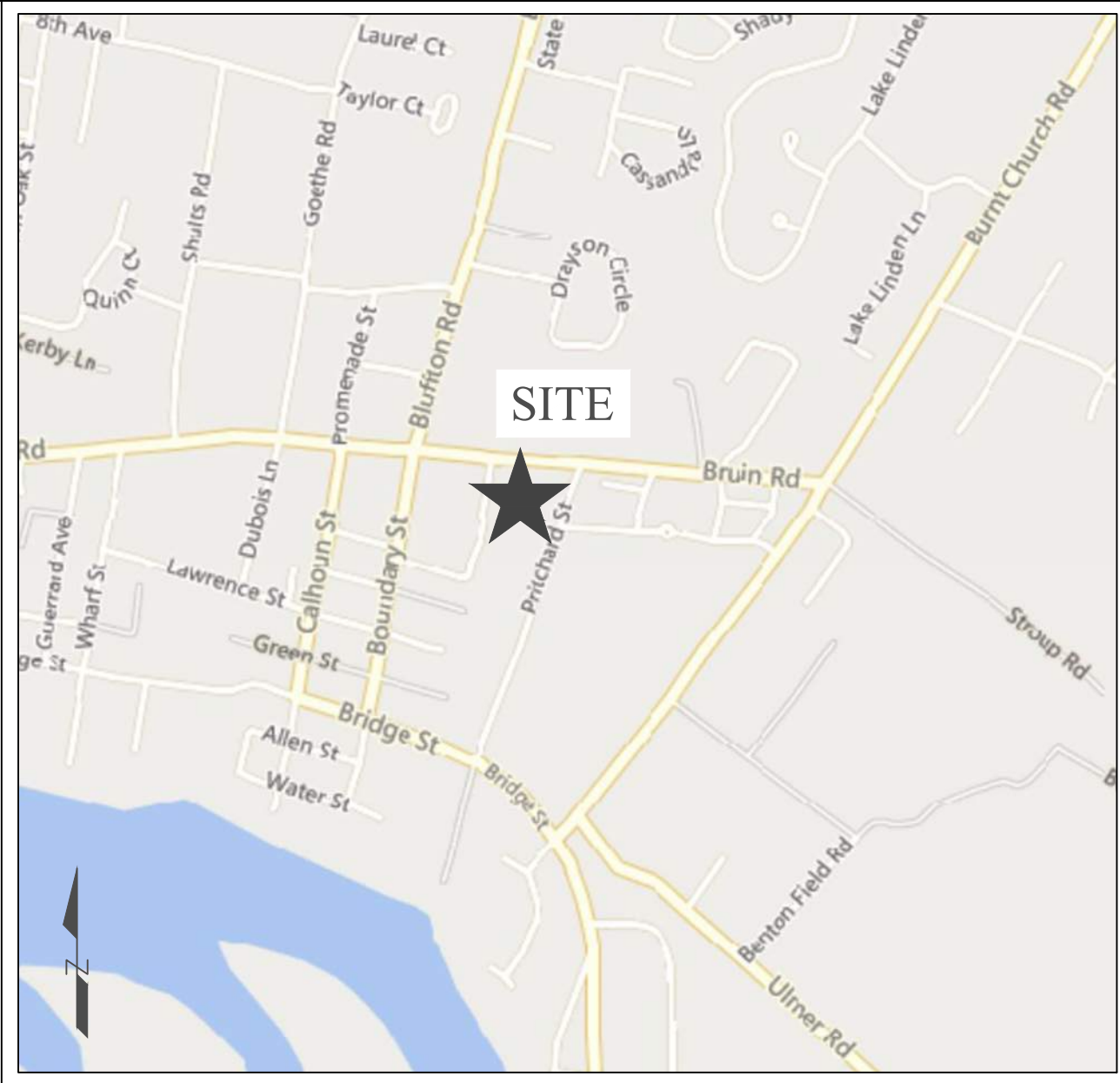


Attachment 3



I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

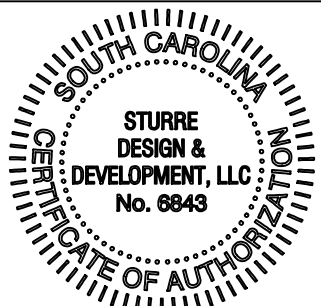


PROJECT DATA:

- TAX MAP & PARCEL NUMBERS: R610 039 00A 0042 0000 & R610 039 00A 0042A 0000
- SITE ADDRESS: 24 BRUIN RD, BLUFFTON, SC 29910 & 21 MAIDEN LN, BLUFFTON, SC 29910
- ACREAGE OF PROPERTY: 1.12 ACRES & 2.47 ACRES
- ACREAGE OF DISTURBANCE: 1.0 ACRE
- OWNER: HINTON VACATION PROPERTIES, LLC
- DEVELOPER: HINTON VACATION PROPERTIES, LLC
- ZONING: NEIGHBORHOOD GENERAL - HD
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: MIXED USE - SINGLE FAMILY RESIDENTIAL / LOW IMPACT COMMERCIAL
- RECEIVING STREAM: HEYWARD COVE
- ULTIMATE STREAM: MAY RIVER
- FLOOD ZONE: MOSTLY WITHIN FLOODZONE "X" AND PARTIALLY WITHIN FLOODZONE "AE"
- VERTICAL DATUM: NAVD 88 DATUM
- HORIZONTAL DATUM: SOUTH CAROLINA STATE PLANE BASED ON NAD 83, SCVRS NETWORK

PROPOSED LAND USE

- SINGLE FAMILY RESIDENTIAL
- MIXED-USE (PER UDO SECTION 5.15.5.C. ALLOWED USES)
- PARK/OPEN SPACE
- RIGHT OF WAY



ENGINEER OF RECORD

NATHAN STURTE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
PHONE: 843.681.3248
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

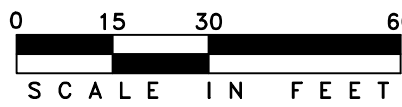
PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



PLAN

HORIZONTAL SCALE 1" = 30'



REV #	DATE	DESCRIPTION
	03/26/2024	
SHEET NAME		
LAND USE		
SHEET NO.		
1 OF 9		



ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
PHONE: 843.681.3248
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

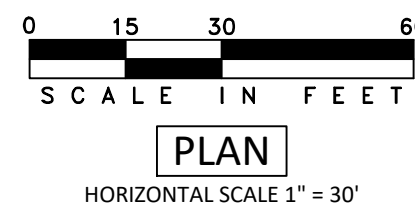
PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

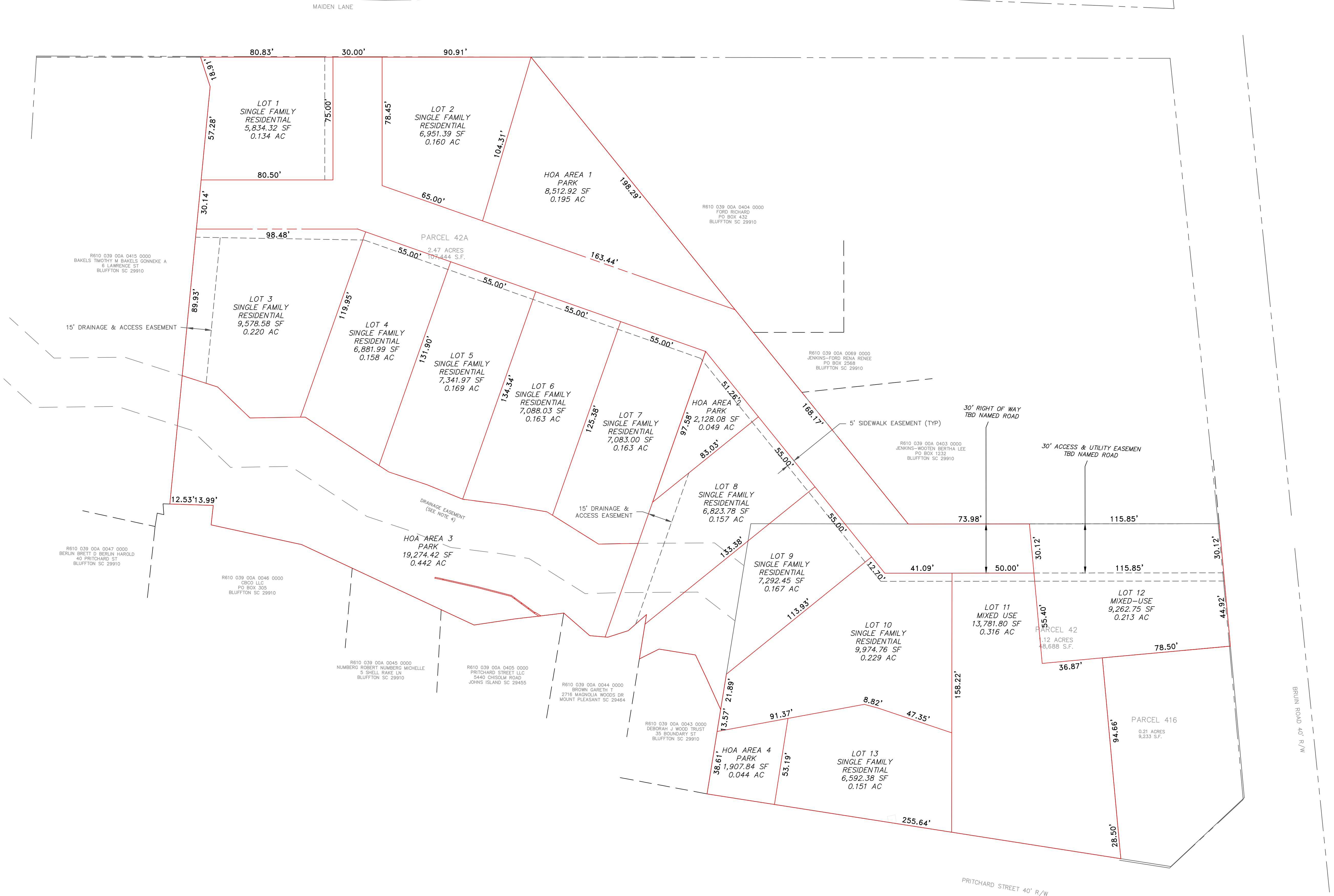


REV #	DATE	DESCRIPTION

SHEET NAME

LOT LAYOUT

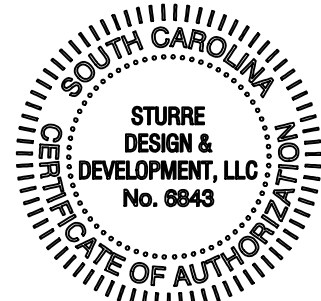
SHEET NO.



Attachment 3

LEGEND

- OPEN SPACE
- EXISTING DRAINAGE EASEMENT
- HEYWARD COVE
- DEVELOPABLE AREA



ENGINEER OF RECORD

NATHAN STURTE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
PHONE: 843.681.3248
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



PLAN

HORIZONTAL SCALE 1" = 30'



REV #	DATE	DESCRIPTION
	03/26/2024	
SHEET NAME		OPEN SPACE
SHEET NO.		3 OF 9

Area	Proposed Use	Total Area		Heyward Cove (Outside of Easement)		Dedicated Open Space		Developable Area		
		SF	AC	SF	%	SF	%	SF	AC	%
Main R/W - 30'	Access and Utility	19,822.1	0.46	-	0%	-	0%	19,822.1	0.46	100%
HOA Area 1	Park	8,512.9	0.20	-	0%	8,512.9	100%	-	-	0%
HOA Area 2	Park	2,128.1	0.05	-	0%	2,128.1	100%	-	-	0%
HOA Area 3	Park	19,274.4	0.44	8,537.9	44%	10,736.5	56%	-	-	0%
HOA Area 4	Park	1,907.8	0.04	479.5	25%	1,428.3	75%	-	-	0%
Total Areas		51,645.3	1.19	9,017.4	17%	22,805.9	44%	19,822.1	0.46	38%

15%

Area	Proposed Use	Total Area		Heyward Cove (Outside of Easement)		Dedicated Open Space		Developable Area		
		SF	AC	SF	%	SF	%	SF	AC	%
Lot 1	Single Family Residential	5,834.3	0.13	-	0%	375.0	6%	5,459.3	0.13	94%
Lot 2	Single Family Residential	6,951.4	0.16	-	0%	-	0%	6,951.4	0.16	100%
Lot 3	Single Family Residential	9,578.6	0.22	-	0%	1,905.5	20%	7,673.1	0.18	80%
Lot 4	Single Family Residential	6,882.0	0.16	-	0%	275.0	4%	6,607.0	0.15	96%
Lot 5	Single Family Residential	7,342.0	0.17	-	0%	275.0	4%	7,067.0	0.16	96%
Lot 6	Single Family Residential	7,088.0	0.16	-	0%	275.0	4%	6,813.0	0.16	96%
Lot 7	Single Family Residential	7,083.0	0.16	-	0%	275.0	4%	6,808.0	0.16	96%
Lot 8	Single Family Residential	6,823.8	0.16	652.5	10%	2,315.1	34%	3,856.1	0.09	57%
Lot 9	Single Family Residential	7,292.5	0.17	2,465.1	34%	955.3	13%	3,872.1	0.09	53%
Lot 10	Single Family Residential	9,974.8	0.23	4,671.0	47%	280.9	3%	5,022.9	0.12	50%
Lot 11	Mixed Use Per UDO NG-HD Allowed Uses	13,781.8	0.32	6,858.7	50%	251.2	2%	6,671.9	0.15	48%
Lot 12	Mixed Use Per UDO NG-HD Allowed Uses	9,262.8	0.21	-	0%	579.3	6%	8,683.5	0.20	94%
Lot 13	Single Family Residential	6,592.4	0.15	1,605.9	24%	-	0%	4,986.5	0.11	76%
Total Areas		104,487.2	2.40	16,253.2	16%	7,762.3	7%	80,471.8	1.85	77%

15%

Area	Proposed Use	Total Area		Heyward Cove (Outside of Easement)		Dedicated Open Space		Developable Area		
		SF	AC	SF	%	SF	%	SF	AC	%
Total Site Areas		156,132.5	3.58	25,270.6	16%	30,568.1	20%	100,293.8	2.30	64%

Impervious Area (Post-Development)			
Impervious Cover	SF	AC	%
Asphalt	18,512	0.42	
Concrete	3,141	0.07	
Sidewalk	3,648	0.08	
90% SFR Lots	58,605	1.35	
80% Mixed Use Lots	12,284	0.28	
Total	96,191	2.21	

SoloCo Area Summary Table (Post-Development)			
Landcover	SF	AC	Notes
Total Area	156,133	3.58	
Disturbed Area	41,194	0.95	
Forest Cover/Open Space	55,839	1.28	Heyward Cove & Dedicated Open Space Area
Turf Cover	4,103	0.09	Total Developable Area - Impervious Area
Impervious Cover	96,191	2.21	
BMP Area	-	-	BMP areas all underground
All soils classified as Seabrook fine sand (HSG A) per USDA-NRCS Web Soil Survey			

Open Space Calculations		
	SF	%
Total Area	156,133	
Dedicated Open Space	22,806	15%
Total Open Space	30,568	20%

NOTE

1. MIXED USE LOTS AREA REQUIRED TO HAVE 20% OPEN SPACE AT THE TIME OF LOT DEVELOPMENT.

**STURRE
ENGINEERING**
Civil Design & Development



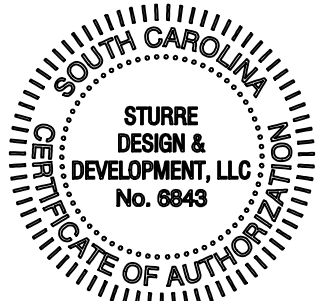
NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

NANDINA
PHONE: 843.681.3248
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

HINTON VACATION
PROPERTIES, LLC

MAIDEN LANE DEVELOPMENT

[illegible]



ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
PHONE: 843.681.3248
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

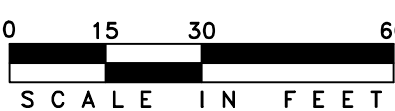
PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



PLAN

HORIZONTAL SCALE 1" = 30'



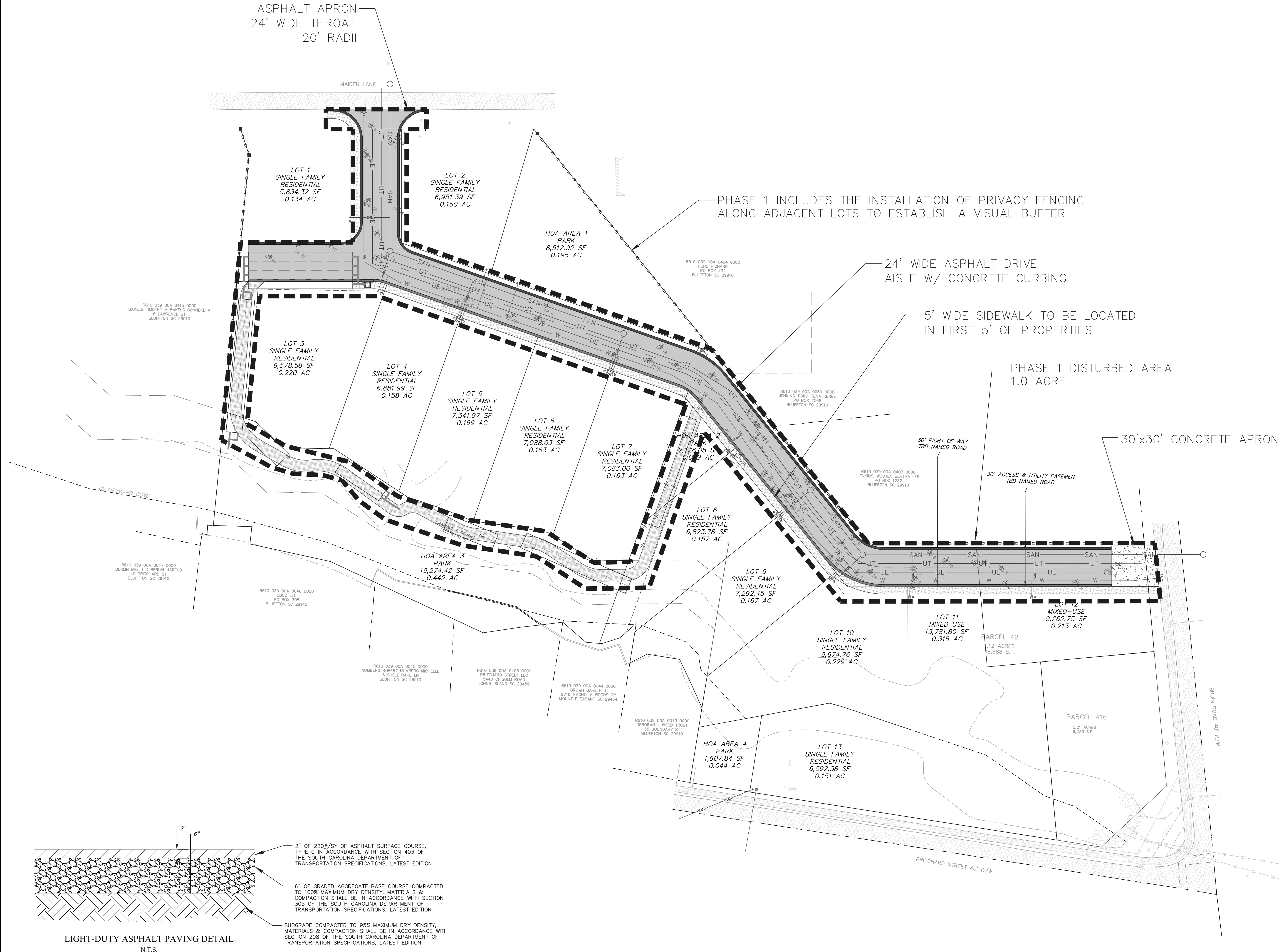
REV #	DATE	DESCRIPTION
-------	------	-------------

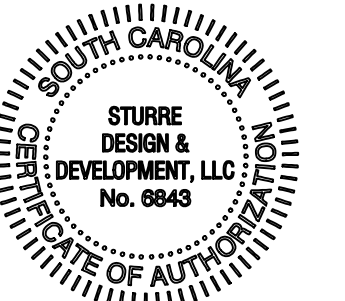
	DATE	03/26/2024
--	------	------------

	SHEET NAME	
--	------------	--

PHASE 1 PLAN

	SHEET NO.	
--	-----------	--



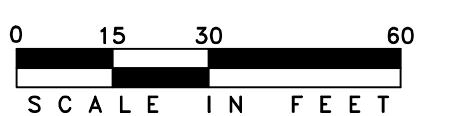


NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

NANDINA
PHONE: 843.681.3248
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

HINTON VACATION
PROPERTIES, LLC

MAIDEN LANE DEVELOPMENT



PLAN

[illegible]

SHEET NAME
PRE-DEVELOPMENT TREE
CANOPY EXHIBIT

SHEET NO. 6 OF 9



Attachment 3

1. EACH INDIVIDUAL LOT SHALL BE RESPONSIBLE FOR PROVIDING A MINIMUM OF 75% MATURE CANOPY COVER AT THE TIME OF DEVELOPMENT.



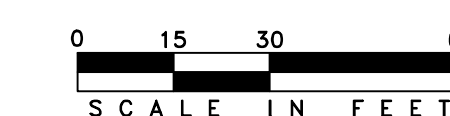
NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

NANDINA
PHONE: 843.681.3248
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

HINTON VACATION
PROPERTIES, LLC

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

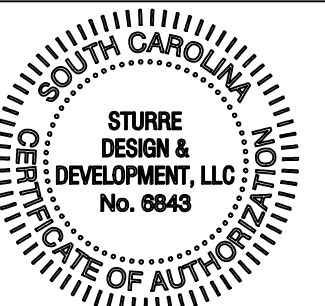
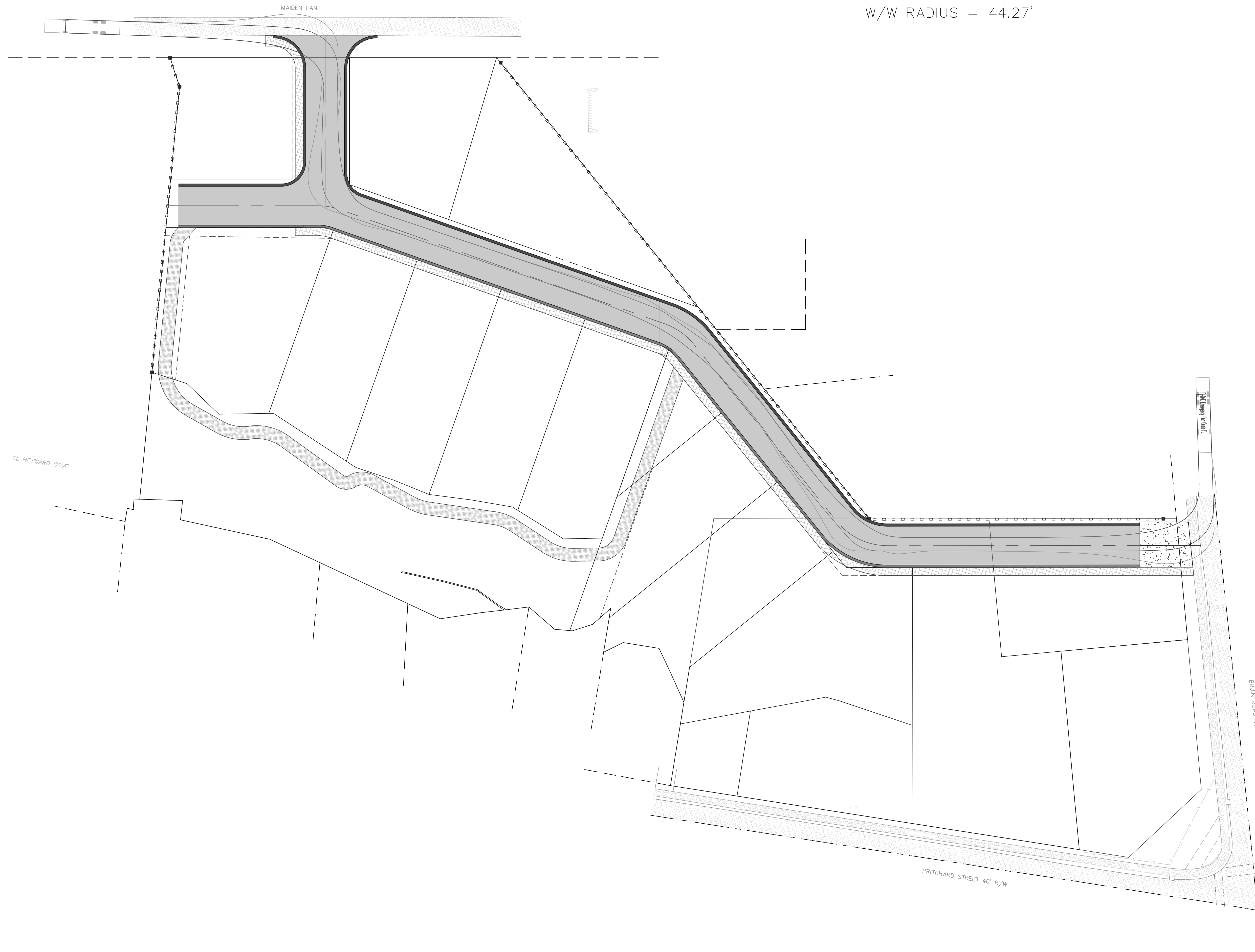


PLAN

HORIZONTAL SCALE 1" = 30'

[illegible]

E-ONE CYCLONE 11 CHASSIS
WIDTH = 8.33'
LENGTH = 46.33'
W/W RADIUS = 44.27'

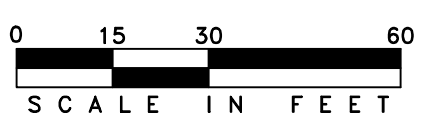


NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

NANDINA
PHONE: 843.681.3248
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

HINTON VACATION
PROPERTIES, LLC

MAIDEN LANE DEVELOPMENT



HORIZONTAL SCALE 1" = 30'

[illegible]

Area	Proposed Use	Total Area		Heyward Cove (Outside of Easement)		Dedicated Open Space		Developable Area		
		SF	AC	SF	%	SF	%	SF	AC	%
Main R/W - 30'	Access and Utility	19,822.1	0.46	-	0%	-	0%	19,822.1	0.46	100%
HOA Area 1	Park	8,512.9	0.20	-	0%	8,512.9	100%	-	-	0%
HOA Area 2	Park	2,128.1	0.05	-	0%	2,128.1	100%	-	-	0%
HOA Area 3	Park	19,274.4	0.44	8,537.9	44%	10,736.5	56%	-	-	0%
HOA Area 4	Park	1,907.8	0.04	479.5	25%	1,428.3	75%	-	-	0%
Total Areas		51,645.3	1.19	9,017.4	17%	22,805.9	44%	19,822.1	0.46	38%

15%

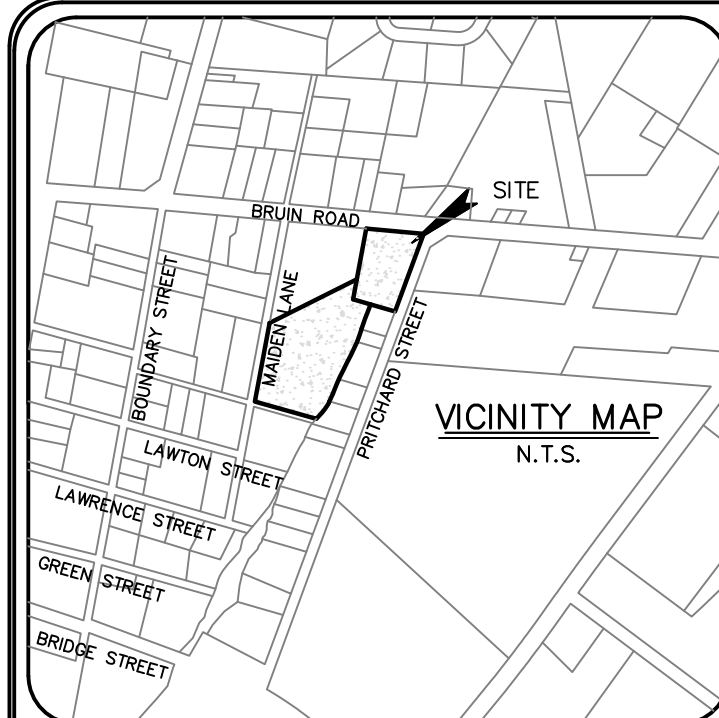
Area	Proposed Use	Total Area		Heyward Cove (Outside of Easement)		Dedicated Open Space		Developable Area		
		SF	AC	SF	%	SF	%	SF	AC	%
Lot 1	Single Family Residential	5,834.3	0.13	-	0%	375.0	6%	5,459.3	0.13	94%
Lot 2	Single Family Residential	6,951.4	0.16	-	0%	-	0%	6,951.4	0.16	100%
Lot 3	Single Family Residential	9,578.6	0.22	-	0%	1,905.5	20%	7,673.1	0.18	80%
Lot 4	Single Family Residential	6,882.0	0.16	-	0%	275.0	4%	6,607.0	0.15	96%
Lot 5	Single Family Residential	7,342.0	0.17	-	0%	275.0	4%	7,067.0	0.16	96%
Lot 6	Single Family Residential	7,088.0	0.16	-	0%	275.0	4%	6,813.0	0.16	96%
Lot 7	Single Family Residential	7,083.0	0.16	-	0%	275.0	4%	6,808.0	0.16	96%
Lot 8	Single Family Residential	6,823.8	0.16	652.5	10%	2,315.1	34%	3,856.1	0.09	57%
Lot 9	Single Family Residential	7,292.5	0.17	2,465.1	34%	955.3	13%	3,872.1	0.09	53%
Lot 10	Single Family Residential	9,974.8	0.23	4,671.0	47%	280.9	3%	5,022.9	0.12	50%
Lot 11	Mixed Use Per UDO NG-HD Allowed Uses	13,781.8	0.32	6,858.7	50%	251.2	2%	6,671.9	0.15	48%
Lot 12	Mixed Use Per UDO NG-HD Allowed Uses	9,262.8	0.21	-	0%	579.3	6%	8,683.5	0.20	94%
Lot 13	Single Family Residential	6,592.4	0.15	1,605.9	24%	-	0%	4,986.5	0.11	76%
Total Areas		104,487.2	2.40	16,253.2	16%	7,762.3	7%	80,471.8	1.85	77%

Area		Total Area		Heyward Cove (Outside of Easement)		Dedicated Open Space		Developable Area		
		SF	AC	SF	%	SF	%	SF	AC	%
Total Site Areas		156,132.5	3.58	25,270.6	16%	30,568.1	20%	100,293.8	2.30	64%

Impervious Area (Post-Development)		
Impervious Cover	SF	AC
Asphalt	18,512	0.42
Concrete	3,141	0.07
Sidewalk	3,648	0.08
90% SFR Lots	58,605	1.35
80% Mixed Use Lots	12,284	0.28
Total	96,191	2.21

SoLoCo Area Summary Table (Post-Development)			
Landcover	SF	AC	Notes
Total Area	156,133	3.58	
Disturbed Area	41,194	0.95	
Forest Cover/Open Space	55,839	1.28	Heyward Cove & Dedicated Open Space Area
Turf Cover	4,103	0.09	Total Developable Area - Impervious Area
Impervious Cover	96,191	2.21	
BMP Area	-	-	BMP areas all underground
All soils classified as Seabrook fine sane (HSG A) per USDA-NRCS Web Soil Survey			

Open Space Calculations	SF	%
Total Area	156,133	
Dedicated Open Space	22,806	15%
Total Open Space	30,568	20%



LEGEND & SYMBOLS:

SPOT ELEVATION	1/2" IPF
CONTOUR	1/2" IRON PIN FOUND
TEMPORARY BENCH MARK	TEMPORARY BENCH MARK
INVERT ELEVATION	INVERT ELEVATION
FINISHED FLOOR ELEVATION	FINISHED FLOOR ELEVATION
REINFORCED CONCRETE PIPE	REINFORCED CONCRETE PIPE
LIVE OAK	LIVE OAK
LAUREL OAK	LAUREL OAK
MAGNOLIA	MAGNOLIA
MAPLE	MAPLE
PINE	PINE
PALM	PALM
WATER OAK	WATER OAK
PECAN	PECAN
HACKBERRY	HACKBERRY
PIN OAK	PIN OAK
CHERRY	CHERRY
GUM	GUM
RED OAK	RED OAK
HICKORY	HICKORY
SUGARBERRY	SUGARBERRY
STORM MANHOLE	STORM MANHOLE
FIRE HYDRANT	FIRE HYDRANT
UTILITY POLE	UTILITY POLE
GUY	GUY
SIGN	SIGN
CATCH BASIN	CATCH BASIN
TRASH CAN/PET WASTE	TRASH CAN/PET WASTE
VALVE BOX	VALVE BOX
TELEPHONE SERVICE	TELEPHONE SERVICE
TELEVISION SERVICE	TELEVISION SERVICE

REFERENCE PLAT

- A SUBDIVISION SURVEY OF PARCEL 42A, MAIDEN LANE, TMS. R610 039 00A 042A 0000, TOWN OF BLUFFTON BEAUFORT COUNTY, SOUTH CAROLINA. DRAWN: 10/22/21. RECORDED IN BOOK 158, PAGE 144. ROD. BEAUFORT COUNTY, SC. BY: DONALD R. COOK S.C.R.L.S. # 19010.
- TOPOGRAPHIC AND TREE SURVEY OF PARCEL 42A & 42, FORMERLY PARCEL 42, #26 BRUIN ROAD, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA. DRAWN: 10/22/21. RECORDED IN BOOK 158, PAGE 144. ROD. BEAUFORT COUNTY, SC. BY: DONALD R. COOK S.C.R.L.S. # 19010.

BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:
TAX PARCELS 42, 42A, & 416,
BRUIN ROAD, MAIDEN LANE, BLUFFTON,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR:
PATRICK MASON CUSTOM HOMES, LLC.

DATE: 7/28/2023 SCALE: 1" = 20'



d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island,
SC 29926
FILE No: 23157
CAD: CG, FLD, CM, TM

Tel (843) 681-3248
Fax (843) 689-3871
E-mail: admin@nandinainc.com

DWG No.: 9-23157

NOTES:

- UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
- SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
- HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
- VERTICAL DATUM IS NAVD88.
- CONTOUR INTERVAL IS 1'
- USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
- BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
- THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
- IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

R610 039 00A 0047 0000
BERLIN BRETT D BERLIN HAROLD
40 PRITCHARD ST
BLUFFTON SC 29910

R610 039 00A 0046 0000
CBDO LLC
PO BOX 305
BLUFFTON SC 29910

R610 039 00A 0045 0000
NUMBERG ROBERT NUMBERG MICHELLE
5 SHELL RAKE LN
BLUFFTON SC 29910

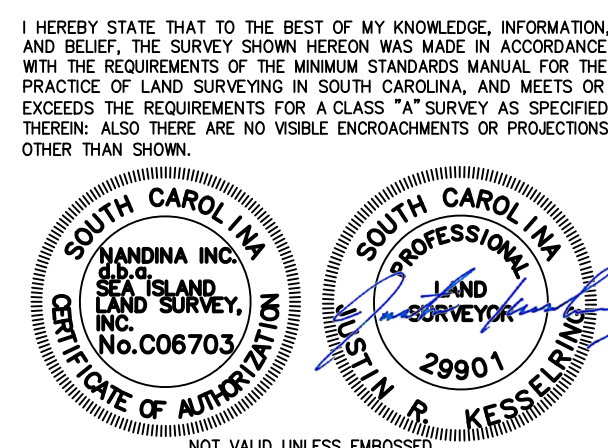
R610 039 00A 0405 0000
PRITCHARD STREET LLC
5440 CHISOLM ROAD
JOHNS ISLAND SC 29455

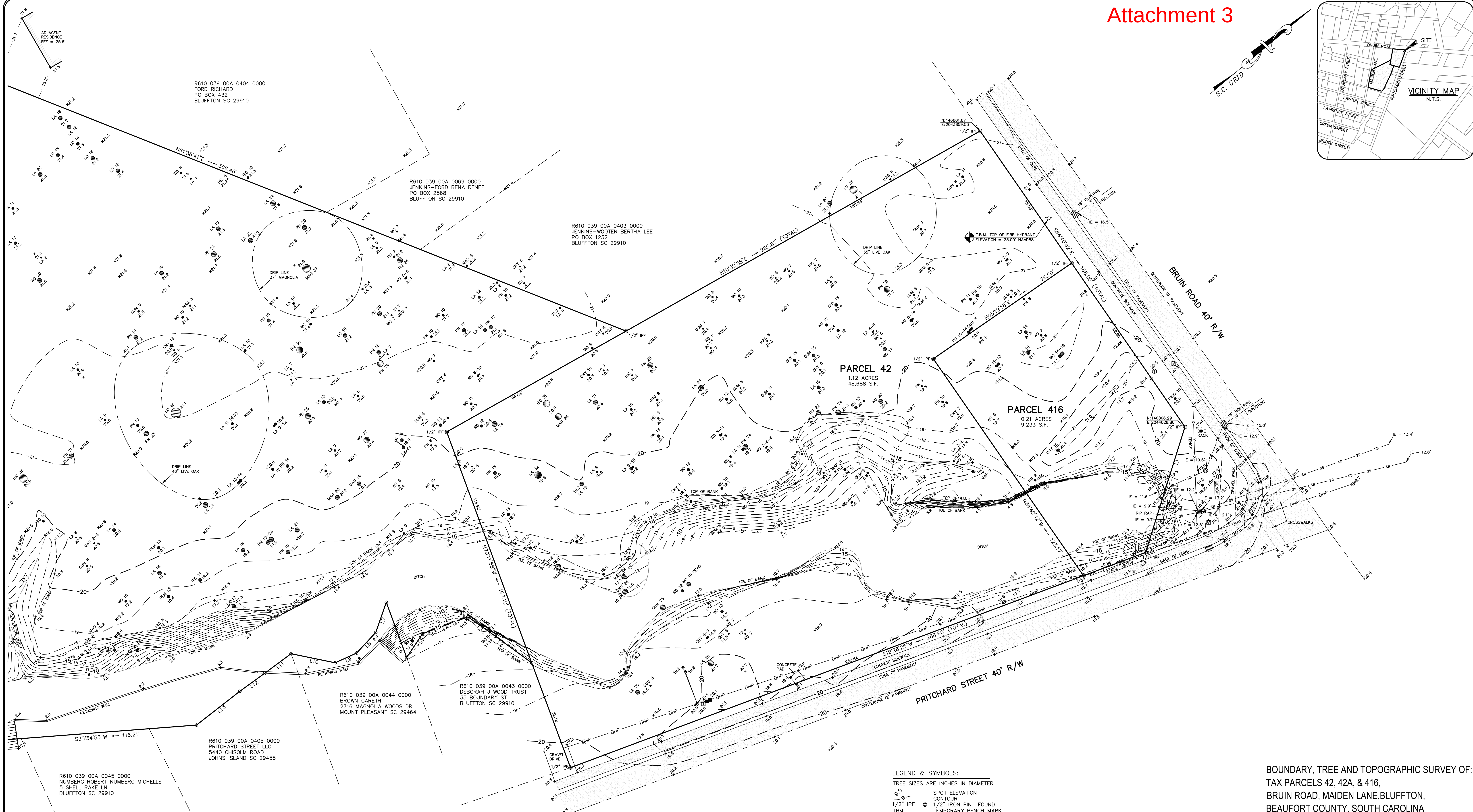
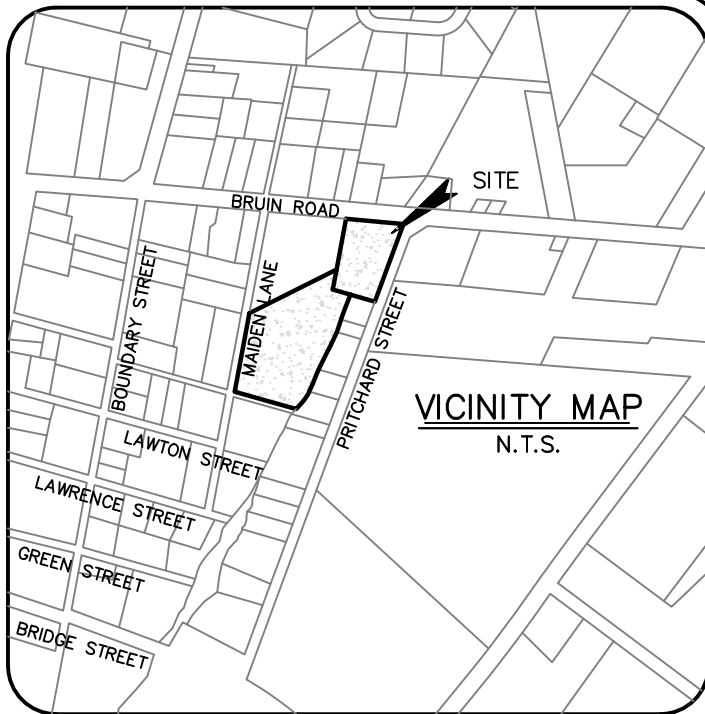
R610 039 00A 0044 0000
BROWN GARETH J
2716 MAGNOLIA WOODS DR
MOUNT PLEASANT SC 29464

R610 039 00A 0043 0000
DEBORAH J WOOD TRUST
35 BOUNDARY ST
BLUFFTON SC 29910

SHEET 1 OF 2

ADDRESS: 21 MAIDEN LANE, 24 & 26 BRUIN ROAD
DISTRICT: 610, MAP: 39A, PARCELS: 42, 42A, & 416
THIS PROPERTY LIES IN F.E.M.A. ZONE X; AE
BASE FLOOD ELEVATION = N/A; 10.0'
COMMUNITY NO. 450251, PANEL 0426G, DATED: 3/23/2021





REFERENCE PLAT

1) A SUBDIVISION SURVEY OF PARCEL 42A, MAIDEN LANE, TMS. R610 039 00A 042A 0000, TOWN OF BLUFFTON BEAUFORT COUNTY, SOUTH CAROLINA. DRAWN: 10/22/21. RECORDED IN BOOK 158, PAGE 144. ROD. BEAUFORT COUNTY, SC. BY: DONALD R. COOK S.C.R.L.S. # 19010

2) TOPOGRAPHIC AND TREE SURVEY OF PARCEL 42A & 42, FORMERLY PARCEL 42, #26 BRUIN ROAD, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA. DRAWN: 10/22/21. RECORDED IN BOOK 158, PAGE 144. ROD. BEAUFORT COUNTY, SC. BY: DONALD R. COOK S.C.R.L.S. # 19010

ADDRESS: 21 MAIDEN LANE, 24 & 26 BRUIN ROAD
DISTRICT: 610, MAP: 39A, PARCELS: 42, 42A, & 416
THIS PROPERTY LIES IN F.E.M.A. ZONE X; AE
BASE FLOOD ELEVATION = N/A; 10.0'
COMMUNITY NO. 450251, PANEL 0426G, DATED: 3/23/2021

NOTES:

1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.

2) NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.

3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.

4) HORIZONTAL DATUM IS SC STATE PLANE, NAD83.

5) VERTICAL DATUM IS NAVD88.

6) CONTOUR INTERVAL IS 1'

7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.

8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.

9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.

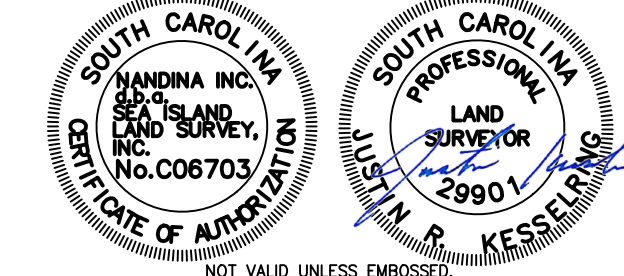
11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER	SPOT ELEVATION
1/2" IPF	1/2" IRON PIN FOUND
TBM	TEMPORARY BENCH MARK
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
RCP	REINFORCED CONCRETE PIPE
LO	LIVE OAK
LA	LAUREL OAK
MAG	MAGNOLIA
MAP	MAPLE
PN	PINE
PLM	PALM
WO	WATER OAK
PEC	PECAN
HB	HACKBERRY
PINO	PIN OAK
CHY	CHERRY
GUM	GUM
RO	RED OAK
HIB	HICKORY
SB	SUGARBERRY
SM	STORM MANHOLE
FD	FIRE HYDRANT
UP	UTILITY POLE
GUY	GUY
—	SIGN
—	CATCH BASIN
—	TRASH CAN/PET WASTE
—	VALVE BOX
—	TELEPHONE SERVICE
—	TELEVISION SERVICE

SHEET 2 OF 2

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND 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 OTHER THAN SHOWN.



BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:
TAX PARCELS 42, 42A, & 416,
BRUIN ROAD, MAIDEN LANE, BLUFFTON,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR:
PATRICK MASON CUSTOM HOMES, LLC.

DATE: 7/28/2023 SCALE: 1" = 20'

GRAPHIC SCALE

NANDINA

d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island,
SC 29926
E-mail: admin@nandinainc.com
FILE No.: 23157
DWG No.: 9-23157

Tel (843) 681-3248
Fax (843) 689-3871
CAP: CG, FLD, CM, TM