



1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, SUBSTANDARD 450251 (TOWN OF BLUFFTON), MAP NUMBER 45013C02D706, EFFECTIVE DATE MARCH 23, 2021.
2. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
3. UNLESS ONE IS PROVIDED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY, ALL EASEMENTS AND ENCUMBRANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
4. THIS PARCEL IS IN THE BUCKWALTER PUD ZONING DISTRICT.
5. WETLANDS AND WETLAND BUFFER ARE PER REFERENCE #5 AND WERE NOT LOCATED AT THE TIME OF THE SURVEY.

REFERENCES

1. A SUBDIVISION, BOUNDARY AND WETLAND SURVEY OF PARCEL C2-B, A PORTION OF BUCKWATER P.U.D.
DATE: 01-22-04
LAST REVISED: 09-30-05
BY: FORREST F. BAUGHMAN, S.C.R.L.S. No. 4922
2. AN ALTA/ACSM SURVEY OF PARCEL C2-A BUCKWATER PARKWAY, A SECTION OF BUCKWATER COMMONS.
DATE: 02-18-04
BY: FORREST F. BAUGHMAN, S.C.R.L.S. No. 4922
3. AN ALTA/ACSM SURVEY OF PARCEL C2-B, A PORTION OF BUCKWATER P.U.D.
DATE: 11-11-11
BY: WILLIAM H. GRAY, S.C.R.L.S. No. 22744
4. PLAT BOOK: 145 PAGE: 182
5. A SUBDIVISION PLAT OF PARCEL C2-F, A PORTION OF BUCKWATER P.U.D.
DATE: 06-28-22
BY: JEREMY W. REEDER, S.C.R.L.S. No. 28139

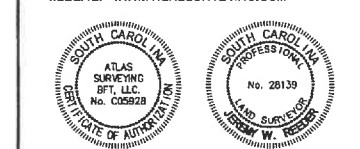


PREPARED FOR:
PINELLAS PARK LLC.
A SUBDIVISION PLAT OF
PARCEL C2-F

TAX PARCEL No.
R610 022 000 1143 0000
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	SAD
FIELD CHECK:	JWR
DRAWN BY:	JHJ
DATE:	10-18-2022
SCALE:	1"=20'
PROJECT No.:	10042
FILE: 10042 SUB4 PARCEL:	C2-E.FWG

ATLAS
SURVEYING, INC.
166 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. REED
S.C.P.L.S. No. 28139
NOT VALID UNLESS SIGNED WITH SEAL

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S32°50'29" W	25.74
L2	S04°58'21" W	14.42
L3	S33°06'26" W	16.07
L4	S22°40'31" W	29.26
L5	N67°19'29" W	18.71

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	15.00	22.23	20.25	N24°52'34"W	84°53'50"

LEGEND

- | LEGEND | |
|--------|------------------------------|
| ▲ | CALC POINT -- CORNER NOT SET |
| RBF ● | IRON REBAR FOUND |
| RBS ○ | 5/8" IRON REBAR SET W/CAP |
| W | WETLANDS |
| BOC | BACK OF CURB |
| PIN | PARCEL ID NUMBER |
| (T) | TOTAL |
| | NEW ACCESS EASEMENT |
| | CONCRETE |
| | EDGE OF PAVEMENT |
| | WETLAND BUFFER |