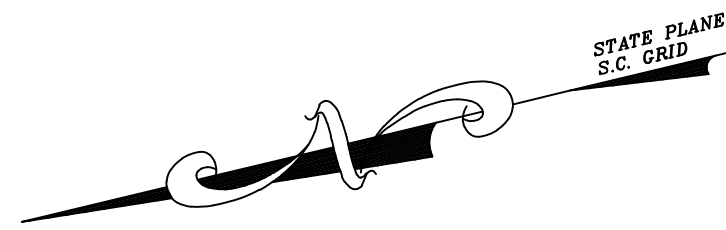
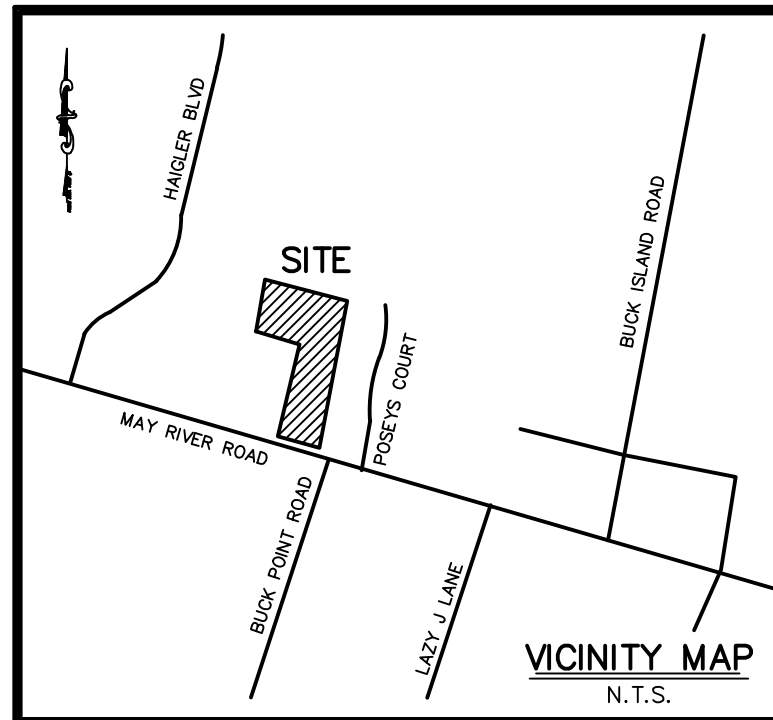


Attachment 1



LEGEND:

TREE SIZES ARE INCHES IN DIAMETER

I.O.	SPOT ELEVATION
CHY	CONTOUR
GUM	IRON PIPE, OLD (FOUND)
LA	CHERRY
LO	SWEET GUM
MAG	LAUREL OAK
MIM	LIVE OAK
PN	MAGNOLIA
WO	MIMOSA
WAX	PINE
Ac.	WATER OAK
CATV	WAX MYRTLE
GW	ACRE
NTS	CABLE TELEVISION JUNCTION BOX
N/F	GLY WIRE
PP	NOT TO SCALE
R/W	NOW OR FORMERLY
TEL	POWER POLE
X	RIGHT OF WAY
DHP	TELEPHONE JUNCTION BOX
	FENCE LINE
	OVERHEAD POWERLINE

TRACT #3
N/F
LOUIS N. BROWN & VANESIA BROWN
TAX MAP No. R610 039 000 0499 0000

TRACT #5
N/F
LOUIS N. BROWN II
TAX MAP No. R610 039 000 0019 0000

TRACT #4
1.780 Ac.
77,552.076 Sq.Ft.

N/F
THOMAS B. BROWN & OLIVER S. BROWN
TAX MAP No. R610 039 000 019B 0000

N/F
ARTHUR GADSON
TAX MAP No. R600 039 000 003D 0000

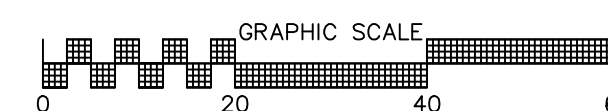
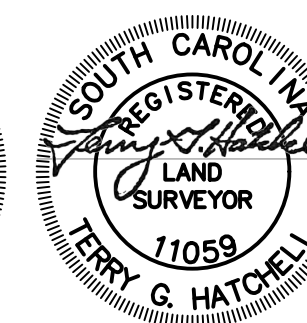
NOTES

- 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 0085-D, COMMUNITY NO. 450025, MAP DATED 09/29/1986, BASE ELEVATION N/A (NOVO 29 DATUM). 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 AND ARE APPROXIMATE. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
- 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 ASBLT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
- SURVEYING CONSULTANTS DOES NOT PROVIDE ARBORIST SERVICES. TREE IDENTIFICATIONS ARE MADE, AS BEST OBSERVANCE/KNOWLEDGE OF A NON-ARBORIST. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY TREE IDENTIFICATION, IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT.
- 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 SHOWN ARE ORIENTED TO S.C. GRID COORDINATES BASED ON GPS. VERTICAL AND COORDINATE DATUM IS BASED ON GPS STATIC OBSERVATION WITH NGS-OPUS POST PROCESSING.
- AS PER THE TOWN OF BLUFFTON UNIFIED DEVELOPMENT ORDINANCE THE BUILDING SETBACK LINES ARE AS PER TABLE 5.8.3.A & TABLE 5.8.3.B, AND THE ADJACENT STREET LANDSCAPE BUFFER IS AS PER SECTION 5.3.7.B.2.B.

REFERENCE PLAT:

SURVEY FOR LEWIS BROWN, TRACT #1 THRU #8, BLUFFTON TOWNSHIP, DATED: 12/09/1995, LAST REVISED: 11/22/1996, BY: HAROLD R. JOHNSON, S.C.R.L.S. NO. 2077, RECORDED: P.B. 73, PG. 26, DATE: 11/26/2000.

PREPARED FOR: THE TOWN OF BLUFFTON
ADDRESS: #1095 MAY RIVER ROAD, BLUFFTON, SC 29910
TAX PARCEL I.D. NO. R610-039-000-0498-0000



BOUNDARY
TREE & TOPOGRAPHIC
SURVEY OF
TRACT #4, #1095 MAY RIVER ROAD

TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 20' DATE: 05/25/2018 JOB NO: SC180077



SURVEYING CONSULTANTS

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