SOUTHWIND BAY

A DEVELOPMENT BY

CRESCENT COMMUNITIES S.C., LLC

D:\Land Projects REVGENERAL\dwg\DPC-0101-R1.dwg 04/26/2001 01:42:03 PM EDT

PLAT # B- 6505
DISK # C:\DWG 35 NAME: DPC-0101-R1
FB # 168 PG 9-15
GRID NORTH (SUNSHOT)

CORNERSTONE OF SENECA, INC. No. C00494 CERTIFICATE OF AUTHORIZATION SOUTH CAROLINA

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WILLIAM AND SHARON WECHTER
DB 797 PAGE 166
PB A308 PAGE 5
TMP 193-00-03-012

CRESCENT LAND AND TIMBER
DB 9-O PAGE 159
PB Z PAGE 120
PB M PAGE 107

CENTER LINE OF STOKES DRIVE THE LINE SUBJECT TO RIGHT-OF-WAY

COMMON OPEN SPACES ENTRANCE MONUMENT

STOKES DRIVE PUBLIC R/W

25' R/W TO C/L

LOCATION AND MAP NOT TO SCALE!

SC HWY 183 -- TO PICKENS

S-37-12

BIGGERSTAFF ROAD

S-37-46

S-58

BIGGERSTAFF

LOCATION

SC HWY 28 TO SENECA 3+- MILES

US 123 & 76

5/8" I. ROD SET

CONC. MONUMENT FD.

TIE LINE

I.ROD FD.

SCRAPEBLADE FD.

1 1/2 " I.ROD FD.

1 1/4 " I.PIPE FD

COS1

SOUTHWIND BAY DRIVE

COMMON OPEN SPACES

BRIARGATE COURT

TIMBERWOOD COURT

TRADEWIND WAY

LIVE OAK COURT

PARKING ACCESS -- C.O.S.

ACCESS

AREA

50' PUBLIC RIGHT-OF-WAY

25' PUBLIC RIGHT-OF-WAY

PIER ZONE

LAKE KEOWEE
PROPERTY LINE FOLLOWS 804 MSL CONTOUR.
FLOOD EASEMENT TO 810 MSL CONTOUR.

CRESCENT LAND AND TIMBER
DB 9-O PAGE 159
PB Z PAGE 120
PB M PAGE 107

193-10-01-

#040
6.62 ac.
Roads, C.O.S.,
+ Access Area

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS
2001 MAY 25 P 2 26

Record this 25 day of May 2001
Vol. 1818 Pg. 1 - 3 and Certified
Register of Deeds, Oconee County

SHEET ONE OF TWO

DESCRIPTION: BEING A PORTION OF THE PROPBERTY DESCRIBED IN DEED BOOK 9-O PAGE 159

TMP-P/O 193-00-03-007

REFERENCE PLAT BOOK PAGE RECORDED IN THE COUNTY RECORDS OF OCONEE. PROPERTY LOCATED IN THE STATE OF SOUTH CAROLINA, THE COUNTY OF OCONEE, SENECA TOWNSHIP

AREA OF PARCEL: 51.75 ACRES+- TOTAL

DATE: JANUARY 15, 2001
REVISED ON:

PLAT PREPARED FOR:

CRESCENT COMMUNITIES S.C., LLC

CORNERSTONE OF SENECA, INC.
800 WHITWORTH CIRCLE
P.O. BOX 822
SENECA, SC 29679
PHONE: 864/882-6476

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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 SURVEY AS SPECIFIED THEREIN; PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD. THIS DOCUMENT DOES NOT TRANSFER TITLE. NOR NECESSARILY FOLLOWS TITLE LINES.

0 1" 2" 3"

SCALE: 1 INCH EQUALS 100 FEET

P/O 193-00-03-007
51.75 Ac+-

NOTES:

1.) ALL CORNERS ARE 5/8" REBAR UNLESS LABELED OTHERWISE.
2.) PUBLIC RIGHT-OF-WAYS ARE A MINIMUM OF 50'
3.) PUBLIC CUL-DE-SAC RADII ARE 50'
4.) LOTS 2, 14, 15 HAVE NO ACCESS TO STOKES DRIVE
5.) C.O.S. MEANS COMMON OPEN SPACE
6.) WATERFRONT DOCKS ARE SUBJECT TO APPROVAL FROM DUKE POWER LAKE MANAGEMENT EASEMENTS:
1.) 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 TO 810 MSL CONTOUR

BUILDING SETBACKS:

1.) FRONT SETBACKS ALONG PUBLIC RIGHT-OF-WAYS ARE 50 FEET FROM PUBLIC RIGHT-OF-WAYS UNLESS SHOWN OTHERWISE

2.) SIDE SETBACKS ARE 10 FEET FROM PROPERTY LINE
3.) REAR SETBACKS ARE 35 FEET FROM PROPERTY LINE
4.) WATERFRONT SETBACKS ARE 50' MEASURED FROM THE 800 MSL CONTOUR
5.) BUILDING SETBACKS FROM STOKES DRIVE ARE 50' FROM THE SOUTHERN MARGIN OF ROAD RIGHT-OF-WAY.