

Attachment 11

Owned by
University
Investments, LLC

Owned by
University
Investments, LLC

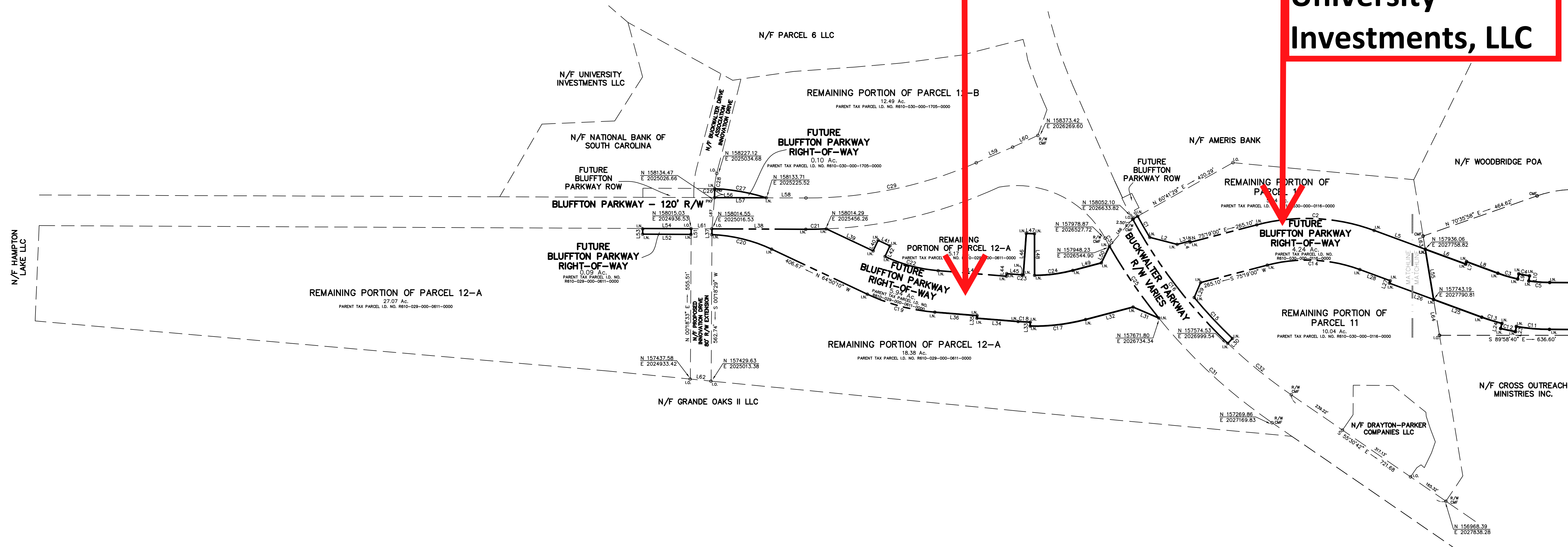
CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	1920.00'	93.58'	46.89'	93.57'	S 29°49'14" E
C2	754.07'	458.81'	236.75'	455.77'	N 87°15'00" E
C3	584.07'	79.55'	39.83'	79.48'	S 73°43'25" E
C4	584.07'	41.84'	20.93'	41.83'	S 79°45'01" E
C5	584.07'	80.54'	40.33'	80.48'	S 85°39'32" E
C6	584.07'	265.38'	135.02'	263.10'	N 77°12'27" E
C7	764.07'	347.17'	176.63'	344.19'	S 77°12'27" W
C8	584.07'	62.49'	31.28'	62.44'	S 87°12'31" W
C9	584.07'	47.97'	24.00'	47.96'	S 66°32'38" W
C10	764.07'	234.12'	117.98'	233.21'	N 81°26'45" E
C11	784.07'	128.03'	64.17'	127.86'	S 84°58'30" E
C12	784.07'	58.16'	29.09'	58.15'	S 78°03'01" E
C13	764.07'	81.39'	40.73'	81.35'	S 72°52'25" E
C14	594.07'	361.46'	186.52'	355.91'	N 87°15'09" W
C15	1915.00'	215.44'	107.63'	215.32'	S 43°02'03" E
C16	1940.00'	603.96'	304.44'	601.52'	S 37°26'40" E
C17	779.07'	215.39'	108.39'	214.71'	N 83°14'13" E
C18	764.07'	46.60'	23.31'	46.60'	S 87°05'43" E
C19	754.07'	269.95'	136.44'	268.52'	S 75°05'31" E
C20	594.07'	237.59'	120.41'	236.01'	N 76°17'37" W
C21	1738.00'	78.97'	39.49'	78.97'	N 89°02'30" E
C22	594.07'	212.67'	107.49'	211.54'	S 75°05'31" E
C23	584.07'	5.30'	2.65'	5.30'	S 85°36'28" E
C24	584.07'	148.48'	74.64'	148.08'	N 82°35'58" E
C25	2070.00'	335.49'	168.11'	335.12'	S 34°25'19" E
C26	260.00'	4.33'	2.16'	4.33'	S 00°41'52" W
C27	769.07'	202.35'	101.76'	201.77'	N 78°58'49" W
C28	260.00'	58.95'	29.60'	58.83'	S 07°40'14" W
C29	1616.88'	673.25'	341.57'	668.39'	N 78°19'54" E
C30	1378.25'	35.12'	17.56'	35.12'	S 29°17'55" E
C31	2070.00'	594.67'	299.40'	592.63'	S 47°17'42" E
C32	1940.00'	314.18'	157.43'	313.84'	S 51°00'09" E

CURVE LABELS C28 THRU C32
ARE SURVEY TIE LINES

LINE TABLE			
LINE	BEARING	CHORD	LENGTH
L1	N 60°41'29" E	22.10'	
L2	S 75°42'41" E	108.70'	
L3	N 75°19'00" E	50.00'	
L4	S 14°41'00" E	5.00'	
L5	S 69°49'19" E	209.39'	
L6	S 69°49'19" E	165.37'	
L7	N 20°10'41" E	10.00'	
L8	S 69°49'19" E	128.20'	
L9	N 12°22'29" E	20.00'	
L10	S 08°07'29" W	20.00'	
L11	N 64°11'27" E	229.10'	
L12	N 02°36'38" W	38.08'	
L13	S 89°14'39" E	78.26'	
L14	S 87°39'33" E	31.45'	
L15	S 00°13'56" W	10.00'	
L16	S 02°19'54" W	170.27'	
L17	S 22°44'55" W	10.86'	
L18	S 05°18'33" E	20.00'	
L19	N 89°53'36" W	152.80'	
L20	S 01°11'00" E	26.52'	
L21	N 89°43'37" W	122.61'	
L22	S 34°14'38" W	135.21'	
L23	S 09°49'29" W	20.00'	
L24	N 14°04'29" E	20.00'	
L25	N 69°49'19" W	197.01'	
L26	N 69°49'19" W	181.19'	
L27	N 20°10'41" E	10.00'	
L28	N 69°49'19" W	124.76'	
L29	S 23°12'33" W	62.28'	
L30	S 43°44'35" W	26.95'	
L31	N 66°50'42" W	107.54'	
L32	S 75°19'00" W	188.64'	
L33	N 01°09'27" E	15.00'	

L34	N 85°20'52" W	158.89'	
L35	N 04°39'08" E	10.00'	
L36	N 85°20'52" W	163.27'	
L37	N 00°18'29" E	22.19'	
L38	S 89°44'35" E	360.78'	
L39	S 64°50'10" E	198.79'	
L40	N 25°09'50" E	45.00'	
L41	S 64°50'10" E	50.41'	
L42	S 25°09'50" W	45.00'	
L43	S 85°20'52" E	263.27'	
L44	N 04°39'08" E	10.00'	
L45	S 85°20'52" E	56.89'	
L46	N 04°07'57" E	160.00'	
L47	S 87°39'33" E	31.45'	
L48	S 00°13'56" W	10.00'	
L49	N 75°19'00" E	113.64'	
L50	N 25°37'33" E	71.77'	
L51	S 00°18'33" W	21.94'	
L52	N 89°43'55" W	186.38'	
L53	N 00°16'05" E	21.89'	
L54	S 89°43'37" E	186.40'	
L55	N 09°25'05" W	195.51'	
L56	N 00°13'14" E	30.01'	
L57	N 89°46'46" W	198.86'	
L58	S 89°46'46" E	152.44'	
L59	N 66°48'08" E	152.40'	
L60	N 65°04'17" E	156.70'	
L61	S 89°39'30" E	80.00'	
L62	N 84°19'14" W	80.36'	
L63	N 09°25'05" W	51.42'	
L64	N 09°25'05" W	139.53'	
L65	S 22°44'05" W	216.63'	
L66	S 40°33'53" W	136.73'	
L67	N 04°49'54" E	120.35'	

LINE LABELS L58 THRU L67
ARE SURVEY TIE LINES



REFERENCE PLAT:

- BOUNDARY SURVEY PORTION OF PARCEL 5, BUCKWALTER COMMERCIAL, INC., DATED: 11-11-14, BY: ROBERT K. MORGAN, S.C.R.L.S. NO. 26957, RECORDED: P.B. 139, PG. 158, 11/18/2014.
- PARCEL 11, A PORTION OF BHR ACQUISITION CO. AND BUCKWALTER COMMERCIAL, INC., DATED: 7-1-05, BY: BOYCE L. YOUNG, S.C.R.L.S. NO. 11079, RECORDED: P.B. 109, PG. 197, 11/17/2005.
- PARCELS 11A, BUCKWALTER LANDS OF UNIVERSITY INVESTMENTS, LLC., DATED: 10-2-09, BY: BOYCE L. YOUNG, S.C.R.L.S. NO. 11079, RECORDED: P.B. 130, PG. 84, 04/26/2010.
- PARCEL 12A, A PORTION OF BHR ACQUISITION CO., LLC PROPERTY, DATED: 7-1-05, BY: BOYCE L. YOUNG, S.C.R.L.S. NO. 11079, RECORDED: P.B. 109, PG. 198, 11/17/2005.
- PARCEL 12B, A PORTION OF BHR ACQUISITION CO., LLC PROPERTY, DATED: 7-1-05, BY: BOYCE L. YOUNG, S.C.R.L.S. NO. 11079, RECORDED: P.B. 109, PG. 199, 11/17/2005.
- RIGHT OF WAY PLAT, PROPOSED INNOVATION DRIVE 80' R/W EXTENSION, DATED: 9-26-11, BY: WRIGHT C. POWERS, JR., S.C.R.L.S. NO. 19895, RECORDED: P.B. 134, PG. 147, 05/29/2012.
- RETAIL PARCEL, A PORTION OF PARCEL 6B OF A PORTION OF THE PARCEL 6, LLC PROPERTY, DATED: 6-26-06, LATEST REVISION: 02/02/07, BY: BOYCE L. YOUNG, S.C.R.L.S. NO. 11079, RECORDED: P.B. 118, PG. 76, 02/06/2007.

AREA TABLE

PARENT TAX PARCEL	AREA
R610-030-000-0138-0000	21.04 AC.
R610-030-000-0116-0000	4.24 AC.
R610-030-000-1705-0000	0.10 AC.
R610-029-000-0611-0000	5.94 AC.
R610-029-000-0611-0000	0.09 AC.
TOTAL AREA OF SURVEY	31.41 AC.

LEGEND:

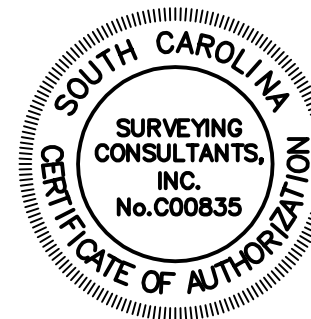
N.T.S.	NOT TO SCALE
R/W	RIGHT-OF-WAY
Ac.	ACRES
I.O.	IRON PIN, OLD (FOUND)
I.N.	IRON PIN, NEW (SET)
CMF	CONCRETE MONUMENT, OLD (FOUND)

NOTES

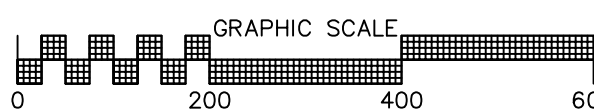
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
- AS PER THE REFERENCE PLAT THIS PROPERTY IS LOCATED IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 55-D, 80-D & 85-D, COMMUNITY NO. 4500025, MAP DATED 9/29/86, BASE ELEVATION N/A, FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.

PREPARED FOR: TOWN OF BLUFFTON

PARENT TAX PARCEL I.D. NO. R610-030-000-0116, 0138 & 1705-0000
PARENT TAX PARCEL I.D. NO. R610-029-000-0611-0000



THIS PLAT CONSISTS OF TWO SHEETS
THIS BEING SHEET 1 OF 2



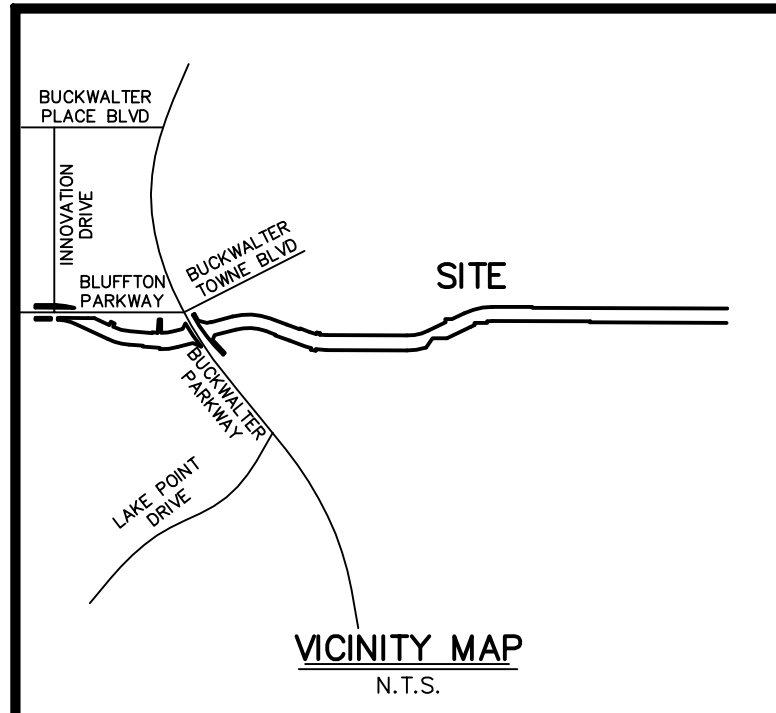
BOUNDARY
SURVEY OF
**FUTURE BLUFFTON PARKWAY
RIGHT-OF-WAY**
THROUGH THE LANDS OF
UNIVERSITY INVESTMENTS, LLC
FORMERLY A PORTION OF
PARCELS 5, 11, 12-A & 12-B
BUCKWALTER TRACT
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 200' DATE: 01/15/2015 JOB NO: SC140129



SURVEYING CONSULTANTS

17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 826-2775
COW: JCT/TS/JA
CIC: RJC
COPYRIGHT © BY SURVEYING CONSULTANTS



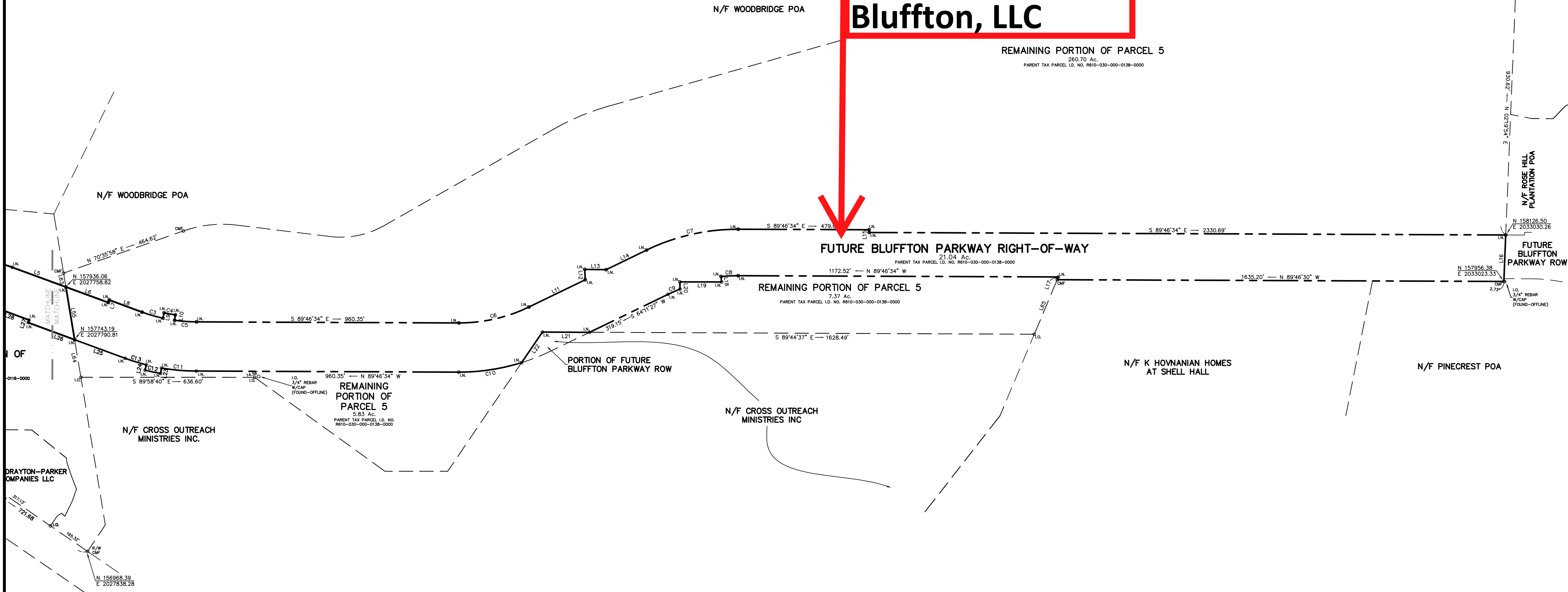
CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	1920.00'	83.38'	46.80'	83.52'	S 29°42'14" E 74°7'34"
C2	754.07'	458.81'	236.75'	451.77'	N 87°13'09" W 34°51'41"
C3	584.07'	79.55'	39.83'	79.48'	S 73°43'25" E 7°48'12"
C4	584.07'	41.84'	20.93'	41.83'	S 78°45'01" E 4°13'00"
C5	584.07'	80.54'	40.33'	80.48'	S 85°49'32" E 7°44'03"
C6	584.07'	265.38'	135.02'	263.10'	N 77°12'27" E 28°02'00"
C7	784.07'	347.17'	178.63'	344.19'	S 77°12'27" W 28°02'00"
C8	584.07'	62.49'	31.28'	62.48'	S 87°12'37" W 8°01'58"
C9	584.07'	47.87'	24.00'	47.86'	S 86°32'38" W 4°42'22"
C10	784.07'	234.12'	117.98'	233.21'	N 81°28'48" E 17°33'22"
C11	784.07'	128.03'	64.17'	127.88'	S 84°58'32" E 9°26'03"
C12	784.07'	58.16'	28.09'	58.15'	S 78°03'01" E 4°15'00"
C13	784.07'	81.39'	40.73'	81.35'	S 72°52'28" E 6°08'12"
C14	584.07'	361.44'	186.52'	358.91'	N 87°10'09" W 34°51'41"
C15	1915.00'	215.44'	107.83'	215.32'	S 43°02'03" E 6°26'45"
C16	1840.00'	603.98'	304.44'	601.52'	S 37°28'40" E 17°50'14"
C17	778.07'	215.39'	108.39'	214.71'	N 83°14'13" E 13°50'27"
C18	784.07'	46.80'	23.31'	46.80'	S 87°09'43" E 3°29'41"
C19	754.07'	289.95'	136.44'	288.52'	S 78°05'31" E 20°30'42"
C20	584.07'	237.59'	120.41'	236.01'	N 81°17'37" W 22°34'54"
C21	1738.00'	78.97'	39.49'	78.87'	N 89°00'39" E 4°30'12"
C22	584.07'	212.67'	107.49'	211.54'	S 78°05'31" E 20°30'42"
C23	584.07'	5.30'	2.65'	5.30'	S 85°36'28" E 0°31'11"
C24	584.07'	148.48'	74.84'	148.09'	N 82°03'56" E 14°33'27"
C25	2070.00'	335.49'	168.11'	335.12'	S 34°25'19" E 9°17'09"
C26	280.00'	4.33'	2.16'	4.33'	S 00°41'52" W 0°57'15"
C27	788.07'	202.35'	101.78'	201.77'	N 78°58'48" W 10°04'31"
C28	280.00'	58.95'	29.60'	58.83'	S 07°40'14" W 12°59'29"
C29	1816.88'	873.25'	341.57'	868.39'	N 78°19'54" E 23°51'28"
C30	1378.25'	35.12'	17.56'	35.12'	S 29°17'35" E 1°27'53"
C31	2070.00'	594.67'	299.40'	592.63'	S 47°17'42" E 16°27'36"
C32	1840.00'	314.18'	157.43'	313.84'	S 81°00'09" E 9°16'44"

CURVE LABELS C26 THRU C32 ARE SURVEY TIE LINES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 60°41'29" E	22.10'
L2	S 75°42'41" E	108.10'
L3	N 75°18'00" E	50.00'
L4	S 14°41'00" E	5.00'
L5	S 89°49'19" E	209.39'
L6	S 89°49'19" E	165.37'
L7	N 20°10'41" E	10.00'
L8	S 89°49'19" E	128.20'
L9	N 12°22'29" E	20.00'
L10	S 08°07'29" W	20.00'
L11	N 64°11'27" E	228.10'
L12	N 02°36'38" W	38.08'
L13	S 89°14'39" E	78.28'
L14	N 64°11'27" E	84.83'
L15	S 00°13'26" W	10.00'
L16	S 02°19'54" W	170.27'
L17	S 22°44'05" W	10.86'
L18	S 05°48'12" E	20.00'
L19	N 89°53'38" W	152.80'
L20	S 01°11'00" E	86.52'
L21	N 89°44'37" W	172.81'
L22	S 34°14'38" W	135.21'
L23	S 09°49'28" W	20.00'
L24	N 14°04'29" E	20.00'
L25	N 89°49'19" W	197.01'
L26	N 88°48'18" W	181.19'
L27	N 20°10'41" E	10.00'
L28	N 89°49'19" W	124.78'
L29	S 23°12'33" W	62.28'
L30	S 43°44'35" W	26.05'
L31	N 66°50'42" W	107.54'
L32	S 75°19'00" W	188.64'
L33	N 01°59'27" E	15.00'

L34	N 85°20'52" W	158.89'
L35	N 04°39'08" E	10.00'
L36	N 85°20'52" W	163.27'
L37	N 00°18'29" E	22.19'
L38	S 89°44'35" E	960.78'
L39	S 64°50'10" E	198.79'
L40	N 23°09'50" E	45.00'
L41	S 64°50'10" E	50.41'
L42	S 23°09'50" W	45.00'
L43	S 85°20'52" E	263.27'
L44	N 04°39'08" E	10.00'
L45	S 85°20'52" E	186.89'
L46	N 04°07'57" E	160.00'
L47	S 87°39'33" E	31.45'
L48	S 00°07'03" E	160.00'
L49	N 78°19'00" E	113.84'
L50	N 28°47'33" E	71.77'
L51	S 00°18'33" W	21.94'
L52	N 89°43'55" W	186.38'
L53	N 00°16'05" E	21.85'
L54	S 89°43'57" E	186.40'
L55	N 09°25'05" W	195.51'
L56	N 00°13'14" E	30.01'
L57	N 89°46'46" W	198.86'
L58	S 89°46'46" E	152.44'
L59	N 88°48'08" E	152.40'
L60	N 65°04'17" E	106.70'
L61	S 89°39'30" E	80.00'
L62	N 84°19'14" W	80.38'
L63	N 09°25'05" W	51.42'
L64	N 09°25'05" W	139.53'
L65	S 22°44'05" W	216.63'
L66	S 40°33'53" W	136.13'
L67	N 04°49'54" E	120.35'

LINE LABELS L58 THRU L67 ARE SURVEY TIE LINES



REFERENCE PLAT:

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AREA TABLE

PARENT TAX PARCEL	AREA
R610-030-000-0138-0000	21.04 AC.
R610-030-000-0116-0000	4.24 AC.
R610-030-000-1705-0000	0.10 AC.
R610-029-000-0611-0000	5.94 AC.
R610-029-000-0611-0000	0.09 AC.
TOTAL AREA OF SURVEY	31.41 AC.

LEGEND:

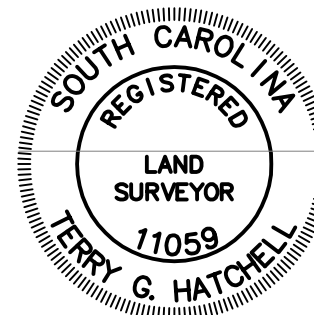
N.T.S.	NOT TO SCALE
R/W	RIGHT-OF-WAY
Ac.	ACRES
I.O.	IRON PIN, OLD (FOUND)
I.N.	IRON PIN, NEW (SET)
CMF	CONCRETE MONUMENT, OLD (FOUND)

NOTES

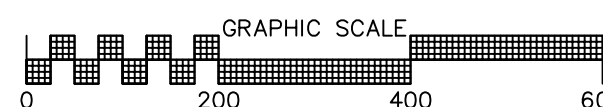
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
- AS PER THE REFERENCE PLAT THIS PROPERTY IS LOCATED IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 55-D, 80-D & 85-D, COMMUNITY NO. 4500025, MAP DATED 9/29/86, BASE ELEVATION N/A, FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
- THIS SURVEY 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 SURVEY.

PREPARED FOR: TOWN OF BLUFFTON

PARENT TAX PARCEL I.D. NO. R610-030-000-0116, 0138 & 1705-0000
PARENT TAX PARCEL I.D. NO. R610-029-000-0611-0000



THIS PLAT CONSISTS OF TWO SHEETS
THIS BEING SHEET 2 OF 2



BOUNDARY
SURVEY OF
**FUTURE BLUFFTON PARKWAY
RIGHT-OF-WAY**
THROUGH THE LANDS OF
UNIVERSITY INVESTMENTS, LLC
FORMERLY A PORTION OF
PARCELS 5, 11, 12-A & 12-B
BUCKWALTER TRACT
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 200' DATE: 01/15/2015 JOB NO: SC140129



SURVEYING CONSULTANTS

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