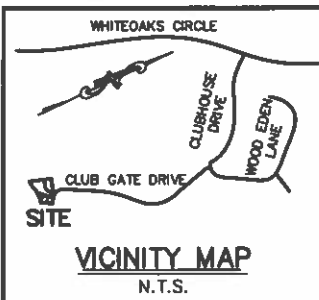
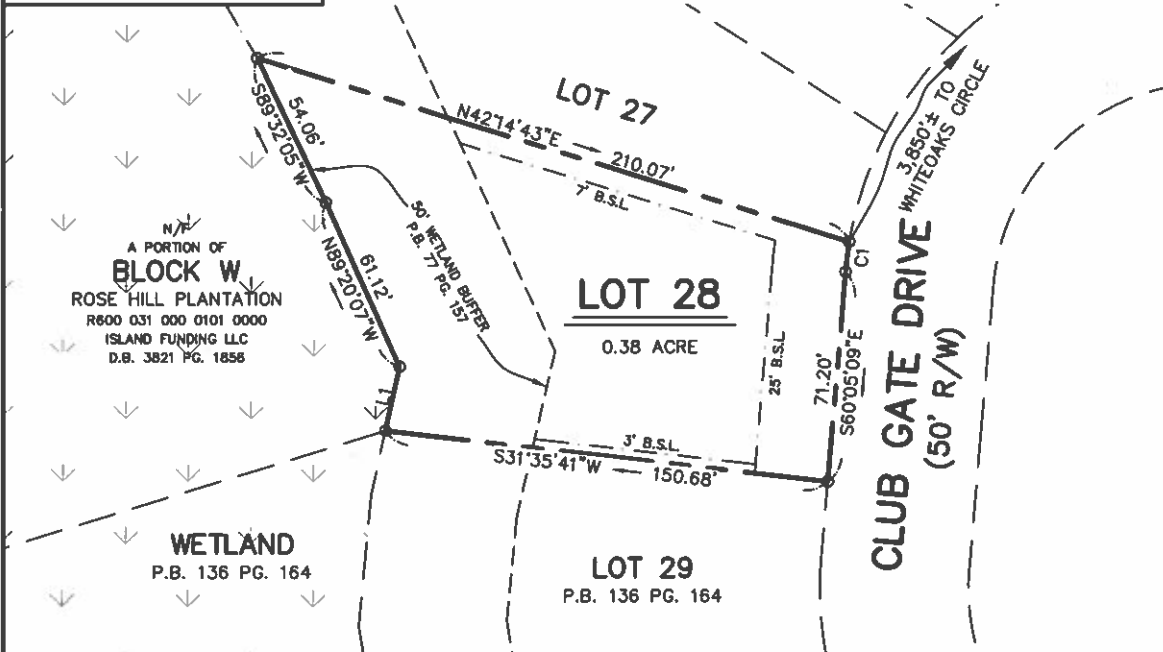




CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	10.27'	125.00'	5.14'	10.27'	S57°43'52"E	04°42'34"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N52°15'09"W	22.14'



TAX PARCEL I.D. NO. R600-031-000-0565-0000

ADDRESS: #256 CLUB GATE DRIVE



REFERENCE PLAT:

- 1) SUBDIVISION PLAT OF PHASE 1, CLUB GATE SUBDIVISION, A SECTION OF BLOCK W, ROSE HILL PLANTATION, BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 10/19/2000, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 77, PG. 157, DATE: 01/30/2001.

NOTES

- 1) THIS EXHIBIT DOES NOT REPRESENT A LAND SURVEY, WAS NOT PREPARED FOR RECORDATION AND IS NOT SUITABLE FOR DEEDING OF PROPERTY. THIS EXHIBIT DOES NOT CERTIFY TO ANY EXACT BOUNDARY LINES OR PROPERTY CORNERS.
- 2) BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS EXHIBIT, ARE EXPLAINED IN THE COVENANTS, EASEMENTS AND SETBACKS SHOWN SHOULD BE VERIFIED THROUGH THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
- 3) THIS EXHIBIT WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS EXHIBIT.

EXHIBIT
OF

LOT 28

#256 CLUB GATE DRIVE

A PORTION OF
PHASE 1

CLUB GATE SUBDIVISION

A SECTION OF
BLOCK W

ROSE HILL PLANTATION

BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:

SCALE: 1" = 50'

DATE: 01/08/2024 JOB NO. SC220150

SURVEYING CONSULTANTS

17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 816-3304 FAX: (843) 816-3305
GA Telephone: (912) 826-2776

CREW: JH
CAD: WC