

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450251, MAP NUMBER 45013C0426G.
2. BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
4. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.

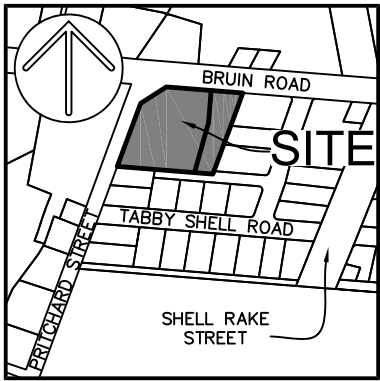
REFERENCES

1. PB:142 PG:119
2. DB:3756 PG:41

LEGEND

- | | | |
|-----|---|---------------------------|
| CMF | ■ | CONC. MONUMENT FOUND |
| RBS | ○ | 5/8" IRON REBAR SET W/CAP |
| RBF | ● | IRON REBAR FOUND |
| XF | × | SCRIBED X FOUND |
| XS | × | SCRIBED X SET |

NORTH
SC GRID (NAD 83)
(2011)



VICINITY MAP NOT TO SCALE

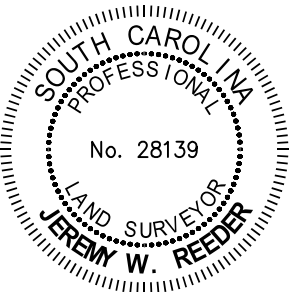
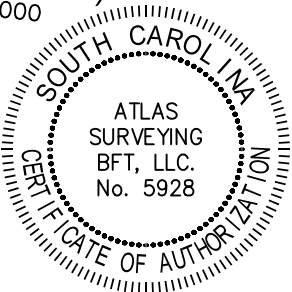
PREPARED FOR:
ABPAL, LLC.

A SUBDIVISION PLAT OF
PARCEL 274
#32 BRUIN ROAD

TAX PARCEL No. R610 039 000 0274 0000

THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JLG
FIELD CHECK: JWR
DRAWN BY: DTJ
FIELD DATE: 05-06-2024
PLAT DATE: 04-09-2025
SCALE: 1"=40'
PROJECT No.: BFT-24152
FILE: BFT-24152 SUB1.DWG



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL

ATLAS
SURVEYING, INC.

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PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

40 20 0 40 80



GRAPHIC SCALE