

REFERENCE PLAT #2

TOTAL AREA
PARCEL 183

OLD AREA
12,475 sq. ft.
0.29 acres
NEW AREA
11,036 sq. ft.
0.25 acres

TREE LEGEND

WHOK - WHITE OAK
LAOK - LAUREL OAK
LOK - LIVE OAK
WOK - WATER OAK
ROK - RED OAK
PCAN - PECAN
MAG - MAGNOLIA
HIC - HICKORY
MPL - MAPLE
PLM - PALMETTO
CHY - CHERRY
HLY - HOLLY
CDR - CEDAR
RDB - RED BUD
SAS - SASSAFRAS
DOG - DOGWOOD
SB - SUGARBERRY
P - PINE
G - GUM
B - BAY

LEGEND

□ CMS - CONCRETE MONUMENT SET
□ CMF - CONCRETE MONUMENT FOUND
○ IPS - IRON PIN SET
○ IPF - IRON PIN FOUND
- INDICATES STREET ADDRESS
TBM - TEMPORARY BENCH MARK
BSL - BUILDING SETBACK LINE
● - TELEPHONE PEDESTAL / COMMUNICATOR
⊙ - SEWER LATERAL
⊙ - SANITARY SEWER MANHOLE
⊗ - ELECTRIC BOX

▨ XFMR - TRANSFORMER
WL - WATER LATERAL
WM - WATER METER
ICV - IRRIGATION CONTROL VALVE
⊕ - FIRE HYDRANT
⊕ - GRATE INLET
⊕ - POWER POLE
O.H.P.L. - OVER HEAD POWER LINE

— GUY LINE
— LIGHT POLE
⊕ - STORM DRAIN MANHOLE
⊕ - FIBEROPTICS MANHOLE

PARCEL 182A
N/F
MICHAEL & ROSE
HAMILTON

PARCEL 182
N/F
WOODROW SCOTT

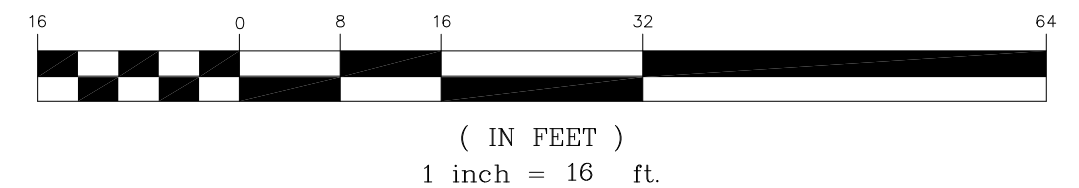
PARCEL 417
PROPERTY AREA
9,760 sq. ft.
0.22 acres

PARCEL 184A
N/F
PALMETTO PROPERTY

PARCEL 184
N/F
VICKY S. FOSTER

LOCATION MAP NOT TO SCALE

GRAPHIC SCALE



REVISED 11/4/2024 TO UPDATE PARCEL 417 & SHIFT WESTERN PROPERTY LINE OF PARCEL 417 15' WEST & REMOVE MOBILE HOME.
REVISED 4/13/2022 TO SHOW PROPOSED DIVISION.

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

SEAN BARBINA

AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF LOT 183 WHARF STREET,
DISTRICT 610, TAX MAP 39A,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 183 & 417

Notes:
1. According To FEMA Flood Insurance Rate Map # 45013C0426G
This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum
Required Elevation N/A Ft. NAVD88
2. This Property May Be Subject To Easements, Protective Covenants
And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper
Authorities Prior To Design And Construction.
Reference Plat(s):
PLAT BOOK 158 AT PAGE 197

DRAWN BY: B.M.S

APPROVED BY: W.J.S

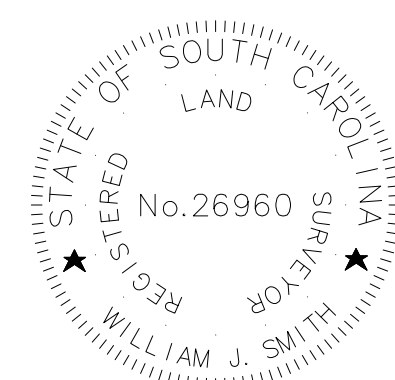
PARTY CHIEF: W.J.S

DATE: NOVEMBER 18, 2021

T SQUARE SURVEYING

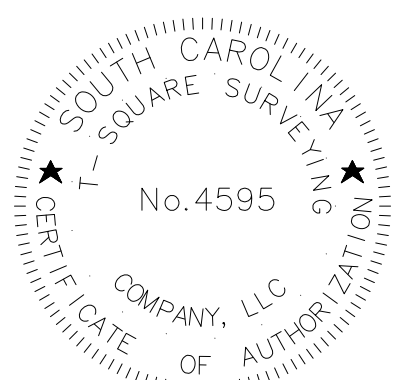
PROFESSIONAL LAND SURVEYORS

P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@bargray.com
Phone 843-757-2650 Fax 843-757-5758



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE,
INFORMATION & 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.

WILLIAM J. SMITH, PLS # 26960



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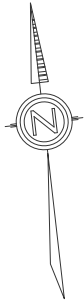
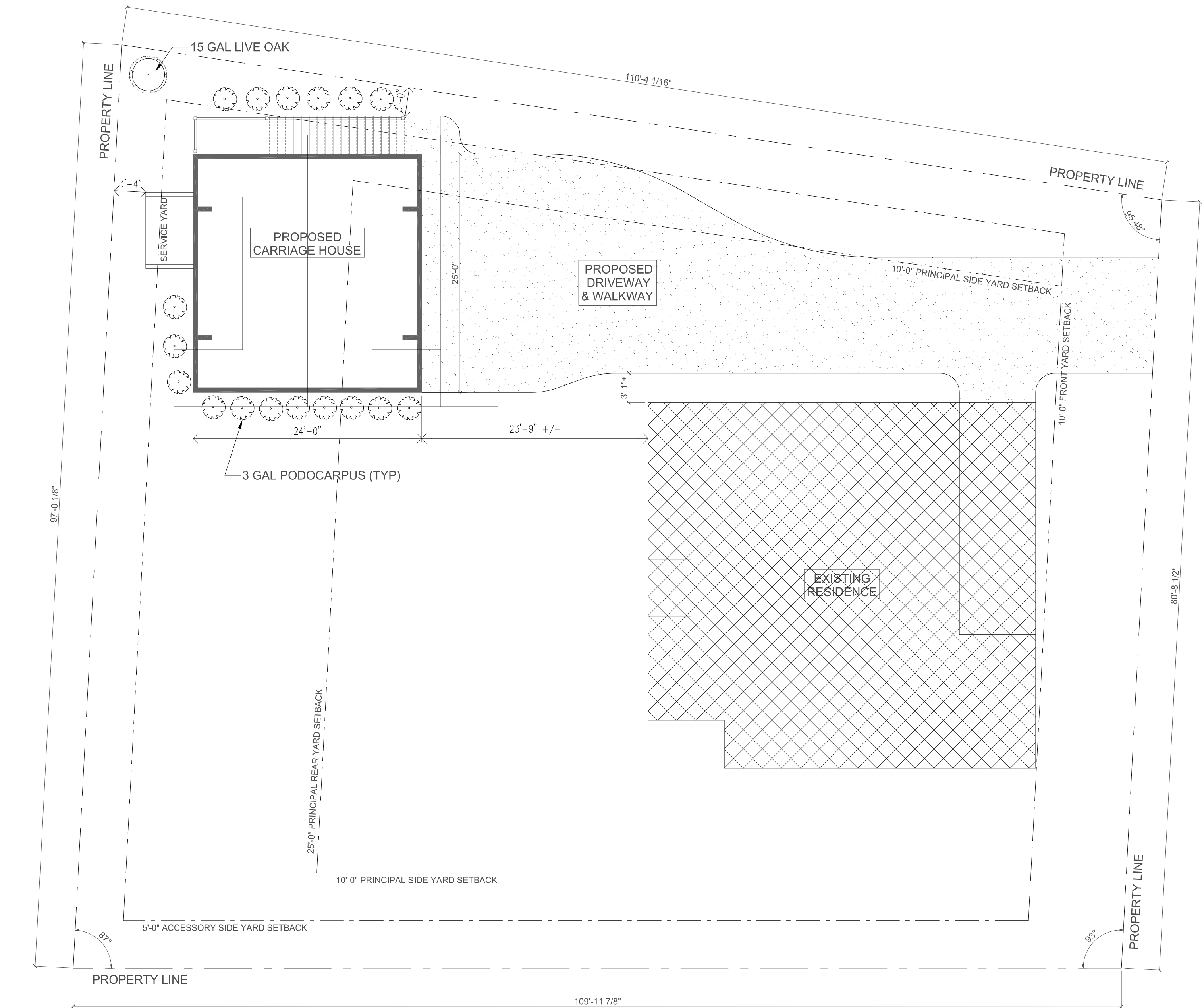
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DATE: NOVEMBER 18, 2021



SITE PLAN

SCALE: 1/8" = 1'-0"

SURVEYOR TO CONFIRM ALL
DIMENSIONS, LOT ANGLES, SETBACKS
AND LOCATION OF EASEMENTS.

REVISION	DATE	BY
REVISION #1	12/12/2024	KJC
REVISION #2	12/18/2024	KJC
REVISION #3	12/21/2024	KJC
REVISION #4	01/08/2025	KJC
REVISION #5	01/14/2025	KJC
REVISION #6	01/19/2025	KJC
REVISION #7	01/28/2025	KJC
REVISION #8	02/05/2025	KJC
REVISION #9	02/08/2025	KJC

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ALL CONSTRUCTION TO MEET OR EXCEED ALL LOCAL AND NATIONAL BUILDING CODES.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SPECIFICATIONS AND METHODS OF CONSTRUCTION.

DO NOT SCALE DRAWINGS. REPORT ANY ERRORS OR OMISSIONS TO OWNER BEFORE PROCEEDING.



Head Office: Highway 16 West & RR 15
Mail: 6609-44 St., Lloydminster, AB T9V 2X1
www.nlc.ca

PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET,
BLUFFTON, SC

SIZE: 996 SQ FT	1 OF 11
DRAWN BY: KJC 02/25/2025	