

Attachment 3

NOTES:

- 1) RIGHT OF WAY INFORMATION TAKEN FROM SCDOT FILE# 7-523, PROJECT# A-523, ROUTE# 278, COUNTY OF BEAUFORT, PAGES 15-17. R/W ESTABLISHED 60' FROM THE CENTER LINE OF THE EAST BOUND LANE.
- 2) THIS SURVEY WAS CREATED BY MONUMENTATION FOUND IN THE FIELD AND MAY NOT NECESSARILY MATCH REFERENCE PLATS.
- 3) THESE PROPERTIES ARE ZONED PLANNED UNIT DEVELOPMENT PER THE TOWN OF BLUFFTON ZONING DEPARTMENT.

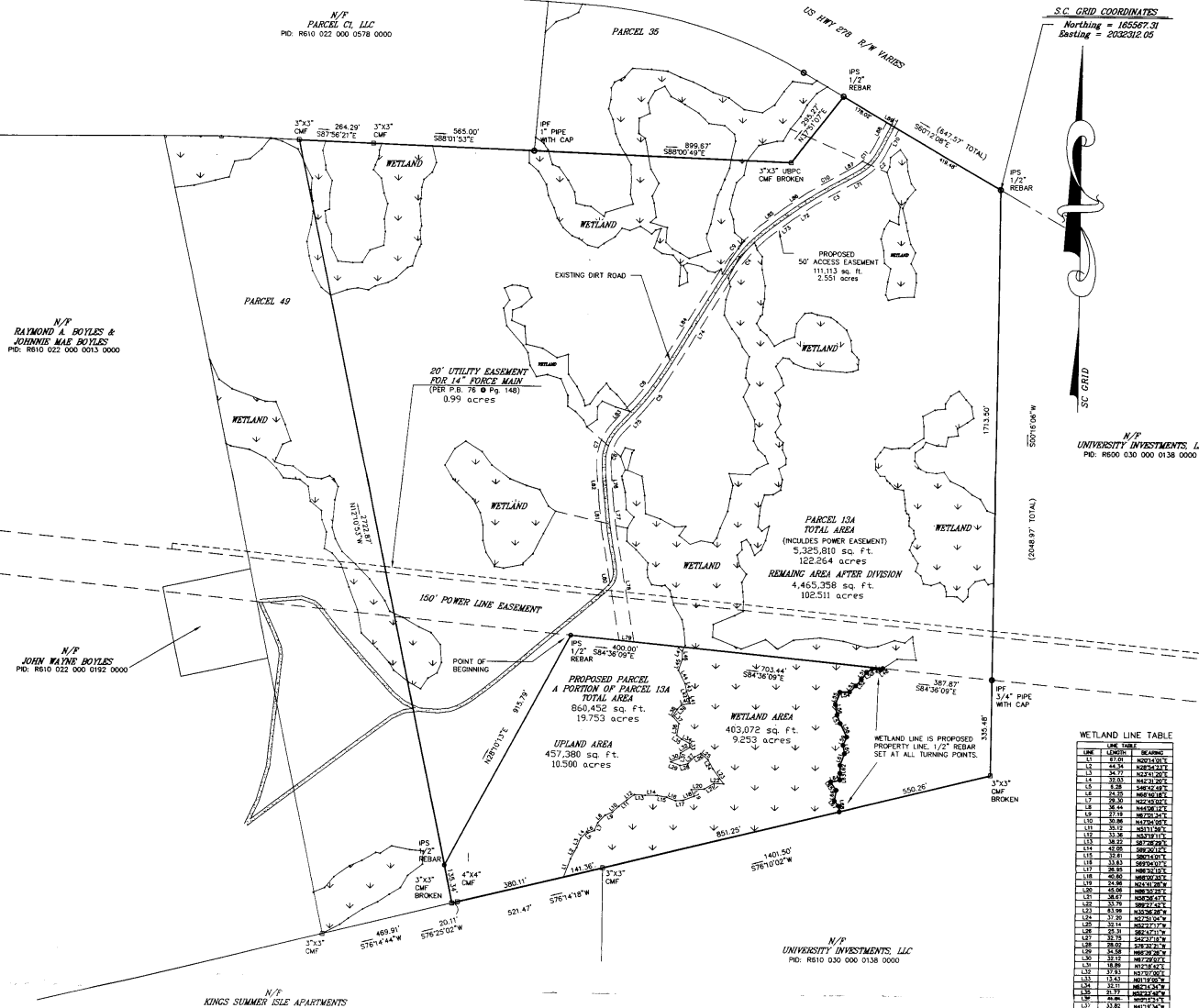
ACCESS EASEMENT LINE & CURVE TABLES

LINE	LENGTH	BEARING
1	100.00	S89°00'00"E
2	100.00	S89°00'00"E
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CURVE	LENGTH	BEARING	CHORD	AREA
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99	100.00	S89°00'00"E	100.00	0.00
100	100.00	S89°00'00"E	100.00	0.00

LOCATION MAP NOT TO SCALE

S.C. GRID COORDINATES
Northing = 165587.29
Easting = 202232.05



LINE	LENGTH	BEARING
1	100.00	S89°00'00"E
2	100.00	S89°00'00"E
3	100.00	S89°00'00"E
4	100.00	S89°00'00"E
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46	100.00	S89°00'00"E
47	100.00	S89°00'00"E
48	100.00	S89°00'00"E
49	100.00	S89°00'00"E
50	100.00	S89°00'

1) RIGHT OF WAY INFORMATION TAKEN FROM SCDOT FILE# 7-523, PROJECT# A-523, ROUTE# 278, COUNTY OF BEAUFORT, PAGES 15-17. R/W ESTABLISHED 60' FROM THE CENTER LINE OF THE EAST BOUND LANE.

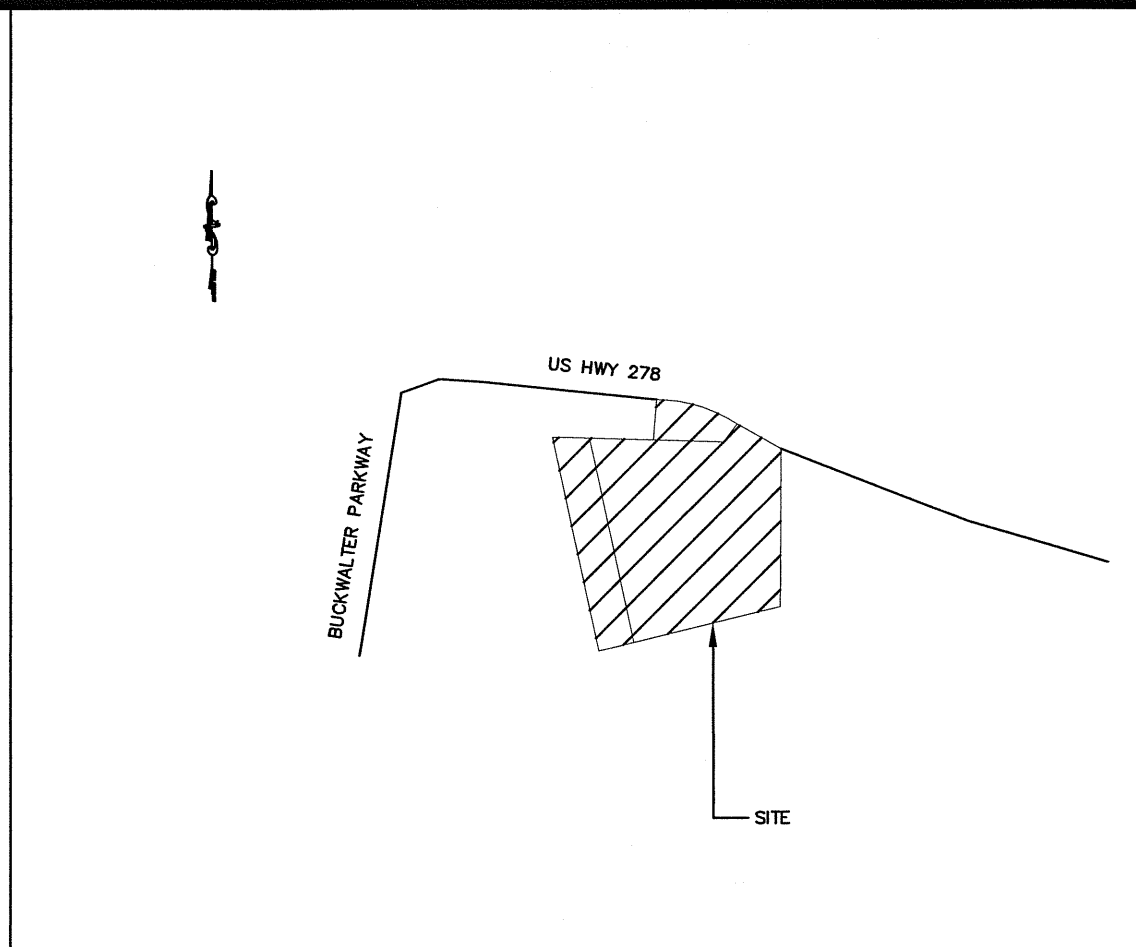
2) THIS SURVEY WAS CREATED BY MONUMENTATION FOUND IN THE FIELD AND MAY NOT NECESSARILY MATCH REFERENCE PLATS.

LINE TABLE		
LINE	LENGTH	BEARING
L69	50.08	S6017°08'E
L70	78.64	S26°38'33"W
L71	38.04	S6028°16'W
L72	103.52	S56°18'14"W
L73	100.28	S52°58'54"W
L74	389.88	S31°32'42"E
L75	116.10	S42°36'47"W
L76	118.57	S04°37'14"E
L77	99.65	S06°23'32"E
L78	396.97	S09°44'42"E
L79	51.80	N84°36°09'W
L80	384.80	N09°44'42'W
L81	101.89	N06°23'32'W
L82	118.69	N04°37'14'W
L83	116.68	N42°36'47'E
L84	389.02	N31°32'42'E
L85	102.95	N52°58'54'E
L86	106.23	N56°18'14'E
L87	37.02	N6028°16'E
L88	82.56	S06°18'13"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C2	139.87	228.19	137.78	S41°38'11"W	35°08'40"
C3	151.44	3783.23	151.43	S60°20'53"W	21°37.37"
C4	214.85	615.88	213.76	S40°07'44"W	18°58'15"
C5	135.44	856.63	135.30	S36°38'36"W	9°03'20"
C6	128.41	160.37	125.01	S16°42'20"W	45°52.37"
C7	169.08'	210.37	164.56	N16°59'47"E	46°02'57"
C8	126.67	806.93	126.54	N36°38'49"E	8°59'39"
C9	232.83'	665.88	231.75	N40°12'39"E	20°02'34"
C10	154.26'	3833.23	154.25	N60°20'27"E	21°8'21"
C11	109.84'	178.19	108.21	N41°23'23"E	35°19'04"

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.91	S56°32'46"W
L2	32.48	N86°30'55"W
L3	22.85	S58°21'41"W
L4	30.69	S35°41'36"W
L5	30.96	S41°33'41"W
L6	30.50	S45°08'27"W
L7	34.69	S87°53'09"W
L8	46.29	S201°3'04"W
L9	37.72	S10°02'56"E
L10	31.48	S22°30'28"E
L11	52.81	S25°59'15"E
L12	31.21	S24°17'50"W
L13	29.86	S10°22'40"W
L14	42.15	S21°11'06"E
L15	28.52	S20°07'32"W
L16	23.73	S00°05'22"W
L17	33.62	S76°57'39"W
L18	34.81	S35°59'50"W
L19	37.97	S09°08'00"W
L20	24.45	S41°37'00"E
L21	19.53	S04°51'41"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	809.45	1769.19	802.41	N73°18'33"W	26°12'51"



LOCATION MAP NOT TO SCALE

Northing = 165567.3
 Easting = 2032312.05

N/F
PARCEL C1, LLC
PID: R610 022 000 0578 0000

N/F
RAYMOND A. BOYLES &
JOHNNIE MAE BOYLES
PID: R610 022 000 0013 0000

N/F
JOHN WAYNE BOYLES
PID: R610 022 000 0192 0000

N/F
MOONEY ENTERPRISES, LLC
PID: R610 022 000 1095 0000

N/F
KINGS SUMMER ISLE APARTMENTS
PID: R600 030 000 0042 0000

N/F
SOUTHEAST REGIONAL LAND CONSERVANCY
PID: R610 030 000 0138 0000

- | LEGEND | |
|---|---|
|  | CMS – CONCRETE MONUMENT SET |
|  | CMF – CONCRETE MONUMENT FOUND |
|  | IPS – IRON PIN SET |
|  | IPF – IRON PIN FOUND |
|  | # – INDICATES STREET ADDRESS |
|  | TBM – TEMPORARY BENCH MARK |
|  | BSL – BUILDING SETBACK LINE |
|  | ☎ – TELEPHONE PEDESTAL/
COMMUNICATOR |
|  | ⊙ – SEWER LATERAL |
|  | ⊗ – SANITARY SEWER MANHOLE |
|  | ⊠ – ELECTRIC BOX |
|  | ⊕ – SPOT ELEVATION SHOTS |
|  | — 12' — – CONTOUR LINES |
|  | ⚡ – XFMR – TRANSFORMER |
|  | W – WATER LATERAL |
|  | WM – WATER METER |
|  | ICV – IRRIGATION CONTROL VALVE |
|  | ⛑ – FIRE HYDRANT |
|  | ⌑ – GRATE INLET |
|  | ⌚ – POWER POLE |
|  | O.H.P.L. – OVER HEAD POWER LINE |
|  | — ◐ — – GUY LINE |
|  | ⦿ – LIGHT POLE |
|  | ⦿ – STORM DRAIN MANHOLE |
|  | ⦿ – FIBEROPTICS MANHOLE |

NOTE: THIS PROPERTY IS SUBJECT TO A BLANKET SUBDIVISION TELEPHONE AND CATV UTILITY EASEMENT,
PER DEED BOOK 849 AT PAGE 728.

(IN FEET)
1 inch = 200 ft.

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

INDIAN HILL ASSOCIATES, LLC

A WETLAND SURVEY ON PARCELS 13A, 49 & 35
DISTRICT 610, TAX MAP# 22,
N OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

Notes:

1. According To FEMA Flood Insurance Rate Map # 450025 0055D This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation N/A Ft. NGVD29
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search Reference Plat(s)

1) A PLAT BY FOREST. BAUGHMAN DATED 4/28/1895, PREPARED FOR BRANNEN SCHLOSSE ENTERPRISES, RECORDED IN PG # 67.

2) A PLAT BY THOMAS & HUTTON ENGINEERING CO. OF PHASE 1 OF THE RR2, LLC TRACT, DATED 9/20/2000 & RECORDED IN PG 76 @ PG 12.

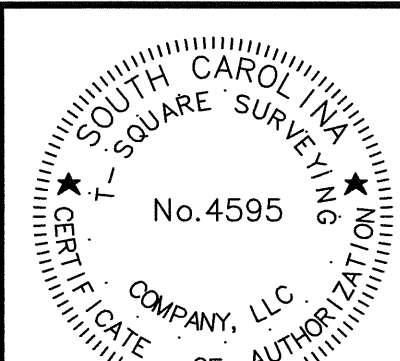
3) A PLAT BY THOMAS & HUTTON ENGINEERING CO. OF THE NORTHEASTERN TRACT AND A 66' R/W FORMERLY KNOWN LANDS OF IP. REALTY, DATED 8/3/2004.

4) A WETLAND SURVEY BY THOMAS & HUTTON ENGINEERING CO., PREPARED FOR KAHN DEVELOPMENT COMPANY, DATED 8/6/2007.

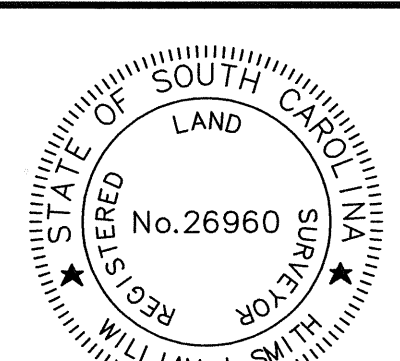
DATE: NOVEMBER 16, 2017



P.O. Drawer 330
1426 Burnt Church Road
Bluffton, S.C. 29910
tsquare@hargray.com
Phone 843-757-2650 Fax 843-757-5758



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



WILLIAM J. SMITH, PLS # 26960

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S56°32'14" W	6.88
L2	N86°31'27" W	32.48
L3	S89°11'09" W	22.85
L4	S35°41'04" W	30.69
L5	S41°33'09" W	30.96
L6	S45°07'55" W	30.50
L7	S87°52'37" W	34.69
L8	S20°12'32" W	46.29
L9	S10°03'28" E	37.72
L10	S22°31'00" E	31.48
L11	S25°59'47" E	52.81
L12	S24°17'18" W	31.92
L13	S10°23'12" E	29.88
L14	S20°20'34" W	42.85
L15	S00°07'00" W	28.52
L16	S00°04'50" W	23.73
L17	S76°57'07" W	33.62
L18	S36°00'22" E	34.81
L19	S09°07'28" W	37.97
L20	S41°37'32" E	24.45
L21	S04°52'14" E	19.53
L22	S76°24'30" W	20.11
L23	S07°25'46" W	30.56
L24	S07°10'59" E	34.39
L25	S04°19'02" E	36.05
L26	S08°26'36" W	32.92
L27	S35°47'55" W	48.35
L28	S42°18'00" W	41.67
L29	S35°22'57" W	26.67
L30	S43°54'01" E	33.23
L31	S17°46'35" E	24.02
L32	S86°01'53" E	22.67
L33	S20°52'17" E	23.98
L34	S18°21'13" W	37.34
L35	S62°01'04" W	28.24
L36	N82°54'10" W	22.33
L37	S03°05'08" W	21.76
L38	S81°17'08" E	30.73
L39	S08°40'48" E	25.02
L40	S21°13'43" W	40.10
L41	S61°28'06" W	47.63
L42	S37°50'27" W	41.60
L43	S53°53'43" W	31.61
L44	S68°48'00" W	55.63
L45	S65°48'30" W	31.69
L46	S45°17'47" W	19.69
L47	S50°55'36" W	17.48
L48	N84°32'54" W	16.94
L49	S83°11'17" W	28.28
L50	S78°03'43" W	30.37
L51	S27°56'16" W	38.27
L52	S29°18'36" W	49.30
L53	S24°39'58" W	39.67
L54	S02°19'51" W	25.01
L55	S06°08'10" W	25.45
L56	S35°52'37" W	23.03
L57	S01°48'48" E	13.02
L58	S22°00'55" W	18.61
L59	S00°11'55" E	21.03

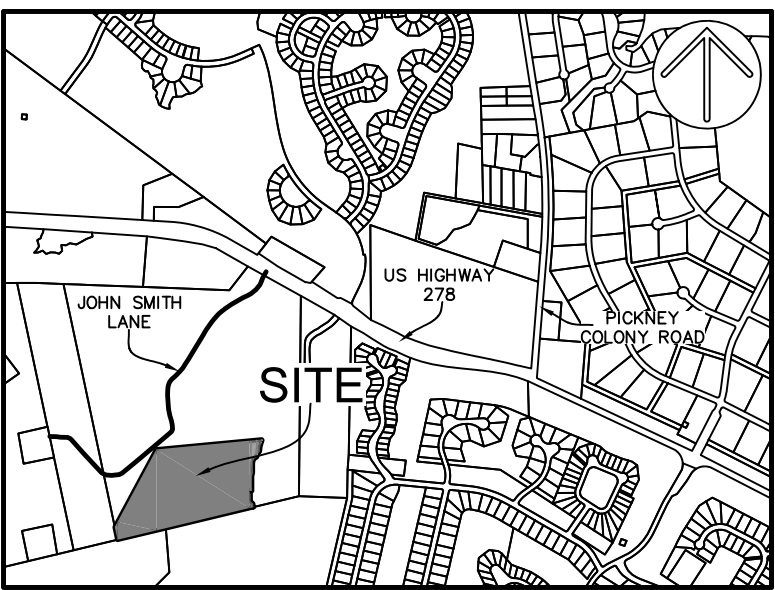
N/F
INDIAN HILL ASSOCIATES LLC
TMS R610 022 000 013A 0000
DB: 993 PG: 69

N/F
TOWN OF BLUFFTON
(PARCEL 13A)
TMS R610 022 000 1094 0000
(UPLAND)
391,874 S.F.
8.996 AC.

WETLAND
468,649 S.F.
10.759 AC.

WETLAND ACREAGE CHART

UPLAND	391,874 S.F. 8.996 AC.
WETLAND	468,649 S.F. 10.759 AC.
TOTAL	860,523 S.F. 19.755 AC.



- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CMF ■ CONC. MONUMENT FOUND
 - CMFD ■ CONC. MONUMENT FOUND DISTURBED
 - RBF ● IRON REBAR FOUND
 - WETLANDS
 - (T) TOTAL

- NOTES
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450251, MAP NUMBER 45013002700.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - ACCESS EASEMENT IS PER REFERENCE #1.
 - BOUNDARY SURVEY NOT PERFORMED AT THE TIME OF FIELDWORK.
 - WETLANDS WERE FLAGGED BY NEWKIRK ENVIRONMENTAL ON AUGUST 17, 2022.

- REFERENCES
- PB:131 PG:156
 - DB:3019 PG:1613



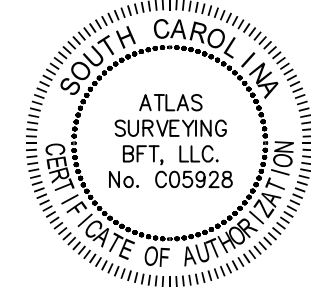
PREPARED FOR:
THE TOWN OF BLUFFTON
A WETLAND PLAT OF

PARCEL 13A
TAX PARCEL No. R610 022 000 1094 0000
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: UKW
FIELD CHECK: JHW
DRAWN BY: JHJ
DATE: 12-13-2022
SCALE: 1"=60'
PROJECT No.: BFT-22292
FILE: BFT-22292 WETLAND

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