

LINE TABLE				
LINE	LENGTH	BEARING		
L1	18.72'	S23°09'45"W		
L2	28.46'	S35°26'37"W		
L3	28.82'	S35°26'37"W		
L4	10.00'	N13°59'18"E		
L5	49.75'	S76°03'01"E		
L6	8.03'	S76°03'01"E		

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	86.31'	1950.00'	43.16'	86.30'	N77°18'01"W
C2	76.00'	50.00'	47.52'	68.89'	S30°13'38"E
C3	78.76'	50.00'	50.22'	70.87'	N61°06'03"E
					090°15'17"

AREA TABLE

REVISED LOT 2	5.736 Ac.
REVISED LOT 1	3.715 Ac.
REVISED LOT 6	0.954 Ac.
TOTAL AREA	10.405 Ac.

REFERENCE PLATS:

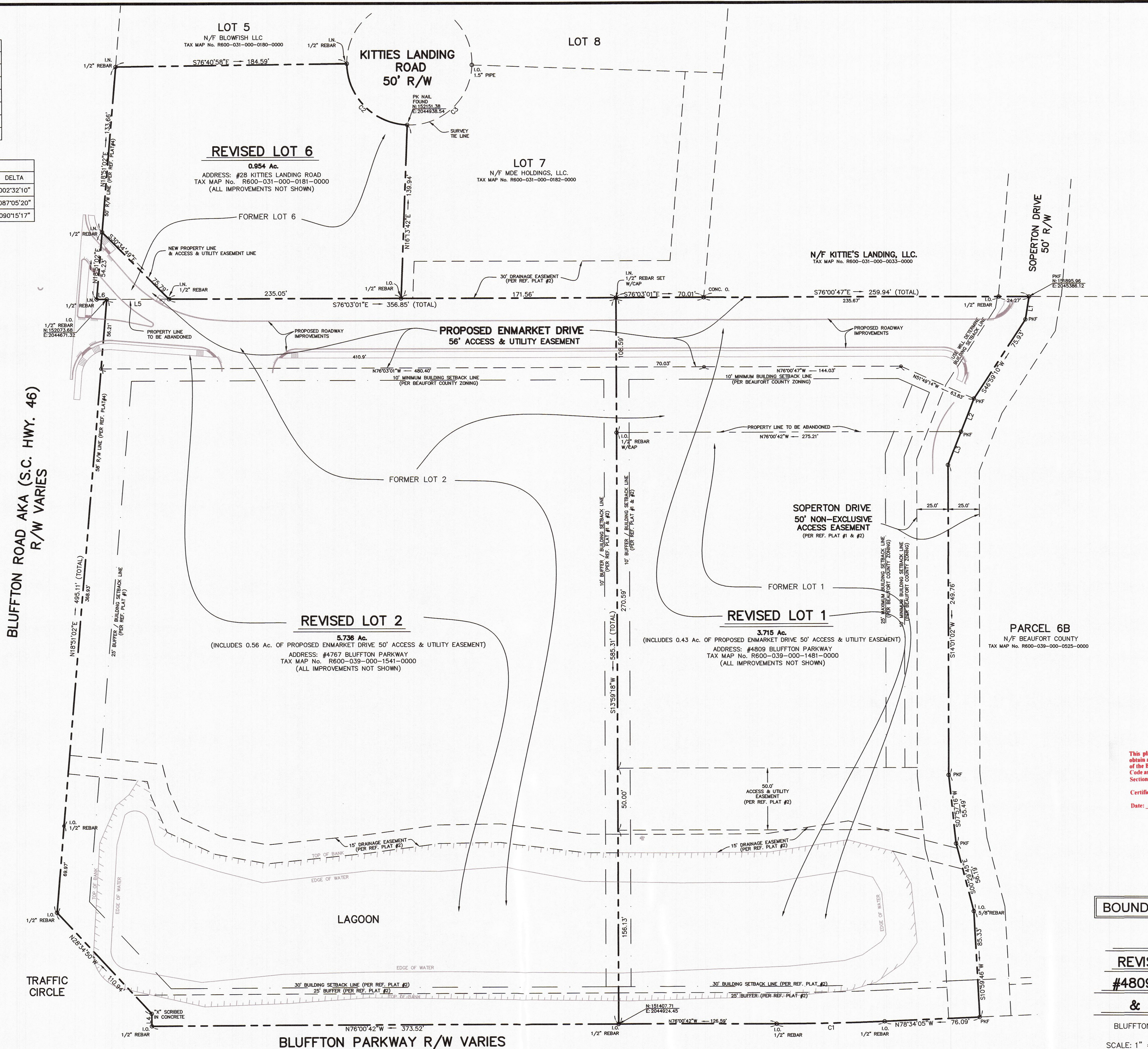
- 1) A PROPOSED BOUNDARY DIVISION OF PARCEL 6A, LOCATED AT THE CORNER OF BLUFFTON PARKWAY & S.C. HWY. 46, AS SHOWN ON SUBDIVISION PLAT BY WILLIAM H. GRAY, JR., PREPARED FOR MYRTLE PLANTATION PARTNERSHIP, LLC, DATED: 01/28/2008, DATED: 08/27/2008, LAST REVISED: 04/28/2009, BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922, RECORDED: P.B. 128, PG. 10.
- 2) KITTY'S LANDING COMMERCIAL TRACT, A BOUNDARY SURVEY & SUBDIVISION OF A PORTION OF THE LANDS OF C.E. ULMER, BLUFFTON TOWNSHIP, DATED: 08/19/1996, REVISED: 1/8/97, BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922, RECORDED: P.B. 59 PG. 39.
- 3) S.C.D.O.T. PLANS FOR BEAUFORT COUNTY, S.C. RTE. 46, FILE: 7.036065A, PROJ.SPMC(006) SHEET #8, DATED: 07/27/2009.
- 4) ASBUILT, TREE & TOPOGRAPHIC SURVEY OF LOT 2, #4767 BLUFFTON PARKWAY, DATED: 05/09/2017, LAST REVISED: 09/06/2018, BY: TERRY G. HATCHELL, S.C.R.L.S. 11059. (SURVEYING CONSULTANTS)

SPECIAL NOTE:

THE PURPOSE OF THIS SURVEY IS A BOUNDARY RECONFIGURATION OF LOT 1, LOT 2 AND LOT 6, SHOWN AS REVISED LOT 1, REVISED LOT 2 & REVISED LOT 6. NOT ALL IMPROVEMENTS HAVE BEEN SHOWN ON THIS SURVEY.

NOTES:

- 1) 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.
- 2) 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 09/28/1986, BASE ELEVATION N/A. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
- 3) BUILDING SETBACKS WHICH EXIST FOR THESE LOTS, 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.
- 4) 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.
- 5) 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.



LEGEND:

CONC. O.	CONCRETE MONUMENT, OLD (FOUND)
I.O.	IRON REBAR OR PIPE, OLD (FOUND)
I.N.	IRON REBAR, NEW (SET)
PKF	PK NAIL, OLD (FOUND)
Ac.	ACRE
R/W	RIGHT OF WAY
N.T.S.	NOT TO SCALE

EXEMPT

This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Community Development Code as provided for in Division Section 2-2-70(b)(1) 7. Certified By: *[Signature]* Date: 06-06-2019

BOUNDARY RECONFIGURATION SURVEY

OF
REVISED LOT 1,
REVISED LOT 2 & REVISED LOT 6
#4809, #4767 BLUFFTON PARKWAY
& #28 KITTY'S LANDING ROAD

BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 40' DATE: 05/30/2019 JOB NO: SC170052A.1

SURVEYING CONSULTANTS

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029775
BEAUFORT COUNTY SC - ROD
BK 152 Pg 10
FILE NUM 2019029775
06/06/2019 04:12:37 PM
REC'D BY DEAN ROPPE 934306

GRAPHIC SCALE
0 40 80 120
PREPARED FOR: ENMARK STATIONS, INC.

TAX PARCEL I.D. NO. R600-039-000-1481-0000 (REVISED LOT 1),
R600-039-000-1541-0000 (REVISED LOT 2), &
R600-031-000-0181-0000 (REVISED LOT 6)

