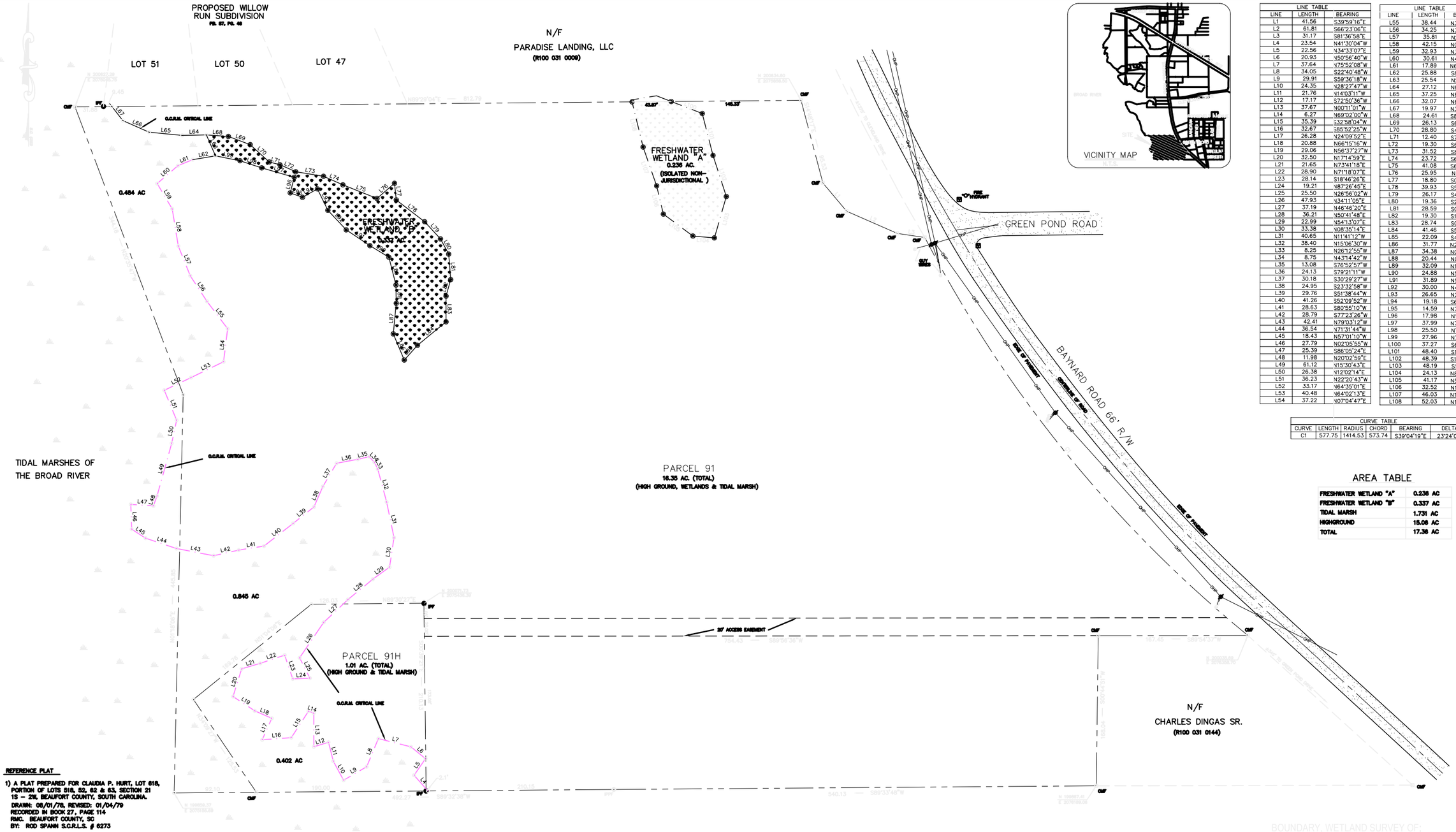

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.56	S39°59'16"E
L2	61.81	S66°23'06"E
L3	31.17	S81°36'58"E
L4	23.54	N41°30'04"W
L5	22.56	N34°33'07"E
L6	20.93	N50°56'40"W
L7	37.64	N75°52'08"W
L8	34.05	S22°40'48"W
L9	29.91	S59°36'18"W
L10	24.35	N28°27'47"W
L11	21.76	N14°03'11"W
L12	17.17	S72°50'36"W
L13	37.67	N00°11'01"W
L14	6.27	N69°02'00"W
L15	35.39	S32°58'04"W
L16	32.67	S85°52'25"W
L17	26.28	N24°09'52"E
L18	20.88	N66°15'16"W
L19	29.06	N56°37'27"W
L20	32.50	N17°14'59"E
L21	21.65	N73°41'18"E
L22	28.90	N71°18'07"E
L23	28.14	S18°46'26"E
L24	19.21	N87°26'45"E
L25	25.50	N26°56'02"W
L26	47.93	N34°11'05"E
L27	37.19	N46°46'20"E
L28	36.21	N50°41'48"E
L29	22.99	N54°13'07"E
L30	33.38	N08°35'14"E
L31	40.65	N11°41'12"W
L32	38.40	N15°06'30"W
L33	8.25	N26°12'55"W
L34	8.75	N43°14'42"W
L35	13.08	S76°52'57"W
L36	24.13	S79°21'11"W
L37	30.18	S30°29'27"W
L38	24.95	S23°32'58"W
L39	29.76	S51°38'44"W
L40	41.26	S52°09'52"W
L41	28.63	S80°55'10"W
L42	28.79	S77°23'26"W
L43	42.41	N79°03'12"W
L44	36.54	N71°31'44"W
L45	18.43	N57°01'10"W
L46	27.79	N02°05'55"W
L47	25.39	S86°05'24"E
L48	11.98	N20°02'59"E
L49	61.12	N15°30'43"E
L50	26.38	N12°02'14"E
L51	36.23	N22°20'43"W
L52	33.17	N64°35'01"E
L53	40.48	N64°02'13"E
L54	37.22	N07°04'47"E

LINE TABLE		
LINE	LENGTH	BEARING
L55	38.44	N37°03'35"W
L56	34.25	N33°13'19"W
L57	35.81	N21°46'55"W
L58	42.15	N09°27'08"W
L59	32.93	N30°35'39"W
L60	30.61	N49°17'19"E
L61	17.89	N67°47'03"E
L62	25.88	S80°33'35"W
L63	25.54	N23°28'01"W
L64	27.12	N88°52'12"E
L65	37.25	N84°25'17"W
L66	32.07	N66°10'30"W
L67	19.97	N38°01'28"W
L68	24.61	S85°59'57"E
L69	26.13	S69°30'17"E
L70	28.80	S47°42'43"E
L71	12.40	S75°18'36"E
L72	19.30	S66°04'56"E
L73	31.52	S80°43'32"E
L74	23.72	S66°13'38"E
L75	41.08	S68°11'45"E
L76	25.95	N49°07'28"E
L77	18.80	S06°10'51"E
L78	39.93	S52°31'28"E
L79	26.17	S42°42'49"E
L80	19.36	S28°21'35"E
L81	28.59	S04°32'50"E
L82	19.30	S15°41'03"W
L83	28.74	S00°01'56"E
L84	41.46	S50°37'46"W
L85	22.09	S41°49'04"W
L86	31.77	N22°45'28"W
L87	34.38	N05°29'34"E
L88	20.44	N00°50'00"W
L89	32.09	N14°21'07"W
L90	24.88	N58°34'57"W
L91	31.89	N56°17'08"W
L92	30.00	N43°13'57"W
L93	26.65	N25°57'12"W
L94	19.18	S60°37'22"W
L95	14.59	N70°03'23"W
L96	17.98	N14°19'49"E
L97	37.99	N73°50'33"W
L98	25.50	N71°46'56"W
L99	27.96	N78°43'02"W
L100	37.27	S68°52'03"E
L101	48.40	S14°23'05"E
L102	48.39	S17°58'01"E
L103	48.19	S16°06'35"W
L104	24.13	N85°01'45"W
L105	41.17	N53°25'48"W
L106	32.52	N13°25'01"W
L107	46.03	N19°14'45"W
L108	52.03	N13°46'23"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	577.75	1414.53	573.74	S39°04'19"E	23°24'07"

AREA TABLE

FRESHWATER WETLAND "A"	0.236 AC
FRESHWATER WETLAND "B"	0.337 AC
TIDAL MARSH	1.731 AC
HIGHGROUND	15.06 AC
TOTAL	17.36 AC

REFERENCE PLAT

1) A PLAT PREPARED FOR CLAUDIA P. HURT, LOT 61B, PORTION OF LOTS 51B, 52, 62 & 63, SECTION 21 1S – 2W, BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: 06/01/78, REVISED: 01/04/79
RECORDED IN BOOK 27, PAGE 114
RMC. BEAUFORT COUNTY, SC
BY: ROD SPANN S.C.R.L.S. # 6273

2) A PLAT PREPARED FOR CLAUDIA P. HURT BEAUFORT TAX MAP 31 A PORTION OF PARCEL 91, A PORTION OF LOT 61 SECTION 21, 1S – 2W BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: 02/27/87
RECORDED IN BOOK 35, PAGE 48
RMC. BEAUFORT COUNTY, SC
BY: R.D. TROGSON, JR. S.C.R.L.S. # 2712

3) A BOUNDARY SURVEY PREPARD FOR PARADISE LANDING, LLC, BEING A PORTION OF LOT 45,46,51 & 52 SECTION 21, 1S–2W, TOWN OF PORT ROYAL BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: 12/12/2000
RECORDED IN BOOK 77, PAGE 61
RMC. BEAUFORT COUNTY, SC
BY: DAVID E. GASQUE S.C.R.L.S. # 10506

PROPERTY AREA = 17.36 Ac.
ADDRESS: 152 BAYNARD ROAD
DISTRICT: 100 , MAP: 31 , PARCELS: 91 & 91H
THIS PROPERTY LIES IN F.E.M.A. ZONE: VARIOUS (SEE F.I.R.M. MAP)
COMMUNITY NO. 450025, PANEL 0095D, DATED: 9/29/86

THIS MAP IS A GENERAL REPRESENTATION OF THE LOCATIONS OF 404 WETLANDS (FRESHWATER WETLANDS) LOCATED WITHIN THE PROPERTY AS SHOWN. THESE WETLANDS ARE SUBJECT TO REVIEW AND APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT. THE WETLANDS HAVE BEEN LOCATED AS FLAGGED BY

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DHEC–OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC–OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

SIGNATURE DATE
THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR THREE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE DISCIPLINARY LANGUAGE ABOVE.

N/F
HEIRS OF BARNWELL BROWN
(R100 033 0001)

SYMBOLS

- IPF ⊙ 3" CONCRETE MONUMENT FOUND
- CMF 1" IRON PIPE FOUND
- UTILITY POLE
- GUY
- VALVE BOX
- FIRE HYDRANT
- OHP OVERHEAD POWERLINE

NOTES:
1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
2) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
3) HORIZONTAL DATUM IS S.C. GRID NAD 83.
4) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY .
5) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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 "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SOUTH CAROLINA SEA ISLAND LAND SURVEY No.C02180 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED LAND SURVEYOR 14801 JOHN R. CARTER

NOT VALID UNLESS EMBOSSED.

BOUNDARY, WETLAND SURVEY OF:
PARCELS 91 & 91H, BAYNARD ROAD,
TOWN OF PORT ROYAL,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
MIKE DOIG

DATE: 04/27/05 SCALE: 1" = 50'

GRAPHIC SCALE 50 100 150

SILS Sea Island Land Survey, LLC.
P.O. Box 21568, Hilton Head Island, SC 29925 Tel (843) 681-3248
4-D Mathews Court, Hilton Head Island, SC 29926 Fax (843) 689-3871

FILE No : 05059 DWG No.: M-144

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