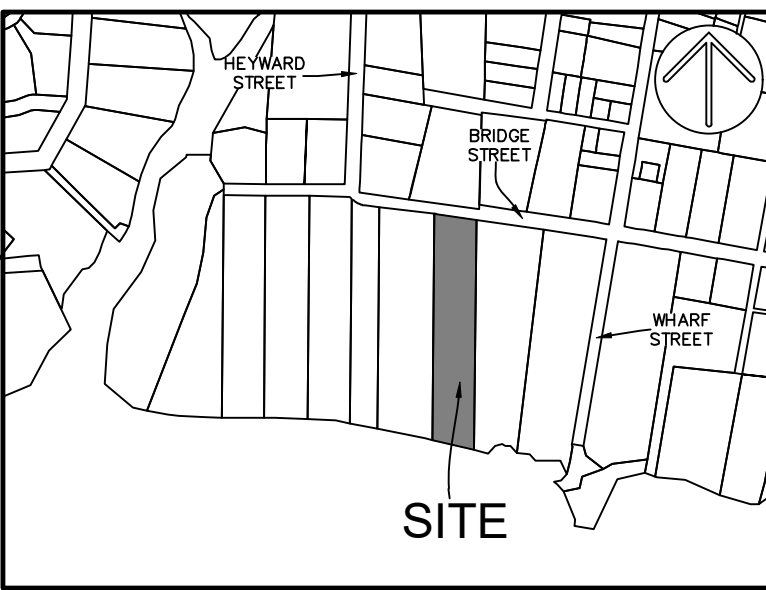


- LEGEND
- △ CALC POINT - CORNER NOT SET
 - CMF ■ CONC. MONUMENT FOUND
 - ACU AIR CONDITIONING UNIT
 - OCJB CABLE JUNCTION BOX
 - CP CONTROL PANEL
 - EOE ELECTRIC OUTLET
 - FH FIRE HYDRANT
 - GT GAS TANK
 - GUY WIRE
 - MG MARSHGRASS
 - ICV IRRIGATION CONTROL VALVE
 - LP LIGHT POLE
 - PP POWER POLE
 - X12.9 SPOT ELEVATION
 - SV SIGN
 - SSCO SANITARY SEWER CLEAN OUT
 - SM SANITARY SEWER MANHOLE
 - SV SANITARY SEWER VALVE
 - OTEL TELEPHONE JUNCTION BOX
 - WM WATER METER
 - WP WOOD POST
 - FFE FINISHED FLOOR ELEVATION

- LEGEND
- OCRM OCEAN & COASTAL RESOURCE MANAGEMENT
 - BE BEECH
 - CED CEDAR
 - CH CHERRY
 - G SWEET GUM
 - HIC HICKORY
 - HO HOLLY
 - LA LAUREL OAK
 - LO LIVE OAK
 - MAG MAGNOLA
 - PA PALMETTO
 - PEC PECAN
 - P PINE
 - RO RED OAK
 - WO WATER OAK
 - CONTOUR LINE
 - X FENCE LINE
 - OHP OVERHEAD POWER LINE
 - OCRM OCRM CRITICAL LINE
 - CONCRETE
 - EDGE OF PAVEMENT
 - BRICK
 - GRAVEL
 - PAVER

SC GRID (NAD 83) NORTH
(2011)



VICINITY MAP NOT TO SCALE

- NOTES
- FULL LEGEND & LINE TABLE LOCATED ON COVER SHEET.
 - THIS PARCEL APPEARS TO LIE IN DUAL FLOOD ZONES, X & VE(ELEV. 11'), COMMUNITY 450251, MAP NUMBER 45013C0426G.
 - CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 - VERTICAL DATUM IS NAVD 88.
 - BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.

- REFERENCES
- PB:118 PG:100
 - DB:3957 PG:123
 - DB:118 PG:103

PREPARED FOR:
KELLIE KENNY

AN AS-BUILT/TREE AND TOPOGRAPHIC SURVEY OF

#113 BRIDGE STREET

TAX PARCEL No. R610 039 00A 0192 0000

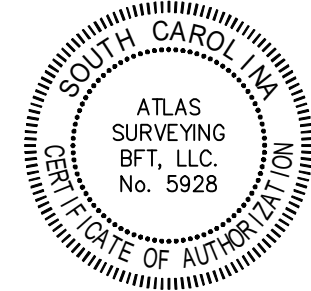
TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JWR
FIELD CHECK: DTJ
DRAWN BY: DTJ
FIELD DATE: 03-28-2024
PLAT DATE: 04-03-2024
SCALE: 1"=32'
PROJECT No.: BFT-24074
FILE: BFT-24074-A1.DWG

COVER SHEET

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 AS SPECIFIED THEREIN.

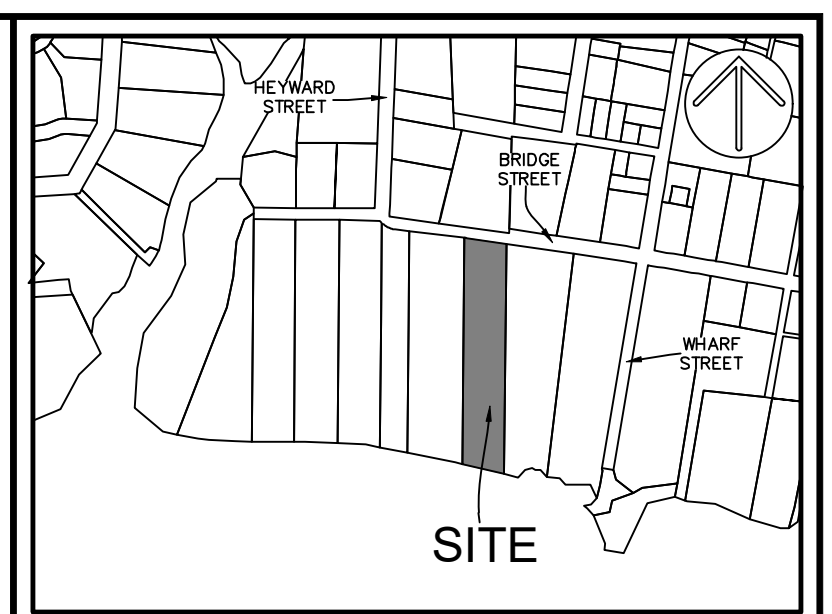
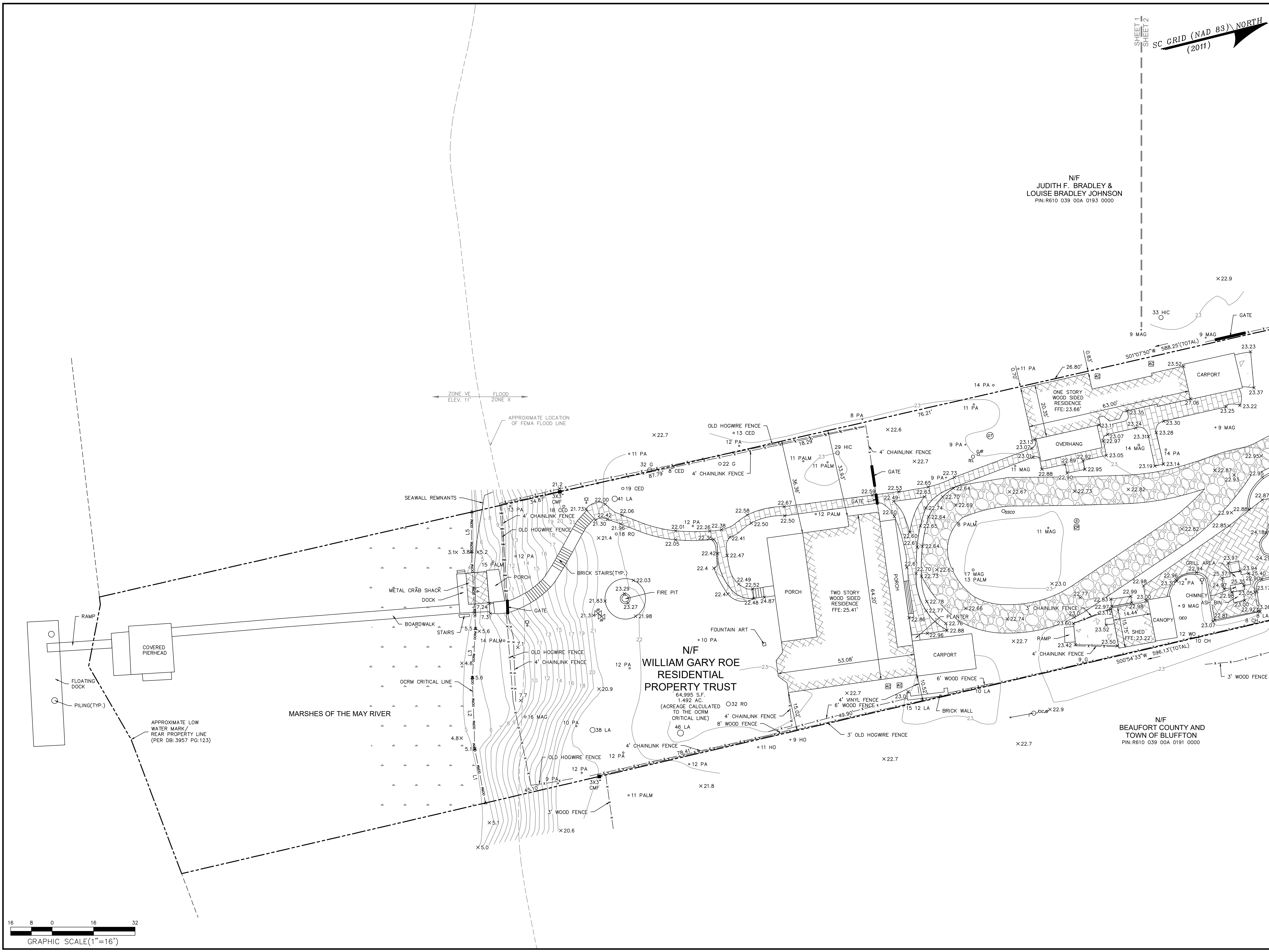
JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N87°12'28" W	21.18'
L2	N77°52'55" W	27.61'
L3	N72°24'37" W	18.93'
L4	N79°01'00" W	29.66'
L5	N75°33'28" W	15.42'

"THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC OCRM) 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 SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES 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 critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.





VICINITY MAP NOT TO SCALE

N/F
JUDITH F. BRADLEY &
LOUISE BRADLEY JOHNSON
PIN:R610 039 00A 0193 0000

- NOTES
1. FULL LEGEND & LINE TABLE LOCATED ON COVER SHEET.
 2. THIS PARCEL APPEARS TO LIE IN DUAL FLOOD ZONES, X & VE(ELEV. 11'), COMMUNITY 450251, MAP NUMBER 4501300426G.
 3. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 4. VERTICAL DATUM IS NAVD 88.
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- REFERENCES
- | | |
|------------|--------|
| 1. PB:118 | PG:100 |
| 2. DB:3957 | PG:123 |
| 3. DB:118 | PG:103 |

PREPARED FOR:
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#113 BRIDGE STREET

TAX PARCEL No. R610 039 00A 0192 0000

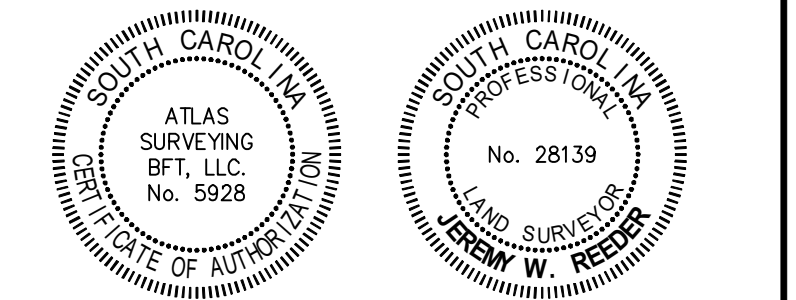
TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	TW
FIELD CHECK:	JWR
DRAWN BY:	DTJ
FIELD DATE:	03-28-2024
PLAT DATE:	04-03-2024
SCALE:	1"=16'
PROJECT No.:	BFT-24074
FILE:	BFT-24074-A1.DWG

SHEET 1 OF 2

ATLAS
SURVEYING, INC.

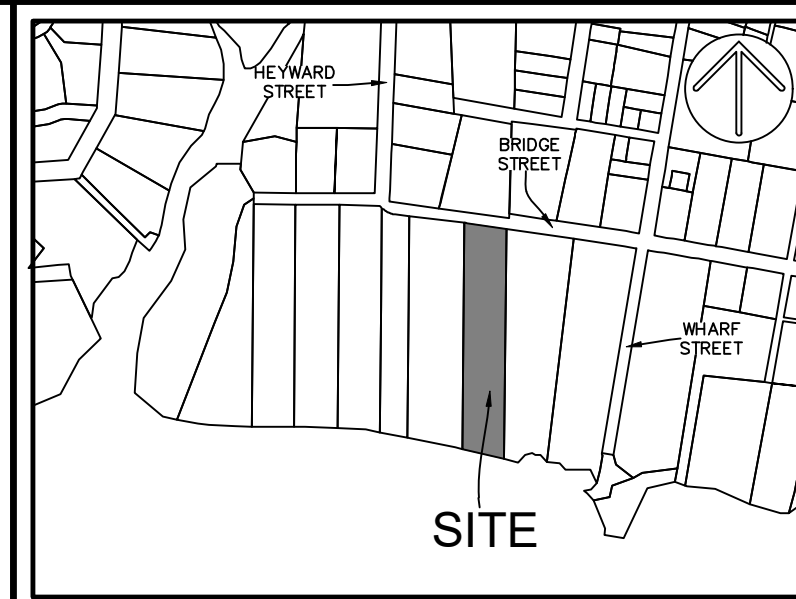
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



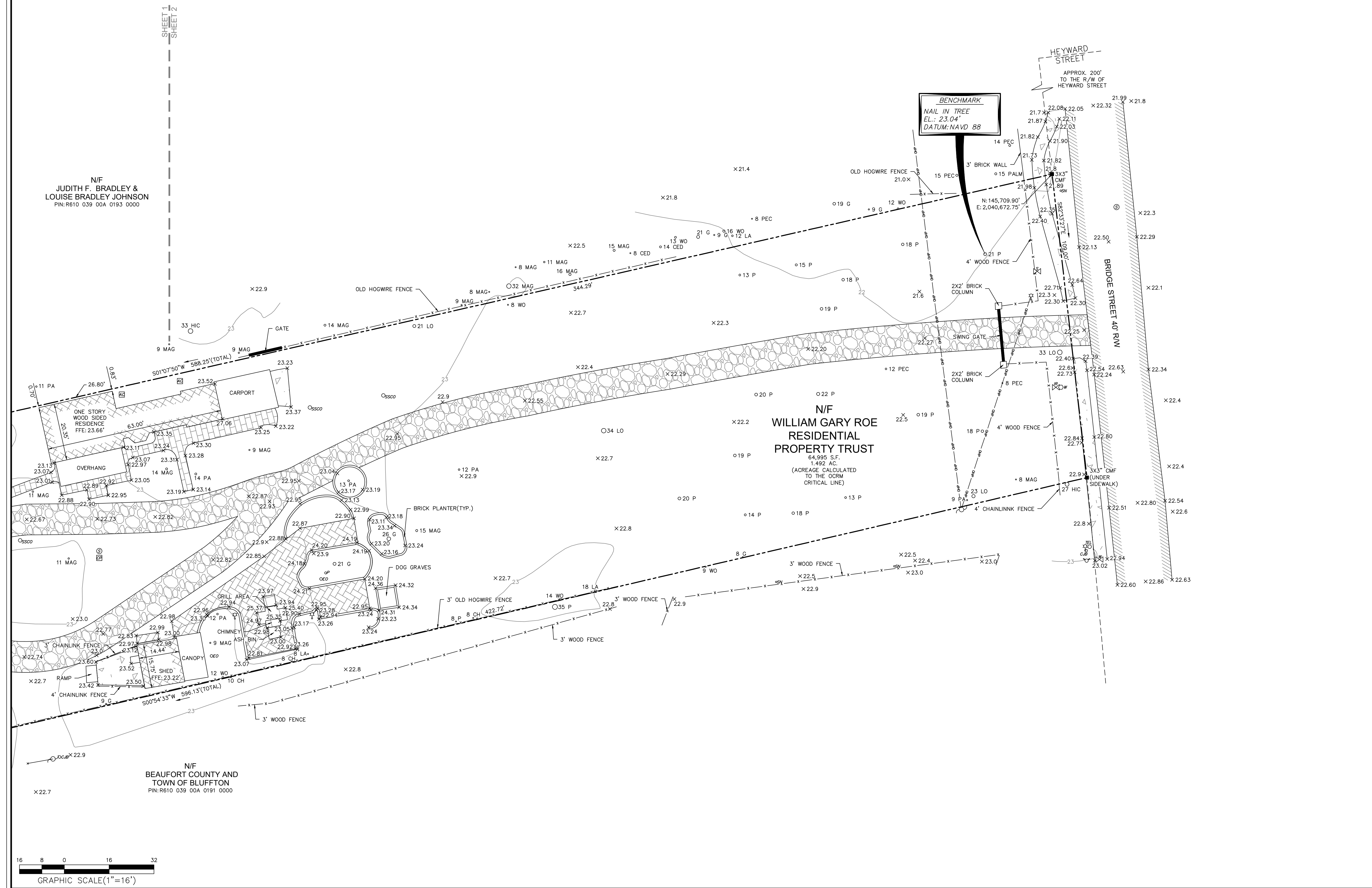
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JEREMY W. REEDER
S.C.P.L.S. No. 28139
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SC GRID (NAD 83) NORTH
(2011)



VICINITY MAP NOT TO SCALE



- NOTES
1. FULL LEGEND & LINE TABLE LOCATED ON COVER SHEET.
 2. THIS PARCEL APPEARS TO LIE IN DUAL FLOOD ZONES, X & VE(ELEV. 11'), COMMUNITY 450251, MAP NUMBER 450130426G.
 3. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
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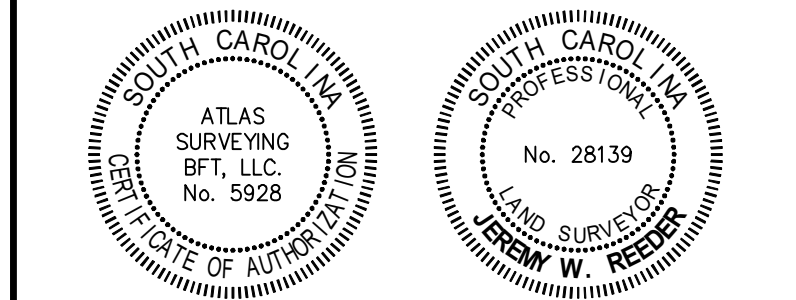
REFERENCES

1. PB-118	PG-100
2. DB-3957	PG-123
3. DB-118	PG-103

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SHEET 2 OF 2

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