

VICINITY MAP (NTS)

REFERENCES:  
 1) PLAT BY CLEATHOOD E. BROZE,  
 DATED JULY 2, 1979,  
 RECORDED IN PLAT CABINET F  
 PAGE BERKELEY COUNTY REG.

NOTES:  
 1) AREA WAS DETERMINED BY THE  
 COORDINATE METHOD.  
 2) ANYTHING SHOWN OUTSIDE THE  
 DEFINED BOUNDARY IS FOR  
 DESCRIPTIVE PURPOSES ONLY.  
 3) THE PUBLIC RECORDS  
 REFERENCED ON THIS PLAT ARE  
 ONLY USED AND/OR NECESSARY  
 TO THE ESTABLISHMENT OF THE  
 BOUNDARY OF THIS PROPERTY.  
 THEY ARE NOT AND DO NOT  
 CONSTITUTE A TITLE SEARCH.  
 4) DISTANCE SHOWN HEREON ARE  
 HORIZONTAL GROUND DISTANCES.  
 5) NO SUBSURFACE OR  
 ENVIRONMENTAL INVESTIGATION OR  
 SURVEYS WERE PERFORMED FOR  
 THIS PLAT. THEREFORE THIS PLAT  
 DOES NOT REFLECT THE EXISTENCE  
 OR NONEXISTENCE OF WETLANDS,  
 CONTAMINATION, OR OTHER  
 CONDITIONS WHICH MAY AFFECT  
 THIS PROPERTY.  
 6) FRONT SETBACK 35', REAR  
 SETBACK 30', SIDE SETBACKS 15'.  
 7) TMS NO. 241-00-00-054

LOT 9  
 TMS NO. 241-00-00-053  
 JOHN W. HUGGINS &  
 MARGARET ANN HUGGINS

LOT 10  
 TMS NO. 241-00-00-054  
 29,332 sq. ft.  
 0.673 acres  
 (AREA CALCULATED  
 TO TIE LINE)

LOT 11  
 TMS NO. 241-00-00-055  
 MARSHALL D. MEADS

N 89°15'00" W 308.50'

N 89°15'00" W 244.70'

LAKE BATES  
 TMS NO. 241-00-00-069  
 OSPREY POINTE  
 HOMEOWNERS ASSOCIATION, INC.

N 18°48'27" E 111.54'  
 (TIE LINE)

MEAN  
 HIGH WATER  
 LINE OF LAKE

5/8"  
 REBAR

350' ± TO THE R/W  
 OF TRESTLE COURT  
 N 14°39'32" W  
 97.92'

S 14°39'32" E 110.00'  
 HUNT DRIVE  
 40' R/W

5/8"  
 REBAR

**FLOOD NOTE:**

THIS PROPERTY IS LOCATED IN FLOOD ZONE A  
 (BASE ELEV. NOT ESTABLISHED) AS SHOWN  
 FROM FEMA FLOOD MAPS, PANEL NO. 45015C  
 0043 D, REVISED OCTOBER 16, 2003.

I, JONATHAN F. BURNS, A PROFESSIONAL LAND SURVEYOR IN  
 THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE  
 BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY  
 HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF  
 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. THIS SURVEY IS NOT VALID UNLESS  
 EMPLOYED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY  
 HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT  
 TITLE SEARCH. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER  
 AND SEAL, THIS 15TH DAY OF DECEMBER, 2005.

JONATHAN F. BURNS, PLS-22742

JOB NO. 065017

**BOUNDARY SURVEY**  
 SHOWING LOT 10  
 BATES ESTATES SUBDIVISION  
 OWNED BY  
 HUGH HANSEN (DECEASED) C/O RUTH HANSEN  
 LOCATED IN  
 BERKELEY COUNTY, SOUTH CAROLINA  
 FEBRUARY 28, 2006 SCALE: 1"=30'

**LEGEND**

- - IRON FOUND (AS DESCRIBED)
- ⊙ - IRON SET (5/8" REBAR)
- ⊕ - POWER POLE
- P — OVERHEAD POWER LINE
- - - - - MEAN HIGH WATER LINE

DATE	REVISION	BY



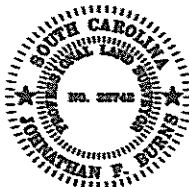
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 PROFESSIONAL  
 LAND SURVEYORS  
 www.gpaland.com

(CHARLESTON BRANCH)  
 450-A JESSEN LANE  
 CHARLESTON SC 29482  
 OFFICE (843) 571-9999  
 FAX (843) 971-9982

(CHARLOTTE BRANCH)  
 P.O. BOX 36916  
 CHARLOTTE NC 28236-6916  
 OFFICE (704) 335-8800  
 FAX (704) 335-8855

(HILTON HEAD BRANCH)  
 ONE GODFREY PLACE SUITE 2  
 BLUFFTON SC 29910  
 OFFICE (843) 815-3830  
 FAX (843) 815-3882

"EXCELLENCE AS A NORM"



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