SURVEY REFERENCES

1. REFERENCE PLAT DATED DECEMBER 14, 2018 BY SEA ISLAND LAND SURVEY, LLC, PREPARED FOR THE TOWN OF BLUFFTON.
2. REFERENCE PLAT DATED APRIL 5, 2007 BY WARD EDWARDS, INC. PREPARED FOR THE TOWN OF BLUFFTON AND RECORDED IN THE ROD FOR BEAUFORT COUNTY IN PLAT BOOK 120, PAGE 78.
3. REFERENCE PLAT DATED JANUARY 6, 2016 BY SURVEYING CONSULTANTS PREPARED FOR THE TOWN OF BLUFFTON AND RECORDED IN THE ROD FOR BEAUFORT COUNTY IN PLAT BOOK 142, PAGE 183.
4. BEAUFORT COUNTY TMS# R610 030 000 1649 0000, R610 022 000 1103 0000, R610 030 000 1849 0000.

SURVEY NOTES

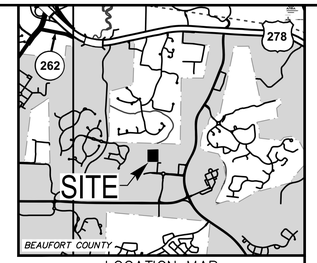
1. THE PURPOSE OF THIS EXHIBIT IS TO PROPOSE NEW PROPERTY LINES AND SHOW ADDITIONAL TOPOGRAPHIC DATA OF REAL PROPERTY TITLED TO TOWN OF BLUFFTON. BUILDINGS AND SOME OTHER FEATURES HAVE BEEN SURVEYED BY SILS (SEA ISLAND LAND SURVEY, LLC) AND CONFIRMED BY GEL ENGINEERING. SILS INFORMATION IS SHOWN AS A PART OF THIS EXHIBIT AS REFERENCE ONLY. A SURVEY LIMIT LINE HAS BEEN DRAWN HEREON TO DISTINGUISH THE AREA SURVEYED BY GEL AND BY SILS. THE NEW PROPOSED PROPERTY LINES ARE DRAWN OVER 3 SEPARATE LANDS ALSO TITLED TO TOWN OF BLUFFTON.
2. THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATES, NAD 83 (2011 ADJUSTMENT), INTERNATIONAL FEET, AS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).
3. THIS PLAT REPRESENTS A SURVEY BASED UPON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.
4. AREA DETERMINED BY COORDINATE METHOD.
6. ANYTHING SHOWN OUTSIDE OF DEFINED BOUNDARY IS FOR INFORMATION PURPOSES ONLY.
7. NO WETLANDS WERE LOCATED DURING THE COURSE OF THIS SURVEY.

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.22	S 88°19'47" E
L2	27.50	N 04°30'13" E
L3	66.01	N 85°31'11" W
L4	25.00	N 04°30'13" E

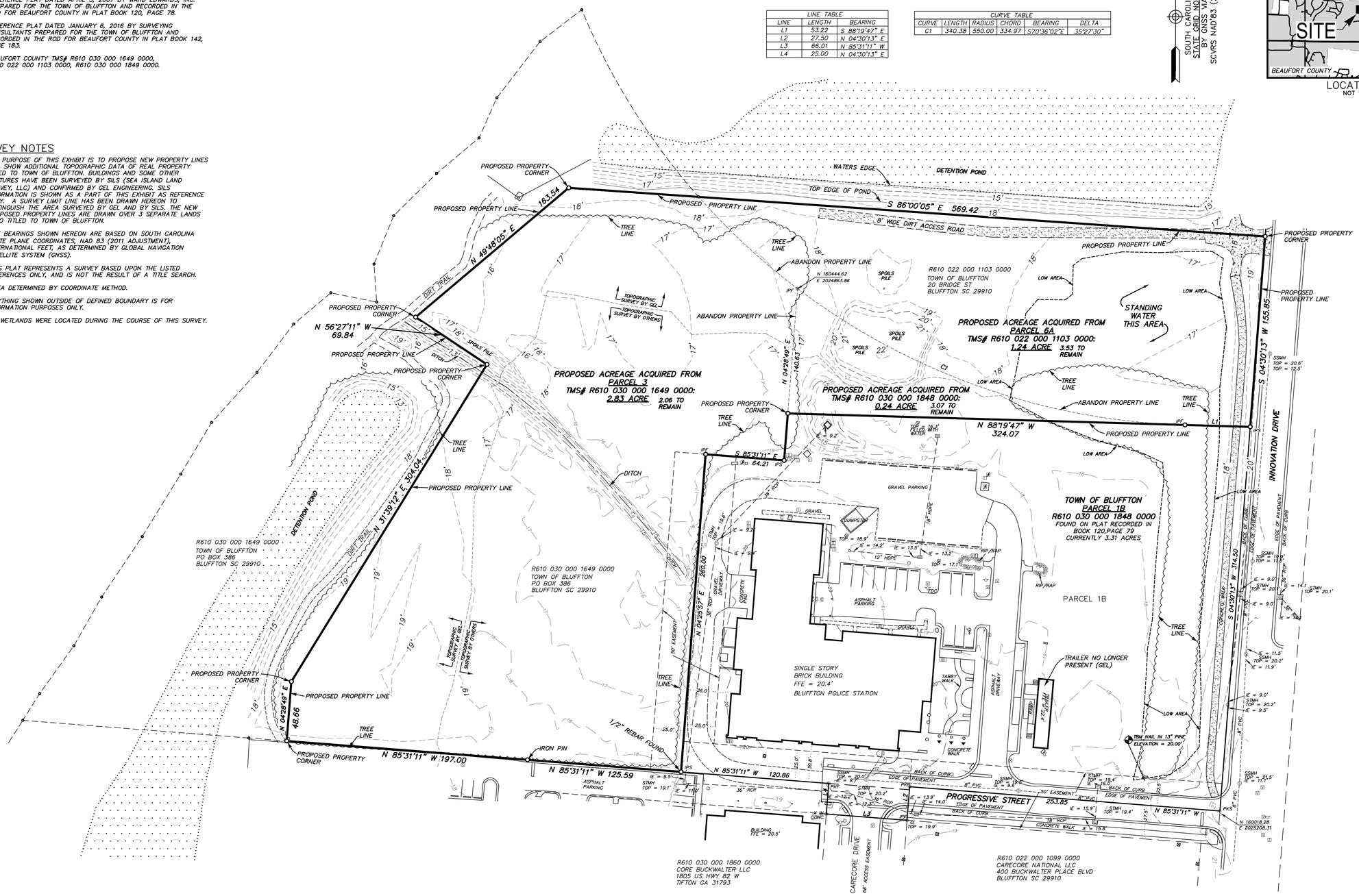
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	340.38	550.00	334.97	S70°36'02"E	35°27'30"

N

SOUTH CAROLINA STATE GRID NORTH BY GNSS VIA SCVRS NAD'83 (2011)



LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE
0 40' 80' 120' 160'
1" = 40'

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.

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Lexington, South Carolina 29072
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www.gel.com
problem solved

PROPOSED BOUNDARY CHANGE AND TOPOGRAPHIC SURVEY FOR TOWN OF BLUFFTON

PROJECT LOCATION: BLUFFTON TECHNOLOGY PARK, BUCKWALTER PLACE, INNOVATION DRIVE, BLUFFTON, SC

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION GEL ENGINEERING, LLC No.C02649

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No.27456 GARREN B. MULLINAX

DATE SURVEYED	09/16/2019
DRAWING FILENAME	BCED00219 Buckwalter.dwg
PROJECT NUMBER	BCED00219
SHEET NUMBER	1 OF 1

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