

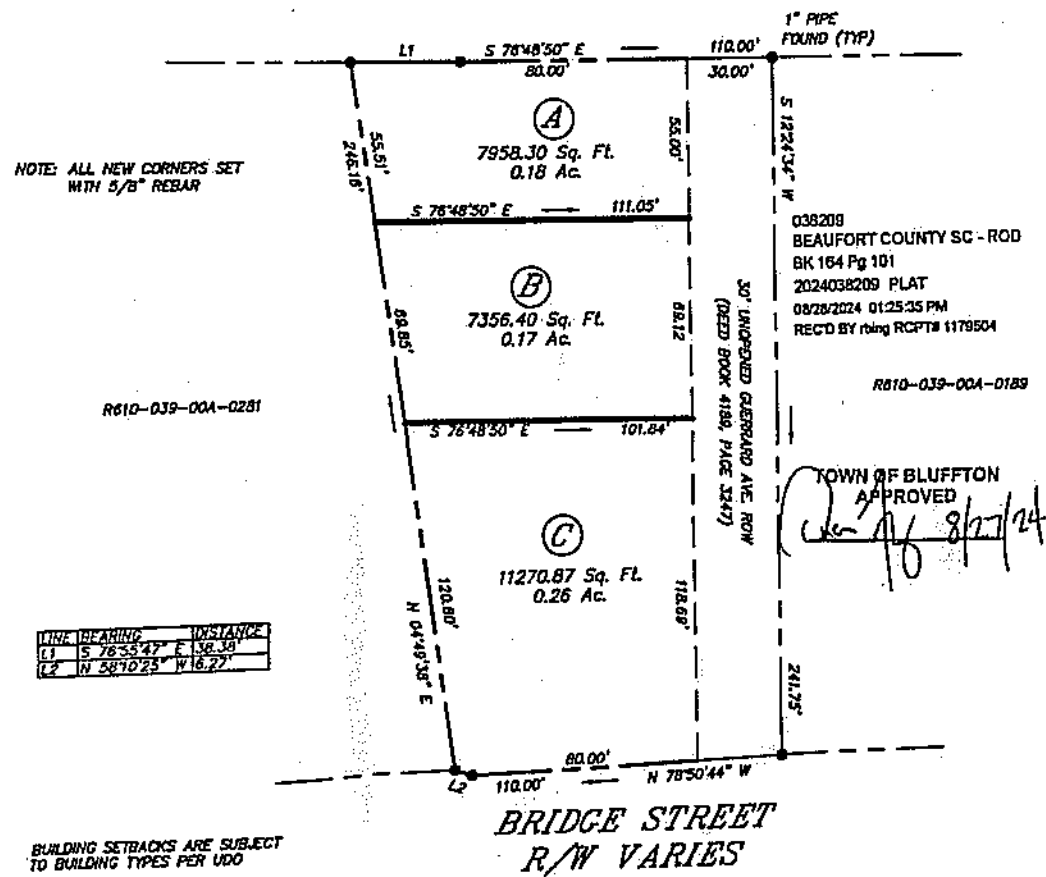
- NOTES**
- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
 - 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSE ONLY.
 - 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 - 4) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
 - 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - 6) THIS PLAT IS FOR THE EXCLUSIVE USE OF THE HEREIN NAMED PARTY(IES), THE CURRENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THEREOF ARISING FROM A TRANSACTION INVOLVING THE CURRENT OWNER(S) WITHIN SIX MONTHS FROM THE DATE HEREOF AND THESE PEOPLE ONLY.

- PLAT REFERENCE:**
1. PLAT BOOK 118, PAGE 131.
 2. DEED BOOK 4189, PAGES 3243-3247.



FLOOD NOTE:
 THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP. SEE COMMUNITY MAP 45013C, PANEL 426 G NOT A SPECIAL FLOOD HAZARD AREA. MAP EFFECTIVE 03/23/2021

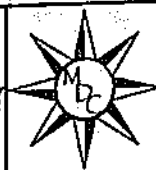
**ROBERTSON STREET
 R/W VARIES**



REVISED: 08/21/2024

EQUIPMENT USED: TOPCON PS-1 ROBOTIC
 AREA: 32,203.87 SQ. FT. 0.74 ACRE
 PRECISION: 1/INFINITY
 FIELD WORK COMPLETED: 04/21/2023

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 "A" survey as specified therein. Also there are no visible encroachments or projections other than shown. In my opinion the property shown correctly depicts the boundaries of the subject parcel(s). Survey not valid unless embossed with an original surveyors seal. Witness my original signature, registration number and seal this 13th day of August, 2024.



MATTHEW D. CLARK, PLS
 65 WAYSIDE DR
 ELLABELL, GA 31308
 CELL: (843) 247-0996

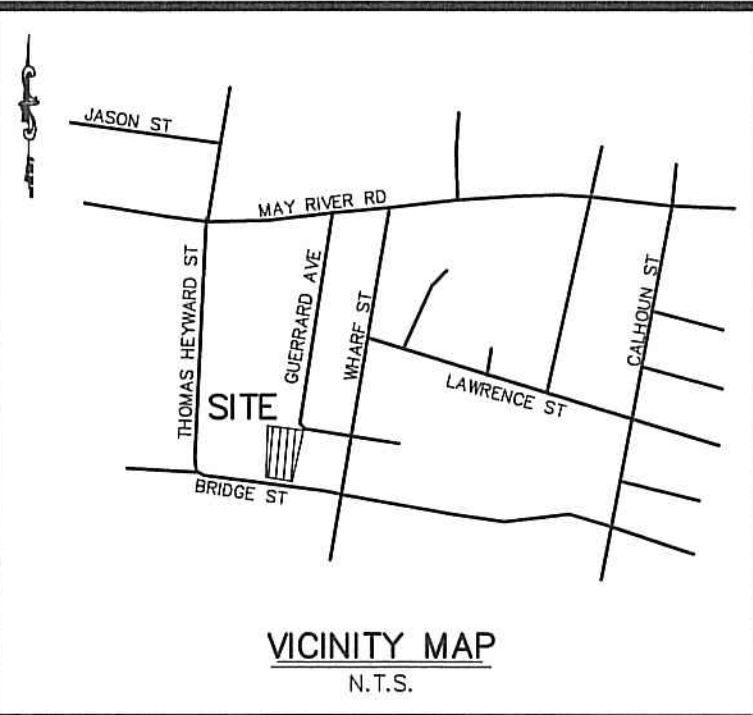
PREPARED FOR: RDB LAND DEVELOPMENT, LLC

SUBDIVISION:
 LOT No.: -
 BLOCK: -
 PLAT BOOK: -
 DATE: APRIL 24, 2023
 JOB No.: SC-2023
 DRAWN BY: MDC
 CHECKED BY: MDC

**SUBDIVISION OF 0.74 ACRES
 KNOWN AS
 R610-039-00A-0199-0000**

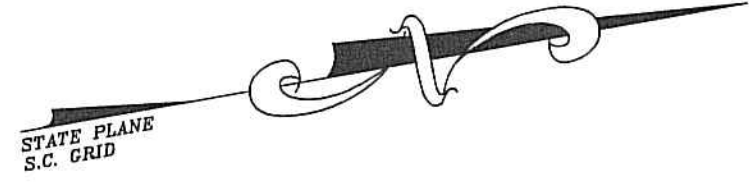
BLUFFTON BOUNDARY BEAUFORT COUNTY, S.C.

106 Bridge Street is Lot C

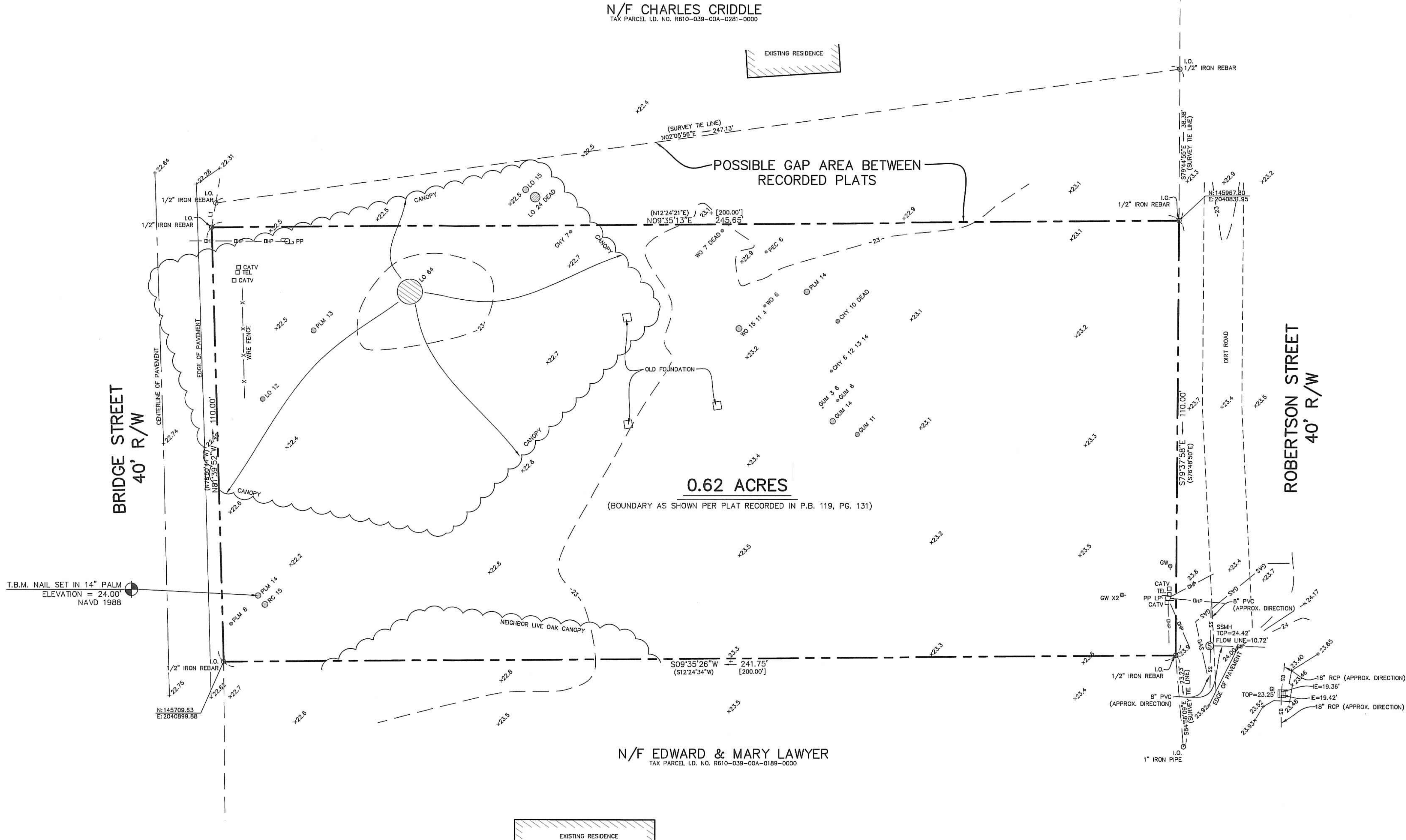


LINE TABLE		
LINE	LENGTH	BEARING
L1	6.27'	N70°34'46"W

*L1 IS A SURVEY TIE LINE



- LEGEND:
- TREE SIZES ARE INCHES IN DIAMETER
- LO SPOT ELEVATION
 - CHY CONTOUR
 - GUM IRON PIPE, OLD (FOUND)
 - LO CHERRY
 - PEC SWEET GUM
 - PLM LIVE OAK
 - RC PECAN
 - WO PALMETTO
 - AC RED CEDAR
 - B.S.L. WATER OAK
 - CATV ACRE
 - GI BUILDING SETBACK LINE
 - GW CABLE TELEVISION JUNCTION BOX
 - IE GRATE INLET
 - LP GUY WIRE
 - N/F INVERT ELEVATION
 - PP LAMP POST
 - R/W NOW OR FORMERLY
 - SSM POWER POLE
 - TBM RIGHT OF WAY
 - TEL SANITARY SEWER MANHOLE
 - PVC TEMPORARY BENCH MARK
 - RCP TELEPHONE JUNCTION BOX
 - FENCE LINE POLYVINYL CHLORIDE
 - DHP REINFORCED CONCRETE PIPE
 - GAS OVERHEAD POWERLINE
 - SS UNDERGROUND GAS LINE
 - SD SANITARY SEWER LINE
 - SD STORM DRAIN LINE

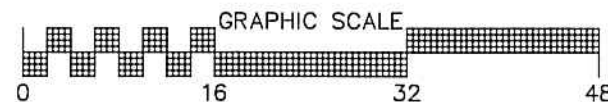
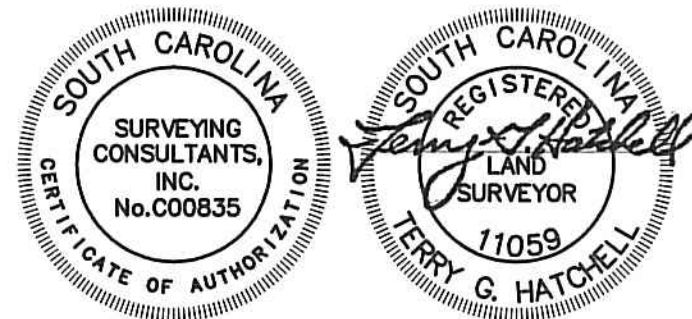


- NOTES
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 0426-G, COMMUNITY NO. 450136, MAP DATED 3/23/2001, BASE ELEVATION N/A (NAVD 88 DATUM). FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - SETBACKS WILL VARY AS TO THE PROPOSED BUILDING USAGE PER TOWN OF BLUFFTON PLANNING DEPARTMENT. EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
 - UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN AND ARE APPROXIMATE. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
 - NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 - SURVEYING CONSULTANTS DOES NOT PROVIDE ARBORIST SERVICES. TREE IDENTIFICATIONS ARE MADE AS BEST OBSERVANCE/KNOWLEDGE OF A NON-ARBORIST. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY TREE IDENTIFICATION, IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
 - THE BEARINGS AND STATE PLANE COORDINATES (NAD83) SHOWN WERE ESTABLISHED FROM GPS OBSERVATIONS USING THE SC-VRS SURVEY NETWORK. BEARINGS IN PARENTHESES ARE AS PER REFERENCE PLAT, DISTANCES IN BRACKETS ARE PER DEED.

- DEED BOOK REFERENCE:
- DEED BOOK: 2436, PAGE: 1122-1125
 - DEED BOOK: 2566, PAGE: 317-318
 - DEED BOOK: 836, PAGE: 373-375

- REFERENCE PLAT:
- BOUNDARY SURVEY PREPARED FOR ESTATE OF ALBERTHA BROWN, TOWN OF BLUFFTON, DATED: 10/26/2006, BY: DAVID S. YOUNG, S.C.R.L.S. NO. 9765, RECORDED: P.B. 119, PG. 131, DATE: 04/17/2007.
 - AN AS-BUILT AND PROPOSED BOUNDARY DIVISION OF PARCEL 200 BRIDGE STREET, A PORTION OF DISTRICT 810, TAX MAP #39-A, TOWN OF BLUFFTON, DATED: 10/15/2006, BY: FORREST F. BOUGHMAN, S.C.R.L.S. NO. 4992, RECORDED: P.B. 117, PG. 86, DATE: 12/01/2006.

PREPARED FOR: RON BUSH
ADDRESS: #52 GUERRARD AVENUE
TAX PARCEL I.D. NO. R610-039-00A-0199-0000



BOUNDARY, ASBUILT
TREE & TOPOGRAPHIC
SURVEY OF
0.62 ACRES, #52 GUERRARD AVENUE
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA
SCALE: 1/16" = 1'-0" DATE: 04/12/2021 JOB NO: SC210039

SC SURVEYING CONSULTANTS
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CREW: JS/EH
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NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

PROJECT:
102, 104, & 106
BRIDGE STREET



REV #	DATE	DESCRIPTION
DATE	6/14/2025	
SHEET NAME		
UTILITY IMPROVEMENTS		
SHEET NO.		