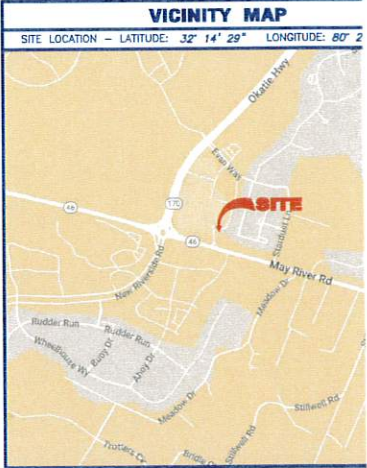


URT RECORDING INFORMATION)



GRID NORTH - SOUTH CAROLINA

SITE PHOTOGRAPHS



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC REVISIONS, AND DO NOT CONSTITUTE AN UPDATE OF OTHER L SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE OF THE SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROVISIONS OF STATUTES OF LIMITATION UNLESS NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A L INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES M PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AR THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUM AREA IS 45013CD410G, AND THE DATE OF SAID MAP IS MARCH 2 DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 6-INCH DBH (DIAMETER AT BREAST HEIGHT) WERE LOCATED FOR THIS SURVEY.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL SYSTEMS, AND BASED ON POSITIONAL VALUES. ESTABLISH OPUS-RS SOLUTION REPORTS. THE HORIZONTAL REFERENCE FRA AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SOUTH CAROLINA. THE VERTICAL REFERENCE FRAME IS NAVD83 VERTICAL DATUM OF 1988(GEOD18). ANY DIRECTIONS OR DIMEN ARE A RECTANGULAR GROUND LEVEL PROJECTION OF THE L COORDINATE SYSTEM. THE COMBINED SCALE FACTOR FOR CON TO GROUND COORDINATES IS 1.00010406.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SUR THE SITE IS ZONED "PUD" (PLANNED UNIT DEVELOPMENT DISTRICT). THE ZONING MAP OF THE CITY OF BLUFFTON, SOUTH CAROLINA, SHOWING APPROXIMATELY FOR INFORMATIONAL PURPOSES. RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES. RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

SURVEY REFERENCES
1. SUBDIVISION PLAT OF PARCEL A, MAY RIVER CROSSING, BEING CHURCH POINT, PREPARED BY THOMAS & HUTTON, DATED JULY 1, 2004.

2. EASEMENT PLAT CROSSING A PORTION OF PARCELS A-1, A-4, A-5, PREPARED BY THOMAS & HUTTON, DATED OCTOBER 16, 2011. IN PLAT BOOK 155, PAGE 154, WITH THE OFFICE OF THE REGISTER BEAUFORT COUNTY, SOUTH CAROLINA.

SURVEYOR CERTIFICATION

I hereby state that to the best of my professional knowledge and belief, the survey shown hereon was made in accordance with the standards of practice manual for surveying in South Carolina, and meets or exceeds the requirements for a class specified therein.

Date: October 17, 2024
Trenton D. Ture
South Carolina Registered
Land Surveyor # 14820

BOUNDARY & TOPOGRAPHIC SURVEY

2901 May River Crossing
Parcel A-6 - May River Crossing

FOR

Fifth Third Bank

CS JOB NO:	2024B046	DRAWING SCALE:	1" = 20'	SURVEY DATE:	
FIELD WORK:	JE	CITY:	BLUFFTON	REVISIONS (SEE END)	
PROJ MGR:	CAB	COUNTY:	BEAUFORT	No. Date Description	
REVIEWED:	TDI	STATE:	SC		
DWG FILE:	2024B046-01.dwg				

AERIAL IMAGE



LEGEND

ABBREVIATIONS	STANDARD SYMBOLS
NOTATION	POWER POLE
5/8" SETBACK LINE	OUT WIRE
INLET	POWER LINE
GATED METAL PIPE	LIGHT POLE
ETE MONUMENT FND	ELECTRIC TRANSFORMER
RY CLEANOUT	WATER VAULT
NOTATION PEDESTAL	GAS VALVE
D TOP PIPE	GAS METER
INLET	WATER VALVE
E IRON PIPE	WATER METER
WING CATCH BASIN	FIRE HYDRANT
ETER	UNDERGROUND ELECTRIC LINE
ON BOX	UNDERGROUND GAS LINE
OUND	UNDERGROUND COMMUNICATION LINE
ET	UNDERGROUND WATER LINE
CONTROL STRUCTURE	PHOTO POSITION INDICATOR
TOP PIPE	REGULAR PARKING SPACE COUNT
BOX	HANDICAP PARKING SPACE
METER	TREE POSITION INDICATOR
OF BEGINNING	
OF COMMENCEMENT	
ROCD CONCRETE PIPE	
ENFORCING BAR	
IR SET CAPPED LSF 14820	
RY SEWER	
WING CATCH BASIN	
SC TRANSFORMER	

UTILITY NOTE

ROUND UTILITIES SHOWN HEREON ARE BASED ON 1 OF MARKINGS PROVIDED BY: T SURVEYING, LLC TILLY LANE VILLE, GA 30043
ROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE) E FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE TION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION DATED.

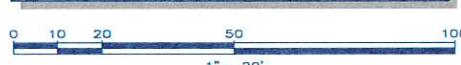
MR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES PRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED IS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, E FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE TION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION DATED.

REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON QUIRED FROM THE UTILITY OWNERS.

IF YOU DIG

Know what's below.
Call before you dig.
Dial 811
Or Call 888-721-7877

GRAPHIC SCALE



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 168,330. AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000 FEET. CLOS. INT.



Professional Land Surveying Services

1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
South Carolina Business License #C02789