Slide 472 Page 517

AFFIDAVIT

Jan 20 2 56 PM '91
FAIRFIELD COUNTY
RECORDED

The within PLAT recorded
this 20th day of Jan 1991
in BLOCK 472 PAGE 517
Thomas D. Anderson
THOMAS D. ANDERSON
Clerk of Court of Common Pleas & General Sessions
Fairfield County, S. C.

NOTES:

1) LOTS 1 THROUGH 23 ARE INTENDED FOR PRIVATE SINGLE FAMILY RESIDENCES AND ARE TO BE KNOWN AS "WATERS EDGE COMMUNITY".

2) "WATERS EDGE POINT" IS TO BE USED IN COMMON BY THE OWNERS OF "WATERS EDGE COMMUNITY" FOR LAKE ACCESS AND RECREATION.

3) CURRENT TAX MAP # 108-00-00-79.

4) ACCORDING TO FIRM COMMUNITY-PANEL MAP # 450075 0135B, THE 100 YEAR FLOOD LEVEL FOR LAKE WATEREE AT "WATERS EDGE POINT" HAS BEEN ESTABLISHED AT ELEVATION 240' MSL.

5) CONTOURS SHOWN ON THIS PLAT ARE TAKEN FROM USGS QUADRANGLE SHEET "FLINT HILL". NO FIELD CHECK HAS BEEN MADE AT THIS DATE.

6) THE EXTERIOR BOUNDARIES OF THIS PROPERTY WERE TAKEN FROM A SURVEY FOR THE "A. H. RION ESTATE" BY GLENN ASSOCIATES DATED MARCH 19, 1986.

7) AREA OF LOTS 1 THROUGH 23 = 22.22 ACRES

8) AREA OF "WATERS EDGE POINT" = 3.06 AC. (COMPUTED TO NORMAL HIGH WATER LINE)

9) AREA OF CLUB DRIVE = 0.43 ACRE

10) AREA OF HOLLY PLACE COURT = 0.56 ACRE

11) ALL OUTFALL DRAINAGE INTO EASEMENTS IS TO BE DISPERSED NATURALLY ON THE OUTFALL LOT.

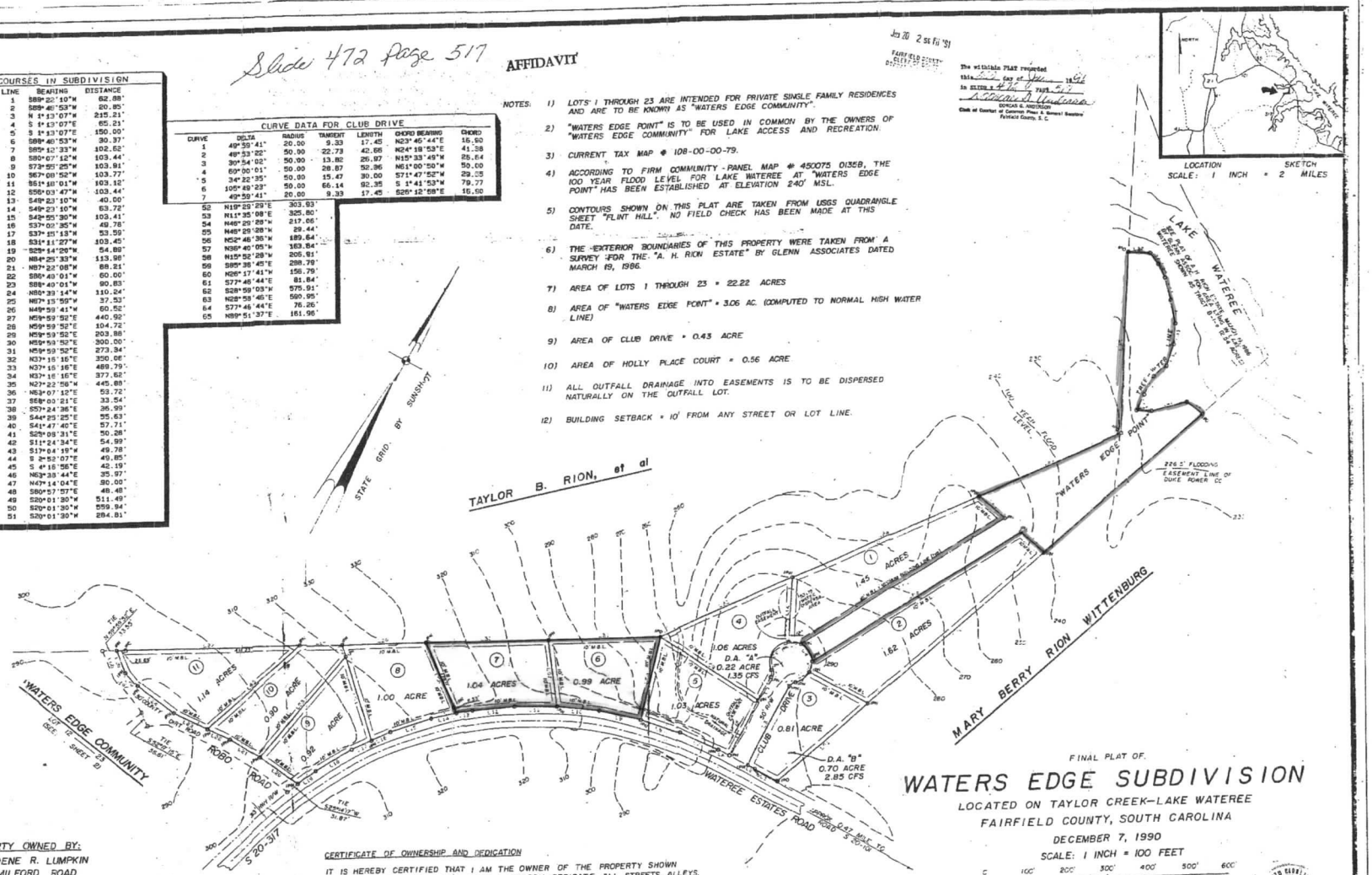
12) BUILDING SETBACK = 10' FROM ANY STREET OR LOT LINE.

COURSES IN SUBDIVISION

LINE	BEARING	DISTANCE
1	S89°22'10"W	62.88'
2	S89°46'53"W	20.85'
3	N 1°13'07"W	215.21'
4	S 1°13'07"E	65.21'
5	S 1°13'07"E	150.00'
6	S88°46'53"W	30.37'
7	S85°12'33"W	102.62'
8	S80°07'12"W	103.44'
9	S73°55'25"W	103.91'
10	S67°08'52"W	103.77'
11	S61°18'01"W	103.12'
12	S55°03'47"W	103.44'
13	S48°23'10"W	40.00'
14	S49°23'10"W	63.72'
15	S42°55'30"W	103.41'
16	S37°02'35"W	49.78'
17	S37°15'13"W	53.59'
18	S31°11'27"W	103.45'
19	S25°14'29"W	54.89'
20	N84°25'33"W	113.98'
21	N87°22'08"W	88.21'
22	S86°49'01"W	60.00'
23	S88°49'01"W	90.83'
24	N80°39'14"W	110.24'
25	N67°15'59"W	37.53'
26	N49°59'41"W	60.52'
27	N59°59'52"E	440.92'
28	N59°59'52"E	104.72'
29	N59°59'52"E	203.88'
30	N59°59'52"E	300.00'
31	N59°59'52"E	273.34'
32	N37°16'16"E	350.06'
33	N37°16'16"E	489.79'
34	N37°16'16"E	377.62'
35	N27°22'56"W	445.88'
36	N53°07'12"E	53.72'
37	S59°03'21"E	33.54'
38	S57°24'36"E	36.99'
39	S44°25'25"E	55.63'
40	S41°47'40"E	57.71'
41	S25°08'31"E	50.28'
42	S11°24'34"E	54.99'
43	S17°04'19"W	49.78'
44	S 2°53'07"E	49.85'
45	S 4°16'56"E	42.19'
46	N63°38'44"E	35.97'
47	N47°14'04"E	80.00'
48	S80°57'57"E	48.48'
49	S20°01'30"W	511.49'
50	S20°01'30"W	559.94'
51	S20°01'30"W	284.81'

CURVE DATA FOR CLUB DRIVE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	49°59'41"	20.00	9.33	17.45	N23°45'44"E	16.90
2	49°53'22"	50.00	22.73	42.66	N24°19'53"E	41.38
3	30°54'02"	50.00	13.82	26.97	N15°33'49"W	26.64
4	60°00'01"	50.00	28.87	52.36	N61°00'50"W	50.00
5	34°22'35"	50.00	15.47	30.00	S71°47'52"W	29.55
6	105°89'23"	50.00	66.14	92.35	S 1°41'53"W	79.77
7	49°59'41"	20.00	9.33	17.45	S26°12'58"E	16.90
52	N19°29'29"E	303.93'				
53	N11°35'08"E	325.80'				
54	N46°29'29"W	217.06'				
55	N46°29'28"W	29.44'				
56	N52°46'36"W	189.64'				
57	N36°40'05"W	163.64'				
58	N15°52'28"W	205.91'				
59	S85°36'45"E	288.79'				
60	N26°17'41"W	156.79'				
61	S77°46'44"E	81.64'				
62	S28°59'03"W	575.91'				
63	N28°58'46"E	590.95'				
64	S77°46'44"E	76.26'				
65	N89°51'37"E	161.96'				



FINAL PLAT OF.

WATERS EDGE SUBDIVISION

LOCATED ON TAYLOR CREEK—LAKE WATEREE
FAIRFIELD COUNTY, SOUTH CAROLINA
DECEMBER 7, 1990
SCALE: 1 INCH = 100 FEET

0 100' 200' 300' 400' 500' 600'

SURVEYED BY GLENN ASSOCIATES LAND SURVEYING COMPANY
P.O. BOX 12 JENKINSVILLE, S.C. 29065 TELEPHONE 803-345-5297

MERLE E. MILLS, R.L.S. # 10776

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE UNADJUSTED FIELD SURVEY IS 1/10,000 OR BETTER AS SHOWN. AREA WAS DETERMINED BY CMS METHOD OF AREA CALCULATION.

SCALE 1" = 100'

PROPERTY OWNED BY:
WILLODENE R. LUMPKIN
1609 MILFORD ROAD
COLUMBIA, S.C. 29206

TELEPHONE: (803) 782-5321

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

12-13-91
DATE

Willodene R. Lumpkin
OWNER WILLODENE R. LUMPKIN

DRAWN BY ELAINE NICHOLS

COMP 3256, ROAD PLANS 3302

BUSINESS RECORDS CORPORATION