

NORTH
SC GRID (NAD 83)
(2011)

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S36°10'56"E	4.04'
L2	S36°10'56"E	3.22'
L3	S36°10'56"E	13.70'
L4	S84°33'31"E	12.70'
L5	S84°14'52"E	26.90'
L6	S87°20'09"E	27.07'
L7	S84°27'21"E	28.09'

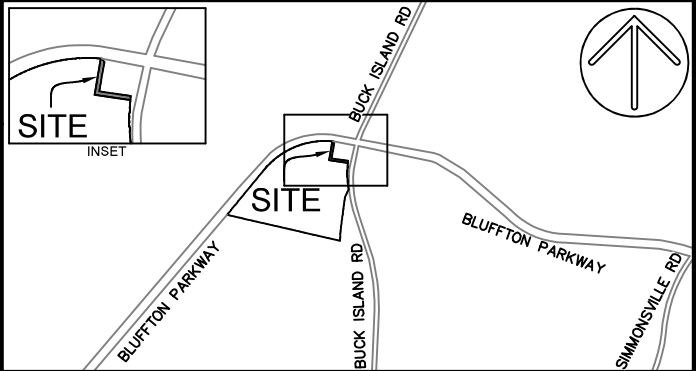
CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	1026.00'	10.01'	10.01'	S07°19'31"W	0°33'32"
C2	740.00'	92.19'	92.14'	S87°07'51"E	7°08'18"

LEGEND

- RBS ○ 5/8" IRON REBAR SET WITH CAP
RWMF ■ RIGHT-OF-WAY CONC. MONUMENT FOUND
(TBA) TO BE ABANDONED
— TB — TOP OF BANK
EDGE OF PAVEMENT
PAVED SIDEWALK

NOTES

- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450251 (TOWN OF BLUFFTON), MAP NUMBER 45013C0270G, HAVING AN EFFECTIVE DATE OF MARCH 23, 2021.
- HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).



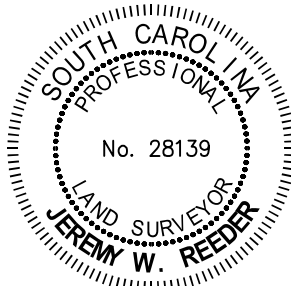
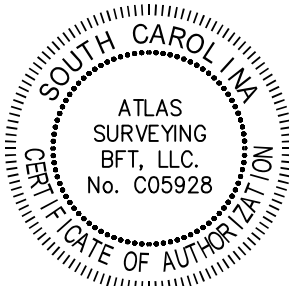
VICINITY MAP NOT TO SCALE

PREPARED FOR:
THE TOWN OF BLUFFTON
A LOT LINE RECONFIGURATION PLAT OF
#140 BUCK ISLAND ROAD
TAX PARCEL Nos. R610 031 000 0003 0000
& R610 031 000 1561 0000
TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: GBS
FIELD CHECK: JWR
DRAWN BY: KWF
FIELD DATE: 12-13-2023
PLAT DATE: 06-11-2024
SCALE: 1"=40'
PROJECT No.: BFT-20183
FILE: BFT-20183 LLR1.DWG

ATLAS
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



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

BLUFFTON PARKWAY R/W VARIES
(COUNTY MAINT'D PUBLIC ROAD)

RWMF (3" DISK)
N: 157,061.95'
E: 2,036,335.23'

C2(TBA)

L1(TBA)

L3(TBA)

RBS L4 RBS L5 RBS L6 RBS L7 RBS

EXISTING 20'
UTILITY EASEMENT
(PB: 124 PG: 175)

NEW
PROPERTY
LINE

N/F
BEAUFORT COUNTY

PIN: R610 031 000 1561 0000
DB: 2676 PG: 1304
PB: 124 PG: 175

POND

AREA TO BE ACQUIRED
BY BEAUFORT COUNTY
(PIN: R610 031 000 1561 0000)
3,148 SQ.FT.; 0.072 AC.

RELOCATED 10'
UTILITY EASEMENT
(PB: 124 PG: 175)

6x6"
RWMF

RELOCATED 10'
UTILITY EASEMENT
(PB: 124 PG: 175)

NEW
PROPERTY
LINE

EXISTING 10'
UTILITY EASEMENT
(PB: 124 PG: 175)

BUCK ISLAND ROAD R/W VARIES
(COUNTY MAINT'D PUBLIC ROAD)

N/F
TOWN OF BLUFFTON

(PARCEL 3)
PIN: R610 031 000 0003 0000
DB: 4316 PG: 1306
PB: 109 PG: 83
OLD AREA:
658,136 Sq.Ft.
15.109 Ac.
NEW AREA:
654,988 Sq.Ft.
15.037 Ac.