

\\garlington\office active\projects\surveying client files\0320\27ac-topo-boundary\0320.dwg 24 x 36 (Printed: 4/27/2020 10:46:29 PM)

WETLAND AREA 1 (3.15 ACRES)		
PT to PT	BEARING	DISTANCE
801 to 802	S 27°08'48" W	45.64'
802 to 803	S 15°01'12" W	33.41'
803 to 804	S 05°52'44" E	26.18'
804 to 805	S 10°01'30" W	40.75'
805 to 806	S 21°32'31" E	13.48'
806 to 807	S 35°40'35" E	32.10'
807 to 808	S 23°16'07" E	33.63'
808 to 809	S 07°36'29" E	41.35'
809 to 810	S 56°10'02" E	28.75'
810 to 811	S 17°45'12" E	22.23'
811 to 812	S 03°10'32" W	50.31'
812 to 813	S 14°23'36" E	29.31'
813 to 814	S 34°23'22" E	30.61'
814 to 815	S 71°00'38" E	25.19'
815 to 816	S 73°43'26" E	27.98'
816 to 817	S 89°09'49" E	45.08'
817 to 818	S 79°44'22" E	25.62'
818 to 819	S 63°03'13" E	33.00'
819 to 820	S 85°41'07" E	23.69'
820 to 821	S 70°38'21" E	32.85'
821 to 822	N 70°15'04" E	40.33'
822 to 823	N 67°30'45" E	33.85'
823 to 824	N 55°51'45" E	45.75'
824 to 825	N 31°15'59" E	19.94'
825 to 826	N 27°28'02" W	33.11'
826 to 827	N 26°31'35" W	28.55'
827 to 828	N 20°54'11" W	36.96'
828 to 829	N 45°37'21" W	23.17'
829 to 830	N 14°05'47" W	46.58'
830 to 831	N 07°27'44" E	15.54'
831 to 832	N 32°01'22" W	51.97'
832 to 833	N 19°51'12" W	35.72'
833 to 834	N 51°23'54" W	24.93'
834 to 835	N 37°25'12" W	29.40'
835 to 836	N 12°01'48" E	25.39'
836 to 837	N 14°31'18" W	24.01'
837 to 838	N 17°54'48" E	32.05'
838 to 839	N 06°07'35" W	29.50'
839 to 840	N 10°45'27" W	35.76'
840 to 841	N 56°49'00" W	62.84'

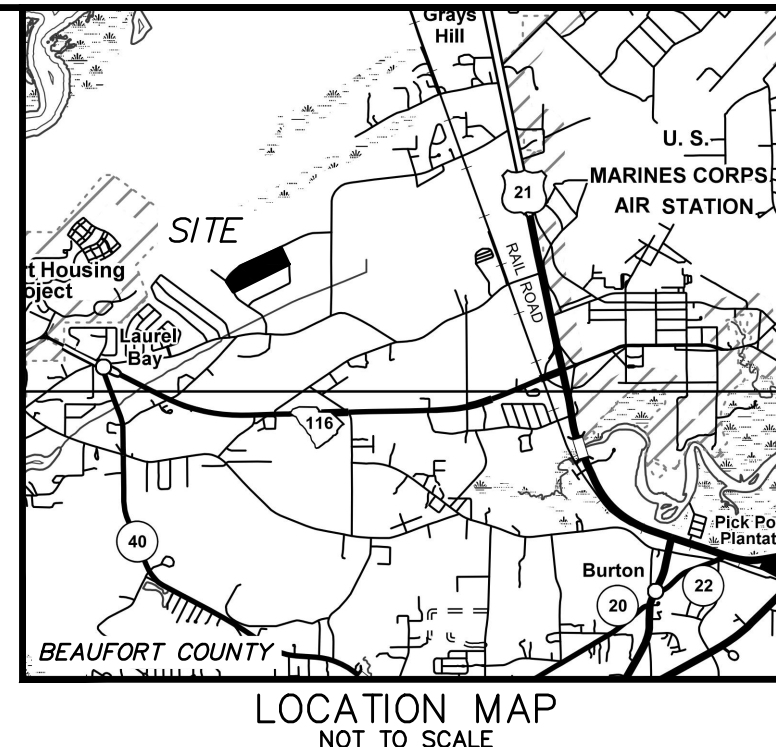
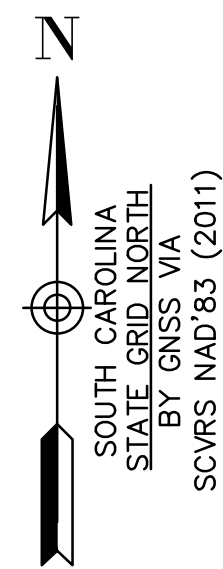
WETLAND AREA 2 (1.75 ACRE)		
PT to PT	BEARING	DISTANCE
842 to 843	N 36°53'35" E	49.73'
843 to 844	S 79°41'04" E	27.58'
844 to 845	N 87°41'55" E	27.77'
845 to 846	S 66°35'48" E	36.39'
846 to 847	S 13°32'13" E	33.82'
847 to 848	S 13°14'49" W	49.87'
848 to 849	S 08°50'59" E	28.26'
849 to 850	S 02°02'27" E	49.17'
850 to 851	S 47°22'57" W	30.31'
851 to 852	S 78°20'42" W	32.78'
852 to 853	S 53°21'30" W	43.51'
853 to 854	S 36°05'05" W	13.56'
854 to 855	S 78°49'53" W	17.73'
855 to 856	N 46°40'25" W	19.44'
856 to 857	N 46°53'28" W	29.16'
857 to 858	N 28°37'57" W	33.98'
858 to 859	N 25°44'36" W	40.85'
859 to 860	N 05°36'03" E	31.46'
860 to 861	N 26°52'03" E	31.44'
861 to 862	N 22°46'55" E	25.87'
862 to 842	N 59°22'10" E	42.02'

PARCEL C 4.91 ACRES		
PT to PT	BEARING	DISTANCE
16 - 15	S 25°54'04" E	601.22'
15 - 12	S 64°10'07" W	355.97'
12 - 14	N 25°54'04" W	601.24'
14 - 16	N 64°10'17" E	355.97'

PARCEL B 7.01 ACRES		
PT to PT	BEARING	DISTANCE
19 - 17	S 25°54'04" E	601.20'
17 - 15	S 64°10'07" W	508.10'
15 - 16	N 25°54'04" W	601.22'
16 - 19	N 64°10'17" E	508.10'

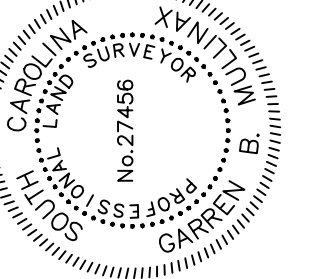
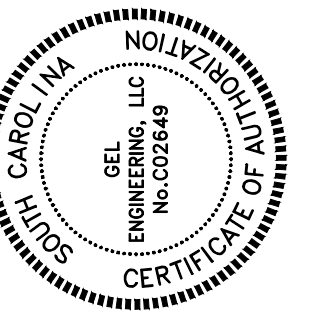
PARCEL A 6.90 ACRES		
PT to PT	BEARING	DISTANCE
13 - 17	S 64°10'07" W	498.90'
17 - 19	N 25°54'04" W	601.20'
19 - 3	N 64°10'17" E	470.66'
3 - 2	SEE CURVE TABLE	TABLE
2 - 13	S 25°49'43" E	571.17'

CURVE TABLE PARCEL A 6.90 ACRES					
PT to PT	BEARING	CHORD	RADIUS	CURVE LENGTH	TANGENT
3 - 2	S 70°50'03" E	42.43'	30.00'	47.12'	30.00'



S.C. STATE GRID POINT DATA	
HORIZONTAL DATUM: NAD 83 (2011-ADJUSTMENT)	
POINT NUMBER: 18 (1/2" REBAR FOUND)	
GRID COORDINATES:	
NORTH: 230,057.6124"	
EAST: 2,070,862.8660"	
GEODETIC COORDINATES:	
LATITUDE: N 032°27'55.3669"	
LONGITUDE: W 080°46'12.9259"	
POINT NUMBER 16 (3/4" REBAR SET)	
GRID COORDINATES:	
NORTH: 231,051.3812"	
EAST: 2,071,535.8792"	
GEODETIC COORDINATES:	
LATITUDE: N 032°28'05.1850"	
LONGITUDE: W 080°46'05.0448"	
POINT NUMBER 19 (3/4" REBAR SET)	
GRID COORDINATES:	
NORTH: 231,272.7489"	
EAST: 2,071,705.7860"	
GEODETIC COORDINATES:	
LATITUDE: N 032°28'07.3652"	
LONGITUDE: W 080°45'59.7010"	
POINT NUMBER 13 (3/4" REBAR SET)	
GRID COORDINATES:	
NORTH: 230,948.7639"	
EAST: 2,072,705.7860"	
GEODETIC COORDINATES:	
LATITUDE: N 032°28'04.1533"	
LONGITUDE: W 080°45'51.3928"	
COORDINATES TO BE USED FOR LOCATION ONLY	

SUBDIVISION PLAT OF BEAUFORT COUNTY
PARCELS R100 024 000 0410 0000 &
R100 024 000 0449 0000
(PARCELS CURRENTLY TITLED TO CITY OF BEAUFORT)
BEAUFORT COUNTY COMMERCE PARK



DATE SURVEYED
03/23/2020

DRAWING FILENAME
BCED00320.dwg

PROJECT NUMBER
BCED00320

SHEET NUMBER
1

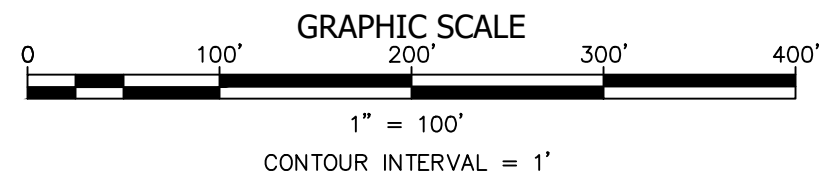
OF 1

CERTIFICATION NOTE

I HEREBY STATE 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.

GARREN B. MULLINAX
342 Riverchase Way, Lexington, SC 29072

S.C. REG. # 27456
(843) 769-7378



SURVEY REFERENCES

- REFERENCE PLAT DATED SEPTEMBER 17, 2019 FOR VENTURE, INC. OF BEAUFORT AND THE CITY OF BEAUFORT BY DAVID S. YOUNG, PLS. AND FOUND IN THE BEAUFORT COUNTY ROD OFFICE IN PLAT BOOK 152, PAGE 152.
- TMS R100 024 000 0410 0000 AND R100 024 000 0449 0000
- REFERENCE PLAT DATED FEBRUARY 8, 2006 FOR BEAUFORT INDUSTRIAL PARK BY DAVID S. YOUNG, PLS. AND FOUND IN THE BEAUFORT COUNTY ROD OFFICE IN PLAT BOOK 112, PAGE 68
- DEED BOOKS: 3797 PAGE 2259 AND 3797 PAGE 2252

SURVEY NOTES

- THIS PROPERTY IS LOCATED IN FLOOD ZONE "C" AS INDICATED ON FLOOD INSURANCE RATE MAP #450225 0035 D.
- CONTOUR DATA SHOWN ARE ON 1' INTERVALS AND REFLECT ELEVATIONS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATES, NAD 83, INTERNATIONAL FEET, AS DETERMINED BY GNSS.
- THIS PLAT REPRESENTS A SURVEY BASED UPON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.
- AREA DETERMINED BY COORDINATE METHOD.
- TOTAL ACRES SURVEYED AND SHOWN HEREON = 27.83 ACRES.
- ANYTHING SHOWN OUTSIDE OF DEFINED BOUNDARY IS FOR INFORMATION PURPOSES ONLY.
- SEE WETLANDS TABLES AND AND WETLANDS AREAS SHOWN ON THIS SURVEY EXHIBIT.
- CONSIDERABLE EFFORT HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES. THIS SURVEY DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. CALL PALMETTO UTILITIES LOCATION SERVICE AT 1-800-922-5983 A MINIMUM OF THREE (3) WORKING DAYS BEFORE DIGGING.

THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS BEARING AN ORIGINAL SIGNATURE AND A PAIRED, EMBOSSED SEAL OF THE SURVEYOR.