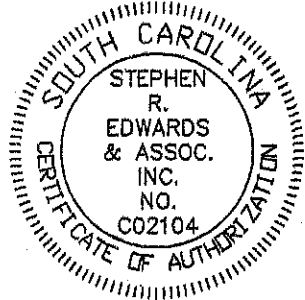
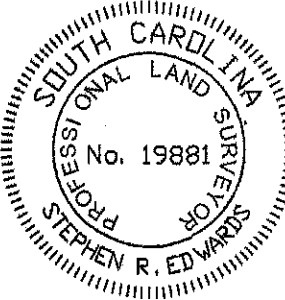


I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

*Stephen R. Edwards*

STEPHEN R. EDWARDS PLS NO. 19881



BOUNDARY SURVEY FOR

**WELLINGTON ESTATES ON KEOWEE, LLC**

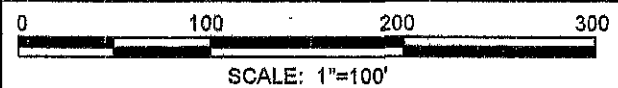
WAGENER TOWNSHIP, OCONEE COUNTY, S. C.

**STEPHEN R. EDWARDS & ASSOCIATES, INC.**

1432 W. MAIN ST. - WEST UNION, S.C. - 29696  
(864) 718-1120

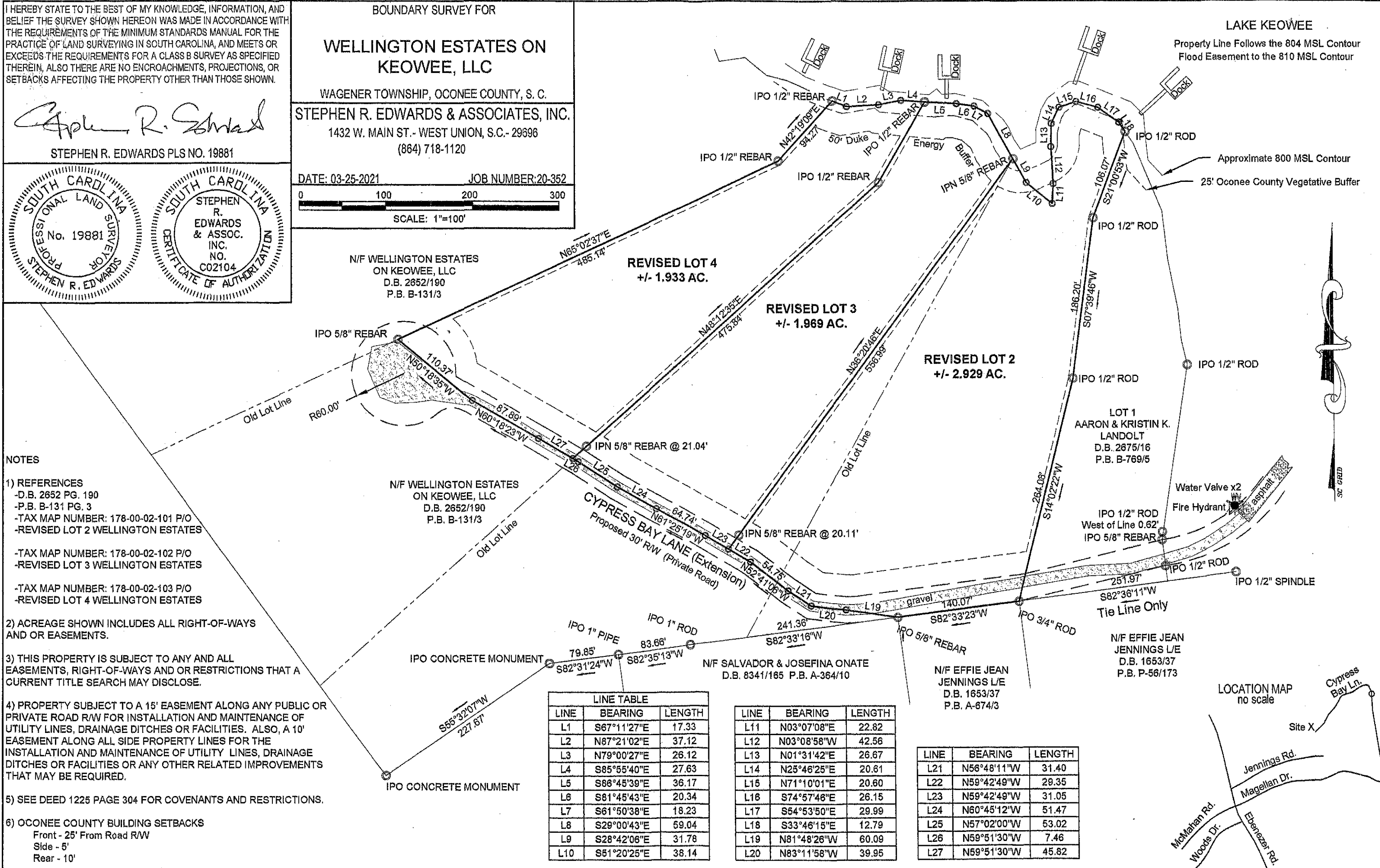
DATE: 03-25-2021

JOB NUMBER: 20-352



LAKE KEOWEE

Property Line Follows the 804 MSL Contour  
Flood Easement to the 810 MSL Contour



**NOTES**

- 1) REFERENCES
  - D.B. 2652 PG. 190
  - P.B. B-131 PG. 3
  - TAX MAP NUMBER: 178-00-02-101 P/O
  - REVISED LOT 2 WELLINGTON ESTATES
  - TAX MAP NUMBER: 178-00-02-102 P/O
  - REVISED LOT 3 WELLINGTON ESTATES
  - TAX MAP NUMBER: 178-00-02-103 P/O
  - REVISED LOT 4 WELLINGTON ESTATES

2) ACREAGE SHOWN INCLUDES ALL RIGHT-OF-WAYS AND OR EASEMENTS.

3) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS AND OR RESTRICTIONS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

4) PROPERTY SUBJECT TO A 15' EASEMENT ALONG ANY PUBLIC OR PRIVATE ROAD R/W FOR INSTALLATION AND MAINTENANCE OF UTILITY LINES, DRAINAGE DITCHES OR FACILITIES. ALSO, A 10' EASEMENT ALONG ALL SIDE PROPERTY LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITY LINES, DRAINAGE DITCHES OR FACILITIES OR ANY OTHER RELATED IMPROVEMENTS THAT MAY BE REQUIRED.

5) SEE DEED 1225 PAGE 304 FOR COVENANTS AND RESTRICTIONS.

6) OCONEE COUNTY BUILDING SETBACKS  
 Front - 25' From Road R/W  
 Side - 5'  
 Rear - 10'

**REVISED LOT 4**  
+/- 1.933 AC.

**REVISED LOT 3**  
+/- 1.969 AC.

**REVISED LOT 2**  
+/- 2.929 AC.

**LOT 1**  
AARON & KRISTIN K. LANDOLT  
D.B. 2675/16  
P.B. B-769/5

N/F EFFIE JEAN JENNINGS L/E  
D.B. 1653/37  
P.B. P-56/173

N/F SALVADOR & JOSEFINA ONATE  
D.B. 8341/165 P.B. A-364/10

N/F EFFIE JEAN JENNINGS L/E  
D.B. 1653/37  
P.B. A-674/3

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S67°11'27"E	17.33
L2	N87°21'02"E	37.12
L3	N79°00'27"E	26.12
L4	S85°55'40"E	27.63
L5	S86°45'39"E	36.17
L6	S81°45'43"E	20.34
L7	S61°50'38"E	18.23
L8	S29°00'43"E	59.04
L9	S28°42'06"E	31.78
L10	S51°20'25"E	38.14

LINE	BEARING	LENGTH
L11	N03°07'08"E	22.82
L12	N03°08'58"W	42.56
L13	N01°31'42"E	26.67
L14	N25°46'25"E	20.61
L15	N71°10'01"E	20.60
L16	S74°57'46"E	26.15
L17	S54°53'50"E	29.99
L18	S33°46'15"E	12.79
L19	N81°48'26"W	60.09
L20	N83°11'58"W	39.95

LINE	BEARING	LENGTH
L21	N56°48'11"W	31.40
L22	N59°42'49"W	29.35
L23	N59°42'49"W	31.05
L24	N60°45'12"W	51.47
L25	N57°02'00"W	53.02
L26	N59°51'30"W	7.46
L27	N59°51'30"W	45.82

**LOCATION MAP**  
no scale

