

Attachment 4

ORDINANCE NO. 2024-_____

TOWN OF BLUFFTON, SOUTH CAROLINA

AN ORDINANCE TO APPROVE THE ANNEXATION PETITION FOR CERTAIN REAL PROPERTY OWNED BY GRANDE OAKS, LLC AND UNIVERSITY INVESTMENTS, LLC, FOR THOSE CERTAIN PROPERTIES CONSISTING OF 65.592 ACRES, MORE OR LESS, LOCATED AT THE SOUTHWEST CORNER OF THE BUCKWALTER PARKWAY AND LAKE POINT DRIVE INTERSECTION AND TO THE WEST OF THE RETREAT AT GRANDE OAKS, AND BEARING BEAUFORT COUNTY TAX MAP NOS. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, AND R600-029-000-2410-0000

WHEREAS, University Investments, LLC ("University") is the One Hundred percent (100%) owner of certain real property contiguous to the Town of Bluffton's corporate boundaries; and

WHEREAS, on November 11, 2023, Grande Oaks II, LLC and University Investments, LLC ("Applicants") submitted a One Hundred Percent (100%) Annexation Petition to annex certain real properties contiguous to the Town of Bluffton's corporate boundaries consisting of 65.592 acres, more or less, located at southwest corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the west of the Retreat at Grande Oaks, and bearing Beaufort County Tax Map Nos. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, and R600-029-000-2410-0000 (the "Properties"), in accordance with S.C. Code Ann. § 5-3-150(3) and the *Town of Bluffton Annexation Policy and Procedure Manual*; and

WHEREAS, on July 24, 2024, the Town of Bluffton Planning Commission held a Public Hearing and voted to forward Town Council a recommendation of approval of the Annexation Petition for the Properties in accordance with the provisions of S.C. Code Ann. § 5-3-150(3) and the *Town of Bluffton Annexation Policy and Procedure Manual*; and

WHEREAS, the Town Council of the Town of Bluffton concurs with Planning Commission's recommendation; and,

WHEREAS, the Town Council agrees to accept the Annexation Petition for the Properties; and,

WHEREAS, the Town Council of the Town of Bluffton finds it to be in the Town's best interest to annex into its corporate boundaries that certain Property owned by the Applicants.

NOW, THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA:

The Town of Bluffton, South Carolina, hereby annexes into its corporate boundaries all those certain Properties owned by Grande Oaks II, LLC and University Investments, LLC consisting of 65.592 acres, more or less, located at southwest corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the west of the Retreat at Grande Oaks, and bearing Beaufort County Tax Map Nos. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, and R600-029-000-2410-0000, including adjacent Right-of-Ways, and which is more fully described by the Petition for Annexation of Property and its Exhibits and Attachments, the same being attached hereto and incorporated herein as part of this Ordinance as Exhibit A.

THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2024.

This Ordinance was read and passed at first reading on _____, 2024.

Larry Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter
Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on _____, 2024.

Larry Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

This Ordinance was passed at second reading held on _____, 2024.

Larry Toomer Sulka, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

Exhibit A

Annexation Petition



TOWN OF BLUFFTON
ANNEXATION POLICY & PROCEDURES MANUAL

APPENDICES

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF BLUFFTON:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory into the Town by ordinance effective as soon hereafter as possible, pursuant to S.C. Code Ann. § 5-3-150(3).

The territory to be annexed is described as follows:

The property is designated as follows on the County tax maps: Recorded plat in book 153 on page 176 and plat in
book 3093 on page 104 attached to application

It is requested that the property be zoned as follows: PUD

John P. Reed
Signature

6/18/24
Date

John P. Reed
Print Name

38 Minuteman Dr Bluffton SC 29910
Street Address, City, Zip

=====
FOR MUNICIPAL USE:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation: _____

By: _____, Date _____



TOWN OF BLUFFTON ANNEXATION POLICY & PROCEDURES MANUAL

APPENDICES

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF BLUFFTON:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory into the Town by ordinance effective as soon hereafter as possible, pursuant to S.C. Code Ann. § 5-3-150(3).

The territory to be annexed is described as follows:

The property is designated as follows on the County tax maps: Recorded plat in book 3093 on page 104 attached to
application

It is requested that the property be zoned as follows: PUD

DocuSigned by:
Pamela Murk 11/1/2023
Signature 1E38384622844AF... Date

Pam Murk
Print Name

Street Address, City, Zip

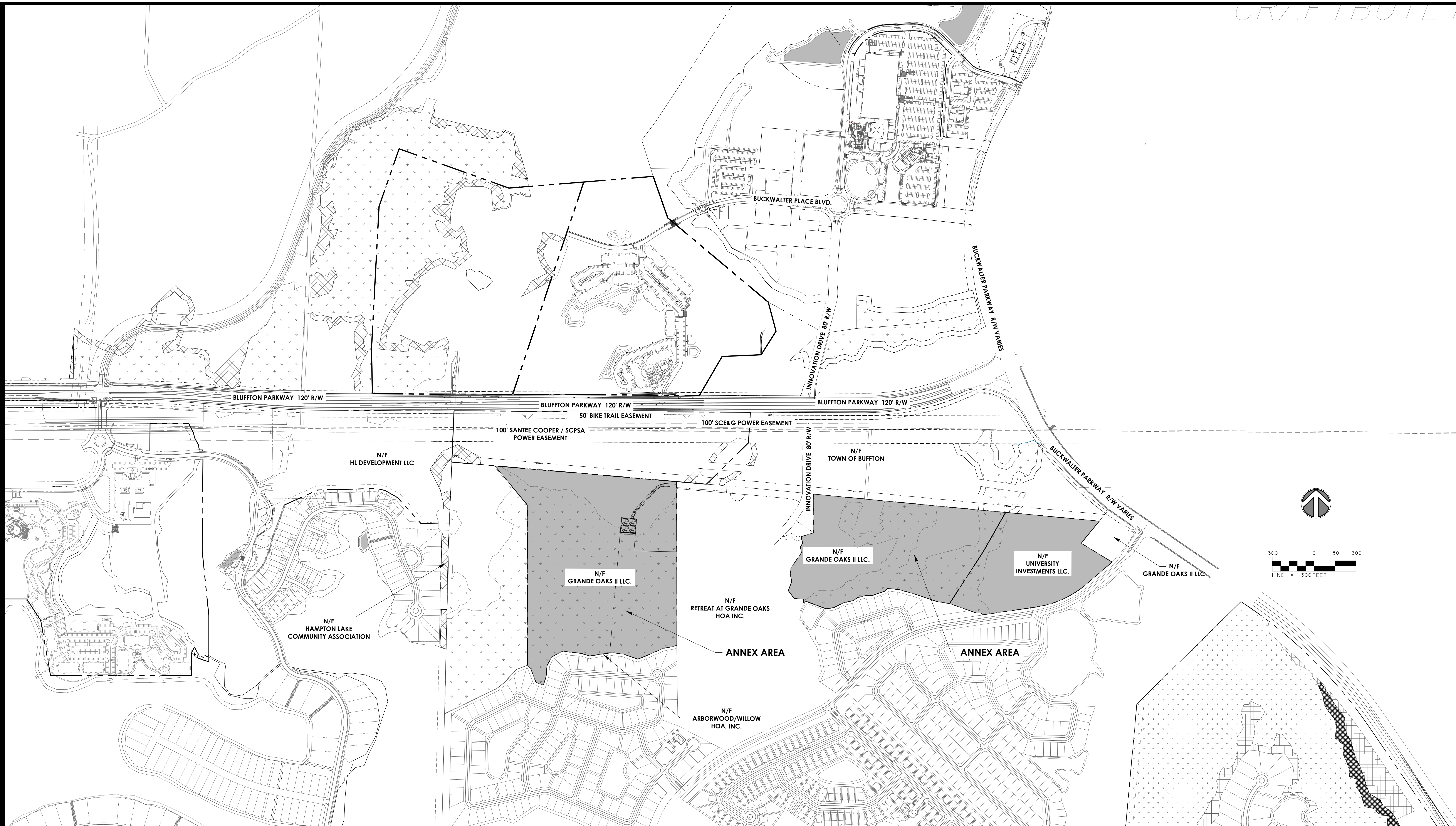
=====
FOR MUNICIPAL USE:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation: _____

By: _____, Date _____



VICINITY MAP
UNIVERSITY INVESTMENTS
 BLUFFTON, SOUTH CAROLINA

October 31, 2023



50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

COPYRIGHT © 2020 THOMAS & HUTTON

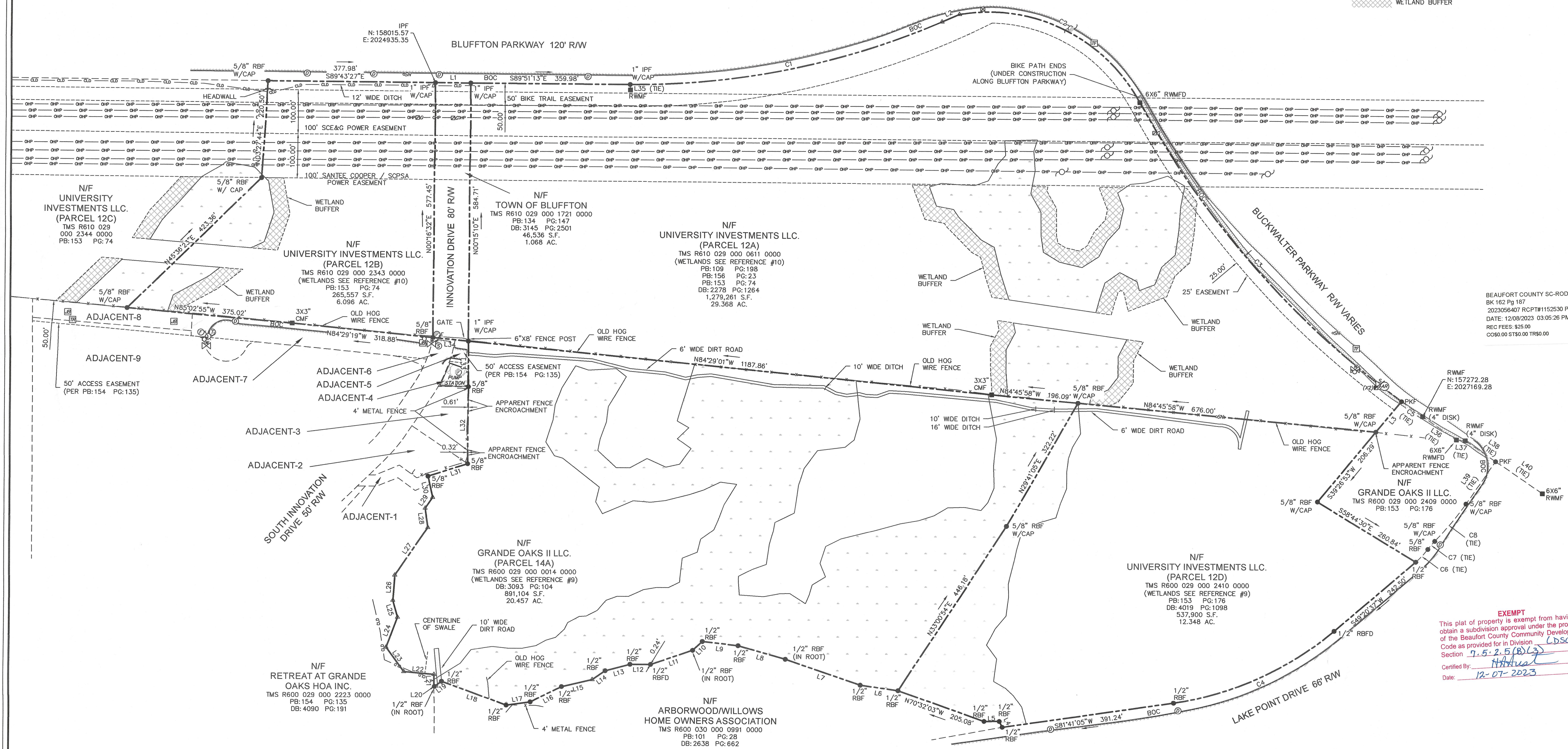
NORTH
SC GRID (NAD 83)
(2011)

LABEL	BEARING	DISTANCE
L1	S89°43'40"E	79.97'
L2	N66°18'46"E	42.77'
L3	S39°26'53"W	90.27'
L4	N27°28'43"W	14.97'
L5	S89°51'47"W	34.49'
L6	N81°46'45"W	86.14'
L7	N71°18'25"W	129.06'
L8	N74°16'14"W	111.39'
L9	N83°38'54"W	81.20'
L10	S47°02'33"W	29.41'
L11	S70°55'53"W	100.36'
L12	N89°44'03"W	46.34'
L13	S75°11'30"W	57.78'
L14	S55°27'05"W	35.75'
L15	S76°58'31"W	71.35'
L16	S63°40'33"W	79.46'
L17	S82°04'21"W	54.76'
L18	N89°45'54"W	154.74'
L19	S53°56'49"W	19.81'
L20	S71°51'23"W	1.17'
L21	N00°03'01"W	27.36'
L22	N84°45'45"W	68.80'
L23	N36°33'31"W	68.49'
L24	N20°25'24"E	72.63'
L25	N15°52'17"W	39.24'
L26	N04°37'49"E	57.23'
L27	N34°37'46"E	131.37'
L28	N08°52'06"W	44.20'
L29	N33°30'02"E	29.46'
L30	N12°48'42"W	49.04'
L31	N72°16'17"E	84.05'
L32	N00°15'11"E	174.22'
L33	N00°06'59"W	103.20'
L34	N84°33'42"W	80.53'
L35	S02°49'47"E	12.76'
L36	S55°34'32"E	92.33'
L37	S84°45'58"E	20.42'
L38	S55°33'55"E	82.79'
L39	N34°24'03"E	117.20'
L40	S55°33'55"E	128.40'

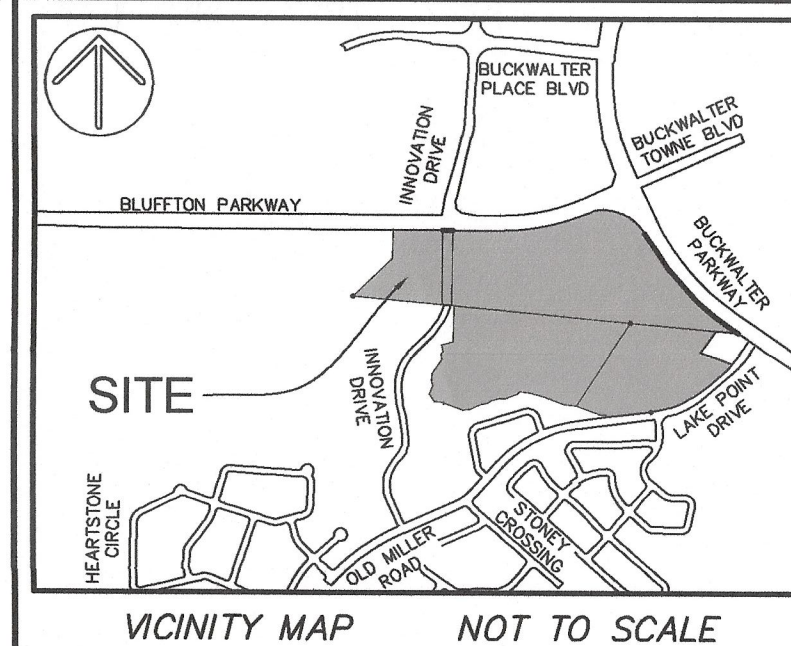
ACREAGE CHART

	PARCEL 12A	PARCEL 12B	PARCEL 12D	PARCEL 14A	INNOVATION DRIVE	TOTAL
UPLAND	1,093,739 S.F. 25.109 AC.	229,281 S.F. 5.264 AC.	464,478 S.F. 10.663 AC.	462,512 S.F. 10.618 AC.	46,536 S.F. 1.068 AC.	2,306,546 S.F. 52,722 AC.
UPLAND WITH BUFFER	1,148,330 S.F. 26.362 AC.	241,204 S.F. 5.537 AC.	N/A	N/A	N/A	1,389,534 S.F. 31,899 AC.
BUFFER	54,591 S.F. 1.253 AC.	11,923 S.F. 0.273 AC.	N/A	N/A	N/A	66,514 S.F. 1.526 AC.
WETLAND	130,931 S.F. 3.008 AC.	24,353 S.F. 0.559 AC.	73,422 S.F. 1.685 AC.	428,592 S.F. 9.839 AC.	N/A	657,298 S.F. 15,089 AC.
TOTAL	1,279,261 S.F. 29.368 AC.	265,557 S.F. 6.096 AC.	537,900 S.F. 12.348 AC.	891,104 S.F. 20.457 AC.	46,536 S.F. 1.068 AC.	3,020,358 S.F. 69,337 AC.

LABEL	RADIUS	ARC CHORD	CHORD BEARING	DELTA
C1	1738.00'	723.68'	718.46'	N78°14'29"E
C2	386.70'	484.88'	453.73'	S64°14'26"E
C3	2070.00'	906.06'	898.84'	S41°24'01"E
C4	717.00'	402.91'	397.63'	S65°31'42"W
C5	2070.00'	59.22'	59.22'	S54°45'34"E
C6	185.00'	39.93'	39.86'	N43°14'11"E
C7	200.00'	24.05'	24.04'	N40°29'12"E
C8	882.00'	110.13'	110.00'	N38°10'00"E

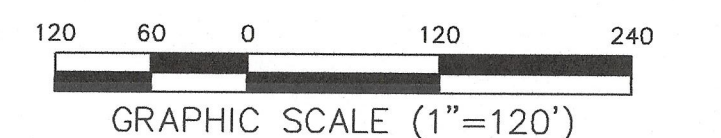


- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CMF CONC. MONUMENT FOUND
 - IPF IRON PIPE FOUND
 - PKF PK NAIL FOUND
 - RBF IRON REBAR FOUND
 - RBFD IRON REBAR FOUND DISTURBED
 - RWMF RIGHT-OF-WAY CONC. MONUMENT FOUND
 - RWMFD RIGHT-OF-WAY CONC. MONUMENT FOUND DISTURBED
 - AIR RELEASE VALVE MANHOLE
 - ELECTRIC STUBOUT
 - FIRE HYDRANT
 - FIBER OPTIC MANHOLE
 - GRATE INLET
 - GUY WIRE
 - JUNCTION BOX
 - POWER POLE
 - STORM DRAIN MANHOLE
 - SIGN
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER VALVE
 - SANITARY SEWER VALVE MARKER
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POLE
 - TELEPHONE MANHOLE
 - TRANSFORMER-ELECTRIC
 - UNDERGROUND GAS MARKER
 - WATER VALVE
 - WETLANDS
 - BACK OF CURB
 - CENTERLINE OF DITCH
 - FENCE LINE
 - OVERHEAD POWER LINE
 - CONCRETE
 - EDGE OF PAVEMENT
 - GRAVEL
 - WETLAND BUFFER



- NOTES
- THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X, DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 4501300270G.
 - BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - 50' BIKE TRAIL EASEMENT, 100' SCE&G POWER EASEMENT, AND 100' SANTEE COOPER / SCPSA POWER EASEMENT ARE PER REFERENCE #11.
 - PRECISION OF PLAT CLOSURE: 1:1,463,672
 - WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN FROM REFERENCES #9 & #10.

- REFERENCES
- PB:153 PG:74
 - PB:134 PG:147
 - PB:109 PG:198
 - PB:153 PG:23
 - PB:153 PG:176
 - DB:2278 PG:1264
 - DB:3093 PG:104
 - DB:4019 PG:1098
 - A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO., INC.
 - A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.
 - PB:134 PG:147

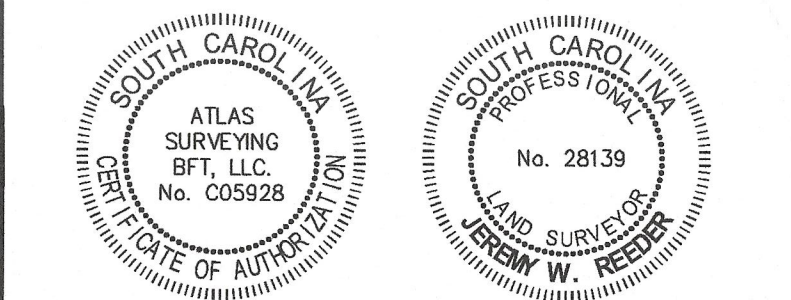


PREPARED FOR:
REED GROUP
A BOUNDARY SURVEY OF
#655 OLD MILLER ROAD, AND
INTERSECTION OF BLUFFTON PARKWAY
AND BUCKWALTER PARKWAY

TAX PARCEL No's:
R610 029 000 2343 0000,
R610 029 000 1721 0000,
R610 029 000 0611 0000,
R600 029 000 2410 0000
REC FEES: \$25.00
C060.00 \$750.00 TR50.00

BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA
FIELD WORK: NCH
FIELD CHECK: JHR
DRAWN BY: JHR
FIELD DATE: 07-19-2022
PLAT DATE: 12-05-2023
SCALE: 1"=120'
PROJECT No.: BFT-2215
FILE: BFT-2215 81.DWG

ATLAS
SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



EXEMPT
This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Community Development Code as provided for in Division 7.5-2.5(B)(2) Section 7.5-2.5(B)(2) Certified By: [Signature] Date: 12-07-2023

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

[Signature]
JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL

BEAUFORT COUNTY AUDITOR

This deed was prepared in the law offices of
BURR & FORMAN LLP
23-B Shelter Cove Ln #400, Post Office Drawer 3
Hilton Head Island, SC 29928
(843) 785-2171

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE
(Limited Warranty)

KNOW ALL PERSONS BY THESE PRESENTS, that Grande Oaks II, LLC, hereinafter referred to as "Grantor," in the State aforesaid, for and in consideration of the sum of Six Hundred Twenty-Five Thousand and 00/100 Dollars (\$625,000.00) to Grantor in hand paid by

University Investments, LLC
P.O. Box 23767
Hilton Head Island, SC 29925

hereinafter referred to as "Grantee," the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth in the legal description below, unto the said Grantee, the following described property:

ALL that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina and being designated as Parcel 12D as shown on that certain plat prepared by Atlas Surveying, Inc., Jeremy W. Reeder, SCPLS No. 28130, dated December 17, 2020, and recorded in the Beaufort County Records in Plat Book 156 at Page 23.

SAVE AND EXCEPT, ALL that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina and being designated as Parcel 1 as shown on that certain plat prepared by Atlas Surveying, Inc., Jeremy W. Reeder, SCPLS No. 28130, dated December 17, 2020, and recorded in the Beaufort County Records in Plat Book 156 at Page 23.

The property intended to be conveyed herein is a portion of the same property conveyed to the within Grantor by Deed from Robertson Real Estate Partnership, a South Carolina Partnership, dated September 14, 2011, and recorded in Book 3093 at Page 104, Beaufort County Records, on October 25, 2011.

This Deed was prepared without benefit of title examination in the Law Offices of Burr & Forman LLP, Post Office Drawer 3, Hilton Head Island, South Carolina 29938, by Walter J. Nester, III.

THIS CONVEYANCE IS MADE SUBJECT TO all other easements and restrictions of record affecting the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned, unto the Grantee, its successors and assigns forever; subject, however, to the rights, conditions and restrictions that constitute covenants running with the land, all as set forth herein.

AND Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns, against Grantor and its successors and assigns, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its duly authorized officer and its seal to be hereto affixed, this 29 day of April, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

(2) [Signature]
Signature of 1st Witness

(3) [Signature]
Signature of 2nd Witness/Notary Public

GRANDE OAKS II, LLC

(1) [Signature]
By: Pamela Murk, Manager

STATE OF MARYLAND)
COUNTY OF MONTGOMERY)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Pamela Murk as Manager of Grande Oaks II, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 29th day of April, 2021.

NOTARY SEAL
Chet Raymond, Notary Public
Montgomery County, Potomac, Maryland
My Commission Expires May 24, 2021

(4) [Signature]
Notary Public for MONTGOMERY COUNTY, MARYLAND
My Commission Expires: 05/24/2021

11/17 RW
1641

Prepared by and return to:
Peter J. Strauss, Esquire
The Strauss Law Firm
55 Hospital Center Common
Suite 300
Hilton Head Island, SC 29926

RECORDED
2011 Nov -04 11:46 AM
Sharon O. Burns
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD
BK 03093 PGS 0104-0114
FILE NUM 2011054005
10/25/2011 09:18:33 AM
REC'D BY O EVANS RCPT# 659513
RECORDING FEES 17.00

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT) **QUIT CLAIM DEED**

KNOW ALL PERSONS BY THESE PRESENTS THAT ROBERTSON REAL ESTATE PARTNERSHIP, a South Carolina Partnership ("Grantors"), in the State aforesaid, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and no other valuable consideration to him/her in hand paid at and before the sealing of these presents, by **GRANDE OAKS II, LLC, a South Carolina limited liability company, ("Grantee")** of **83 May River Point, Bluffton, South Carolina 29910**, in the State aforesaid for which the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said **Grantee**, its successors and assigns, forever, in fee simple, the following described real property:

See Exhibit A, attached hereto

THIS property is conveyed by the Grantors and accepted by the Grantee subject to all applicable covenants, conditions, restrictions, easements, affirmative obligations, etc., as recorded in the Office of the Register of Deeds for Beaufort County, South Carolina.

THIS being the same property conveyed to the within Grantor from **DOUGLAS M. ROBERTSON and LUELLEN N. ROBERTSON** by Corrective Title To Real Estate dated June 8, 2011 and recorded in Deed Book 03065 at Page 0921 in the Beaufort County, South Carolina Register of Deeds Office on June 13, 2011.

TMS No.: R600/029/000/014D/0000

ADD DMP Record 11/2/2011 12:15:24 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	0014	0000	00

ADD DMP Record 11/2/2011 12:15:51 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	014D	0000	00

The within Quit Claim Deed was prepared in the office of Peter J. Strauss, Attorney at Law, 55 Hospital Center Common, Suite 300, Hilton Head Island, South Carolina 29926 without the benefit of a title search.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining thereto.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto said Grantee, its successors and assigns forever.

WITNESS my Hand and Seal, this 14 day of September, 2011.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

[Signature]
(non-notary witness)

**ROBERTSON REAL ESTATE
PARTNERSHIP**, a S.C. Partnership
BY: Robertson Partnership, LLC
Its: General Partner

[Signature]
DOUGLAS M. ROBERTSON
Its: Manager

Megan L. Criddle
(notary)

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT

I, Megan L. Criddle, Notary Public, do hereby certify that **ROBERTSON REAL ESTATE PARTNERSHIP**, a S.C. Partnership, by Robertson Partnership, LLC, its General Partner, by **DOUGLAS M. ROBERTSON**, its Manager, the Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 14 day of September, 2011.

Megan L. Criddle
Notary Public for South Carolina
My Commission Expires: July 8, 2015
(SEAL)

EXHIBIT A
PROPERTY DESCRIPTION FOR DEED

All those certain pieces, parcels or tracts of land situate, lying and being in Beaufort County, South Carolina, more particularly described as follows:

All that certain piece, parcel or tract of land containing 232 acres, more or less, as shown on that Plat prepared by Rod C. Spann, R.L.S., dated November 4, 1985, and recorded in the Offices of the Clerk of Court for Beaufort County, in Plat Book 33 at Page 165. Said property being bounded and described as follows: Beginning at a point in the Northwestern most corner of the property proceeding in an Easterly direction for 5,049.94' feet, more or less, then turning South for an approximate distance of 1,667.56' feet, then turning in a Westerly direction for a distance of 3,069.68' feet, more or less, then turning in a Southwesterly direction for 960' feet, then turning in a Westerly direction for 407.61' feet, then turning in a Northerly direction for 268.85' feet, then turning in a Westerly direction for 296.65' feet, then turning in a Southwesterly direction for 205.17' feet, then turning in a Westerly direction for 83.62' feet, then turning in a West-Southwesterly direction for 448.90' feet, then turning in a Northerly direction for a combined distance of 2,681.60' feet to the point of beginning.

AND

All that certain piece, parcel or tract of land containing 230 acres, more or less, as shown on that certain Plat prepared by Rod C. Spann, R.L.S., dated November 4, 1985, and recorded in the Offices of the Clerk of Courts for Beaufort County in Plat Book 33 at Page 165. Said property being bounded on the NORTH for a combined distance of 2,969.68' feet by other lands of Richard C. Neel, Jr. as shown on said Plat; On the EAST for a combined distance of 2,867.16' feet by lands now or formerly belonging to Union Camp; On the SOUTH for a combined distance of 4,601.90' feet by lands of others; On the WEST for at approximate distance of 2,680' feet, more or less, by a 100' right-of-way access road.

AND ALSO:

ALL those certain pieces, parcels, or tracts of land being four (4) in number, respectively labeled PARCEL "A", PARCEL "B", PARCEL "C" AND PARCEL "D" on that certain plat of Forrest F. Baughman, P. L. 5., #4922, dated the 22nd day of June 1994 and recorded in the Office of the Clerk of Courts for Beaufort County, South Carolina in Plat Book 50 at Page 51. These four (4) parcels of land are the Grantor's remaining interest in that certain subdivision known as Grandee Oaks Subdivision located in Bluffton Township, South Carolina. Said tracts of land being more particularly bound and described as follows:

PARCEL "A"

Parcel "A" containing 68,436 square feet comprising 1.57 acres, being more particularly bounded and described as follows: On the North for a distance of 130.69' feet, now or formerly, by Hogan; on the South for a distance of 126.06' feet, now or formerly, by Union Bag and Paper Company; on the West for a distance of 561.31' feet, now or formerly, by Union Bag and Paper Company, and on the East for a distance of 524.60' feet by the sixty (60') foot right-of-way of Grandee Oaks Circle.

PARCEL "B"

Parcel "B" containing 40,741 square feet comprising 0.93 acres, being more particularly bounded and described as follows; On the North for a distance of 186.35' feet by the sixty (60') foot right-of-way of Grandee Oaks Circle; on the South for a distance of 286.11' feet, now or formerly, by Hogan; on the West for a distance of 176.85' feet, now or formerly, by Richard L. and Vivian K. Poore; and on the East for a distance of 65.44' feet by the sixty foot (60') foot right-of-way of Grandee Oaks Circle.

PARCEL "C"

Parcel "C" containing 553,418 square foot comprising 12.71 acres, having such meets and bounds as is shown on said plat referenced above, bounded generally on the North by the sixty (60') foot right-of-way of Grandee Oaks Circle; on the West by lands of Stone and Nix and the sixty (60') foot right-of-way of Grandee Oaks Circle; on the East by the one hundred (100') foot right-of-way of an unnamed roadway.

PARCEL "D"

Parcel "D" containing 415,710 square feet comprising 9.54 acres, more particularly shown and designated as a one hundred (100') foot wide of an unnamed road beginning at Old Miller Road and running generally in a North, Northeasterly direction for a distance of 2029.22' feet and then turning generally westward and becoming known as Grandee Oaks Circle, including one small avenue running generally North, Northwest off of the Northern boundary of Grandee Oaks Circle. The purpose of the conveyance of Parcel "D" is to divest the Grantee herein of any interest in Grandee Oaks Subdivision, including, but not limited to any interest he has in the roadways of said subdivision.

SAVING AND EXCEPTING THEREFROM, all those certain pieces, parcels or tracts of land situate, lying and being in Beaufort County, South Carolina, more particularly described as follows:

TRACT A (Right of Way/Roads)

All those certain pieces, parcels or lots of land situate, lying and being in Beaufort County, South Carolina and being designated as shown on that certain plat prepared by Forest F. Baughman P.L.S. 4922, dated June 22, 1994 and entitled Grand Oaks Subdivision and recorded in the Office of the RMC for Beaufort County, S.C. in Plat Book 50 at Page 97. It is the intention of the Grantor that

Tract A only refers to all roads designed for ingress egress, all of which is more specifically shown on the aforementioned plat.

AND ALSO TRACT B (Right of Way/Roads)

All that certain piece, parcel or tract of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being shown and described as 66' R/W extending along the eastern boundary on that certain plat entitled "Grande Oaks Subdivision Phase II, A Boundary Survey and Subdivision of 24.73 Acres, Shown as Parcels A, B,B & D Grande Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina," said plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS #4922, dated June 22, 1994, and recorded in Beaufort County Records in Plat Book 52 at Page 1234. Said right-of-way is also shown and described as Old Miller Road (Private), 66' R/W on that certain plat entitled "A Subdivision & Neighborhood Drainage Plan for Grande Oaks Phase III, off SC Hwy 46 & Old Miller Road, Bluffton Township, Beaufort County, South Carolina," said plat prepared by Connor and Associates, Inc., Barry W. Connor, SCRLS, dated July 24, 1996, last revised August 21, 1996, and recorded in the Beaufort County Records in Plat Book 59 at Page 74. For a more detailed description as to the metes and bounds, courses and distances, reference is had to the aforementioned recorded plats.

AND ALSO, ALL that certain piece, parcel or tract of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being shown and described as 1,372 sq ft. 3.03 acres, on that certain plat entitled "A BOUNDARY SURVEY of 0.03 ACRES LOCATED at the Intersection of Old Miller Road and Grand Oaks Drive, Bluffton, Township, Beaufort County, South Carolina," said plat prepared by William S. Sanders, PLS#16122, dated November 2, 2001, and recorded in the Beaufort County Records in Plat Book 85 at Page 12. For a more detailed description as to the metes and bounds, courses and distances, reference is had to the aforementioned recorded plat.

AND ALSO, TRACT C (Triangular Parcel on Buckwalter Parkway)

ALL that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina, shown and described as 9,588 SF, 0.22 Acres on a Plat entitled "BOUNDARY SURVEY of 0.22 to be included in the Right of Way of Buckwalter Parkway, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS#16122; said Plat being dated July 31, 2001 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1477 at Page 796.

AND ALSO, TRACT D (Wetlands)

All those certain pieces, parcels or lots of land situate, lying and being in Beaufort County, South Carolina shown and described as Parcel 1, containing 3.540 acres upland, and 2.822 acres wetland, for a total of 6.362 acres; and Parcel 2, containing 3.316 acres upland, and 2.043 acres wetland, for a total of 5.359 acres; said Parcels shown and described on a Plat entitled "A Plat of Parcel 1 (6.362 acres) and Parcel 2 (5.5359 acres), being a Portion of the Grande Oaks PUD located near the North End of

End of Old Miller Road, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by Thomas & Hutton Engineering Co., Boyce L. Young, SCRL No. 11079 dated October 4, 2001 last revised November 14, 2001 and recorded in Plat Book 86 at Page 38, Beaufort County Records.

AND ALSO, TRACT E (Grande Oak, Phase I)

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 2.03 Acres as described as Open Space on that certain plat entitled "Grande Oaks Subdivision Phase II, A Boundary Survey and Subdivision of 24.75 Acres, Shown as Parcels A, B, C & D Grande Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina", said plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS 4922 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 52 at Page 123.

AND

ALSO, ALL those certain pieces, parcels or tracts of land situate, lying and being in the Bluffton Township, Beaufort County, South Carolina more particularly designated as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 on that certain plat entitled "Grande Oaks Subdivision Phase II, A Boundary Survey and Subdivision of 24.75 Acres, Shown as Parcels A, B, C & D Grande Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina", said plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS 4922 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 52 at Page 123.

AND ALSO, TRACT F (Grande Oaks, Phase II)

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 3.00 Acres as described on that certain plat entitled "Plat Prepared for William H. Grimes, Jr., Beaufort County, South Carolina", said plat prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 244 at Page 1966.

AND

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 5.56 Acres as described on that certain plat entitled "Plat Prepared for Thomas F. Hogan, Beaufort County, South Carolina", said plat prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 244 at Page 1971.

AND

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 2.54 Acres as described on that certain plat entitled "Plat Prepared for Wayne & Martha Smith, Beaufort County, South Carolina", said plat

prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 268 at Page 1952.

AND

ALL that certain piece, parcel or tract of land or a portion thereof lying and being in Beaufort County, South Carolina, measuring and being bounded as follows: Commencing at a iron pipe on the southeast corner of the property adjacent to Grandee Oaks Circle 60' R/W N 53°16'48" W for a distance of 312.26 feet; then N 01°35'53" E for a distance of 173.26 feet; then N 75°32'43" E for a distance of 442.61 feet; then S 27°24'44" E for a distance of 255.83 feet; then S 55°21'47" W for a distance of 225.29 feet to a concrete marker; then S 46°44'23" W for a distance of 168.06 feet to the point of beginning. Said property is more particularly shown and identified as "Jack Bailey and Robert All, Beaufort County, SC", prepared by Rod C. Spann, RLS 6273, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 32 at Page 79 together with that parcel shown and indicated on a plat entitled "Survey for Robert P. & Nan C. All, Beaufort County, South Carolina" prepared by Rod C. Spann, RLS 6273, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 369 at Page 688.

AND

ALL that certain piece, parcel or lot of land, situate, lying and being in Beaufort County, South Carolina, approximately five (5) miles Northwest of Bluffton, measuring and bounding as follows: Beginning at the Northwest corner and proceeding N 75° 54' 42" E for a distance of 277.93 feet; then South 27° 24' 44" E for a distance of 255.83 feet; thence S 55°21'47" W for a distance of 266.16 feet; thence N 34°56'54" W for a distance of 351.34 feet to the beginning. Said property is more particularly described on a plat of the same by Rod C. Spann, RLS, dated August 6, 1982, and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 369 at Page 688.

AND

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 1.36 Acres as described on that certain plat entitled "Survey for Jack Bailey, Beaufort County, South Carolina", said plat prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 31 at Page 31.

AND

ALL that certain piece, parcel or lot of land containing 1.20 acres as shown on that certain plat prepared by Rod C. Spann, RLS, dated July 1, 1985, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 33 at Page 111. Said property being more particularly bounded and described as follows: On the East for a distance of 130.87 feet by Grandee Oaks Circle; on the North for a distance of 195.85 feet by property now or formerly owned by Bailey; on the West for a distance of 317.13 feet by property now or formerly owned by Union Camp; on the

Camp; on the South for a distance of 40 feet by property now or formerly owned by Hogan; and on the Southeast for a distance of 310.43 feet by property now or formerly owned by Poore.

AND

All those certain pieces, parcels or tracts of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as Tracts A and B as more particularly described on that certain plat entitled "Plat Prepared for Richard C. Neel, Jr., A Portion of Grandee Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina", said plat prepared by Johnson-Trogdon Surveyors and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 39 at Page 126.

AND ALSO, TRACT G (Grande Oaks, Phase III)

ALL that certain piece, parcel or lot of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina and being known as Lot Number 22 of Grande Oaks, Phase III Subdivision. FOR a more particular description reference is made to that certain plat prepared by Matthew M. Crawford, SCRLS, dated December 3, 1996 and recorded in Plat Book 59 at Page 73 in the Register of Deeds for Beaufort County, South Carolina.

AND

All that certain piece, parcel, or lot of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, the same being 17.17 acres and known as Grande Oaks Phase III Subdivision, and more particularly described as follows: Beginning at a point along the projected right-of-way of Old Miller Road and running N34°53'18"E for a distance of 1179.98' feet, more or less, to a point; then turning and running S55°06'42"E for a distance of 487.02' feet, more or less, to a point; then turning and running S34°53'18"W for a distance of 104.66' feet, more or less, to a point; then turning and running S08°43'41"E for a distance of 275.40' feet, more or less, to a point; then turning and running N85°13'03"E for a distance of 79.63' feet, more or less, to a point; then turning and running S04°46'57"E for a distance of 309.70' feet, more or less, to a point; then turning and running S76°44'35"W for a distance of 800.61' feet, more or less, to a point; then turning and running N68°00'57"W for a distance of 412.17' feet, more or less, to a point to beginning.

For a more particular description, reference is made to that certain plat prepared by Matthew M. Crawford, SCRLS, dated 12/03/96 and recorded in Plat Book 59 at Page 73.

AND

All of that certain parcel or tract of land, Situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being shown and described as 144,995SF, 3.33 Ac (Pond) and Wetland on that certain plat entitled "A Boundary Survey of 3.33 Acres, Being a Portions of Grand Oaks Phase 3, Bluffton Township, Beaufort County, South Carolina," prepared by William S. Sanders, PLS#16122, dated November 3, 2001, and recorded in the Beaufort County, Records in Plat Book 85 at Page 11. For a more detailed description as to the metes and bounds, courses and distances, reference is had to

reference is had to the aforementioned recorded plats.

AND ALSO, TRACT H (Grande Oaks, Phase 3B1)

All that certain piece of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina and containing 31 acres more or less as described on that certain plat entitled "A subdivision of a portion of the lands of Grande Oaks LLC near Pritchardville, Bluffton Township, Beaufort County, South Carolina" also known as Grand Oaks Phase 3BI, plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS 4922 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 66 at Page 160.

AND ALSO, TRACT I (Sandy Pointe, Ph 1 & 2)

All that certain piece, parcel, or tract of land lying and being in Beaufort County, South Carolina shown and described as "Parcel A, 1,488,377 SF, 34.17 Acres" on a plat entitled "Boundary Survey of 49.85 Acres Shown as Parcels A & B on the Lands of Doug Robertson at the End of Old Miller Road, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated June 9, 2001, and last revised September 29, 2001 and having been recorded in the Beaufort County Land Records in Plat Book 82 at Page 179 (the "Plat").

AND

All that certain piece, parcel, or tract of land lying and being in Beaufort County, South Carolina shown and described as "Parcel B, 682,913 SF, 15.68 Acres" on a plat entitled "Boundary Survey of 49.85 Acres Shown as Parcels A & B on the Lands of Doug Robertson at the End of Old Miller Road, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated June 9, 2001, and last revised September 29, 2001 and having been recorded in the Beaufort County Land Records in Plat Book 82 at Page 179.

AND ALSO, TRACT J (Edgefield)

All those certain pieces, parcels or tracts of land situate, lying and being in Beaufort County, South Carolina shown and described as Parcel A, containing 86.954 acres upland, and 10.749 acres wetland, for a total of 97.703 acres; and Parcel B, containing 2.595 acres upland; said Parcels shown and described on a Plat entitled "A Plat of The Sivica Tract at Grande Oaks, Beaufort County, South Carolina"; said Plat prepared by Thomas & Hutton Engineering Co., Boyce L. Young, SCRL No. 11079 dated April 15, 2003, last revised July 11, 2003 and recorded in Plat Book 94 at Page 171, Beaufort County Records.

AND ALSO, TRACT K (Arborwood)

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, South Carolina shown and described as "Arborwood, 396,023 SF, 9.09 Ac" on a Plat entitled "A Boundary Survey of Two Parcels Shown hereon as "Arborwood" and "the Willows" at Grande Oaks, Bluffton

Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated September 16, 2003, and last revised November 18, 2003 and having been recorded in the Beaufort County Land Records in Plat Book 97 at Page 43 (the "Plat").

AND ALSO, TRACT L (Willows, Ph. 1 & 2)

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, South Carolina shown and described as "The Willows, Phase 1, Parcel B, 1,196,380 SF, 27.47 Ac" on a Plat entitled "A Boundary Survey of Two Parcels Shown hereon as "Arborwood" and "the Willows" at Grande Oaks, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated September 16, 2003, and last revised November 18, 2003 and having been recorded in the Beaufort County Land Records in Plat Book 97 at Page 43 (the "Plat").

AND

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, South Carolina shown and described as "The Willows, Phase 2, Parcel A, 771,271 SF, 17.71 Ac" on a Plat entitled "A Boundary Survey of Two Parcels Shown hereon as "Arborwood" and "the Willows" at Grande Oaks, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated September 16, 2003, and last revised November 18, 2003 and having been recorded in the Beaufort County Land Records in Plat Book 97 at Page 43 (the "Plat").

Being all or portions of Beaufort County Tax Parcels TMS:

R600 029 000 014D 0000
R600 037 000 020A 0000
R600 023 00F 0147 0000
R600 029 000 0014 0000

This property description was prepared by Novit & Scarminach, PA, Post Office Drawer 14, Hilton Head Island, SC 29938 by Elizabeth B. Mayo without benefit of title examination.