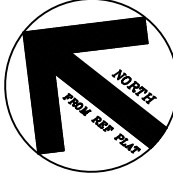


VICINITY MAP
NOT TO SCALE



OPEN SPACE

THE AREA SHOWN ON THIS PLAT HEREON IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS' RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

LOT 1

LOT 3

SIGNATURE _____ DATE _____

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

LINE	BEARING	LENGTH
L1	N61°38'00"W	4.06
L2	S66°13'15"W	4.58
L3	N80°54'29"W	6.96
L4	N53°34'36"W	12.58
L5	N39°44'42"W	17.95
L6	N42°06'54"W	54.14
L7	N39°57'43"W	22.88
L8	N52°02'00"E	15.65

THIS AREA IS A SECOND STORY OVERLAP ONLY.

LEGEND

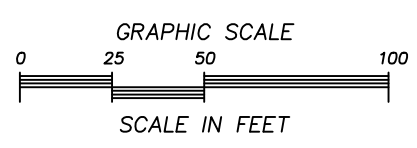
- B.S.L. BUILDING SETBACK LINE
- CATV CABLE TELEVISION
- CMF CONCRETE MONUMENT FOUND
- DSTB DISTURBED
- IPF IRON PIN (OLD) FOUND
- IPS IRON PIN SET
- SY SERVICE YARD
- X- FENCE

NOTES :

1. THIS LOT LIES IN ZONE "A-7", B.F.E.= 14.0' PER F.I.R.M. PANEL 0012-D, COMMUNITY No.450250, REVISED:9/29/86.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. ALL BUILDING SETBACK REQUIREMENTS SHOULD BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
4. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

REFERENCE PLAT:

A PLAT OF BAYNARD COVE SUBDIVISION BY: THOMAS & HUTTON ENG. CO. DATED: 11/28/66, LAST REVISED: 7/17/73 FILE: H-88 RECORDED IN: P.B.25 PAGE 100



SCALE: 1"=50'
 DATE: 07/15/15
 FIELD CK: AC
 DRAWN BY: MRD
 OFFICE CK: TWW
 JOB# : 54,890A

PREPARED FOR:
**ROBERT P. COMBS &
 AFIF A. ALLOWN**

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.

 MICHAEL R. DUNIGAN
 S.C.P.L.S. No. 11,905

AN AS-BUILT LAND SURVEY OF
LOT 2
 BAYNARD PARK ROAD
 PHASE 2
 A PORTION OF
 BAYNARD COVE SUBDIVISION
 SEA PINES PLANTATION
 HILTON HEAD ISLAND, BEAUFORT COUNTY,
 SOUTH CAROLINA

COASTAL SURVEYING CO., INC.
 49 RIVERWALK BLVD.
 BUILDING 8
 RIDGELAND, SC 29936
 (843) 645-4448

Z:\AS-BUILTS\2015\54890A Lot 2.dwg 7/17/2015 12:28:35 PM EDT