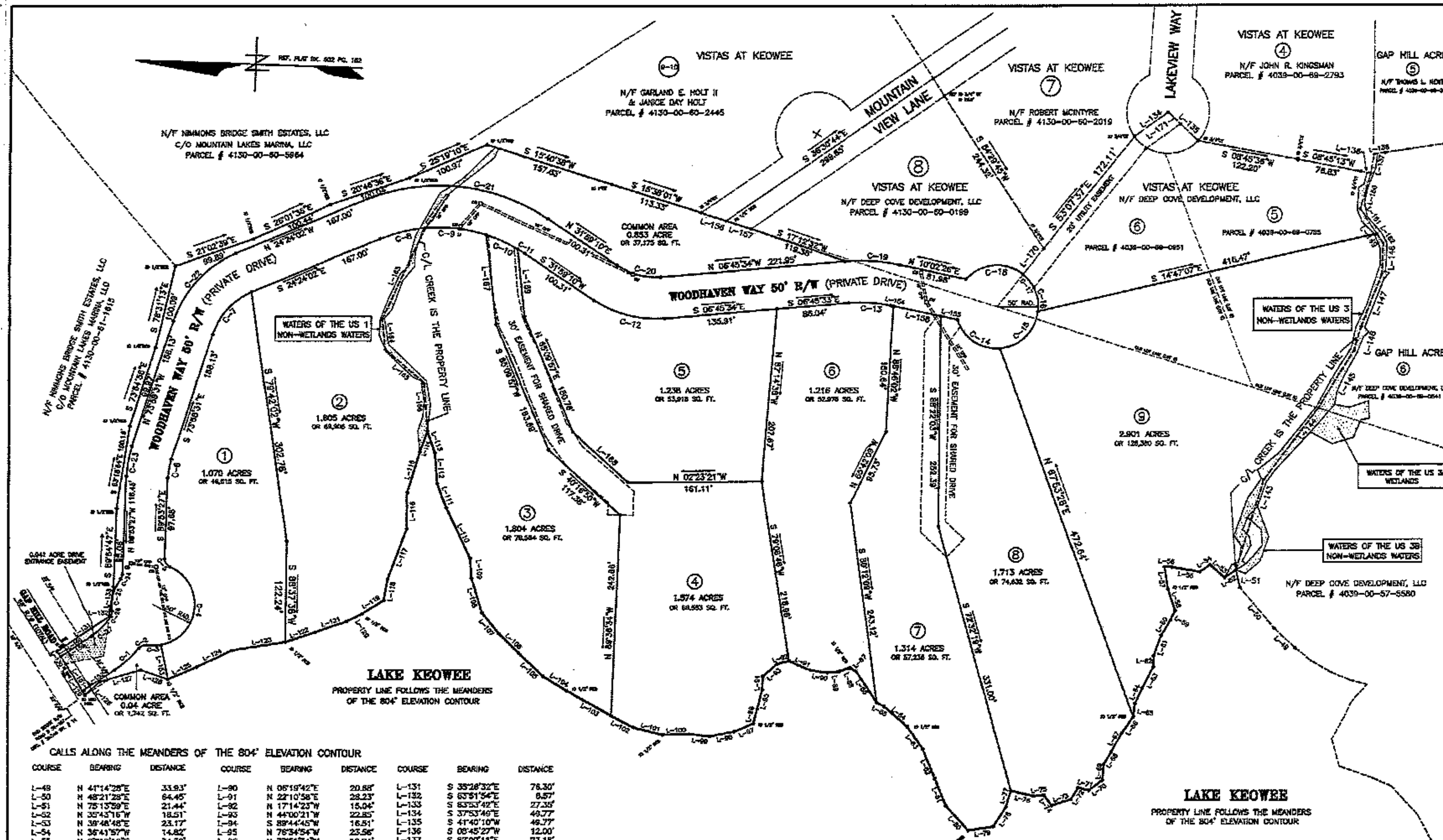
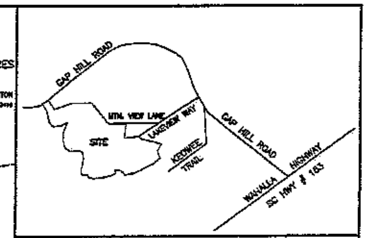


CALLS ALONG THE MEANDERS OF THE 804' ELEVATION CONTOUR

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L-49	N 41°14'28"E	33.93'	L-90	N 06°19'42"E	20.68'	L-131	S 35°28'32"E	78.30'
L-50	N 48°21'28"E	64.45'	L-91	N 22°10'58"E	28.23'	L-132	S 63°51'54"E	8.57'
L-51	N 75°13'59"E	21.44'	L-92	N 17°14'23"W	15.04'	L-133	S 63°53'42"E	27.35'
L-52	N 35°43'16"W	18.51'	L-93	N 44°00'21"W	22.85'	L-134	S 37°53'46"E	49.77'
L-53	N 39°48'48"E	23.17'	L-94	S 89°44'45"W	16.51'	L-135	S 41°40'10"W	49.77'
L-54	N 36°41'57"W	14.82'	L-95	N 76°34'54"W	23.56'	L-136	S 05°45'27"W	12.00'
L-55	N 07°19'16"E	34.30'	L-96	N 77°51'34"W	18.24'	L-137	S 82°00'11"E	23.18'
L-56	N 00°37'48"E	8.92'	L-97	N 24°20'41"W	24.82'	L-138	S 10°23'07"E	13.34'
L-57	S 79°32'31"W	27.09'	L-98	N 13°17'14"W	29.97'	L-139	S 70°27'52"W	37.51'
L-58	S 69°12'15"W	27.14'	L-99	N 03°39'00"E	25.49'	L-140	N 10°37'10"W	72.53'
L-59	N 66°47'48"W	13.44'	L-100	N 03°17'25"W	31.60'	L-141	S 15°42'42"W	46.21'
L-60	N 81°12'42"W	21.18'	L-101	N 12°14'00"E	36.22'	L-142	S 14°57'14"W	53.79'
L-61	N 72°27'15"W	25.62'	L-102	N 25°51'10"E	30.14'	L-143	S 79°27'49"E	114.06'
L-62	S 86°40'00"W	12.94'	L-103	N 27°15'34"E	61.61'	L-144	S 54°43'36"E	107.21'
L-63	N 65°15'17"W	29.37'	L-104	N 30°04'30"E	33.33'	L-145	S 60°36'28"E	81.46'
L-64	N 65°40'25"W	20.54'	L-105	N 42°02'17"E	41.18'	L-146	S 78°03'59"E	29.35'
L-65	N 85°02'59"W	15.61'	L-106	N 41°49'48"E	32.53'	L-147	S 70°18'16"E	57.92'
L-66	N 57°29'49"W	24.27'	L-107	N 49°31'21"E	33.12'	L-148	S 85°51'21"E	57.01'
L-67	N 62°54'31"W	25.53'	L-108	N 71°08'35"E	43.07'	L-149	N 54°02'02"E	49.21'
L-68	N 60°13'58"W	17.29'	L-109	N 84°05'47"E	24.11'	L-150	S 76°37'46"E	44.68'
L-69	N 87°36'29"W	19.56'	L-110	N 62°38'55"E	67.76'	L-151	N 54°33'28"E	5.85'
L-70	N 38°29'55"W	20.31'	L-111	N 67°22'15"E	31.43'	L-152	S 35°24'54"E	45.15'
L-71	N 11°52'21"E	13.31'	L-112	N 85°31'23"E	37.56'	L-153	S 76°35'45"W	42.47'
L-72	N 60°20'40"W	16.72'	L-113	N 68°02'04"E	26.79'	L-154	S 10°02'27"W	3.81'
L-73	N 18°53'13"W	23.96'	L-114	N 71°54'34"W	26.38'	L-155	S 10°02'26"W	20.36'
L-74	N 51°23'51"E	15.47'	L-115	N 75°12'31"W	51.07'	L-156	S 15°36'06"W	31.85'
L-75	N 06°16'47"W	13.17'	L-116	S 88°44'22"W	43.77'	L-157	S 15°36'06"W	31.85'
L-76	N 10°58'10"E	27.88'	L-117	N 71°25'56"W	64.56'	L-158	S 10°02'26"W	56.01'
L-77	N 75°28'22"W	20.09'	L-118	N 81°31'36"W	26.15'	L-159	N 35°24'52"W	45.24'
L-78	N 59°42'05"W	28.45'	L-119	N 34°52'34"W	30.28'	L-160	N 54°12'00"E	7.92'
L-79	N 10°23'02"W	30.55'	L-120	N 29°10'04"W	21.03'	L-161	S 54°02'02"W	35.59'
L-80	N 46°28'07"E	40.32'	L-121	N 20°37'55"W	39.88'	L-162	S 54°02'02"W	13.65'
L-81	N 85°11'30"E	34.88'	L-122	N 20°21'44"W	38.24'	L-163	N 65°42'40"W	120.91'
L-82	N 65°36'38"E	38.16'	L-123	N 10°49'00"W	65.25'	L-164	S 81°56'37"W	36.66'
L-83	N 53°45'10"E	33.12'	L-124	N 27°25'09"W	47.07'	L-165	S 38°43'51"W	82.45'
L-84	N 39°06'37"E	37.39'	L-125	N 25°48'41"W	37.07'	L-166	S 84°02'25"W	57.94'
L-85	N 26°15'36"E	9.69'	L-126	N 18°47'25"E	34.98'	L-167	S 81°38'14"W	107.54'
L-86	N 54°22'42"E	44.85'	L-127	N 18°24'59"W	51.37'	L-168	N 40°18'50"E	89.77'
L-87	N 28°55'19"E	9.32'	L-128	N 44°49'51"W	23.28'	L-169	N 82°04'36"E	81.30'
L-88	N 21°30'57"W	13.46'	L-129	N 54°33'28"E	44.91'	L-170	S 53°07'37"E	39.57'
L-89	N 08°13'23"W	14.25'	L-130	N 54°12'00"E	18.89'	L-171	S 41°40'10"W	20.34'

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	132.00'	20.34'	40.36'	17°31'07"	43°24'21"	40.20'	S 44°10'20"E
C-2	10.00'	5.75'	10.44'	59°48'43"	572°57'15"	9.97'	S 23°01'32"E
C-3	50.00'	8.90'	17.61'	20°10'50"	114°35'29"	17.52'	S 03°12'36"E
C-4	50.00'	161.70'	127.09'	145°38'07"	114°35'29"	95.54'	S 85°07'04"E
C-5	10.00'	6.88'	12.05'	69°02'40"	572°57'46"	11.33'	N 55°35'13"E
C-6	82.00'	11.46'	22.78'	15°54'56"	69°52'22"	22.70'	S 81°58'00"E
C-7	82.00'	37.57'	70.85'	49°34'29"	69°52'22"	68.76'	S 49°11'16"E
C-8	185.00'	28.36'	56.28'	17°25'44"	30°58'14"	58.06'	S 15°41'08"E
C-9	185.00'	37.67'	74.33'	23°01'13"	30°58'14"	73.83'	S 04°32'19"W
C-10	185.00'	20.90'	41.63'	12°53'37"	30°58'14"	41.54'	S 22°29'46"W
C-11	185.00'	4.91'	9.83'	3°02'36"	30°58'14"	9.83'	S 30°27'46"W
C-12	132.00'	46.41'	89.26'	38°44'44"	43°24'21"	87.57'	S 12°36'48"W
C-13	175.00'	25.84'	51.31'	16°47'59"	32°44'25"	51.13'	S 01°38'26"W
C-14	50.00'	39.42'	66.76'	76°29'54"	114°35'29"	61.91'	S 31°47'28"W
C-15	50.00'	41.34'	69.08'	79°09'42"	114°35'30"	63.72'	S 46°02'20"E
C-16	50.00'	15.31'	29.70'	34°02'20"	114°35'30"	29.27'	N 77°21'40"E
C-17	50.00'	10.43'	20.57'	23°34'09"	114°35'30"	20.42'	N 48°33'25"E
C-18	50.00'	47.23'	75.69'	86°43'55"	114°35'29"	68.67'	N 06°35'37"W
C-19	225.00'	33.22'	65.97'	16°47'59"	25°27'53"	65.74'	N 01°38'26"E
C-20	82.00'	28.83'	55.45'	38°44'44"	69°52'22"	54.40'	N 12°36'46"E
C-21	235.00'	125.97'	231.27'	56°23'12"	24°22'52"	222.05'	N 03°47'34"E
C-22	132.00'	60.98'	114.21'	49°34'29"	43°24'21"	110.68'	N 49°11'16"W
C-23	132.00'	18.45'	36.67'	15°54'56"	43°24'21"	36.55'	N 81°55'59"W
C-24	10.00'	3.25'	6.28'	35°59'59"	572°57'49"	6.18'	N 71°53'27"W
C-25	50.00'	21.72'	40.99'	46°58'10"	114°35'30"	39.85'	N 77°22'33"W
C-26	10.00'	3.85'	7.35'	42°05'27"	572°57'22"	7.18'	N 79°48'54"W
C-27	82.00'	16.85'	33.43'	23°21'25"	69°52'22"	33.20'	N 47°05'29"W



LOCATION MAP NOT TO SCALE

LEGEND
IO———IRON PIN OLD
IN———IRON PIN NEW
CT———CRIMP TOP
OT———OPEN TOP
REB———REBAR
R/W———RIGHT-OF-WAY
PP———POWER POLE
LP———LIGHT POLE
OHP———OVERHEAD ELECTRIC
E/P———EDGE OF PAVEMENT

SURVEYORS CERTIFICATE OF ACCURACY

[illegible]

09/28/2020
DATE

PROFESSIONAL LAND SURVEYOR PLS # 15489

OWNER'S CERTIFICATE

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREON OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS OF THE PICKENS COUNTY UNIFIED DEVELOPMENT STANDARDS ORDINANCE.

OWNER'S NAME: Deep Cove Development LLC

OWNER'S SIGNATURE: [signature] Jason McConnell

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE PICKENS COUNTY UNIFIED DEVELOPMENT STANDARDS ORDINANCE HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT, THE UNDERSIGNED ACTING UNDER THE AUTHORITY OF THE COUNTY COUNCIL OF PICKENS COUNTY, SOUTH CAROLINA, HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE REGISTER OF DEEDS, SUBJECT TO MAINTENANCE AND GUARANTEE BY THE OWNER FOR ONE YEAR FROM THE DATE OF THIS APPROVAL. THIS APPROVAL RECOGNIZES THE RECEIPT APPROPRIATE SURETY BY PICKENS COUNTY TO ASSURE THE COMPLETION AND MAINTENANCE OF ALL PUBLIC INFRASTRUCTURE APPURTENANT TO THIS SUBDIVISION.

DATE ______ DIRECTOR OF COMMUNITY DEVELOPMENT ______

NOTES:
THERE IS A 10' DRAINAGE AND UTILITIES EASEMENT EACH SIDE OF ALL INTERIOR LOT AND DIVISION LINES, AND 10' INSIDE ALL OUTSIDE BOUNDARY LINES AND ROAD RIGHT-OF-WAYS, EXCEPT WHERE NOTED OTHERWISE.
THERE IS A 20' CONSERVATION AND DRAINAGE EASEMENT (10' EACH SIDE) RESERVED ALONG ALL NATURAL AND ROADWAYS DRAINAGES.
BUILDING SETBACKS ARE 20' FRONT FROM ROAD RIGHT-OF-WAY, 10' SIDE, 20' REAR ON INTERIOR LOTS AND 50' (75' SEPTIC) FROM THE 800' CONTOUR LINE ON LAKE FRONT LOTS.
THERE IS A 30' WETLAND BUFFER AND A 75' SEPTIC SETBACK FROM ANY AND ALL WETLAND DELINEATIONS AND FROM THE 800' CONTOUR LINE ON LAKE FRONT LOTS.
THE PROPERTY LINE ALONG LAKE KEOWEE FOLLOWS THE MEANDERS OF THE 804' ELEVATION CONTOUR LINE.
THERE IS A FLOOD EASEMENT TO THE 810' ELEVATION CONTOUR LINE.
THE PROPERTY AND AREAS SHOWN ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS THAT MAY EXIST OF RECORD OR NOT OF RECORD.
THIS SURVEY DOES NOT CONSTITUTE A FLOOD STUDY, WETLANDS DELINEATION ENVIRONMENTAL INSPECTION OR TITLE RESEARCH BY THE SURVEYOR.

ALL IRON PINS ARE 1/2" REB, UNLESS OTHERWISE NOTED.

TOTAL AREA: +/-17.268 ACRES (INCLUDING ALL R/W'S) MILES OF NEW ROAD: 0.30 +/-

NO. OF LOTS: 9 DATE: 09-25-2020

60 0 60 120 180
GRAPHIC SCALE - FEET

JOSEPH E. CROWE
LAND SURVEYOR

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS
FINAL PLAT
THE ENCLAVE AT KEOWEE

DATE: 09-25-2020 | TAX MAP NO: 4039-00-57-5580
SCALE: 1" = 60' | PROJECT NO: 20-0378A-FINAL

JOSEPH E. CROWE
S.C. REG. NO. 15489