

VICINITY MAP - NOT TO SCALE

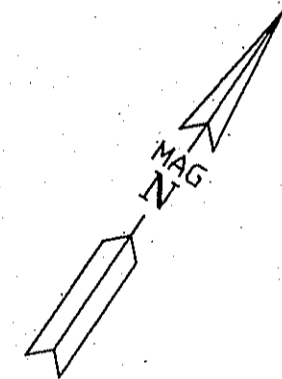
MARSHES OF McCALLEY CREEK

CONSOLIDATION PLAT  
PREPARED FOR  
VINCENT ALTOBELLO

LOTS 26, 27 & 28, CAROLINA ESTATES

BEAUFORT COUNTY SOUTH CAROLINA

3.78 ACRES TOTAL



LOT 25

REFERENCE PLATS:  
(PLATS RECORDED IN THE REGISTER OF DEEDS  
OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA)  
PLAT BY R.D. TROGDON, JR. DATED DEC. 8, 1970  
AND RECORDED IN PLAT BOOK 18, PAGE 170.  
PLAT BY DAVID E. GASQUE DATED SEPT. 25, 1995  
AND RECORDED IN PLAT BOOK 54, PAGE 39.  
PLAT BY DAVID S. YOUMANS DATED SEPT. 10, 1996

THIS PROPERTY IS LOCATED IN ZONE A-11 (EL 13.0)  
AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL  
NUMBER 450025 0040 D, DATED 9-29-86.

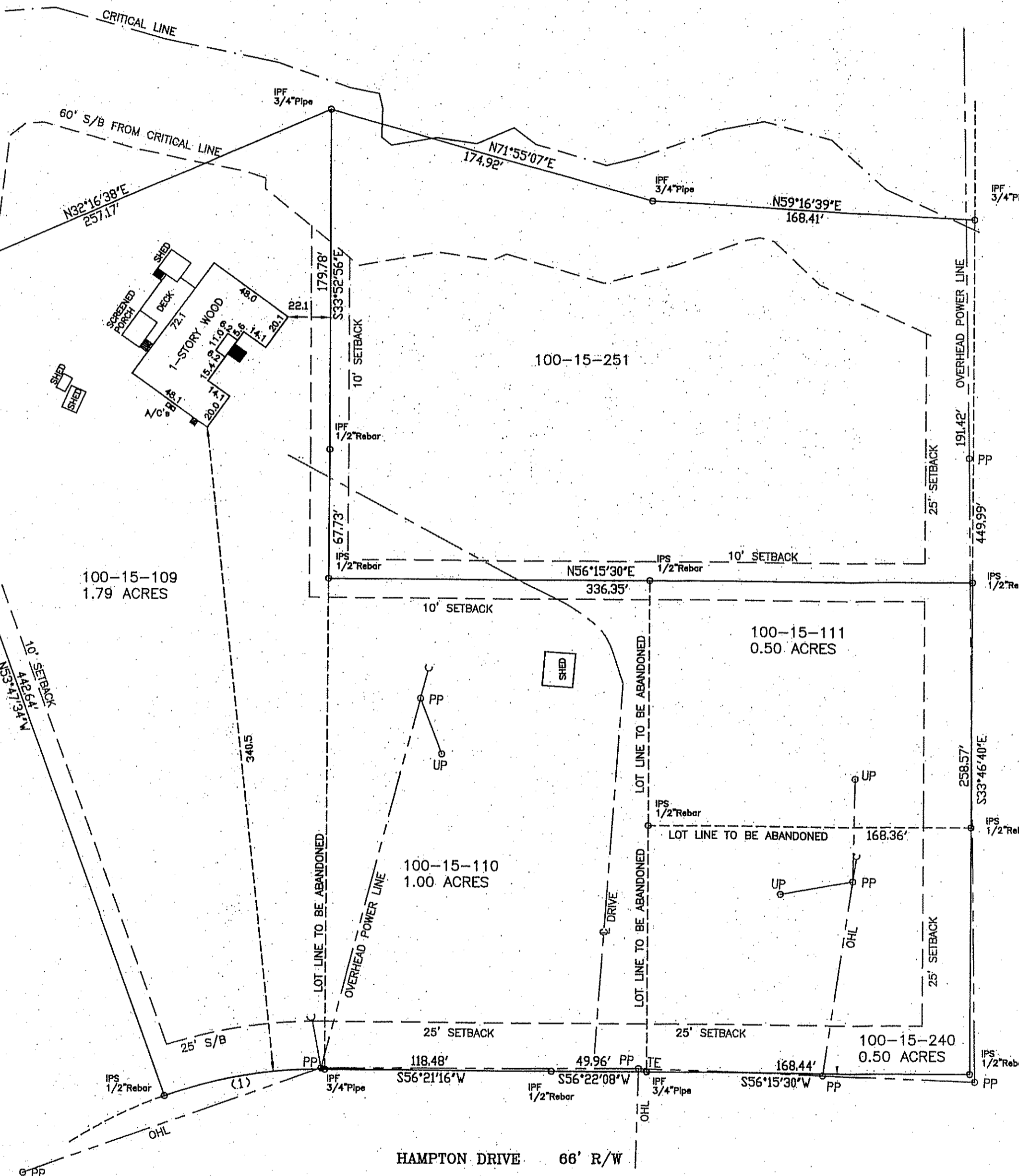
R100-015-000-0109-0000  
R100-015-000-0110-0000  
R100-015-000-0111-0000  
R100-015-000-0240-0000

SCALE 1" = 50'

MAY 11, 2006

P12682B1/MMA/MDY

REVISED 9-23-20 = COMBINED PARCELS  
109, 110, 111, AND 240.  
REVISED 11-4-20 = REMOVED MOBILE HOMES



CAROLINA AVENUE 66' R/W

HAMPTON DRIVE 66' R/W

LEGEND:  
PP - POWER POLE  
TE - TELE. BOX  
UP - UTILITY POLE  
OHL = OVER HEAD LINE

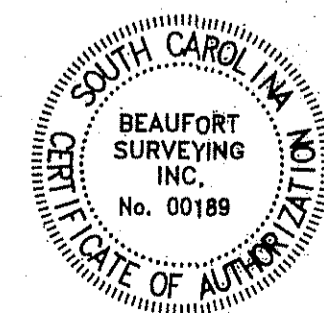
THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT  
PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY  
THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME BY  
DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE  
DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT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

*David S. Youmans*  
SIGNATURE DATE 10-22-2006

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

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 B SURVEY AS  
SPECIFIED THEREIN.  
ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR  
PROJECTIONS OTHER THAN SHOWN.

NO.	DELTA	RADIUS	ARC TANGENT	C.BEARING	CHORD
1	20°02'05"	242.80'	84.90'	42.89'	S46°20'29"W 84.47'



*David S. Youmans*  
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