34	86.19	S 01°38'54" E
C32	19.80	56°42'54"	20.00	19.00	S 37°04'43" W
C33	65.04	74°31'44"	50.00	60.58	S 28°38'40" W
C34	30.27	34°41'24"	50.00	29.81	S 26°06'16" E
C35	30.57	34°41'24"	50.00	29.81	S 60°47'39" E
C36	90.00	103°07'47"	50.00	78.33	N 90°17'09" E
C37	28.31	32°26'40"	50.00	27.94	N 17°29'28" W
C38	15.64	44°48'33"	20.00	15.25	N 11°18'31" W
C39	139.69	277°47'46"	288.34	159.52	N 02°48'08" E
C40	81.80	93°44'13"	50.00	72.98	N 30°10'05" E

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C41	277.97	62°49'25"	253.51	264.26	S 71°33'06" E
C42	19.65	56°17'43"	20.00	18.87	S 11°59'32" E
C43	51.05	58°29'41"	50.00	48.86	S 13°05'31" E
C44	79.58	91°11'39"	50.00	71.44	S 87°56'11" E
C45	68.67	78°41'54"	50.00	63.40	N 07°07'37" E
C46	44.65	51°09'50"	50.00	43.18	N 57°48'00" W
C47	15.73	45°03'45"	20.00	15.33	N 60°51'02" W
C48	184.73	34°52'21"	303.51	181.89	N 55°45'20" W
C49	182.00	34°21'26"	303.51	179.28	S 89°37'45" W
C50	80.46	92°12'05"	50.00	72.06	N 61°26'54" W
C51	259.21	72°00'30"	265.60	336.03	N 29°39'29" E
C52	191.09	13°58'35"	783.36	190.62	N 49°40'20" E
C53	72.97	83°37'09"	50.00	66.67	N 84°29'37" E

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C54	75.20	86°10'05"	50.00	68.31	N 10°43'45" W
C55	166.59	12°11'06"	783.36	166.28	N 26°15'44" E
C56	76.87	88°05'00"	50.00	69.52	N 64°12'42" E
C57	17.45	49°59'41"	20.00	16.90	S 45°44'57" E
C58	52.67	71°48'53"	50.00	58.65	S 57°39'33" E
C59	204.71	06°26'52"	1820.31	204.60	N 19°07'15" E

LINE	BEARING	DISTANCE
L1	N 77°45'23" E	4.87
L2	S 45°12'24" W	28.58
L3	S 51°30'02" W	27.90
L4	S 66°43'07" W	51.88
L5	S 78°13'38" W	39.80
L6	S 87°09'09" W	40.71
L7	S 71°44'31" W	51.03
L8	S 82°52'04" W	41.86
L9	N 47°27'23" W	38.70
L10	N 19°00'42" W	31.68
L11	N 18°20'28" E	48.91
L12	N 13°53'17" E	39.58
L13	N 27°32'41" E	46.14
L14	N 36°13'53" E	58.68
L15	N 29°43'47" E	57.12
L16	N 40°24'39" E	45.62
L17	N 46°06'57" E	47.42
L18	N 39°09'51" E	54.47
L19	N 56°52'59" E	38.17
L20	N 85°08'42" E	66.62
L21	N 71°57'45" E	38.18
L22	N 36°29'33" E	34.75
L23	N 09°22'27" E	60.78
L24	N 17°12'33" E	50.66
L25	N 36°52'30" W	54.00
L26	N 50°52'31" E	47.60
L27	N 48°12'24" E	29.10
L28	S 77°45'23" W	46.61
L29	S 71°52'39" W	54.43
L30	S 69°56'12" W	49.35
L31	S 72°26'26" W	44.93
L32	S 78°34'19" W	51.45
L33	N 71°10'08" W	44.51
L34	N 54°54'36" W	47.60
L35	N 41°07'17" W	51.54
L36	N 37°08'54" W	45.13
L37	N 33°33'57" W	48.30
L38	S 16°12'31" E	47.25
L39	S 06°00'00" E	49.51
L40	S 15°16'20" E	39.77
L41	S 00°31'50" E	46.86
L42	S 07°01'23" W	46.94
L43	S 50°20'36" W	37.61
L44	S 66°07'34" W	63.14
L45	N 87°14'28" W	57.64
L46	N 67°11'13" W	33.68
L47	N 53°59'21" W	23.35
L48	N 32°57'11" W	38.71
L49	N 67°57'50" W	26.51
L50	N 56°51'10" W	31.05
L51	S 89°03'09" W	27.66
L52	S 28°37'33" W	48.53
L53	S 16°14'28" W	33.12
L54	S 36°34'02" W	81.30
L55	S 36°51'06" W	60.84
L56	S 75°18'58" W	31.17
L57	N 37°43'44" W	42.18
L58	N 23°08'55" W	40.43
L59	N 10°45'19" W	48.83
L60	N 02°47'13" W	44.53
L61	N 41°32'21" W	51.39
L62	N 26°52'36" W	47.83
L63	N 16°12'56" W	39.70
L64	N 34°50'10" E	52.67
L65	N 41°19'36" E	60.00
L66	N 39°17'16" E	61.44
L67	N 53°10'31" E	62.03
L68	N 35°34'43" W	47.10
L69	N 17°24'31" W	33.05
L70	N 02°37'22" W	44.23
L71	N 06°15'36" W	36.06
L72	N 71°29'43" E	50.05
L73	N 59°18'59" W	37.52
L74	N 61°23'15" W	36.62
L75	N 48°25'58" W	47.03
L76	N 28°11'49" W	48.43
L77	N 17°34'07" W	50.96
L78	N 06°11'42" W	49.71
L79	N 19°52'50" E	41.36
L80	N 39°09'50" E	53.36
L81	N 18°53'32" E	36.90
L82	N 41°03'02" E	37.90
L83	N 57°38'14" E	40.48
L84	N 56°46'01" E	34.39
L85	N 46°05'36" E	40.35
L86	N 43°51'15" E	43.41
L87	N 07°08'04" W	-26.13
L88	N 07°08'04" W	-5.00
L89	N 89°54'52" E	69.45
L90	S 89°24'26" E	51.09
L91	N 88°33'20" E	50.72
L92	N 79°34'09" E	48.53
L93	N 45°50'12" W	52.92
L94	N 13°27'34" W	37.89

LINE	BEARING	DISTANCE
L95	N 10°27'38" E	40.95
L96	N 33°00'11" E	56.25
L97	N 33°38'30" E	60.33
L98	N 43°07'07" E	45.76
L99	S 81°11'39" E	38.57
L100	S 78°19'07" E	55.14
L101	S 72°07'43" E	45.97
L102	S 81°51'33" E	41.86
L103	N 89°48'06" E	34.74
L104	N 70°44'26" E	27.66
L105	N 61°33'48" E	48.95
L106	N 05°00'57" W	54.49
L107	N 14°13'17" E	39.85
L108	N 83°40'35" E	47.40
L109	N 70°30'32" E	45.26
L110	N 40°24'39" E	45.62
L111	N 88°27'37" E	27.98
L112	N 49°26'10" E	41.98
L113	N 56°02'59" E	39.13
L114	N 57°44'44" E	49.56
L115	N 16°52'26" E	18.20
L116	N 80°12'05" E	44.75
L117	N 45°45'12" W	36.29
L118	N 01°33'42" E	31.12
L119	S 54°06'30" W	69.94
L120	S 84°13'10" W	35.94
L121	N 87°06'31" W	30.00
L122	N 85°17'02" W	23.94
L123	S 85°05'11" W	47.79
L124	N 80°17'59" W	49.36
L125	N 53°59'55" W	52.25
L126	N 64°44'41" W	43.22
L127	N 36°25'24" W	44.51
L128	N 18°31'51" W	64.50
L129	N 07°06'51" W	56.11
L130	N 14°56'15" E	49.13
L131	N 26°15'13" E	49.62
L132	N 31°23'23" E	49.43
L133	N 26°46'11" E	51.09
L134	N 28°07'44" E	51.42
L135	N 31°15'12" E	48.56
L136	N 31°55'27" E	58.91
L137	N 34°00'33" E	57.12
L138	N 36°27'18" E	35.70
L139	N 46°56'54" E	39.20
L140	N 53°30'45" E	52.51
L141	N 61°07'41" E	52.64
L142	N 75°04'07" E	54.07
L143	S 74°15'25" E	40.15
L144	N 70°07'37" E	34.48
L145	N 89°13'23" E	49.94
L146	N 89°09'58" E	43.71
L147	S 87°25'39" E	32.89
L148	S 29°32'42" E	29.44
L149	S 57°15'36" E	4.31
L150	N 23°59'44" E	56.45
L151	N 67°06'31" E	45.00
L152	N 71°58'41" E	35.04
L153	S 86°09'30" E	32.69
L154	N 36°48'50" E	51.63
L155	N 68°25'26" E	39.00
L156	S 68°00'54" E	49.36
L157	N 71°31'01" E	58.20
L158	N 78°11'45" E	28.02
L159	S 85°15'33" E	71.11
L160	N 71°31'01" E	81.75
L161	N 71°44'48" W	49.66
L162	N 71°44'48" W	52.85
L163	S 77°55'24" W	71.70
L164	S 77°55'24" W	29.68
L165	N 77°55'24" E	29.68
L166	S 58°38'18" W	61.05
L167	N 77°55'24" E	71.70
L168	S 56°39'38" W	56.00
L169	N 06°25'41" W	19.50
L170	S 75°45'12" W	61.25
L171	S 29°14'05" W	92.56
L172	S 47°39'38" W	76.94
L173	S 27°15'42" E	56.88
L174	S 10°57'14" E	71.53
L175	N 56°39'38" E	50.00
L176	S 71°44'48" E	10.95
L177	N 89°38'05" E	50.00
L178	S 04°34'35" E	53.59
L179	S 75°25'35" W	46.94
L180	S 55°38'29" W	34.79
L181	S 44°42'40" W	30.52
L182	S 48°21'17" W	41.47
L183	S 30°50'15" W	41.81
L184	S 34°23'07" W	48.43
L185	S 34°55'39" W	67.67

LINE	BEARING	DISTANCE
L186	S 63°09'11" W	19.37
L187	S 86°57'16" W	20.83
L188	S 85°19'40" W	37.38
L189	N 79°45'55" W	22.45
L190	S 56°33'05" E	60.02
L191	S 05°00'23" W	28.09
L192	N 59°43'34" W	14.07
L193	S 76°54'58" W	23.50
L194	S 10°36'30" W	28.34
L195	S 21°59'51" W	25.37
L196	S 52°09'17" W	21.08
L197	S 57°37'25" W	25.56
L198	S 63°17'31" W	24.27
L199	S 70°36'08" W	22.88
L200	S 75°13'15" W	34.74
L201	S 12°08'41" E	30.00
L202	N 31°28'39" W	40.00
L203	S 01°51'51" E	30.94
L204	S 27°37'17" W	40.00
L205	S 43°00'15" E	35.00
L206	S 12°31'17" E	35.00
L207	N 18°51'39" E	60.42
L208	S 64°56'23" W	40.00
L209	S 18°28'44" E	60.00
L210	N 29°29'49" E	50.04
L211	S 85°08'42" W	37.77
L212	N 30°39'54" W	46.56
L213	S 59°20'06" W	52.00
L214	N 30°39'54" W	79.00
L215	N 59°20'06" E	75.21
L216	N 37°17'41" E	72.21
L217	S 52°42'19" E	79.00
L218	S 37°17'41" W	52.55
L219	S 30°39'54" E	61.14

LOT PIER ZONES ARE SUBJECT TO DUKE POWER COMPANY LAKE MANAGEMENT GUIDELINES AND REGULATIONS.

NOTE: THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND R/W'S OF RECORD.

NOTE: NO DIRECT DRIVEWAY ACCESS TO SC HWY 188 FOR LOTS 32, 33, & 36

NOTE: AREA BETWEEN LOT LINES AND C/L S.C. HWY. 188 TO BE DEDICATED TO S.C.D.O.T. AS SHOWN.

NOTE: NO DIRECT DRIVEWAY ACCESS TO SC HWY 188 FOR LOTS 1, 2 & 3

BUILDING SETBACKS
1. FRONT SETBACKS ALONG PUBLIC RIGHT OF WAYS ARE 50 FEET FROM PUBLIC R/W UNLESS SHOWN
2. SETBACKS ALONG S.C. HWY 188 ARE 50 FEET FROM THE ROAD RIGHT OF WAY UNLESS SHOWN.
3. SIDE SETBACKS ARE 10 FEET FROM PROPERTY LINE
4. REAR SETBACKS ARE 35 FEET FROM PROPERTY LINE
5. WATERFRONT SETBACKS ARE 50 FEET MEASURED FROM THE 800' MSL CONTOUR OR 5' FROM THE 804' MSL CONTOUR, WHICHEVER IS GREATER.

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' MSL CONTOUR.
4. DRAINAGE AND UTILITY EASEMENTS ACROSS ALL C.O.S. AS NEEDED.
5. AREAS GRADED AND SLOPED FOR ROAD CONSTRUCTION ARE NOT TO BE DISTURBED WITHOUT PERMISSION FROM THE ENVIRONMENTAL CONTROL COMMITTEE.
6. NO DRIVEWAYS ACROSS ENTRANCE MONUMENT EASEMENTS.

NOTE
1 - (30 WATERFRONT LOTS)
2 - (10 INTERIOR LOTS) LOTS 1-5, 16, 33-36
3 - (10 COMMUNITY BOAT SLIPS)
4 - (8150 FT. TOTAL SHORELINE)

DAVID S. WILLIAMSON
TRACY W. WILLIAMSON
D.B. 967/131

STANLEY R. WARD
ELAINE E. WARD
D.B. 554/102

ROBERT & JEANNE JOHNSON
D.B. 1032 PG. 279

JAMES L. WILLIAMS TRUSTEE
D.B. 670/05

JOSEPH & ELOISE WOONEYHAM
D.B. 801 PG. 244
P.B. A-314 PG. 07

CRESCENT COMMUNITIES, LLC.

Recorded this 29 day of Aug 2003
Vol A961 Pg 526 and Certified
Register of Deeds, Oconee County

Record this 29 day of August 2003
Vol A961 Pg. 526 and Certified
Register of Deeds, Oconee County

LOCATION MAP
NOT TO SCALE

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 A SURVEY AS SPECIFIED THEREIN.

THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
GREGORY B. SOSEBEE AND ASSOCIATES LAND SURVEYORS
No. 01120

GREGORY BLAKE SOSEBEE P.L.S.# 14818
P.O. BOX 285 SENECA, S.C. 29679-0275
TELEPHONE (864) 882-0024

8-28-03

PROJECT-WESTWOOD\WESTWB JOB03-1218FB--D

MELANIE FINK REAL ESTATE