



- LEGEND:
- TREE SIZES ARE INCHES IN DIAMETER
- SPOT ELEVATION
 - CONTOUR
 - CONC. O. CONCRETE MONUMENT, OLD (FOUND)
 - I.O. IRON PIPE, OLD (FOUND)
 - I.N. IRON REBAR, NEW (SET)
 - HIC HICKORY
 - LA LAUREL OAK
 - WO WATER OAK
 - DOW DOGWOOD
 - MAG MAGNOLIA
 - PLM PALMETTO
 - N.T.S. NOT TO SCALE

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 C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 0885-D, COMMUNITY NO. 490225, MAP DATED 9/29/86, BASE ELEVATION N/A. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
- BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
- UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- 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 AS-BUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY; THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
- 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.
- BEARINGS AND DISTANCES IN PARENTHESIS ARE WERE TAKEN FROM REFERENCE PLAT #1.

REFERENCE PLATS:

- PLAT PREPARED BY ME AT THE REQUEST OF JIM STEVENSON, TO SHOW LOCATION OF OCRM LINE ON PARCEL 49, TAX MAP 39-A, DIST. 610, PRITCHARD STREET, TOWN OF BLUFFTON, DATED: 10/02/2001, BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922, RECORDED: P.B. 92, PG. 19, DATE: 03/10/2003.
- PLAT PREPARED BY ME AT THE REQUEST OF JIM STEVENSON, A BOUNDARY DIVISION AND OCRM SURVEY OF PARCEL 49, TAX MAP 39-A, DIST. 610, PRITCHARD STREET, TOWN OF BLUFFTON, DATED: 10/02/2001, BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922, RECORDED: P.B. 86, PG. 22, DATE: 04/02/2002.
- PLAT PREPARED BY ME AT THE REQUEST OF ANN EDDY, AN AS-BUILT SURVEY OF PARCELS 49 & 266 PRITCHARD STREET, DIST. 611 MAP 39A PARCEL 49, DIST. 611 MAP 39A PARCEL 266, DATED: 05/16/2014, BY: WILLIAM J. SMITH, S.C.R.L.S. NO. 26290.
- PLAT PREPARED BY ME AT THE REQUEST OF MICHAEL VOULGARELIS, A BOUNDARY AND OCRM SURVEY OF PARCEL 267, TAX MAP 39-A, DIST. 610, PRITCHARD STREET, TOWN OF BLUFFTON, DATED: 06/23/2008, BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922.

PREPARED FOR: TONY PRESSLEY
ADDRESS: #68 PRITCHARD STREET
TAX PARCEL I.D. NO. R611-039-00A-0267-0000

PARCEL 49B
(PER REF. PLAT)
N/F ANN S EDDY
R611-039-00A-0049-0000
(PER BEAUFORT COUNTY GIS)

PARCEL 49A
(AS SHOWN ON REF. PLAT #1)
0.31 ACRES
TAX PARCEL NO. R611-039-00A-0267-0000

BOUNDARY
TREE & TOPOGRAPHIC
SURVEY OF
PARCEL 49A
0.31 ACRES, #68 PRITCHARD STREET
TAX PARCEL I.D. NO. R611-039-00A-0267-0000

A SECTION OF
TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1/8" = 1'-0" DATE: 03/08/2017 JOB NO: SC170023



SURVEYING CONSULTANTS

17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3004 FAX: (843) 815-3305
GA Telephone: (912) 886-2776
www.SurveyingConsultants.com
Email: SC@SurveyingConsultants.com

CREW: 15/25
DATE: 03/08

