

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	300.00'	164.11'	S 57°18'36" E	162.07'
C2	1525.00'	567.46'	N 27°56'19" E	564.19'
C4	1525.00'	38.89'	N 18°00'33" E	38.89'
C5	1525.00'	224.61'	N 22°57'33" E	224.41'
C6	1525.00'	61.29'	N 28°19'48" E	61.29'
C7	1525.00'	242.67'	N 34°02'24" E	242.41'
C8	1525.00'	236.26'	S 43°02'13" W	236.02'
C9	1525.00'	540.22'	S 37°19'37" W	537.40'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 72°58'51" E	71.25'
L2	N 16°33'36" E	37.50'
L3	N 85°02'13" E	31.79'
L4	S 41°36'20" E	99.34'
L5	S 73°24'47" E	113.30'
L6	S 41°35'41" E	27.07'
L7	S 61°33'36" W	51.55'
L8	S 16°33'36" W	77.44'
L9	N 16°33'36" E	99.79'
L10	N 16°18'56" E	43.29'
L11	N 48°21'40" E	67.82'
L12	N 48°21'40" E	20.00'
L13	S 41°36'20" E	10.00'

N/F MAGNOLIA
RESIDENTIAL INVESTORS, LLC
R614 028 000 0002 0000

N/F IMI, LLC
R610 036 000 0593 0000

N/F DR HORTON INC.
R614 036 000 0596 0000

N/F MAYE RIVER BAPTIST CHURCH
R610 036 000 0045 0000

N/F FIRST CITY ASSOCIATES, LLLP
R614 036 000 0454 0000

N/F FIRST CHATHAM BANK
R614 036 000 0867 0000

N/F WWH PALMETTO POINTE
DEVELOPERS, INC.
R614 036 000 0454 0000

N/F REDUS SC HOLDINGS, LLC
R610 036 000 0386 0000

LEGEND

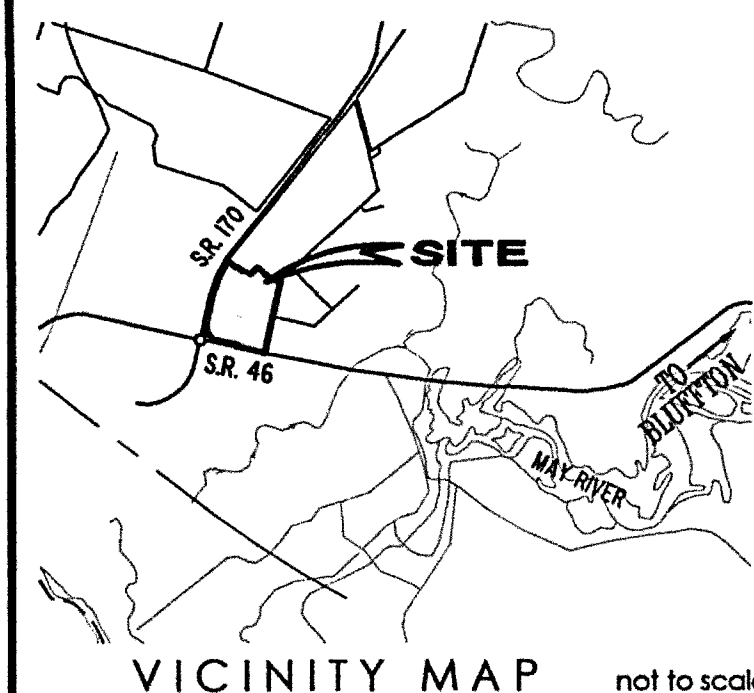
- MEANDER POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- CONCRETE MONUMENT (SET)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON REBAR (FOUND)
- IRON REBAR (SET)

NOTES

- TAX MAP NO. (PARENT TRACT): R610 036 000 0386 0000.
- ACCORDING TO F.I.R.M. MAP NO. 450025, PANEL 0050D80080D, REVISED SEPTEMBER 29, 1986, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE C.
- COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
- THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
- THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. MISCELLANEOUS UTILITY MARKINGS SHOWN WERE IDENTIFIED ON GROUND BY OTHER AS UNKNOWN.
- ACCESS IS PROVIDED VIA SOUTH CAROLINA HIGHWAY 46, SOUTH CAROLINA HIGHWAY 170 AND EVAN WAY, ALL TO WHICH THE PROPERTY ADJUTS WITHOUT ANY GAPS, GOES OR HIATUSES, AND ALL OF WHICH ARE PUBLIC RIGHTS OF WAY MAINTAINED BY EITHER BEAUFORT COUNTY OR THE STATE OF SOUTH CAROLINA.
- IMPROVEMENTS MAY EXIST ON THIS PROPERTY PLATTED, BUT NOT SHOWN FOR THE PURPOSE OF THIS SURVEY.
- ZONED: PUD

REFERENCE

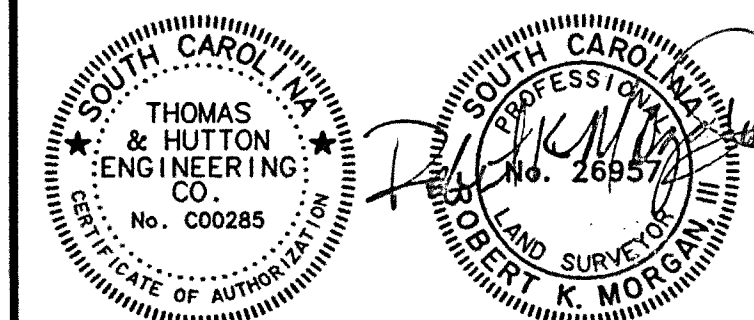
- A PLAT OF CHURCH POINT, FOR NEW RIVER FARMS, L.P., ET.AL., BY JAMES J. ANDERSON & ASSOCIATES, INC., DATED FEBRUARY 8, 2000.
- A BOUNDARY AND TREE SURVEY OF A 100.00 ACRE TRACT, A SECTION OF THE CHURCH POINT TRACT, BY T-SQUARE GROUP, INC., DATED JUNE 29, 2004.
- A BOUNDARY DIVISION SURVEY OF PHASE I, A 32.33 ACRE TRACT, S.C. HWY. 170, A SECTION OF THE CHURCH POINT TRACT, A PORTION OF THE JONES ESTATE BY T-SQUARE GROUP, INC., DATED MARCH 30, 2005.
- A PLAT OF PARCELS A, B, C, AND D, BEING A PORTION OF CHURCH POINT, PREPARED BY THOMAS & HUTTON ENGINEERING CO., LAST REVISED 4-4-06, RECORDED IN PB 114 PAGE 126.



VICINITY MAP not to scale

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RECORDING INFO



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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.

ROBERT K. MORGAN, III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 26957

SUBDIVISION PLAT

PARCEL A MAY RIVER COMMONS BEING A PORTION OF CHURCH POINT

TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

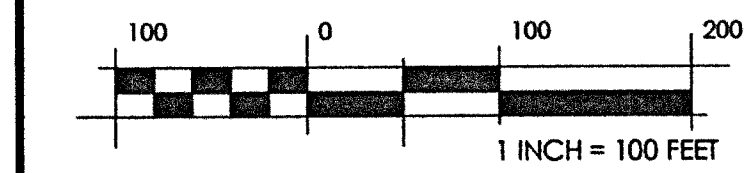
prepared for
FIRST CHATHAM BANK

BEAUFORT COUNTY SC - ROD	
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RECORDING FEES \$10.00	

No. Revision By Date



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www.thomasandhutton.com



Town of Bluffton

SEP 26 2018

Planning & Growth Mgmt

plat 07-26-18 drawn LPO reviewed RKM field JULY 2018 crew BJ

job 26430.0000

SHEET 1 OF 1