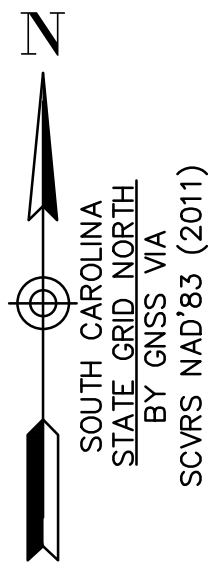


c:\basington office active projects\surveying client files\bea0620.dwg - 24 x 36 (Plotted: 5/18/2020 5:13:26 PM)



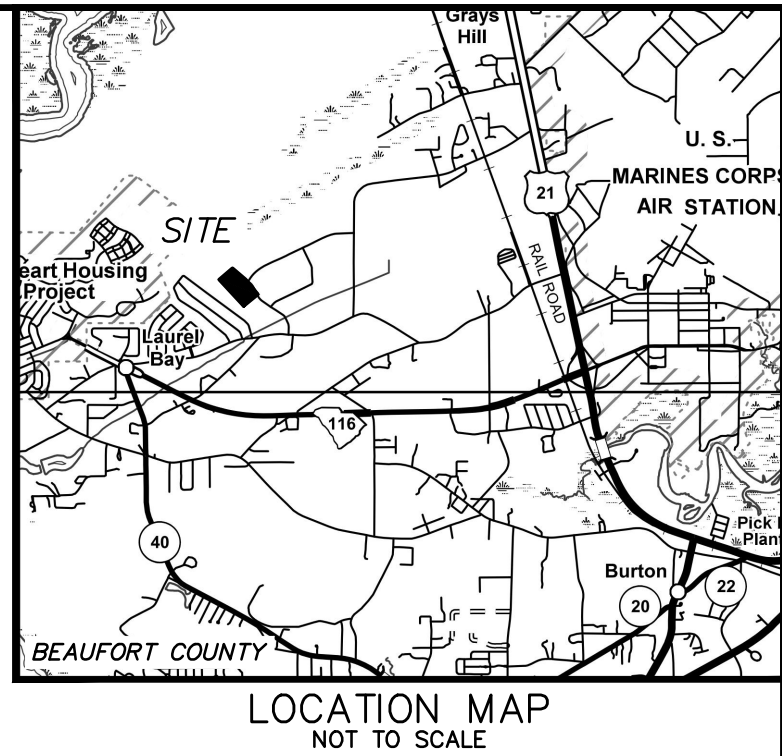
WETLANDS AREA: 0.49 ACRE		
PT to PT	BEARING	DISTANCE
112 to 113	S 16°45'00" E	55.41'
113 to 114	N 86°21'21" W	48.38'
114 to 115	N 39°00'13" W	53.20'
115 to 116	N 32°16'56" W	54.60'
116 to 117	N 85°43'23" W	59.67'
117 to 118	N 86°35'41" W	61.57'
118 to 119	S 89°07'04" W	51.51'
119 to 120	N 06°26'30" E	66.43'

WETLANDS AREA: 0.49 ACRE		
PT to PT	BEARING	DISTANCE
120 to 121	N 71°00'02" E	60.98'
121 to 122	N 56°27'58" E	39.11'
122 to 123	N 72°23'44" E	34.90'
123 to 124	S 37°47'11" E	30.33'
124 to 125	S 03°32'34" E	46.20'
125 to 126	S 72°29'08" E	45.46'
126 to 127	S 25°33'32" E	61.41'
127 to 112	S 62°19'13" E	51.00'

S. C. STATE GRID POINT DATA
HORIZONTAL DATUM: NAD 83 (2011-ADJUSTMENT)
POINT NUMBER: 5,014 (3/4" REBAR)
GRID COORDINATES:
NORTH: 230,496.70
EAST: 2,070,370.95
GEODETIC COORDINATES:
LATITUDE: N 032°27'59.6233"
LONGITUDE: W 080°46'18.6563"
POINT NUMBER: 5,001 (5/8" REBAR)
GRID COORDINATES:
NORTH: 229,227.18
EAST: 2,070,953.05
GEODETIC COORDINATES:
LATITUDE: N 032°27'47.1481"
LONGITUDE: W 080°46'11.8949"
COORDINATE DERIVATION: GNSS COMBINED
REDUCTION FACTOR: 1.00001538
MEASUREMENTS SHOWN ON THIS PLAT ARE
FIELD SURVEY DISTANCES
COORDINATES TO BE USED FOR LOCATION ONLY

A PORTION OF PROPERTY ID# R120 024 000 0407 0000 13.59 ACRES		
PT to PT	BEARING	DISTANCE
5,014 to 5,015	S 53°27'00" E	232.88'
5,015 to 5,016	SEE CURVE TABLE	
5,016 to 5,017	S 24°12'03" E	148.44'
5,017 to 5,018	SEE CURVE TABLE	
5,018 to 5,008	S 56°37'51" E	80.46'
5,008 to 5,001	S 33°12'43" W	412.02'
5,001 to 5,009	N 13°09'18" W	107.24'
5,009 to 5,010	N 50°22'35" W	378.02'
5,010 to 5,011	N 70°57'52" W	184.22'
5,011 to 5,012	N 47°50'33" W	473.12'
5,012 to 5,013	N 63°58'56" W	148.91'
5,013 to 106	N 39°46'41" E	194.86'
106 to 5,014	N 39°46'38" E	418.08'

A PORTION OF PROPERTY ID# R120 024 000 0407 0000 13.59 ACRES						
PT to PT	BEARING	CHORD	RADIUS	CURVE LENGTH	TANGENT	DELTA
5,015 to 5,016	S 38°49'12" E	370.23'	738.04'	374.23'	191.23'	029°03'07"
5,017 to 5,018	S 40°33'43" E	403.44'	726.67'	408.81'	209.97'	032°14'01"

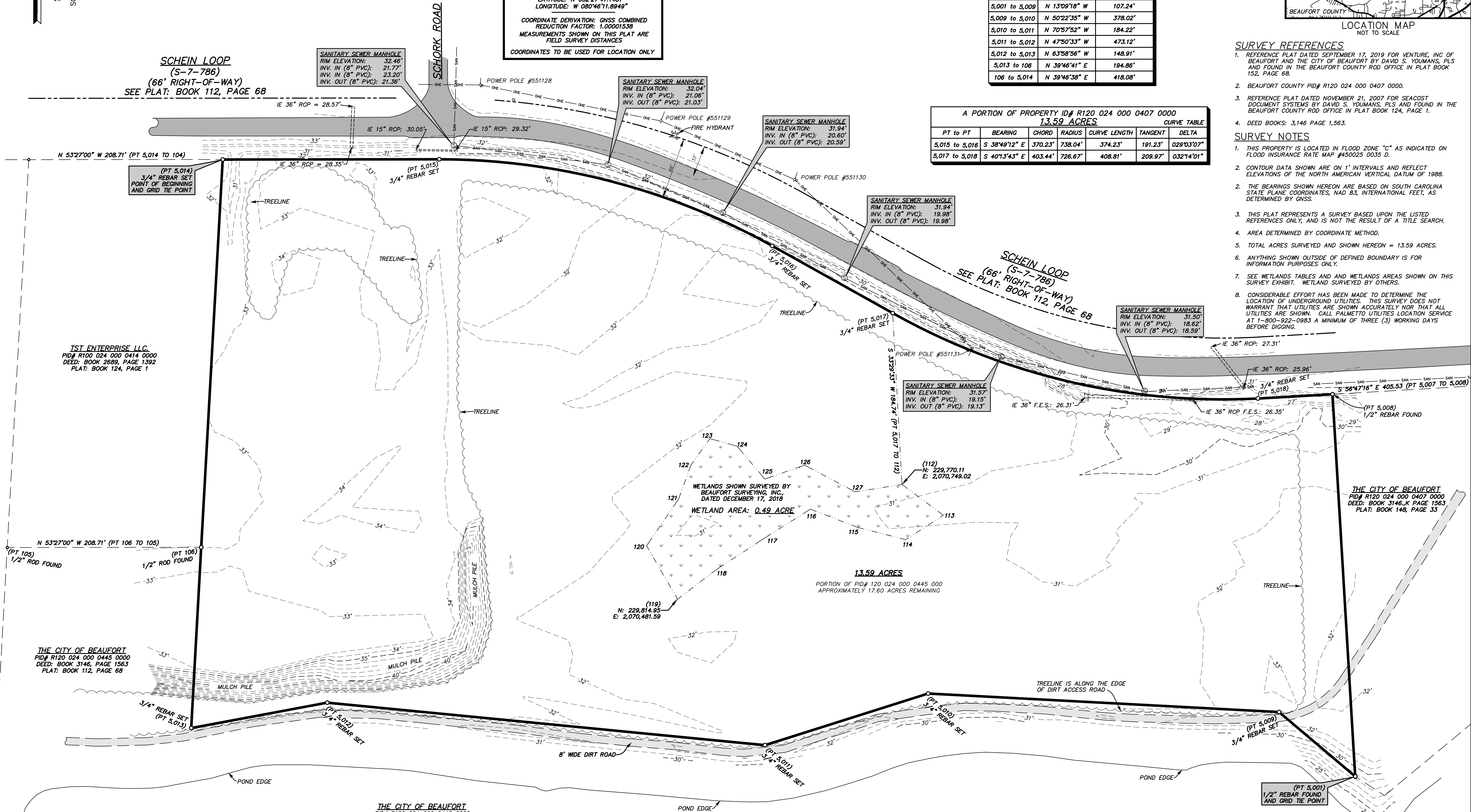


SURVEY REFERENCES

- 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 68.
- BEAUFORT COUNTY PID# R120 024 000 0407 0000.
- REFERENCE PLAT DATED NOVEMBER 21, 2007 FOR SEACOST DOCUMENT SYSTEMS BY DAVID S. YOUNG, PLS AND FOUND IN THE BEAUFORT COUNTY ROD OFFICE IN PLAT BOOK 124, PAGE 1.
- DEED BOOKS: 3,146 PAGE 1,563.

SURVEY NOTES

- THIS PROPERTY IS LOCATED IN FLOOD ZONE "C" AS INDICATED ON FLOOD INSURANCE RATE MAP #450025 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 = 13.59 ACRES.
- ANYTHING SHOWN OUTSIDE OF DEFINED BOUNDARY IS FOR INFORMATION PURPOSES ONLY.
- SEE WETLANDS TABLES AND AND WETLANDS AREAS SHOWN ON THIS SURVEY EXHIBIT. WETLAND SURVEYED BY OTHERS.
- 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 1-800-922-0983 A MINIMUM OF THREE (3) WORKING DAYS BEFORE DIGGING.



CERTIFICATION NOTE

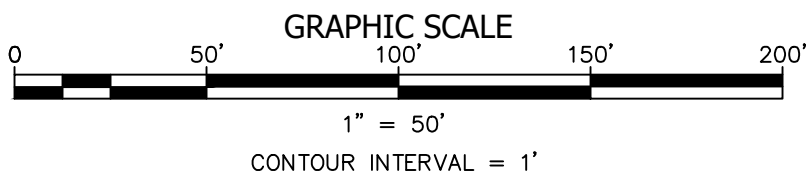
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

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

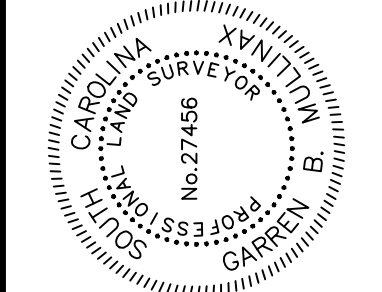
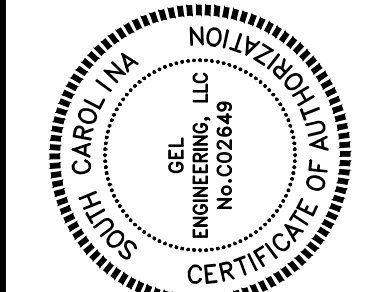
S.C. REG. # 27456
(843) 769-7378

THE CITY OF BEAUFORT
PID# R120 024 000 0445 0000
DEED: BOOK 3146, PAGE 1563
PLAT: BOOK 112, PAGE 68

THE CITY OF BEAUFORT
PID# R120 024 000 0445 0000
DEED: BOOK 3146, PAGE 1563
PLAT: BOOK 112, PAGE 68



PLAT OF A PORTION OF
BEAUFORT COUNTY PARCEL
R120 024 000 0407 0000
(PARCELS CURRENTLY TITLED TO CITY OF BEAUFORT)
BEAUFORT COUNTY COMMERCE PARK



DATE SURVEYED
05/04/2020

DRAWING FILENAME
bced00620.dwg

PROJECT NUMBER
BCED00620

SHEET NUMBER

1
OF 1

Engineering LLC



a member of THE GEL GROUP INC
ENVIRONMENTAL • ENGINEERING • SURVEYING

problem solved

342 Riverchase Way
Lexington, South Carolina 29072
Telephone: 803.988.4724
www.gel.com

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