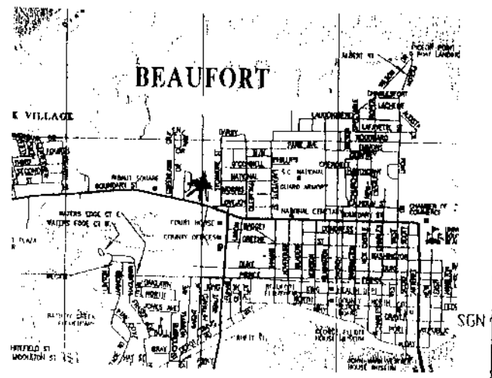
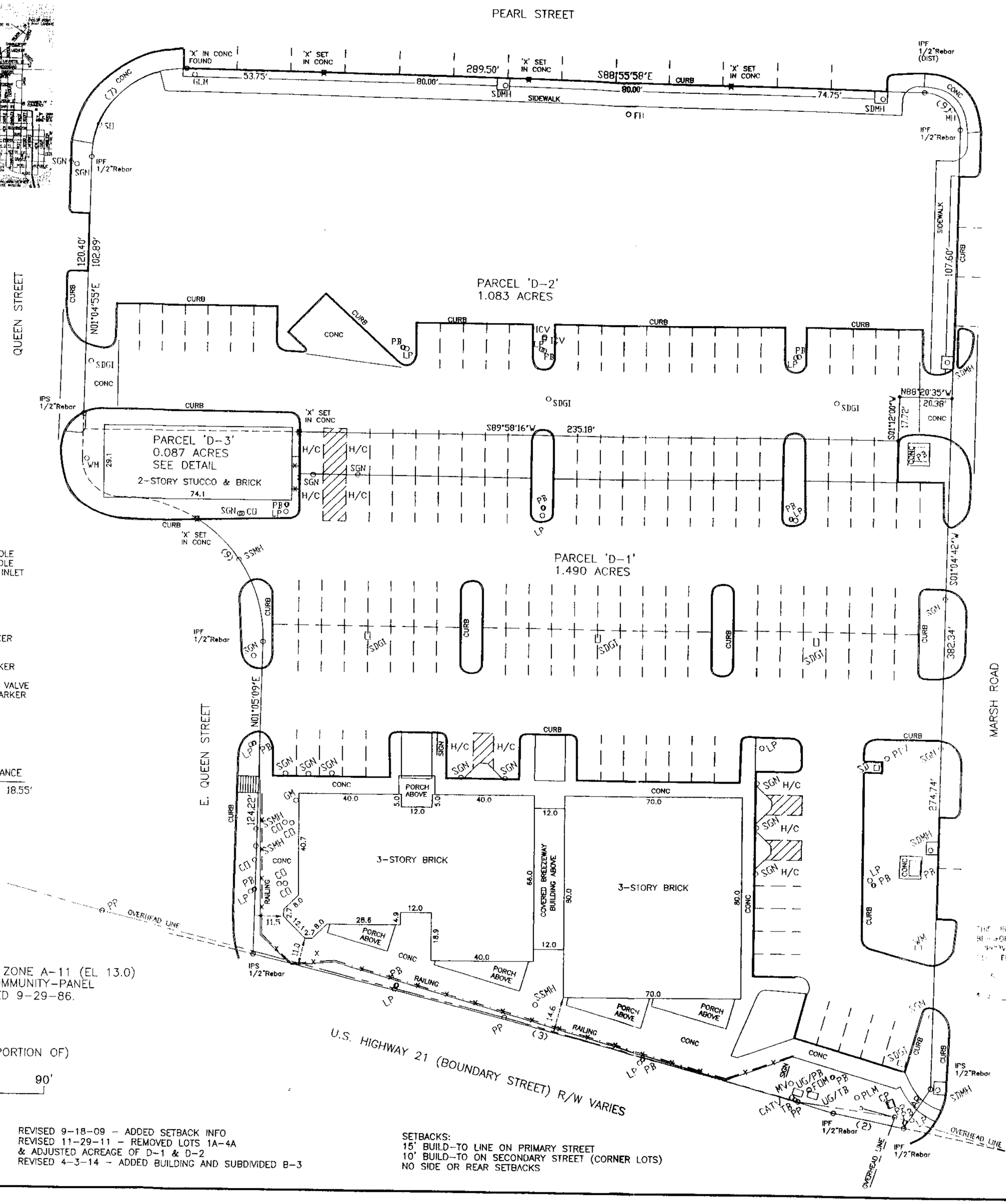


VICINITY MAP NOT TO SCALE



LEGEND:
PB – POWER BOX
TB – TELE BOX
MV – VALVE MARKER
PP – POWER POLE
LP – LIGHT POLE
SDMH – STORM MANHOLE
SSMH – SEWER MANHOLE
SDGI – STORM GRATE INLET
SGN – SIGN
WM – WATER METER
SO – STUB-OUT
CO – CLEAN-OUT
FH – FIRE HYDRANT
UG – UNDERGROUND
GLM – GAS LINE MARKER
GM – GAS METER
CATV – CABLE BOX
PLM – PIPE LINE MARKER
MB – MAILBOX
PIV – POST INDICATOR VALVE
FOM – FIBER OPTIC MARKER
CP – CONTROL PANEL

NO.	BEARING	DISTANCE
AR	S33°04'54"W	18.55'

NO.	DELTA	RADIUS	ARC	TANGENT	C.BEARING	CHORD
2	1°06'38"	1462.70'	28.35'	14.18'	N79°07'05"W	28.35'
3	2°21'58"	5717.22'	236.11'	118.07'	N75°18'04"W	236.09'
6	90°00'40"	14.50'	22.78'	14.50'	S43°55'38"E	20.51'
7	89°59'07"	36.50'	57.32'	36.49'	N46°04'28"E	51.61'
9	59°37'41"	55.50'	57.76'	31.80'	N28°43'41"W	55.19'
11	89°14'38"	4.00'	6.23'	3.95'	S44°55'02"E	5.62'
12	88°49'04"	3.00'	14.20'	2.94'	S44°06'49"W	4.20'
13	86°26'58"	23.50'	35.46'	22.09'	N42°54'36"W	32.19'
14	74°14'02"	16.19'	20.97'	12.25'	N25°15'01"E	19.53'
15	23°21'10"	16.19'	6.60'	3.35'	N74°02'37"E	6.55'

THIS PROPERTY IS LOACTED IN ZONE A-11 (EL 13.0) DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 9-29-86.

R122-001-000-011B-0000
R122-001-000-0295-0000
R122-001-000-011C-0000 (PORTION OF)

0 15' 30' 60' 90'

SCALE 1" = 30'

JULY 27, 2009

P9172AB3/MMA

REVISED 9-18-09 – ADDED SETBACK INFO
REVISED 11-29-11 – REMOVED LOTS 1A-4A & ADJUSTED ACREAGE OF D-1 & D-2
REVISED 4-3-14 – ADDED BUILDING AND SUBDIVIDED B-3

SETBACKS:
15' BUILD-TO LINE ON PRIMARY STREET
10' BUILD-TO ON SECONDARY STREET (CORNER LOTS)
NO SIDE OR REAR SETBACKS

SUBDIVISION PLAT
PREPARED FOR
BEAUFORT TOWN CENTER
PARCEL 'D'
CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA

2.660 ACRES TOTAL

BEAUFORT COUNTY SC - ROD
BK 139 Pg 20
FILE NUM 2014033860
07/16/2014 04:20:36 PM
REC'D BY Fjenkins RCPT# 748446
RECORDING FEES $10.00

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND 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 B SURVEY AS SPECIFIED THEREIN.
ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

7/7/14

SOUTH CAROLINA
BEAUFORT SURVEYING INC.
No. 00189
CERTIFICATE OF AUTHORIZATION

DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
1613 PARIS AVENUE
BEAUFORT, S.C. 29935
PHONE (843) 524-3261