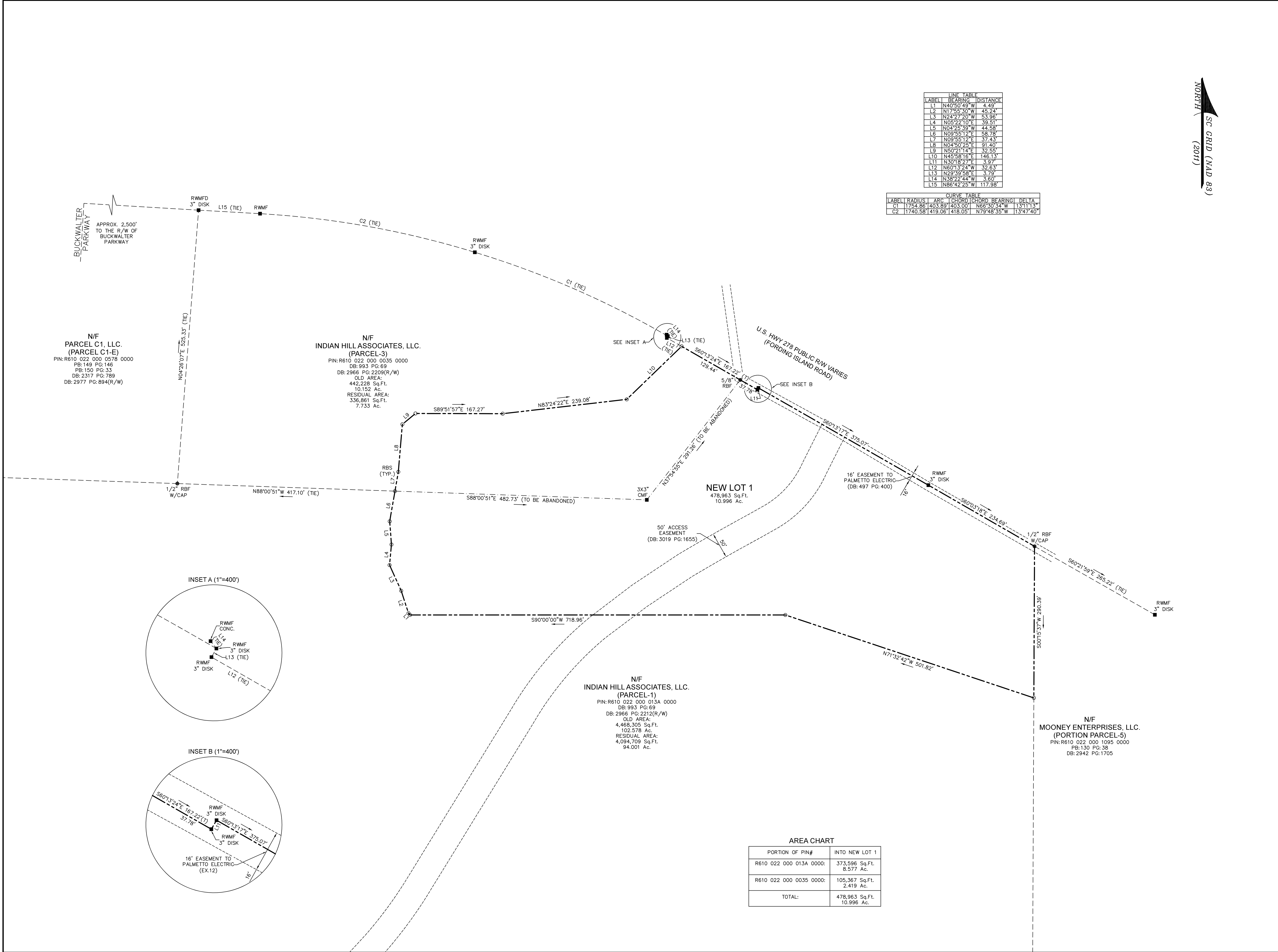
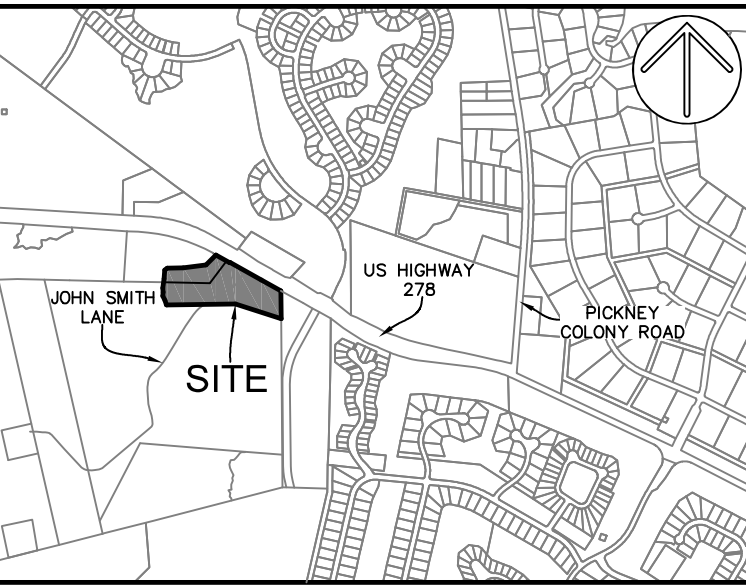




SC GRID (NAD 83)
(2011)

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N40°50'49\"W	4.49'
L2	N17°55'30\"W	45.24'
L3	N24°27'20\"W	53.96'
L4	N05°22'10\"E	39.51'
L5	N04°25'39\"W	44.58'
L6	N09°55'12\"E	58.78'
L7	N09°55'12\"E	37.43'
L8	N04°50'25\"E	91.40'
L9	N50°21'14\"E	32.55'
L10	N45°58'16\"E	146.13'
L11	N30°18'29\"E	3.97'
L12	N60°13'24\"W	32.63'
L13	N29°39'58\"E	3.79'
L14	N38°22'44\"W	3.60'
L15	N86°42'25\"W	117.98'

CURVE TABLE				
LABEL	RADIUS	ARC CHORD	BEARING	DELTA
C1	1754.86'	403.89'	403.00'	N66°30'34\"W 13°11'13\"
C2	1740.58'	419.06'	418.05'	N79°48'35\"W 13°47'40\"



VICINITY MAP NOT TO SCALE

- LEGEND**
- ▲ CALC POINT - CORNER NOT SET
 - CMF ■ CONCRETE MONUMENT FOUND
 - RBF ● IRON REBAR FOUND
 - RBS ○ 5/8\" IRON REBAR SET WITH CAP
 - RWMF ■ RIGHT-OF-WAY CONC. MONUMENT FOUND
 - RWMFD ■ RIGHT-OF-WAY CONC. MONUMENT FOUND DIST.
 - PIN ■ PARCEL ID NUMBER
 - (T) TOTAL
 - ADJACENT PROPERTY LINE
 - PROPERTY LINE
 - PROPERTY LINE TO BE ABANDONED

- NOTES**
- THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X, COMMUNITY 450251 (TOWN OF BLUFFTON), MAP NUMBER 45013C0270G, HAVING AN EFFECTIVE DATE OF MARCH 23, 2021.
 - BUILDING SETBACK REQUIREMENTS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
 - 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.
 - PRECISION OF PLAT CLOSURE: 1:481,329
 - 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.
 - NO WETLANDS WERE LOCATED DURING TIME OF FIELD WORK. WETLANDS MAY EXIST ON THESE PARCELS.

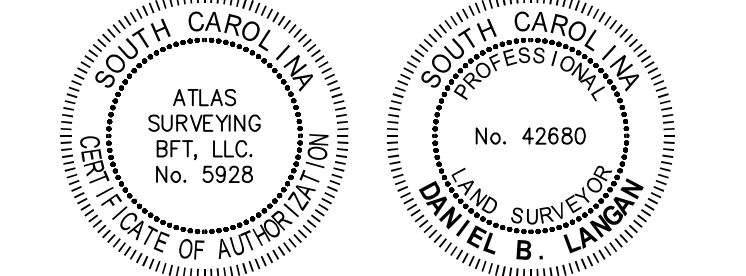
- REFERENCES**
- DB: 993 PG: 69
 - DB: 2966 PG: 2209
 - PB: 53 PG: 67
 - PB: 131 PG: 156
 - A SET OF SCDDT PLANS
FILE No. 07.037178A
PROJECT No. EM08(006).



PREPARED FOR:
TOWN OF BLUFFTON
A SUBDIVISION PLAT OF
WILLOW RUN TRACT,
FORDING ISLAND ROAD

TAX PARCEL Nos.
R610 022 000 013A 0000 & R610 022 000 0035 0000
TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA
FIELD WORK: TMH
FIELD CHECK: DB
DRAWN BY: KWF
FIELD DATE: 08-30-2024
PLAT DATE: 08-06-2025
SCALE: 1\"=80'
PROJECT No.: BFT-24258
FILE: BFT-24258 SUB1.DWG

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 FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

FOR REVIEW ONLY
DANIEL B. LANGAN
S.C.P.L.S. No. 42680
NOT VALID UNLESS CRIMPED WITH SEAL

AREA CHART	
PORTION OF PIN#	INTO NEW LOT 1
R610 022 000 013A 0000:	373,596 Sq.Ft. 8.577 Ac.
R610 022 000 0035 0000:	105,367 Sq.Ft. 2.419 Ac.
TOTAL:	478,963 Sq.Ft. 10.996 Ac.