

The area shown on this plat is a representation of department permit authority on the subject property. Critical areas by their nature are dynamic and subject to change over time. By delineating the permit authority of the department, the department in no way values its right to assert permit jurisdiction at any time in any critical area on the subject property, whether shown hereon or not.

SIGNATURE

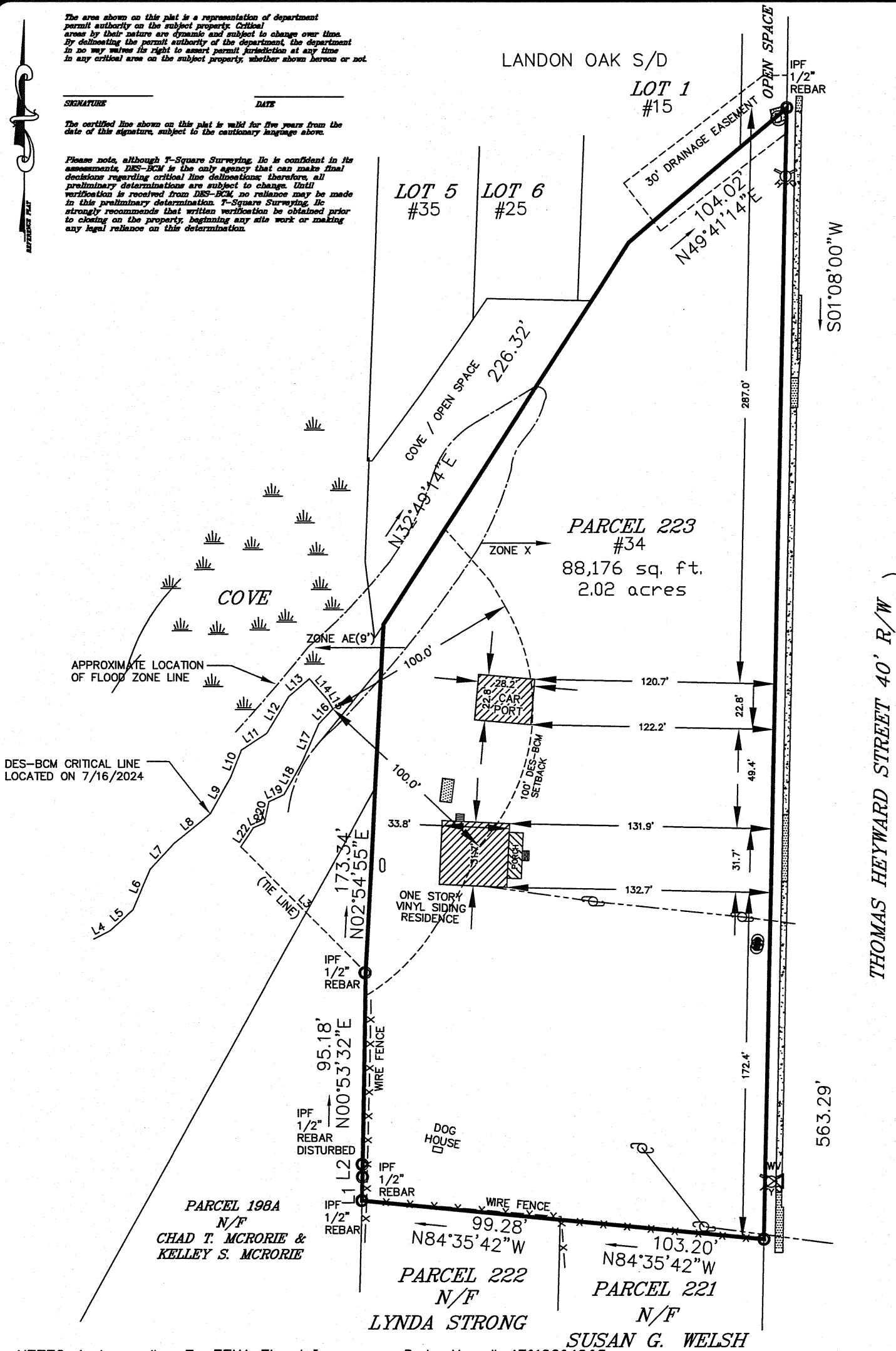
DATE

The certified line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

Please note, although T-Square Surveying, LLC is confident in its assessments, DES-BCM is the only agency that can make final decisions regarding critical line delineations; therefore, all preliminary determinations are subject to change. Until verification is received from DES-BCM, no reliance may be made in this preliminary determination. T-Square Surveying, LLC strongly recommends that written verification be obtained prior to closing on the property, beginning any site work or making any legal reliance on this determination.

REFERENCE PLAT

DES-BCM CRITICAL LINE LOCATED ON 7/16/2024

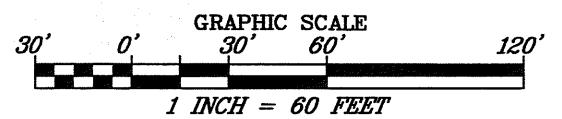


LOCATION MAP NOT TO SCALE

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
- ⊙ - SPOT ELEVATION SHOTS
- ⊙ - CONTOUR LINES
- ⊙ - XFMR - TRANSFORMER
- ⊙ - WATER LATERAL
- ⊙ - WATER METER
- ⊙ - 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
- ⊙ - PROPANE TANK

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00	N01°21'23"E
L2	6.33	N01°21'52"E
L3	84.30	S45°00'00"E
L4	9.02	N62°48'27"E
L5	15.42	N48°07'32"E
L6	21.95	N23°23'18"E
L7	16.84	N42°41'13"E
L8	24.08	N50°49'14"E
L9	20.73	N29°32'48"E
L10	14.69	N21°38'04"E
L11	15.40	N56°45'29"E
L12	21.33	N30°41'41"E
L13	13.54	N49°10'21"E
L14	14.01	S41°05'05"E
L15	5.17	S30°40'36"E
L16	10.21	S43°07'19"W
L17	21.28	S23°36'17"W
L18	18.24	S29°28'32"W
L19	8.27	S65°11'28"W
L20	10.76	S13°05'28"W
L21	5.99	S65°44'17"W
L22	11.26	S34°15'16"W



- NOTES: 1. According To FEMA Flood Insurance Rate Map # 45013C0426G This Lot Appears To Lie In A Federal Flood Plain Zones AE & X, Minimum Required Elevation 9 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. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

DIST. 610, MAP 39A, PARCEL 223

REFERENCE PLAT(S):

A PLAT OF PARCEL 223 BY WILLIAM H. GRAY, JR., PREPARED FOR NELLIE BROWN, DATED 5/6/2008.

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

KAREN CORNISH

AN AS-BUILT SURVEY OF PARCEL 223 THOMAS HEYWARD STREET,
DISTRICT 610, TAX MAP 39A,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

REVISED 7/16/2024 TO LOCATE DES-BCM FLAGS WEST OF THE PROPERTY.

DATE: SEPTEMBER 14, 2023



PROFESSIONAL LAND SURVEYORS

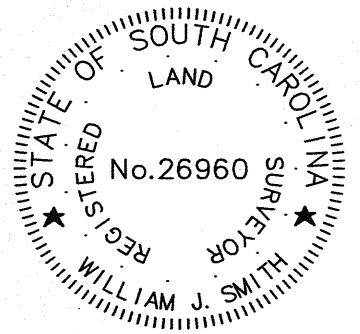
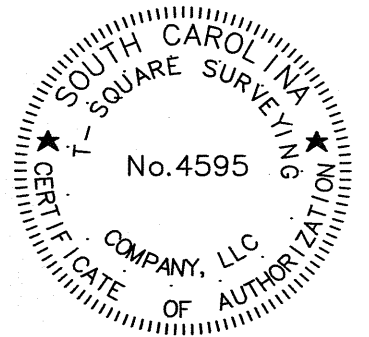
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@hargray.com

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.

ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE INDICATED.

WILLIAM J. SMITH, PLS # 26960



JOB # 23-428AR