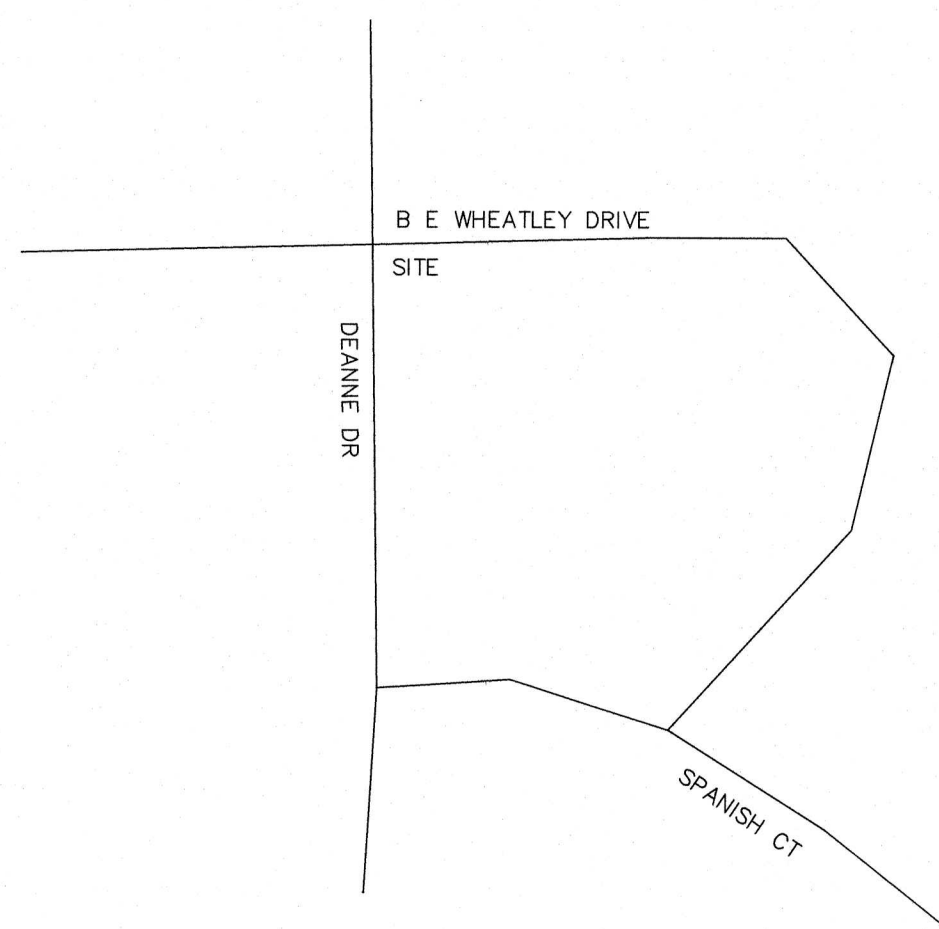




LOCATION MAP (N.T.S.)

- NOTES:

- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
- 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
- 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
- 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
- 9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
- 10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" SHADED MAP NUMBER 45013C0162G DATED 3/23/2021 1988 NAVD
- 11.) CONTOUR INTERVAL IS 1'.
- 12.) VERTICAL DATUM IS 1988 NAVD.

REFERENCES:

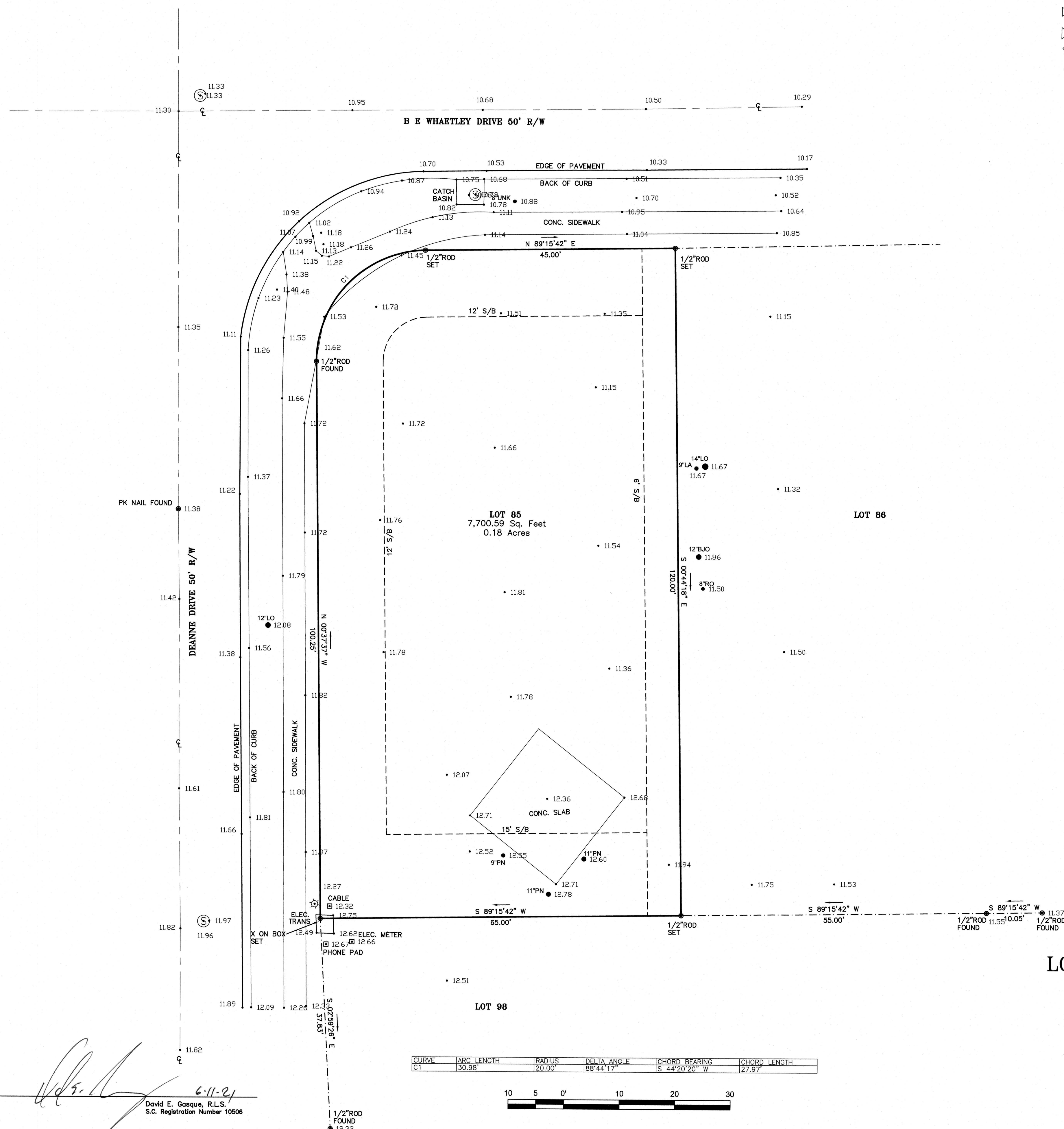
- 1.) T.M.S. R122 029 000 0382 0000
2.) PLAT BY MARK A. CORNELIUS
DATED 6/2/05
PLAT BOO 113 PAGE 29
BEAUFORT COUNTY R.M.C. OFFICE

GASQUE & ASSOCIATES INC.
LAND SURVEYORS · PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798

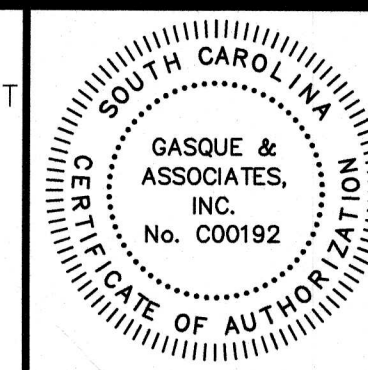
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OF THE ENTITY OR PERSON(S) SHOWN HERE ON.

David E. Gasque, R.L.S.
S.C. Registration Number 10506



LEGEND OF SYMBOLS & ABBREVIATIONS

			MVM	MAIN VALVE MONUMENT
	CO		MH	MANHOLE
	PP		GW	GUY WIRE
	TP		CB	CABLE BOX
	FO		OE	OVERHEAD POWERLINE
	WV			EDGE OF PAVEMENT
	WV			BACK OF CURB
				LIGHTPOLE
				GAS LINE
	1/2" ROD SET			CENTER LINE
	TREE SIZE & TYPE			CONTOUR LINE
	ELEVATION			



TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORTELAF	<i>Pinus echinata</i>
PNL	PINE LONGLEAF	<i>Pinus palustris</i>
LO	LIVE OAK	<i>Quercus virginiana</i>
O	OAK	<i>Quercus</i> spp.
MAO	MAGNOLIA MAGNOLIA	<i>Magnolia grandiflora</i>
PA	PALMETTO	<i>Sabal palmetto</i>
SUB	SUGARBERRY	<i>Celtis laevigata</i>
EL	ELM	<i>Ulmus</i> spp.
HI	MOCKERNUT HICKORY	<i>Carya</i> spp.
RAY	RAY MAGNOLIA	<i>Georgina</i> spp.
WX	WAX MYRTLE	<i>Myrica caribaea</i>
CH	BLACK CHERRY	<i>Prunus</i> spp.
CE	EASTERN RED CEDAR	<i>Juniperus virginiana</i>
TA	CHINESE TALLOW-TREE	<i>Sapota sebiferum</i>
PO	POPPLE	<i>Populus nigra</i>
BI	BIRCH	<i>Betula</i> spp.
CY	BALD-CYPRESS	<i>Taxodium distichum</i>
SY	AMERICAN SYCAMORE	<i>Platanus occidentalis</i>
PE	PECAN	<i>Carya ilicifolia</i>
CH	CHERRY-LEAFED MYRTLE	<i>Laurostema indica</i>
FR	FRUIT TREE	
MP	MADAGASCAR	
DW	DOGWOOD	<i>Cornus florida</i>
GUM	SWEETGUM	<i>Nyssa sylvatica</i>
Q	QUERCUS	<i>Quercus nigra</i>
LA	LAUREL OAK	<i>Quercus laurifolia</i>
TUL	TULIP TREE	<i>Liriodendron</i>
BUD	BLACKJACK OAK	<i>Quercus marilandica</i>
UNK	UNKNOWN	
CSA	CASAHUPE	<i>Morus syriacus</i>
ML	MULBERRY	<i>Morus</i>
MM	MINOR TREE	<i>Albizia julibrissin</i>
WHO	WHITE OAK	<i>Quercus alba</i>
TO	TURKEY OAK	<i>Quercus turkeana</i>
RD	RED OAK	<i>Quercus rubra</i>
HOL	HOLLY	<i>Azalea</i>
WL	WILLOW	<i>Salix</i> spp.
TU	TUPLO	<i>Nyssa japonensis</i>
CH	CHINA BERRY	<i>Melicoides</i>
CS	CASAHUPE	<i>Populus nigra</i>
CL	CHERRY LAUREL	<i>Prunus laurocerasus</i>

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATIONS IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND, GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE.

*NOTE-ANY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

REF PLAI

FOUND

TREE AND TOPOGRAPHICAL SURVEY
LOT 85 LIVE OAKS AT BATTERY CREEK
PREPARED FOR
COASTAL HOMES & SUNROOMS
CITY OF BEAUFORT
BEAUFORT COUNTY SOUTH CAROLINA

DATE 6/7/2021 SCALE 1"=10'

JOB#54587 F.B.#1073/SW DRAWN BY7