

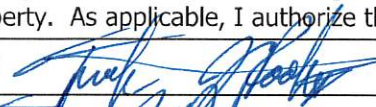
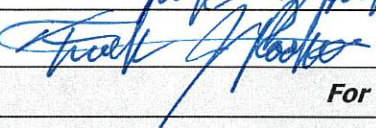
## Beaufort County School District Annexation Applicationn Package

BCSD - River Ridge Annexation Application .....	2
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# TOWN OF BLUFFTON ANNEXATION APPLICATION

Growth Management Customer Service Center  
20 Bridge Street  
Bluffton, SC 29910  
(843)706-4500  
[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)  
[applicationfeedback@townofbluffton.com](mailto:applicationfeedback@townofbluffton.com)

Applicant		Property Owner	
Name: Beaufort County School District		Name: Same	
Phone: 843-422-0783		Phone:	
Mailing Address: PO Drawer 309 Beaufort SC 29901-0309		Mailing Address:	
E-mail: robert.oetting@beaufort.k12.sc.us		E-mail:	
Town Business License # (if applicable): N/A			
<b>Project Information</b>			
Project Name: River Ridge Academy Early Childhood Center		Acreage: 24.1 acres	
Project Location: Bluffton Parkway & River Ridge Drive			
Existing Zoning: Beaufort County T2R		Proposed Zoning: Residential General	
Tax Map Number(s): R600 029 000 0034 0000 & R600 029 000 011A 0000			
Project Description: New early childhood school to serve Bluffton			
<b>Select Annexation Method (see Annexation Policy and Procedures Manual):</b>			
<input checked="" type="checkbox"/> 100 Percent Petition and Ordinance Method <input type="checkbox"/> 75 Percent Petition and Ordinance Method <input type="checkbox"/> 25 Percent Elector Petition and Election Method			
<b>Minimum Requirements for Submittal</b>			
<input type="checkbox"/> 1. Completed Annexation Petition(s). <input type="checkbox"/> 2. Mandatory Application Check-In Meeting scheduled. <input type="checkbox"/> 3. Narrative per the attached Annexation Application Checklist. <input type="checkbox"/> 4. Parcel Information per the attached Annexation Application Checklist. <input type="checkbox"/> 5. Concurrent Applications per the attached Annexation Application Checklist. <input type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<b>Note:</b> A Pre-Application Meeting is required prior to Application submittal.			
<b>Disclaimer:</b> The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 2/18/25	
Applicant Signature: 		Date: 2/18/25	
<b>For Office Use</b>			
Application Number:		Date Received:	
Received By:		Date Approved:	



## TOWN OF BLUFFTON ANNEXATION APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and assure expeditious application review.

Consistent with South Carolina law, the Town of Bluffton regards annexation as a voluntary process and does not initiate annexation. Annexation of privately owned property is authorized in the following methods:

1. 100 percent freeholder petition and ordinance method [§5-3-150(3)];
2. 75 percent freeholder petition and ordinance method [§5-3-150(1)]; and
3. 25 percent elector petition and election method [§5-3-300 to 5-3-315].

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of an Annexation Application, the Applicant is required to consult with the UDO Administrator or their designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by Town of Bluffton applicable ordinances.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the Annexation Application and required submittal materials during a <b>mandatory</b> Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness. Call 843-706-4500 to schedule.	
Step 3. Review by UDO Administrator	Staff
If the UDO Administrator or designee determines that the Annexation Application is complete, the application shall advance as prescribed in the <a href="#">Town of Bluffton's Annexation Policy and Procedure Manual</a> .	



STATE OF SOUTH CAROLINA ) PETITION FOR ANNEXATION  
 )  
COUNTY OF BEAUFORT ) TO  
 ) THE TOWN OF BLUFFTON, SOUTH CAROLINA

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: **See attached Exhibit A.**

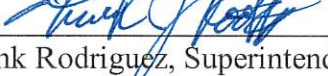
The property is designated as follows on the County tax maps:

**R600 029 000 0034 0000 – Zoned Rural T2R**

**R600 029 000011A 0000 – Zoned Rural T2R**

It is requested that the property be zoned as follows: **Residential General**

**Beaufort County School District**

By:   
Frank Rodriguez, Superintendent

2/18/25, 2025  
Date

PO Drawer 309, Beaufort, SC 29901  
Street Address, City, Zip

=====

FOR MUNICIPAL USE:

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation: \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_, 2025



## **EXHIBIT A**

### **Legal Description**

ALL that certain piece, parcel or lot of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, said parcel containing twenty-five (25) acres, said twenty-five (25) acre parcel being in the westernmost twenty-five (25) acres of a forty-four (44) acre parcel, as more specifically shown and described on a Plat thereof entitled "Survey for Manfred Raich", said Plat dated January 8, 1962 and recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Plat Book 30 at Page 36.

SAVE AND EXCEPT from such twenty-five (25) acre parcel all that certain five (5.00) acre parcel, said parcel more specifically shown and described on a Plat thereof entitled "A Map of a Five (5.00) Acres Parcel Cut from Lands Now Formerly of George F. and Christine Niesar" as recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, said Plat dated June 27, 1994 in Plat Book 50 at Page 32.

AND ALSO ALL that certain piece, parcel or lot of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being a five (5) acre parcel as shown on that certain plat prepared by Richard Kesselring, R.L.S. #8105, dated June 27, 1994, entitled "A Map of A 5.00 Acres Parcel cut From Lands N/F of George F. and Christine Niesar As Recorded in the Office of the Recorder for Mesne Conveyance for Beaufort County, S.C." Said plat is recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Plat Book 50 at Page 32. For a more detailed description of the property, reference is craved to said plats.

AND ALSO ALL that piece, parcel and strip of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina more particularly known as a "50' Foot Right of Way for Ingress and Egress of 0.881 Acres" on a plat prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC dated April 1, 2008, and recorded in the Office of the Beaufort County Register of Deeds in Plat Book 124 at Page 128. For a more particular description of the courses, metes, bounds and distances of said property, reference is hereby made to said plat of record.

AND ALSO ALL that certain piece, parcel and or lot of land situate, lying and being shown and described as 0.030 Acres, more or less, said property having dimensions, metes and bounds as shown on the plat entitled "A Boundary Plat of 0.030 Acres, Being a Portion of Tom Zinn Property, Town of Bluffton Beaufort County, South Carolina," on a plat by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC, dated July 31, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 126 at Page 11. For a more particular description of the courses, metes, bounds, and distances of said property, reference is hereby made to said plats of record (together, the "Easement Property").

SAVE AND EXCEPT:

ALL that certain piece, parcel or tract of land, with improvements thereon, located in Beaufort County, South Carolina shown and depicted as "Turn Radius Parcel" containing 0.02 Acre, more or less, on that certain plat entitled "Plat of Turn Radius Parcel and Stormwater Retention Pond Easement, a Portion of Parcels 011A & 0034", Town of Bluffton, Beaufort County, South Carolina", dated May 29, 2014, prepared by Surveying Consultants, certified by Terry G. Hatchell, RLS (SC No. 11059), and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 139 at Page 9 (the "Property"). For a more detailed description as to courses, distances, metes and bounds of the Property, reference may be had to the above described plat of record.

AND

ALL that piece, parcel and strip of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina more particularly known as a "50' Foot Right of Way for Ingress and Egress of 0.881 Acres" on a plat prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC dated April 1, 2008, and recorded in the Office of the Beaufort County Register of Deeds in Plat Book 124 at Page 128. For a more particular description of the courses, metes, bounds and distances of said property, reference is hereby made to said plat of record.

Dvt  
SFR/Smh

ADD DMP Record 1/12/2023 11:42:58 AM  
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	0034	0000	00

CHANGE DMP Record 1/12/2023 11:43:20 AM  
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	011A	0000	00

BEAUFORT COUNTY SC - ROD  
BK 4195 Pgs 2674-2678  
2022060820 RED  
11/04/2022 12:20:35 PM  
RCPT# 1110756  
RECORDING FEES 15.00  
County Tax County 974.60  
State Tax State 2,303.60

RECORDED  
2023 Jan -13 08:16 AM

  
BEAUFORT COUNTY AUDITOR

STATE OF SOUTH CAROLINA )  
COUNTY OF BEAUFORT )

**TITLE TO REAL ESTATE**  
(General Warranty)

**KNOW ALL MEN BY THESE PRESENTS**, that Christine Nemeth f/k/a Christine Niesar, hereinafter referred to as "Grantor," in the State aforesaid, for and in consideration of the sum of Eight Hundred Eighty-Six Thousand and 00/100 Dollars (\$886,000.00) to Grantor in hand paid by

Beaufort County School District  
PO Drawer 309  
Beaufort, SC 29901

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, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, said parcel containing twenty-five (25) acres, said twenty-five (25) acre parcel being in the westernmost twenty-five (25) acres of a forty-four (44) acre parcel, as more specifically shown and described on a Plat thereof entitled "Survey for Manfred Raich", said Plat dated January 8, 1962 and recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Plat Book 30 at Page 36.

Said parcel is further described by reference to adjoining properties, on the north by lands now or formerly of R. J. Davis; on the east by lands now or formerly of Union Bag and Paper Corporation; on the south by lands now or formerly of Union Bag and Paper Corporation; and on the west by lands now or formerly of the heirs of Tobby Jones, Jr.

SAVE AND EXCEPT from such twenty-five (25) acre parcel all that certain five (5.00) acre parcel, said parcel more specifically shown and described on a Plat thereof entitled "A Map of a Five (5.00) Acres Parcel Cut from Lands Now Formerly of George F. and Christine Niesar" as recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, said Plat dated June 27, 1994 in Plat Book 50 at Page 32.



Said five (5.00) acre parcel excluded from the within conveyance is more specifically described as to metes and bounds as follows, to with: Commencing at a point on the northwest corner of said five (5.00) acre parcels adjoining the lands now or formerly of T. J. Davis, thence north 89 degrees 42 minutes 58 seconds east for a distance of 192.02 feet to a point; thence north 57 degrees 16 minutes 43 seconds east for a distance of 56.68 feet to a point; thence north 89 degrees 20 minutes 39 seconds east for a distance of 210 feet to a point; thence south 00 degrees, 39 minutes 21 seconds east for a distance of 498.13 feet to a point; thence south 89 degrees 20 minutes 39 seconds west for a distance of 450.05 feet to a point; thence north 00 degrees 39 minutes 21 seconds west for a distance of 469.29 feet to a point, said point being the point of beginning.

Together with all right, title and interest in and to that certain "right-of-way easement" to Bull Tomb Road, said easement recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Deed Book 339 at Page 1187.

The property described herein being the same property conveyed by Raymond E Jimison and Sandra H. Jimison to George F. Niesar and Christine Niesar by deed recorded in Book 874 at Page 1144, Beaufort County Records on July 18, 1996 and to Christine Niesar by that certain Death Certificate for George F. Niesar recorded in Book 4195 at Page 2118, Beaufort County Records on November 3, 2022.

Tax Map No. R600 029 000 011A 0000

AND

ALL that certain piece, parcel or lot of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being a five (5) acre parcel as shown on that certain plat prepared by Richard Kesselring, R.L.S. #8105, dated June 27, 1994, entitled "A Map of A 5.00 Acres Parcel cut From Lands N/F of George F. and Christine Niesar As Recorded in the Office of the Recorder for Mesne Conveyance for Beaufort County, S.C." Said plat is recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Plat Book 50 at page 32. For a more detailed description of the property, reference is craved to said Plat.

TOGETHER with all right, title and interest to that certain right of way easement to Bull Tomb Road as referenced in said RMC Office in Deed Book 339 at Page 1187.

TOGETHER with a non-exclusive perpetual easement for pedestrian and vehicular access, ingress and egress in, to, over, across and through the following property:

ALL that piece, parcel and strip of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina more particularly known as a "50'

Foot Right of Way for Ingress and Egress of 0.881 Acres” on a plat prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC dated April 1, 2008, and recorded in the Office of the Beaufort County Register of Deeds in Plat Book 124 at Page 128. For a more particular description of the courses, metes, bounds and distances of said property, reference is hereby made to said plat of record.

AND ALSO ALL that certain piece, parcel and or lot of land situate, lying and being shown and described as 0.030 Acres, more or less, said property having dimensions, metes and bounds as shown on the plat entitled “A Boundary Plat of 0.030 Acres, Being a Portion of Tom Zinn Property, Town of Bluffton Beaufort County, South Carolina,” on a plat by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC, dated July 31, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 126 at Page 11. For a more particular description of the courses, metes, bounds, and distances of said property, reference is hereby made to said plats of record (together, the “Easement Property”).

TOGETHER WITH the right for Grantee to (a) maintain and repair one (1) driveway for access from the Easement Property to the Benefitted Property; and (b) install, maintain, and repair a mailbox within the Easement Property (the “Encroachment”).

SUBJECT TO THE limitation that Grantee shall access the Benefitted Property from the Easement Property only at the location of the Encroachment.

SAVE AND EXCEPT:

ALL that certain piece, parcel or tract of land, with improvements thereon, located in Beaufort County, South Carolina shown and depicted as “Turn Radius Parcel” containing 0.02 Acre, more or less, on that certain plat entitled “Plat of Turn Radius Parcel and Stormwater Retention Pond Easement, a Portion of Parcels 011A & 0034”, Town of Bluffton, Beaufort County, South Carolina”, dated May 29, 2014, prepared by Surveying Consultants, certified by Terry G. Hatchell, RLS (SC No. 11059), and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 139 at Page 9 (the “Property”). For a more detailed description as to courses, distances, metes and bounds of the Property, reference may be had to the above described plat of record.

AND

ALL that piece, parcel and strip of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina more particularly known as a “50’ Foot Right of Way for Ingress and Egress of 0.881 Acres” on a plat prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC dated April 1, 2008, and recorded

in the Office of the Beaufort County Register of Deeds in Plat Book 124 at Page 128. For a more particular description of the courses, metes, bounds and distances of said property, reference is hereby made to said plat of record.

The property described herein being the same property conveyed by Raymond E Jimison and Sandra H. Jimison to George F. Niesar and Christine Niesar by deed recorded in Book 716 at Page 505, Beaufort County Records on June 30, 1994 and to Christine Niesar by that certain Death Certificate for George F. Niesar recorded in Book 4195 at Page 2118, Beaufort County Records on November 3, 2022.

Tax Map No. R600 029 000 0034 0000

This Deed was prepared by C. Russell Keep, III, Esquire, Post Office Drawer 5877, Hilton Head Island, South Carolina 29938 without the benefit of a title examination and without opinion as to the application of the development standards ordinance or similar ordinances or regulations.

**THIS CONVEYANCE IS MADE SUBJECT TO** all other easements and restrictions of record and otherwise 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, 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 herself and her heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns, against Grantor and her heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

***[Signatures on Following Page]***



WITNESS my Hand and Seal this 29<sup>th</sup> day of October, 2022.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

(2) [Signature]  
Signature of 1<sup>st</sup> Witness

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

(1) [Signature] (SEAL)  
Christine Nemeth f/k/a Christine Niesar

STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF BEAUFORT        )

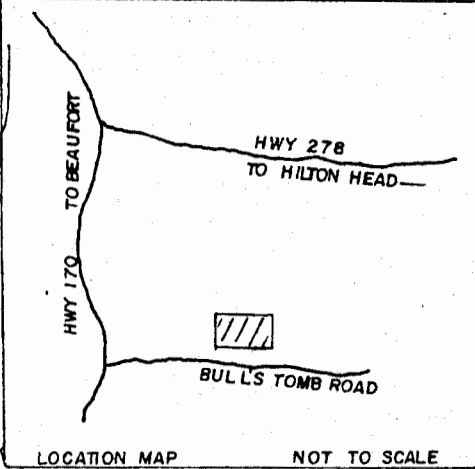
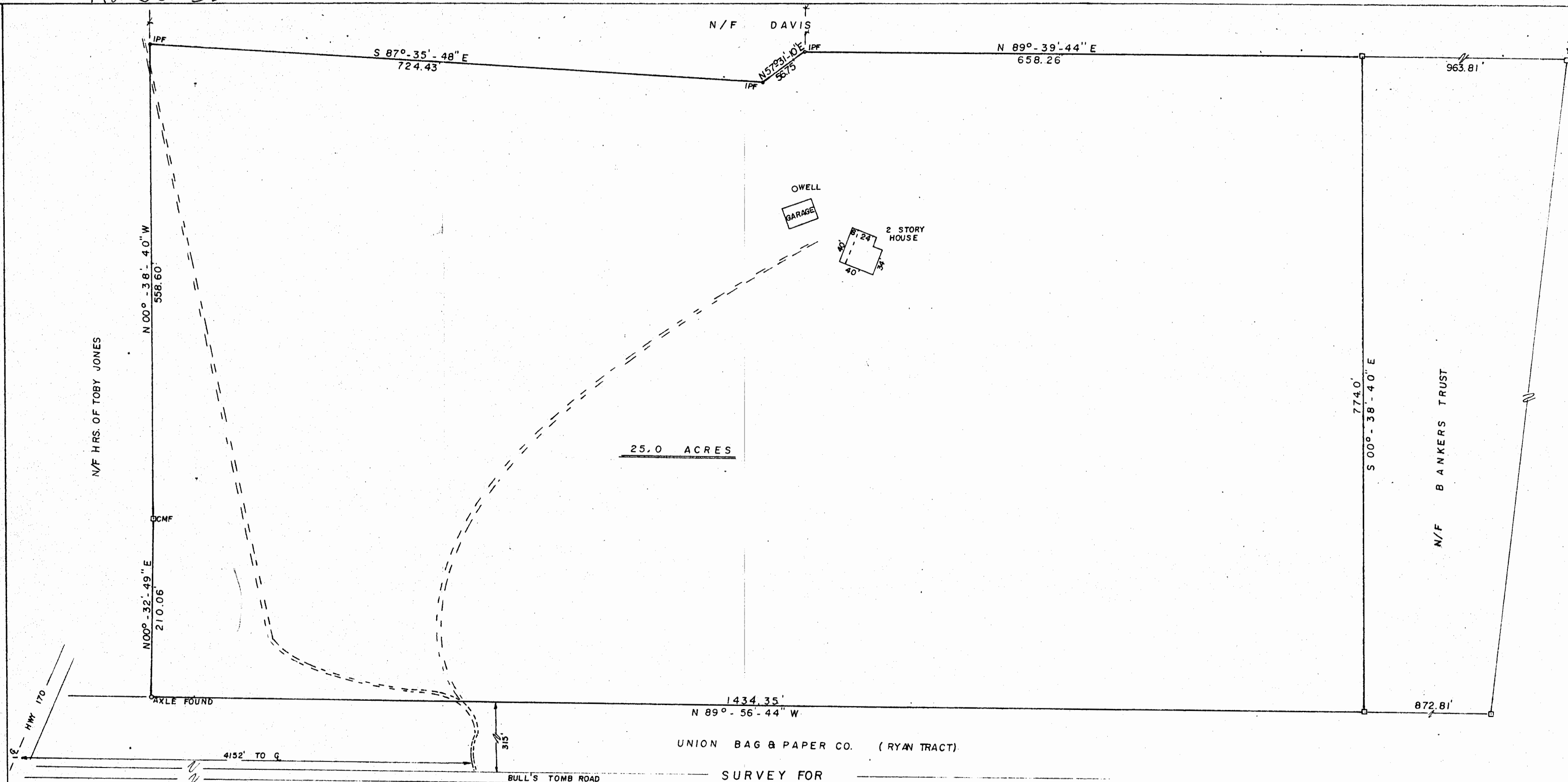
ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that **Christine Nemeth f/k/a Christine Niesar**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 29<sup>th</sup> day of October, 2022.

(4) [Signature]  
Notary Public for SC  
Print Name: Ross Koop  
My Commission Expires: 2024

1982 000036



UNION BAG & PAPER CO. (RYAN TRACT)

SURVEY FOR  
MANFRED RAICH

30/36  
BLUFFTON TOWNSHIP  
BEAUFORT COUNTY SOUTH CAROLINA  
1/8/82

SCALE 1" = 100'  
DECEMBER 16, 1981

THIS PROPERTY IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD ZONE AS PER HUD MAP H & I -04.

Book 30 Page 36  
1/8/82  
Rod C. Spann  
R.D. C. SPANN, RLS 6273  
P.O. BOX 1557  
BEAUFORT, SC 29902

m-232 Bful 29-11

03000036

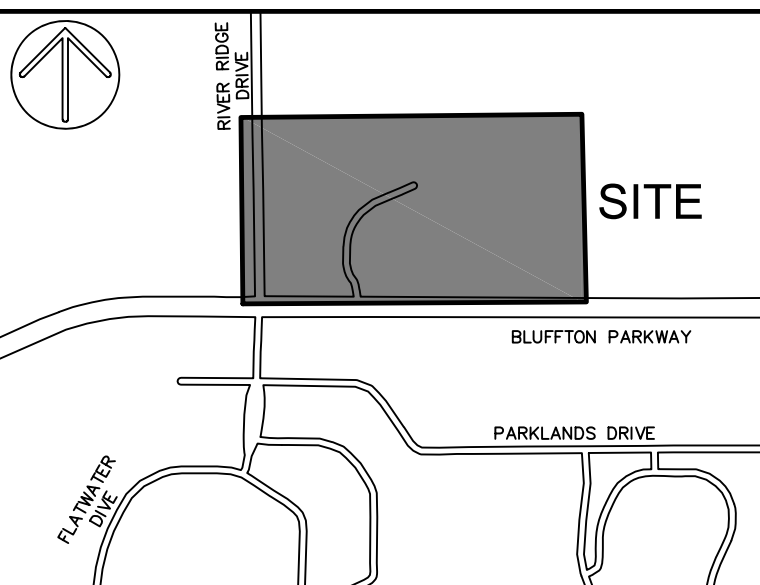
600-29-001-0001  
600-29-001-0001

LINE TABLE			LINE TABLE		
LABEL	BEARING	DISTANCE	LABEL	BEARING	DISTANCE
L1	N31°07'02" W	10.26	L27	S05°53'40" W	31.33
L2	N89°58'32" W	14.34	L28	S03°08'46" W	33.84
L3	N00°34'04" E	34.47	L29	S08°25'18" E	17.23
L4	N57°30'53" E	56.68	L30	S06°48'43" W	33.21
L5	N89°57'27" W	21.96	L31	S27°49'00" W	34.90
L6	N89°57'27" W	23.39	L32	S53°55'13" W	20.70
L7	S44°36'50" E	60.80	L33	S53°55'13" W	21.65
L8	S54°58'55" E	19.12	L34	S47°15'02" W	33.42
L9	S44°51'59" E	11.04	L35	S64°53'59" W	43.49
L10	N89°58'32" W	42.26	L36	S45°09'00" W	33.20
L11	S34°04'43" W	34.42	L37	S57°13'52" W	23.97
L12	S87°38'54" W	4.05	L38	S22°47'25" E	21.06
L13	N37°41'37" E	25.32	L39	S54°46'24" E	22.83
L14	N87°41'23" W	50.03	L40	S68°21'7" E	17.44
L15	S38°33'19" E	21.52	L41	S43°04'56" E	27.13
L16	S27°09'34" E	32.94	L42	S38°55'26" E	28.69
L17	S30°40'59" E	18.93	L43	S39°11'45" E	30.40
L18	S16°49'31" E	32.86	L44	S54°09'51" E	33.99
L19	S08°32'21" E	41.13	L45	S61°34'06" E	32.03
L20	S21°19'22" E	28.36	L46	S66°38'29" E	30.25
L21	S01°51'03" E	31.52	L47	S78°07'15" E	31.09
L22	S02°22'52" W	30.62	L48	S08°41'24" W	7.53
L23	S22°13'17" W	29.82	L49	S12°18'17" W	10.09
L24	S09°45'12" W	22.02	L50	S53°06'18" E	14.88
L25	S39°59'25" W	37.02	L51	N13°08'05" E	7.75
L26	S21°50'38" W	36.98	L52	S65°50'38" E	1.20

### ACREAGE CHART

	PARCEL A	PARCEL B	TOTAL
UPLANDS (AREA INCLUDES POND)	436,855 SF 10.029 AC	178,765 SF 4.104 AC	615,620 SF 14.133 AC
WETLANDS	397,352 SF 9.122 AC	37,656 SF 0.864 AC	435,008 SF 9.986 AC
TOTAL	834,207 SF 19.151 AC	216,421 SF 4.968 AC	1,050,628 SF 24.119 AC
STORMWATER RETENTION POND EASEMENT	394,140 SF 9.048 AC	54,087 SF 1.242 AC	448,227 SF 10.290 AC

LEGEND	
▲	CALC POINT - CORNER NOT SET
CMF	CONC. MONUMENT FOUND
IPF	IRON PIPE FOUND
OTF	OPEN TOP PIPE
OTPD	OPEN TOP PIPE DISTURBED
RBF	IRON REBAR FOUND
RBFD	IRON REBAR FOUND DISTURBED
RWMF	RIGHT-OF-WAY CONC. MONUMENT FOUND
XF	SCRIBED X FOUND
AC	AIR CONDITIONING UNIT
○	BOLLARD
□	CURB INLET
□	CONTROL PANEL
□	ELECTRIC JUNCTION BOX
⊙	ELECTRIC METER
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC STUBOUT
□	FIBER OPTIC BOX
⊙	FIRE HYDRANT
□	GRATE INLET
x	GUY WIRE
⊙	IRRIGATION CONTROL VALVE
⊙	LIGHT POLE
□	MAIL BOX
FLM	PIPELINE MARKER
⊙	POWER POLE
⊙	SANITARY SEWER MANHOLE
SW	SON
×12.9	SPOT ELEVATION
⊙	STORM DRAIN MANHOLE
OTEL	TELEPHONE JUNCTION BOX
□	TRAFFIC SIGNAL BOX
⊙	TRAFFIC SIGNAL POLE
□	TRANSFORMER-ELECTRIC
⊙	UNDERGROUND ELECTRIC MARKER
⊙	UNDERGROUND FIBER OPTICS MARKER
⊙	WATER METER
⊙	WATER PUMP
⊙	WATER VALVE
W	WETLANDS
Δ	WETLAND FLAG
BAY	BAY
BG	BLACK GUM
CED	CEDAR
CH	CHERRY
G	SWEET GUM
HIC	HICKORY
HOL	HOLLY
LA	LAUREL OAK
LO	LIVE OAK
MAP	RED MAPLE
MAG	MAGNOLA
MIM	MIMOSA
PA	PALMETTO
P	PINE
PO	POST OAK
RO	RED OAK
TO	TURKEY OAK
WHO	WHITE OAK
WO	WATER OAK
WXM	WAX MYRTLE
YP	YELLOW POPLAR
BOC	BACK OF CURB
CNA	COULD NOT ACCESS/ACQUIRE
DWS	DETECTABLE WARNING SURFACE
DYL	DOUBLE YELLOW LINE (SOLID)
FFE	FINISHED FLOOR ELEVATION
IE	INVERT ELEVATION
PIN	PARCEL ID NUMBER
PD	PIPE DIRECTION
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
SBA	STOP BAR
SDWL	SINGLE DASHED WHITE LINE
SWL	SINGLE WHITE LINE (SOLID)
SYL	SINGLE YELLOW LINE (SOLID)
WSE	WATER SURFACE ELEVATION
CLB	BERM - CENTERLINE
TOE	BERM - TOE
BB	BOTTOM OF BANK
S	CONTOUR LINE
EOW	EDGE OF WATER
X	FENCE LINE
CHP	OVERHEAD POWER LINE
TB	TOP OF BANK
SD	UNDERGROUND DRAINAGE LINE
UE	UNDERGROUND ELECTRIC LINE
UFO	UNDERGROUND FIBER OPTICS LINE
UG	UNDERGROUND GAS LINE
UT	UNDERGROUND TELEPHONE
W	UNDERGROUND WATER LINE
WET	WETLAND LINE
BRICK	BRICK
CONCRETE	CONCRETE
DWS	DETECTABLE WARNING SURFACE
DIRT ROAD/PATH	DIRT ROAD/PATH
DOCK	DOCK
EDGE OF PAVEMENT	EDGE OF PAVEMENT
GRAVEL	GRAVEL
RIP-RAP	RIP-RAP



VICINITY MAP NOT TO SCALE

### NOTES

- FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHART ARE LOCATED ON COVER SHEET.
- THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X. DUAL COMMUNITIES 450025 (BEAUFORT COUNTY) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 4501300265G.
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- WETLANDS SHOWN HEREON WERE FLAGGED BY NEWKIRK ENVIRONMENTAL INC. ON NOVEMBER 18, 2024.

### REFERENCES

- DB:4195 PG:2674
- PB:30 PG:36
- PB:50 PG:32
- PB:139 PG:9
- PB:139 PG:23
- DB:2767 PG:2254
- A RIGHT-OF-WAY ACQUISITION PLAT FOR THE INTERSECTION OF RIVER RIDGE DRIVE & FLAT CREEK DRIVE AT BLUFFTON PARKWAY DATE:08-15-2022 BY: ATLAS SURVEYING, INC. JEREMY W. REEDER S.C.P.L.S. No. 28139



PREPARED FOR:  
BEAUFORT COUNTY SCHOOL DISTRICT  
A BOUNDARY, AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF  
#1105 BLUFFTON PARKWAY

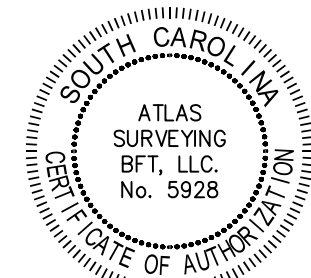
TAX PARCEL Nos.  
R600 029 000 011A 0000 & R600 029 000 0034 0000  
TOWN OF BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: TNW  
FIELD CHECK: JWR  
DRAWN BY: JWR  
FIELD DATE: 12-06-2024  
PLAT DATE: 12-17-2024  
SCALE: 1"=80'  
PROJECT No.: BFT-24350  
FILE: BFT-24350 ATT.000

### COVER SHEET

**ATLAS**  
SURVEYING, INC.

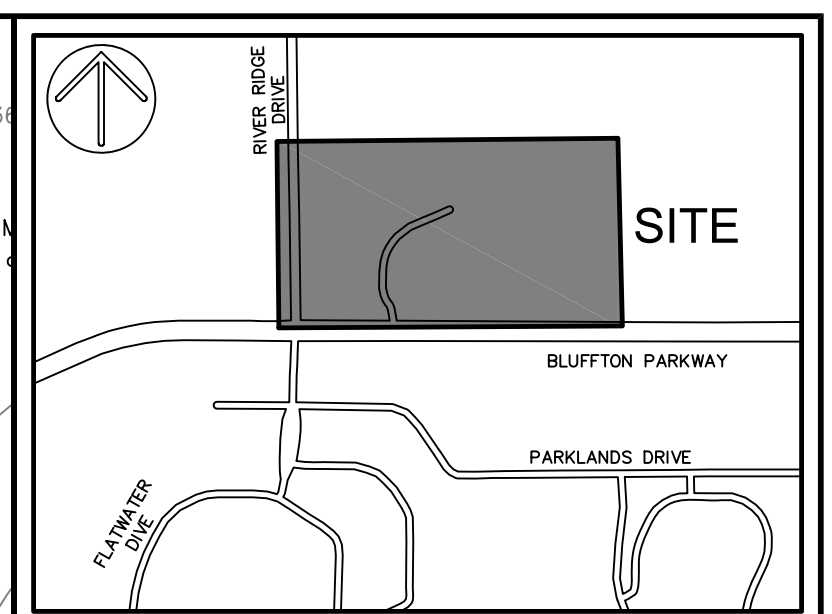
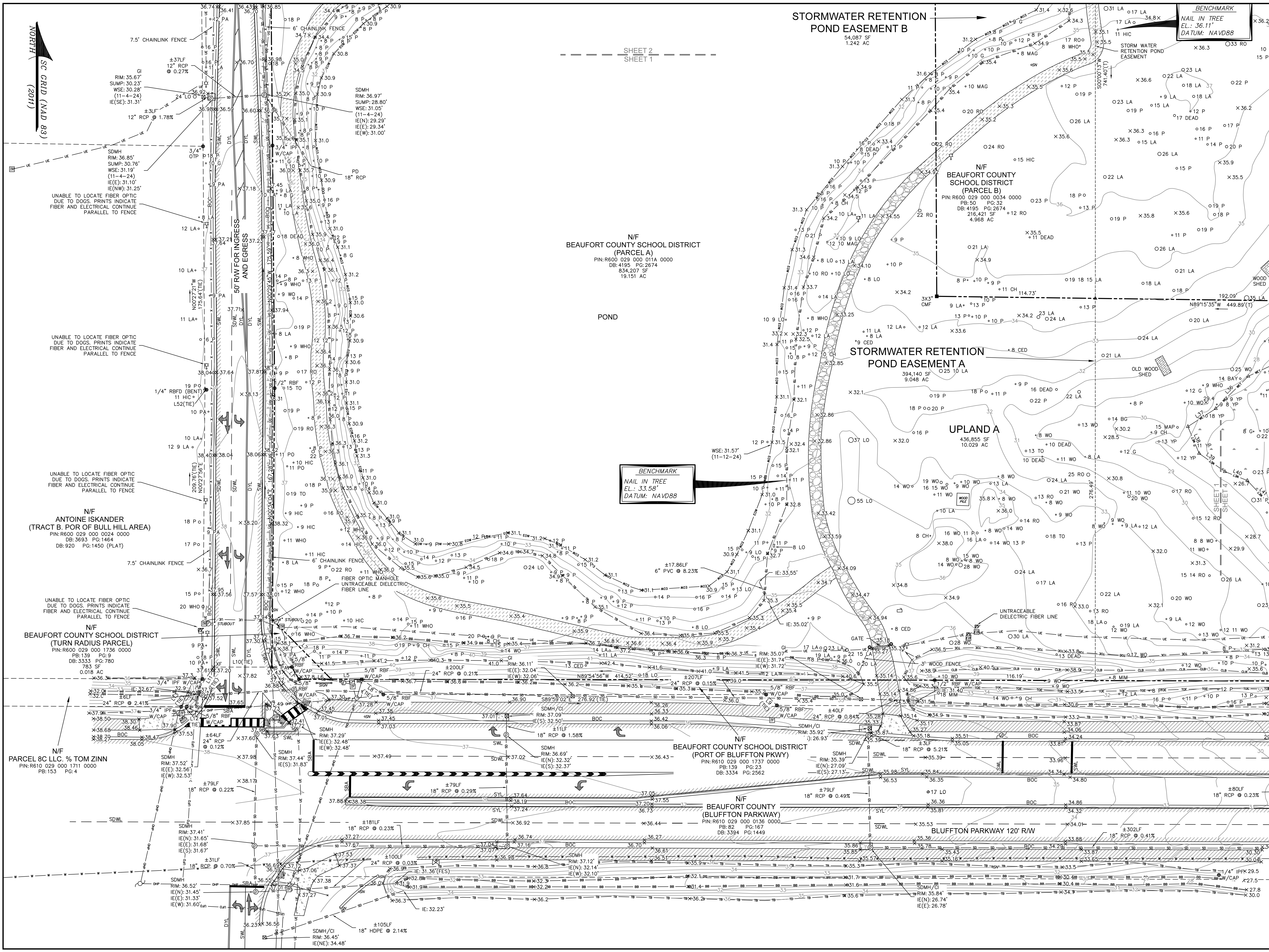
168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASSURVEYING.COM



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 AS SPECIFIED THEREIN.

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





VICINITY MAP NOT TO SCALE

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  9. WETLANDS SHOWN HEREON WERE FLAGGED BY NEWKIRK ENVIRONMENTAL INC. ON NOVEMBER 18, 2024.

- REFERENCES
- |            |         |
|------------|---------|
| 1. DB:4195 | PG:2674 |
| 2. PB:30   | PG:36   |
| 3. PB:50   | PG:32   |
| 4. PB:139  | PG:9    |
| 5. PB:139  | PG:23   |
| 6. DB:2767 | PG:2254 |
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DATE: 08-15-2022  
BY: ATLAS SURVEYING, INC.  
JEREMY W. REEDER S.C.P.L.S. No. 28139

PREPARED FOR:  
BEAUFORT COUNTY SCHOOL DISTRICT  
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#1105 BLUFFTON PARKWAY

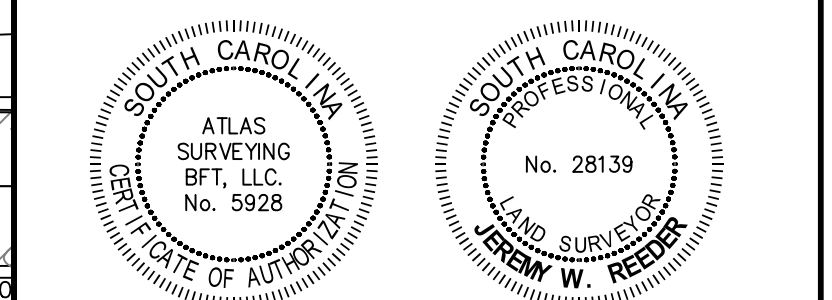
TAX PARCEL Nos.  
R600 029 000 011A 0000 & R600 029 000 0034 0000  
TOWN OF BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JWR  
FIELD CHECK: JWR  
DATE: 12-06-2024  
SCALE: 1"=30'  
PROJECT No.: BFT-24350  
FILE: BFT-24350 ATLWS

SHEET 1 OF 4

**ATLAS**  
SURVEYING, INC.

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



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S.C.P.L.S. No. 28139  
NOT VALID UNLESS CRIMPED WITH SEAL



NORTH  
SC CRID (NAD 83)  
(2011)

N/F  
CAROLYN THEODORE  
PIN: R600 029 000 0009 0000  
PB: 84 PG: 53  
DB: 2057 PG: 643

N/F  
ANTONIO PARAMO MERCADO  
(POR OF BULL HILL AREA)  
PIN: R600 029 000 0134 0000  
DB: 2062 PG: 1289  
DB: 1383 PG: 927 (PLAT)

BENCHMARK  
NAIL IN TREE  
EL.: 37.40'  
DATUM: NAVD88

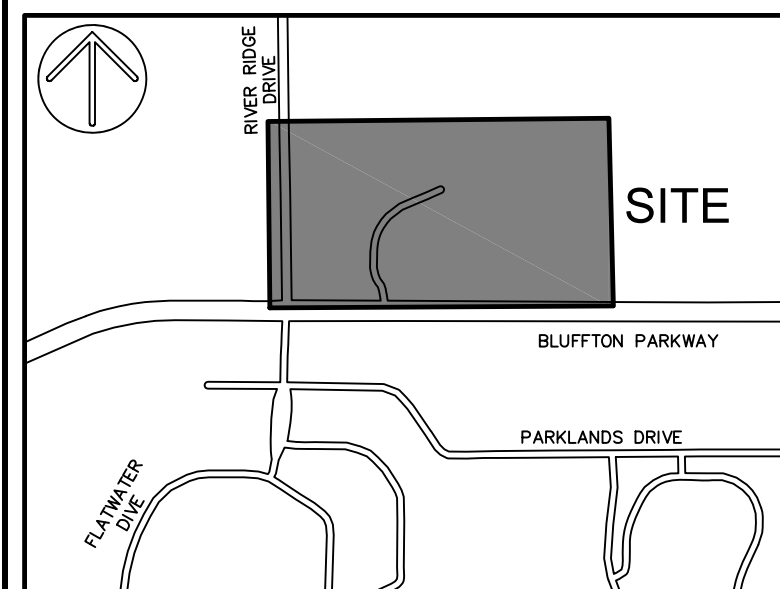
N/F  
BEAUFORT COUNTY SCHOOL DISTRICT  
(RIVER RIDGE ACADEMY PARCEL A)  
PIN: R610 029 000 0012 0000  
PB: 126 PG: 32  
PB: 126 PG: 102  
PB: 141 PG: 24  
PB: 124 PG: 12  
DB: 2767 PG: 2254

N/F  
BEAUFORT COUNTY SCHOOL DISTRICT  
(PARCEL A)  
PIN: R600 029 000 011A 0000  
DB: 4195 PG: 2674  
834,207 SF  
19,151 AC

N/F  
BEAUFORT COUNTY SCHOOL DISTRICT  
(PARCEL B)  
PIN: R600 029 000 0034 0000  
PB: 50 PG: 32  
DB: 4195 PG: 2674  
4,968 AC

STORMWATER RETENTION  
POND EASEMENT B  
54,087 SF  
1,242 AC

SHEET 2  
SHEET 1



VICINITY MAP NOT TO SCALE

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- PB: 30 PG: 36
- PB: 50 PG: 32
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- PB: 139 PG: 23
- DB: 2767 PG: 2254
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DATE: 08-15-2022  
BY: ATLAS SURVEYING, INC.  
JEREMY W. REEDER S.C.P.L.S. No. 28139

30 15 0 30 60  
GRAPHIC SCALE (1"=30')

PREPARED FOR:  
BEAUFORT COUNTY SCHOOL DISTRICT  
A BOUNDARY, AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF  
#1105 BLUFFTON PARKWAY

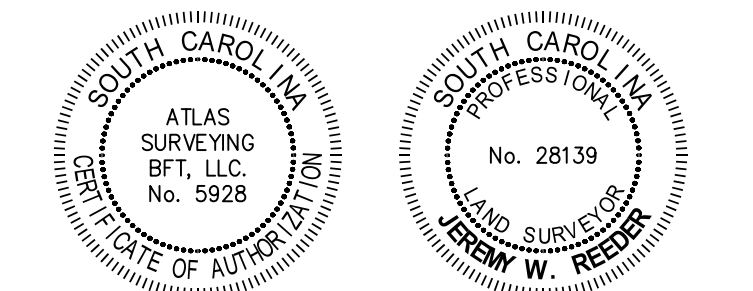
TAX PARCEL Nos.  
R600 029 000 011A 0000 & R600 029 000 0034 0000  
TOWN OF BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JWR  
FIELD CHECK: JWR  
DATE: 12-06-2024  
PLAT DATE: 12-17-2024  
SCALE: 1"=30'  
PROJECT No.: BFT-24320  
FILE: BFT-24320 ATLOW

SHEET 2 OF 4

# ATLAS SURVEYING, INC.

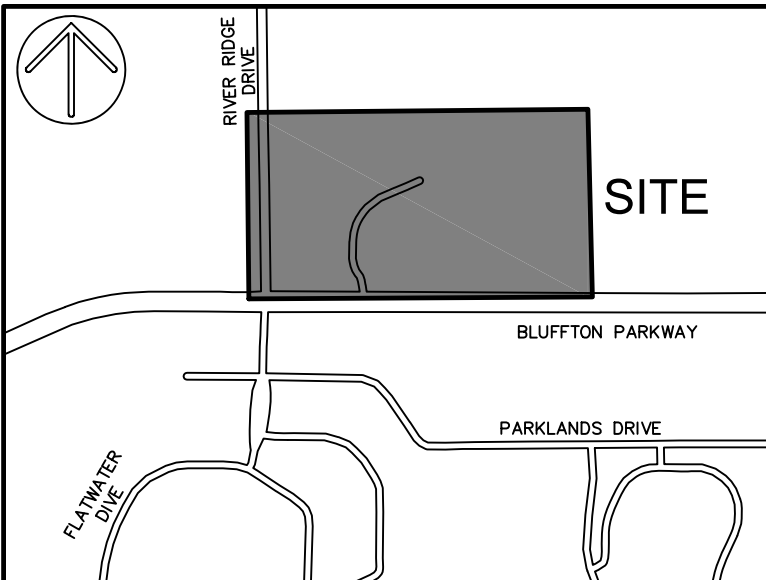
168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASSURVEYING.COM



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

NORTH  
SC GRID (NAD 83)  
(2011)



VICINITY MAP NOT TO SCALE

NOTES

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REFERENCES

1. DB: 4195 PG: 2674
2. PB: 30 PG: 36
3. PB: 50 PG: 32
4. PB: 139 PG: 9
5. PB: 139 PG: 23
6. DB: 2767 PG: 2254
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PREPARED FOR:  
BEAUFORT COUNTY SCHOOL DISTRICT  
A BOUNDARY, AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF  
#1105 BLUFFTON PARKWAY

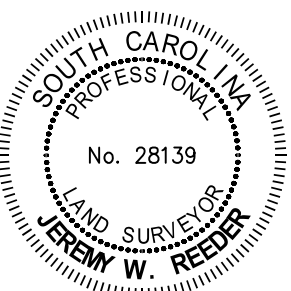
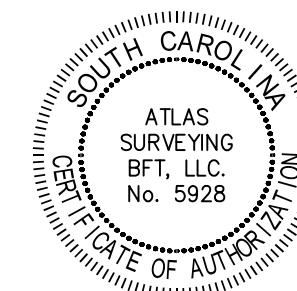
TAX PARCEL Nos.  
R600 029 000 011A 0000 & R600 029 000 0034 0000  
TOWN OF BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: TNW  
FIELD CHECK: JWR  
DRAWN BY: JAL  
FIELD DATE: 12-06-2024  
PLAT DATE: 12-17-2024  
SCALE: 1"=30'  
PROJECT No.: BFT-24350  
FILE: BFT-24350 ATLOWG

SHEET 3 OF 4

**ATLAS**  
SURVEYING, INC.

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



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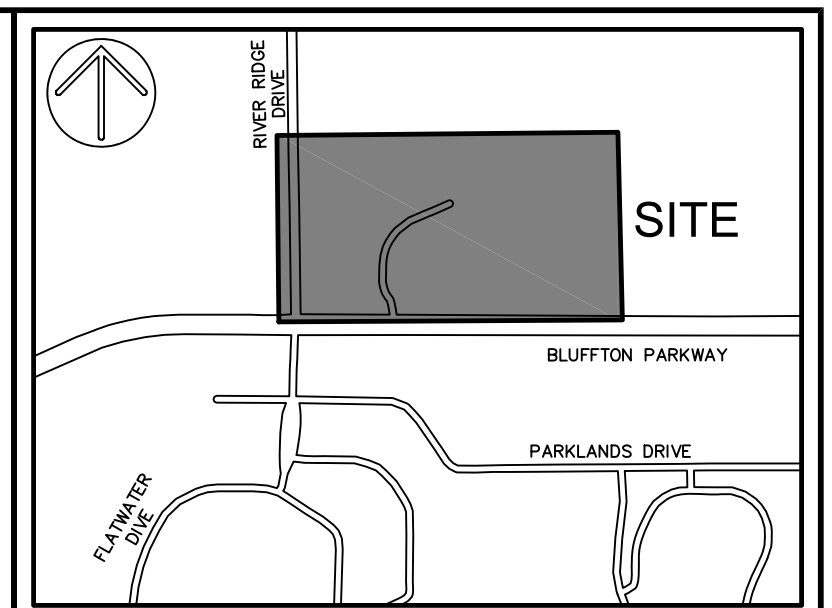
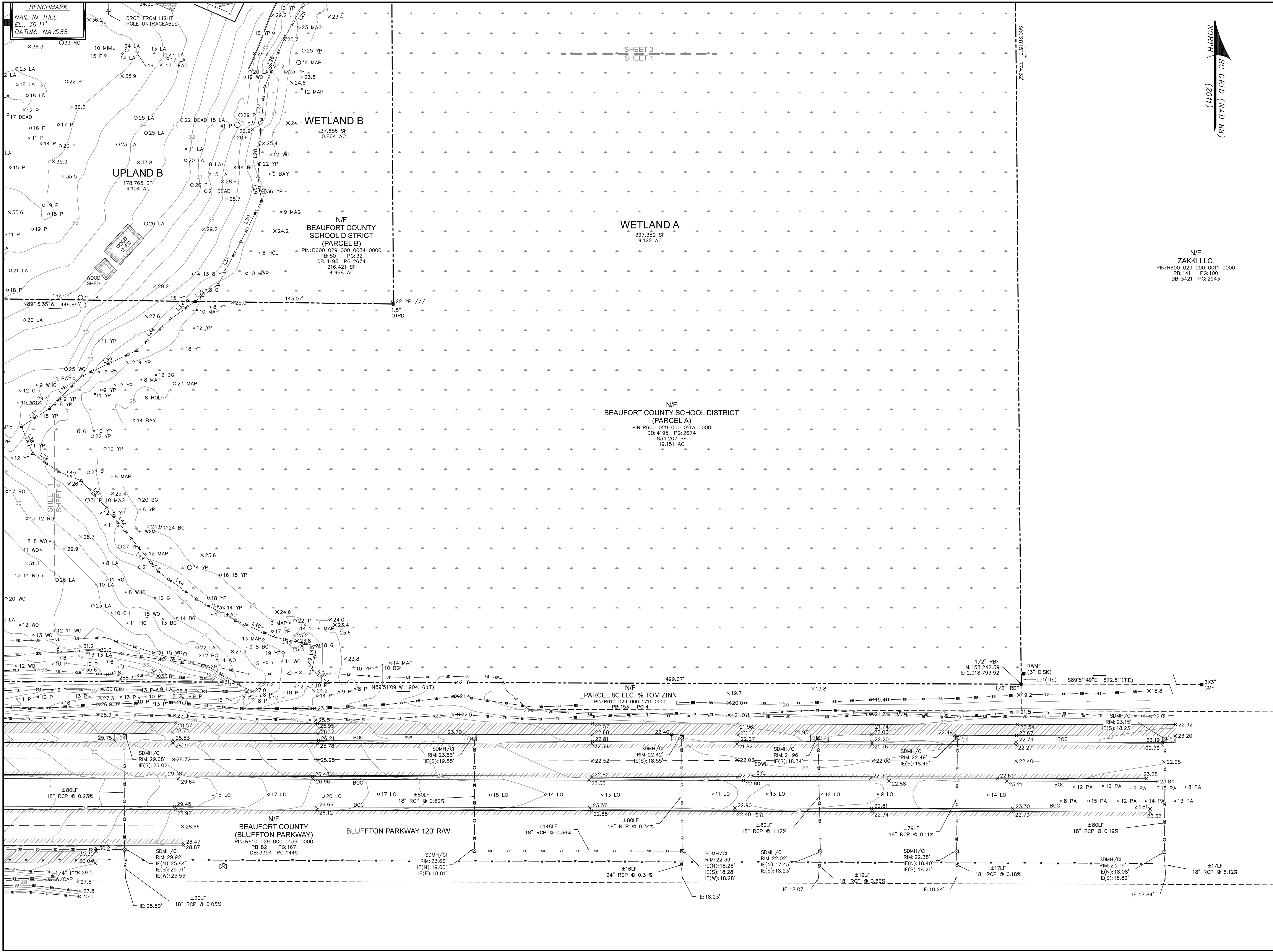
N/F  
BEAUFORT COUNTY SCHOOL DISTRICT  
(RIVER RIDGE ACADEMY PARCELA)  
PIN: R610 029 000 0012 0000  
PB: 126 PG: 32  
PB: 141 PG: 24  
PB: 124 PG: 12  
DB: 2767 PG: 2254

N/F  
BEAUFORT COUNTY SCHOOL DISTRICT  
(PARCELA)  
PIN: R600 029 000 011A 0000  
DB: 4195 PG: 2674  
834,207 SF  
19.151 AC

N/F  
ZAKKI LLC.  
PIN: R600 029 000 0011 0000  
PB: 141 PG: 100  
DB: 3421 PG: 2943

SHEET 3  
SHEET 4





VICINITY MAP NOT TO SCALE

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BEAUFORT COUNTY SCHOOL DISTRICT  
A BOUNDARY, AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF  
#1105 BLUFFTON PARKWAY

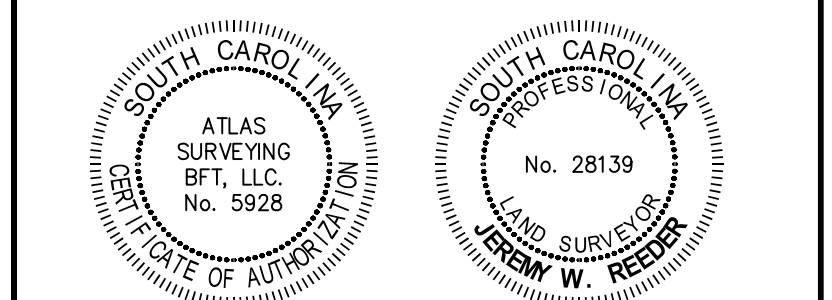
TAX PARCEL Nos.  
R600 029 000 011A 0000 & R600 029 000 0034 0000  
TOWN OF BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: TNW  
FIELD CHECK: JWR  
DRAWN BY: JWR  
FIELD DATE: 12-06-2024  
PLAT DATE: 12-17-2024  
SCALE: 1"=30'  
PROJECT No.: BFT-24350  
FILE: BFT-24350 ATLOWS

SHEET 4 OF 4

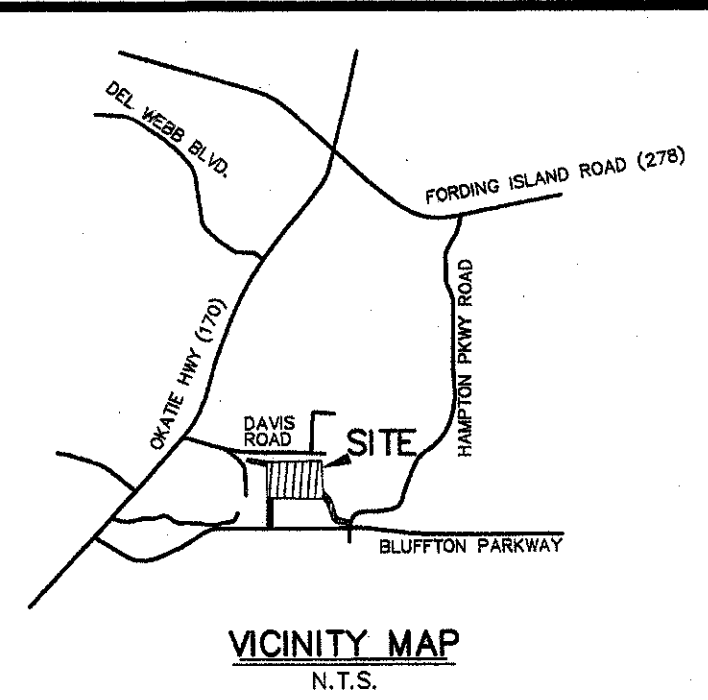
**ATLAS**  
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JEREMY W. REEDER  
S.C.P.L.S. No. 28139  
NOT VALID UNLESS CRIMPED WITH SEAL



CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA ANGLE
C1	157.09'	338.00'	79.99'	N 11°1'26" W 155.68'	283.743'	28°37'43"
C2	27.05'	338.00'	13.53'	N 02°44'58" E 27.05'	4.3810'	4°38'10"
C3	84.10'	70.00'	47.98'	S 28°22'34" E 79.13'	69.5014'	69°50'14"
C4	80.38'	470.00'	30.23'	S 33°18'24" W 80.34'	77.2140'	77°21'40"
C5	48.18'	130.00'	24.37'	S 52°10'40" E 47.80'	21.1404'	21°14'04"
C6	47.82'	130.00'	24.18'	S 31°01'24" E 47.55'	21.0428'	21°04'28"
C7	60.19'	130.00'	30.84'	S 07°13'19" E 59.53'	28.3115'	28°31'15"

LINE	LENGTH	BEARING
L1	18.42'	S 08°52'17" W
L2	116.93'	S 01°52'39" E
L3	202.45'	S 01°52'39" E
L4	56.65'	S 07°34'29" W
L5	192.10'	N 87°32'09" W
L6	50.07'	S 87°32'09" E
L7	241.21'	N 01°13'56" W
L8	181.81'	N 00°21'32" W
L9	186.32'	N 00°19'23" W
L10	285.05'	N 00°21'24" W
L11	100.14'	N 00°21'31" W
L12	73.65'	N 00°18'22" W
L13	70.97'	N 25°10'20" W
L14	114.12'	N 08°02'33" E
L15	116.43'	N 82°47'10" E
L16	110.02'	S 82°47'42" E
L17	353.97'	S 08°02'33" W
L18	20.27'	S 24°28'58" E
L19	27.50'	S 35°02'23" E
L20	38.30'	N 34°47'49" W
L21	59.82'	N 31°33'46" W
L22	71.27'	N 19°35'58" W
L23	52.86'	N 42°15'02" W
L24	19.51'	N 38°26'14" W
L25	28.98'	N 38°26'14" W
L26	46.98'	N 23°18'19" W
L27	58.42'	N 25°30'05" W
L28	72.79'	N 22°20'50" W
L29	54.56'	N 26°38'08" W
L30	51.78'	N 22°17'48" W
L31	62.21'	N 27°28'43" W
L32	53.46'	N 15°07'27" W
L33	61.86'	N 23°18'12" W
L34	54.50'	N 04°11'51" E
L35	56.08'	N 08°02'52" W
L36	100.13'	N 22°30'58" W
L37	62.10'	N 18°13'37" W
L38	49.11'	N 21°07'54" W
L39	62.28'	N 57°51'30" W
L40	26.26'	S 84°35'44" W
L41	69.62'	N 89°40'28" W
L42	48.09'	S 81°56'50" W
L43	42.84'	S 45°36'34" W
L44	53.56'	S 43°02'52" W
L45	40.49'	S 25°27'28" W
L46	44.63'	S 37°48'41" W
L47	56.55'	S 41°18'30" W
L48	54.08'	S 42°34'32" W
L49	62.63'	S 35°56'22" W
L50	56.91'	S 28°18'15" W
L51	42.98'	S 41°11'47" W
L52	59.54'	S 28°33'40" W
L53	57.17'	S 33°46'18" W
L54	73.78'	S 22°42'24" W
L55	61.76'	S 17°55'23" W
L56	57.16'	S 16°34'25" W
L57	91.68'	S 07°56'29" W
L58	86.38'	S 11°01'48" W
L59	54.57'	S 22°43'32" W
L60	58.73'	S 17°48'05" W
L61	45.62'	S 08°20'13" E
L62	11.29'	N 08°02'33" E
L63	185.51'	N 01°55'27" W
L64	23.25'	N 37°52'13" E
L65	25.14'	S 37°07'43" E
L66	80.70'	N 89°51'37" W
L67	50.17'	N 08°34'08" E

PARCEL	TOTAL	UPLAND	WETLAND
A (REF. #1)	41.766Ac.	27.666Ac.	14.100Ac.
A (REF. #5)	0.974Ac.	0.971Ac.	0.003Ac.
B	10.974Ac.	10.954Ac.	0.020Ac.
C	2.968Ac.	2.528Ac.	0.440Ac.
E	1.38Ac.	1.380Ac.	0Ac.
50' R/W	0.881Ac.	0.881Ac.	0Ac.
N/F BEAUFORT COUNTY SCHOOL DISTRICT	0.03Ac.	0.03Ac.	0Ac.
	58.973Ac.	44.410Ac.	14.563Ac.

#### REFERENCE PLAT:

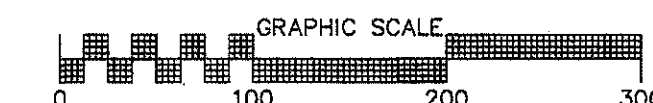
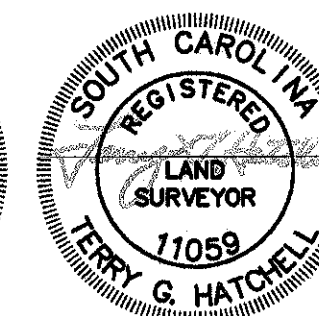
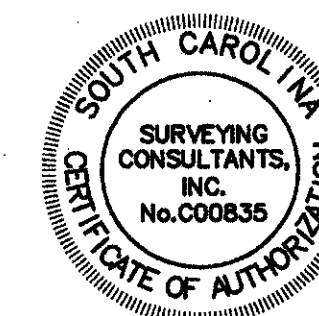
- BOUNDARY SURVEY, PARCELS A, B, & C, PREPARED FOR BEAUFORT COUNTY SCHOOL DISTRICT, DATED: 07/03/2008; REVISED: 09/12/2008, BY: JACK H. LOCKLEAR, JR., S.C.R.L.S. NO. 12842, RECORDED: P.B. 106, PG. 102, DATE: 09/24/2008.
- A PLAT OF A 50' INGRESS & EGRESS EASEMENT, DAVIS ROAD, BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 05/05/2006, BY: THOMAS G. STANLEY, JR., S.C.R.L.S. NO. 18269, RECORDED: P.B. 114, PG. 106, DATE: 07/07/2006.
- A PLAT OF 50' RIGHT OF WAY FOR INGRESS AND EGRESS OF 0.881 ACRES, DATED: 04/01/2008, BY: BOYCE L. YOUNG, S.C.R.L.S. NO. 11079, RECORDED: P.B. 104, PG. 128, DATE: 04/30/2008.
- A BOUNDARY PLAT OF: 0.030 ACRES BEING A PORTION OF TOM ZINN PROPERTY, DATED: 07/31/2008, BY: BOYCE L. YOUNG, S.C.R.L.S. NO. 11079, RECORDED: P.B. 126, PG. 11, DATE: 08/05/2008.
- A PLAT OF SUB-STATION & PARCELS A & B A PORTION OF BHR ACQUISITION CO., LLC PROPERTY, DATED: 11/22/2004, BY: BOYCE L. YOUNG, S.C.R.L.S. NO. 11079, RECORDED: P.B. 103, PG. 80, DATE: 12/14/2004.
- A PLAT OF SUB-STATION & PARCELS A, A PORTION OF BHR ACQUISITION CO., LLC PROPERTY, DATED: 11/22/2004, BY: BOYCE L. YOUNG, S.C.R.L.S. NO. 11079, RECORDED: P.B. 115, PG. 160, DATE: 08/28/2006.
- A COMBINATION & RECOMBINATION SURVEY OF TAX MAP #3 BE00-029-000-0008, & BE00-000-0080-0000, NEAR BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: AUGUST 23, 2004, BY: THOMAS G. STANLEY, P.L.S. NO. 18269, RECORDED: P.B. 110, PG. 43, 11/28/2005.

#### 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 0505-C, COMMUNITY NO. 450025. MAP DATED 9/29/96, BASE ELEVATION 14.0', FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
- WETLAND LINES FLAGGED BY ASHER HOWELL WITH NEWKIRK ENVIRONMENTAL INC., #7 WESTBURY FINANCIAL PARK, SUITE 103, BLUFFTON, SC 29910 (PHONE NUMBER 843-445-8200) ON 01/10/2014 AND LOCATED BY THIS SURVEYOR.

N/F BEAUFORT COUNTY SCHOOL DISTRICT (REF. PLAT #4)  
(0.03 AC. TOTAL AREA)  
(NO WETLANDS)

PREPARED FOR: BEAUFORT COUNTY SCHOOL DISTRICT  
ADDRESS: 470 DAVIS ROAD  
TAX PARCEL I.D. NO. BE00-029-000-0012-0000, BE00-029-000-0084-0000, & BE00-029-000-0127-0000



SURVEYING CONSULTANTS

17 Sherrington Drive, Suite C, Bluffton, SC 29910  
SC Telephone: (843) 816-3304 FAX: (843) 816-3305  
GA Telephone: (918) 828-2775  
COPYRIGHT © BY SURVEYING CONSULTANTS





AREA TABLE: PARCEL	TOTAL	UPLAND	WETLAND	WETLAND BUFFER
A(REF. #1)	41.766Ac.	28.092Ac.	13.674Ac.	1.940Ac.
B	10.974Ac.	10.955Ac.	0.019Ac.	0.267Ac.
<b>TOTAL</b>	<b>52.740Ac.</b>	<b>39.047Ac.</b>	<b>13.693Ac.</b>	<b>2.207Ac.</b>

- 1) BOUNDARY SURVEY, PARCEL A, B, & C,  
PREPARED FOR BEAUFORT COUNTY SCHOOL DISTRICT,  
DATED: 07/03/2008; REVISED: 09/10/2008;  
BY: JACK H. LOCKLEAR, JR., S.C.R.L.S. NO. 12842  
RECORDED: P.B. 126, PG. 102, DATE: 09/24/2008.
- 2) A PLAT OF A 50' INGRESS EGRESS EASEMENT, DAVIS ROAD  
SUFFOLTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA,  
DATED: 05/06/2008;  
BY: THOMAS C. STANLEY, JR., S.C.R.L.S. NO. 18269,  
RECORDED: P.B. 114, PG. 106, DATE: 07/07/2006.
- 3) A PLAT OF 50' RIGHT OF WAY FOR INGRESS AND EGRESS OF  
0.881 ACRES.  
DATED: 04/01/2008;  
BY: BOYCE L. YOUNG, S.C.R.L.S. NO. 11079,  
RECORDED: P.B. 124, PG. 128, DATE: 04/30/2008.
- 4) A BOUNDARY PLAT OF: 0.030 ACRES BEING A PORTION OF  
TOWN PROPERTY.  
DATED: 07/31/2008;  
BY: BOYCE L. YOUNG, S.C.R.L.S. NO. 11079,  
RECORDED: P.B. 126, PG. 11, DATE: 08/05/2008.
- 5) A PLAT OF SUB-STATION & PARCEL A & B A PORTION OF  
BHR ACQUISITION CO., LLC PROPERTY.  
DATED: 11/22/2004;  
BY: BOYCE L. YOUNG, S.C.R.L.S. NO. 11079,  
RECORDED: P.B. 103, PG. 102, DATE: 12/14/2004.
- 6) A PLAT OF SUB-STATION & PARCEL A, A PORTION OF BHR  
ACQUISITION CO., LLC PROPERTY.  
DATED: 11/22/2004; REVISED: 07/27/2006,  
BY: BOYCE L. YOUNG, S.C.R.L.S. NO. 11079,  
RECORDED: P.B. 115, PG. 160, DATE: 08/28/2006.
- 7) A COMBINATION & RECOMBINATION SURVEY OF  
TAX MAP #S R600-029-000-0008,  
R600-029-000-0009, R600-029-000-0010,  
& R600-000-0080-0000.  
PREPARED FOR BEAUFORT COUNTY, SOUTH CAROLINA,  
DATED: AUGUST 23, 2004;  
BY: THOMAS C. STANLEY, P.L.S. NO. 18269,  
RECORDED: P.B. 110, PG. 113, 11/28/2002.

1. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS CONDUCTED 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; THAT THERE ARE NO KNOWN ADJACENT OR VISIBLE ENCUMBRANCES OR PROPORTIONS OTHER THAN SHOWN;

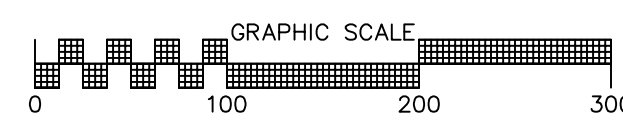
2. AS PER THE REFERENCE PLAT THE PROPERTY IS LOCATED IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 450025, MAP DATED 9/29/86;

3. BASE ELEVATION N/A. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE DETERMINED BY THE PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.

4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

5. WETLAND LINES FLAGGED BY ASHER HOWELL, WITH NEARBY ENVIRONMENTAL CONSULTING, 17 WESTBURY FINANCIAL PARK, SUITE 103, BLUFFTON, SC 29910

6. DATED 11/15/2009 BY [SIGNED] ON 01/10/2014 AND LOCATED BY THIS SURVEYOR.



CAD: ML/RB



# BCSD - River Ridge Annexation Location Map



2/17/2025, 2:35:09 PM

Search Results: LiveParcels

Override 1

Road Classifications

UNCLASSIFIED

COUNTY, PAVED

PRIVATE, PAVED

PRIVATE, UNPAVED

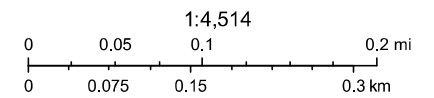
MUNICIPAL, PAVED

LiveParcels

Red: Band\_1

Green: Band\_2

Blue: Band\_3



**Beaufort County School District  
River Ridge Academy Expansion  
Annexation Narrative**

1. Reason for annexation request and anticipated benefits

Beaufort County School District requests annexation of Beaufort County tax map parcels R600 029 000 011A 0000 and R600 029 000 0034 0000 (the “Property”) into the Town of Bluffton. Beaufort County School Districts’ River Ridge Academy campus is located on adjacent parcels located to the north of the Property between Raider Drive and River Ridge Drive in the Town of Bluffton. Access to the Property will be over River Ridge Drive owned by Beaufort County School District. Annexation of the Property into the Town of Bluffton will permit expansion of the River Ridge Academy campus and the construction of an early childhood center school to serve the growing educational needs of the Town of Bluffton. The Town of Bluffton planning staff has recommended that the Property be annexed into the municipal limits of the Town to eliminate or reduce a Beaufort County zoning enclave and to allow for all the property owned by Beaufort County School District for River Ridge Academy to be under the same zoning category and governing jurisdiction of the Town of Bluffton.

2. Parcel numbers and acreage of each parcel

The tax map parcels and respective approximate acreage for the parcels within the Property are:

R600 029 000 011A 0000      19 acres

R600 029 000 0034 0000      5 acres

3. Contact information for property owner(s), applicant, attorney and any other applicable consultant/firm

Property Owner and Applicant:

Beaufort County School District  
Robert Oetting  
PO Box 309  
Beaufort, SC 29901  
Robert.Oetting@beaufort.k12.sc.us  
843-322-0783

Attorney:

Sarah Robertson  
Burr & Forman LLP  
4 Clarks Summit Drive, Suite 200  
Bluffton, SC 29910  
srobertson@burr.com  
843-815-2171



Engineer:

Conor Blaney  
Ward Edwards  
PO Box 381  
Bluffton, SC 29910  
cblaney@wardedwards.com  
843-837-5250

4. Existing structures:

A vacant house is located on the Property. Any existing structures will be removed prior to construction of new school facilities.

5. Current Special Districts overlay, tax, and/or conservation

No special districts apply to the Property.

6. Current Beaufort County Zoning District and Land Use

The Property currently is zoned Beaufort County T2 Rural ("T2R"). The current land use is residential and unimproved.

7. Proposed Zoning District and Land Use

The proposed Town of Bluffton Zoning District for the Property is Residential General to match the adjacent River Ridge Academy parcels owned by Beaufort County School District. The Property will serve as an expansion of the existing River Ridge Academy campus for education land use and construction of an early childhood school. Annexation and rezoning of the property to match the existing River Ridge Academy campus parcels will permit the expansion of the school campus to occur.

8. Current versus Proposed Zoning District and Land Use Comparison

The current Beaufort County zoning of T2R does not permit education uses.

The proposed Bluffton County Residential General zoning does permit education uses.

9. Consistency with Comprehensive Plan, Future Annexation Area Map, and Future Land Use Map

Town staff have confirmed that the proposed zoning and education use for the Property are consistent with the Town's Comprehensive Plan, Future Annexation Area Map, and Future Land Use Map. The Property is located within the boundaries of the area shown on the Town's Future Annexation Area Map and within the areas of future Town growth shown on the Town's Future Land Use Map. As noted above the requested Residential General zoning will match the zoning of Beaufort County School District's adjacent parcels.

10. Estimate of current population of Annexation Area.

The Property currently is uninhabited.

11. Current utility service providers.

Water and sewer service for the Property is provided by Beaufort Jasper Water Sewer Authority.

Electrical service for the Property is provided by Palmetto Electric.

Gas service for the Property is provided by Dominion Energy.

12. Adjacent Parcels

The Property is bordered by the following four (4) tax map parcels:

1. R610 029 000 0012 0000 owned by Beaufort County School District located to the west and north located in the Town of Bluffton;

2. R600 029 000 0011 0000 owned by Zakki LLC located to the east located in Beaufort County;

3. R610 029 000 1711 0000 owned by Parcel 8C LLC located to the south; and

4. R610 029 000 1737 0000 owned by Beaufort County School District located to the south located in the Town of Bluffton.



## Parcels to be Annexed



R600 029 000 011A 0000



R600 029 000 0034 0000



Parcels to be Annexed



R600 029 000 011A 0000



R600 029 000 011A 0000



Beaufort County School District  
Existing River Ridge Academy Parcel to the North and West



R610 029 000 0012 0000



R610 029 000 0012 0000



Beaufort County School District  
Existing River Ridge Academy Parcel to the North and West



R610 029 000 0012 0000



R610 029 000 0012 0000



Beaufort County School District

Existing River Ridge Academy Parcel to the North and West



Existing RR

R610 029 000 0012 0000



Existing RR

R610 029 000 0012 0000



Zakki, LLC Property to the East



R600 029 000 0011 0000



R600 029 000 0011 0000



# Parcel 8C road



Parcel 8C, LLC

R610 029 000 1711 0000

and

Beaufort County School District Property to the South

R610 029 000 1737 0000



## COUNTY COUNCIL OF BEAUFORT COUNTY

### Beaufort County Planning & Zoning

Multi Government Center • 100 Ribaut Road

Post Office Drawer 1228, Beaufort, SC 29901-1228

OFFICE (843) 255-2170

FAX (843) 255-9446

February 21, 2025

Mrs. Sarah Robertson  
Burr & Foreman  
Post Office Drawer 3  
Hilton Head Island, SC 29938

Re: Zoning Verification Letter  
1105 Bluffton Parkway - District 600, Map 29, Parcel 011A, Bluffton  
Bluffton Parkway - District 600, Map 29, Parcel 0034, Bluffton

Dear Mrs. Robertson:

This is to certify that the referenced properties, located at 1105 Bluffton Parkway, and Bluffton Parkway respectively, and further defined as being located in Bluffton Township are zoned T2-Rural (T2R). Please refer to the Community Development Code for all use information/development parameters.

Development Permit 5224 was issued on 05/14/2014 for the Beaufort County School District PreK-8 School Road Improvement for R600, Map 29, Parcel 011A.

If I may be of further assistance, please do not hesitate to call me at 843.255.2173.

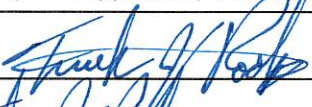
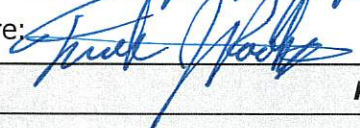
Sincerely,

Hillary A. Austin  
Zoning & Development Administrator



**TOWN OF BLUFFTON**  
**ZONING MAP AMENDMENT APPLICATION**

Growth Management Customer Service Center  
20 Bridge Street  
Bluffton, SC 29910  
(843) 706-4500  
[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)  
[applicationfeedback@townofbluffton.com](mailto:applicationfeedback@townofbluffton.com)

Applicant		Property Owner	
Name: Beaufort County School District		Name: Same	
Phone: 843-422-0783		Phone:	
Mailing Address: PO Box 309 Beaufort SC 29901-0309		Mailing Address:	
E-mail: robert.oetting@beaufort.k12.sc.us		E-mail:	
Town Business License # (if applicable):			
<b>Project Information</b>			
Project Name: River Ridge Academy Early Childhood Center		Acreage: 24.1 acres	
Project Location: Bluffton Parkway & River Ridge Drive		Comprehensive Plan Amendment: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Existing Zoning: Beaufort County T2R		Proposed Zoning: Residential General	
Parcel Number(s): R600 0229 000 0034 0000 & R600 029 000 011A 0000			
Project Description: New early childhood school to serve Bluffton			
<b>Minimum Requirements for Submittal</b>			
<input type="checkbox"/> 1. Digital files of the maps and/or plans depicting the subject property.			
<input type="checkbox"/> 2. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input type="checkbox"/> 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<input type="checkbox"/> 4. Recorded deed and plat showing proof of property ownership.			
<b>Disclaimer:</b> The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this application.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 2/18/25	
Applicant Signature: 		Date: 2/18/25	
<b>For Office Use</b>			
Application Number:		Date Received:	
Received By:		Date Approved:	





## TOWN OF BLUFFTON

### ZONING MAP AMENDMENT APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's Unified Development Ordinance. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and assure expeditious application review.

<b>Step 1. Pre-Application Meeting</b>	<b>Applicant &amp; Staff</b>
Prior to the filing of a Zoning Map Amendment Application, the Applicant is required to consult with the UDO Administrator or their designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
<b>Step 2. Application Check-In Meeting</b>	<b>Applicant &amp; Staff</b>
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the Zoning Map Amendment Application and required submittal materials during a <b>mandatory</b> Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness. Call 843-706-4500 to schedule.	
<b>Step 3. Review by UDO Administrator</b>	<b>Staff</b>
If the UDO Administrator determines that the Zoning Map Amendment Application is complete, it shall be placed on the next available Planning Commission (PC) Meeting agenda.	
<b>Step 4. Planning Commission Workshop</b>	<b>Applicant, Staff &amp; Planning Commission</b>
The PC shall hold a Public Workshop to provide the public with information and a forum to review the preliminary application.	
<b>Step 5. Planning Commission Meeting &amp; Public Hearing</b>	<b>Applicant, Staff &amp; Planning Commission</b>
The PC shall hold a Public Hearing and review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. The PC may recommend that Town Council approve, approve with conditions, or deny the application.	
<b>Step 6. Town Council Meeting- 1<sup>st</sup> Reading</b>	<b>Applicant, Staff &amp; Town Council</b>
Town Council shall review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 1 <sup>st</sup> Reading.	
<b>Step 7. Town Council Meeting- 2<sup>nd</sup> and Final Reading &amp; Public Hearing</b>	<b>Applicant, Staff &amp; Town Council</b>
Town Council shall hold a Public Hearing and review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 2 <sup>nd</sup> and Final Reading.	
<b>Step 8. Zoning Map Amendment Approval</b>	<b>Staff</b>
If Town Council approves the Zoning Map Amendment Application, the UDO Administrator shall issue an approval letter to the Applicant.	





1 Cooperative Way

Hardeeville, SC 29927-5123

843-208-5551

April 9, 2025

Sheila Sulak  
ssulak@wardedwards.com  
Ward Edwards

Re: Early Childhood Learning Center (ID: R600-029-000-011A & R600-029-000-0034)

Dear Sheila,

Palmetto Electric Cooperative, Inc. ("PECI") has ample power available to serve the above-referenced project. Please provide the electrical load requirements and a detailed CAD file for the project. This information is necessary for ordering transformers, which have lead times of approximately 60 weeks. There may be "Aid-in-Construction" charges for line extensions or special grades of service as described in PECI policies.

Please have the enclosed easement information form completed and returned so that we may draft an electric utility easement. When the easement has been recorded, a copy will be forwarded to you for your file.

Thank you for your cooperation in this matter. Please contact me at (843) 208-5508 or via email [nzylka@palmetto.coop](mailto:nzylka@palmetto.coop) if you have any questions or if I may be of further assistance.

Sincerely,

**PALMETTO ELECTRIC COOPERATIVE, INC.**

*Nathan Zylka*

Nathan Zylka  
Distribution Engineer

c: Mr. Matt Loxley, PECI  
Mr. Corey Tuten, PECI  
Ms. Allee Williams, PECI



April 9, 2025

Conor Blaney, PE  
Ward Edwards Engineering  
119 Palmetto Way Unit C  
Bluffton, SC. 29910

Dear Mr. Blaney:

SUBJ: Letter of Intent to Provide Service for: Bluffton Early Learning Childhood Bluffton

Hargray Engineering Services has reviewed the master plan for the above referenced project. Hargray Communications Group, Inc., has the ability and intent to serve the above-mentioned project. Please forward to our office a digital copy of the plan that has been approved by the county/town for use with Microstation or AutoCAD. Our office will then include owner/developer, conduit requirements on the approved plan and return to your office.

By accepting this letter of intent to serve, you also accept responsibility to forward the requirements and Project Application Form to the owner/developer. The Project Application Form identifies the minimum requirements to be met as follows:

- Commercial buildings – apartments – villas: Minimum 4-inch diameter conduit Schedule 40 (gray electrical) PVC with pull string buried at 24-to-30-inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of-way or property line. Conduits are required from each building site and multiple conduits may apply.
- Commercial buildings with multiple "units" may require conduit(s) minimum ¾" from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- Hotel or large commercial project requirements would be two (2) 4-inch diameter Schedule 40 PVC underground conduits.
- Equipment rooms to have ¼ inch 4'x8" sheet of plywood mounted on wall to receive telephone equipment.
- A dedicated 110-volt, 20-amp circuit with a four-way outlet to power external equipment for the site. For Commercial Application.
- A power ground accessible at the equipment room or an insulated #6 from the service panel or power MGN to the backboard.
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data. Industry Standard.
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5' of slack is required for termination.
- CATV inside wiring will be RG6 foil wrapped 66% braid minimum, home run to each outlet.
- A 120 AC 15 A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull-Out Disconnected Switch, manufactured by Square D Company, or equivalent. The Horsepower Rating for the disconnect switch is 240VAC max, 60A, not fusible.

#### **CATV Requirements**

Hargray CATV services requires you to install one 4" Schedule 40 (gray electrical) PVC pipe to a point designated to the road right of way or property line. The "service facilities" are required to be in separate pipes to ensure quality transmission and reception for both facilities.

Any Commercial or Subdivision areas installing pipe as required should extend the pipe 5' (feet) beyond any placed or planned curbed or sidewalk edge for facility access, away from the roadside.

Should there be any changes or additions to the original master plan, this letter will only cover the areas that are shown on the original master plan. All changes or additions would require another Letter of Intent to supply the service. All costs incurred by the Telephone/CATV Company resulting from any requested change or failure to comply with minimum requirements shall be borne by the Developer. Commercial projects require pre-construction meetings with Telco/CATV Company to review requirements. I am available to discuss these requirements in more detail at your convenience.

**Non-recurring charges to offset construction costs may apply to certain projects.**

Easements are required prior to installing facilities to your site.

Sincerely,

*Rodney Cannon*

Rodney Cannon  
Manager, Facilities Engineering  
843-815-1697



**Requirement for  
Letter of Intent to  
Provide Service**

**HARGRAY COMMUNICATIONS COMPANY, INC**

**Engineering Services  
Construction Application**

**CONTACT INFORMATION**

Project Owner Name: Beaufort County School District

Phone No.:

Address: 2900 Mink Pt. Blvd.

City, State, Zip Beaufort, SC 29902

Developer Name:

Phone No.:

Address:

City, State, Zip

Project Manager Name: Ward Edwards, Inc. / Conor Blaney, PE

Phone No.: 757-814-0824

Address: PO Box 381

City, State, Zip Bluffton, SC 29910

**PROJECT INFORMATION**

Project Name/Location Bluffton Early Learning Childhood Center-Adjacent to River Ridge Academy(RaiderDr & River Ridge)

Proposed Start and Finish Dates TBD

Lots 1

No. of Phases 1

Units Per Phase

Condominium Units

Comments:

Commercial Sq. Ft.

**REQUIREMENTS INFORMATION**

**PROJECT REQUIREMENTS**

**APPLICATION REQUIREMENTS**

**\*\*Engineering note: Check boxes that apply to applicant.**

**These must be in place before service can be provided.**

Hargray Communications Company Inc  
must have copies of the following items before we can  
furnish a "Letter of Intent" and schedule your project.

☒ One copy of development or site plans  
indicating property and/or lot lines, proposed  
buildings, roads, parking, water, sewer and  
drainage layout.

☒ Digital copy of county/town approved plan.

- ☒ \* Commercial Buildings-Apartments-Villas - Hotels  
Minimum 4 inch diameter conduit Sch. 40 PVC with pull string buried  
at 24 to 30 inch depth, from the equipment room or power meter location  
to a point designated by Hargray at the road right-of-way or property  
line. Conduits are required from each building site & multiple  
conduits may apply.
- ☒ \* Commercial buildings with multiple "units" may require conduit(s)  
minimum 3/4" from main equipment entry point to termination point  
inside unit. Plenum type ceilings require conduits or flame retardant  
Teflon wiring to comply with code.
- ☒ A dedicated 110-volt, 20 amp circuit with a four way outlet to power  
external equipment for the site. For Commercial Application.
- ☒ Equipment rooms to have 3/4 inch 4'X8' sheet of plywood  
mounted on wall to receive telephone equipment.
- ☒ A power ground accessible at equipment room or an insulated  
#6 from the service panel or power MGN to the backboard.
- ☒ Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for  
Telephone and Data (industry standard).
- ☒ CATV inside wiring will be RG6 foil wrapped 66% braid minimum,  
home run to each outlet.
- ☒ All interior wiring should be pulled to the area immediately  
adjacent to the plywood backboard or power meter location. A  
minimum of 5' of slack is required for terminations.
- ☒ A 120 AC 15 A dedicated power outlet is to be located in the service  
yard to supply AC power to the ONU. Power to the ONU will be  
provided through a Pull Out Disconnected Switch, manufactured by  
Square D Company, or equivalent. The Horsepower Rating for the  
disconnect switch is 240VAC max, 60A, not fusible.
- ☒ Easements are required.

\* Commercial projects require pre-construction meeting with Telco/CATV Company to review requirements.

I understand and agree to provide or meet the application and project requirements as stated above and to inform the contractor/builder of these requirements. I understand that if the project design changes or the proposed start date is delayed by nine (9) months or more, that I must submit a new application. All costs incurred by TELCO resulting from any requested change or failure to comply with minimum requirements, shall be borne by the Developer. Aid in or Aid to Construction may apply to certain projects.

Applicant/Representative

Date

Engineering Services Representative  
*Rodney Cannon*

Date  
4/9/2025

Hargray Engineering Services; P.O. Box 3380, Bluffton, SC 29910; Bluffton (843) 815-1676, FAX 815-6201



After recording return to:

Hargray Communications Group, Inc.  
Attn: Legal Department  
PO Box 5986  
Hilton Head Island, SC 29938

STATE OF SOUTH CAROLINA       )  
  )  
COUNTY OF \_\_\_\_\_       )

**NON-EXCLUSIVE TELECOMMUNICATIONS, VIDEO, AND/OR  
BROADBAND FACILITIES EASEMENT AND INDEFEASIBLE RIGHT TO USE**

**THIS NON-EXCLUSIVE TELECOMMUNICATIONS, VIDEO, AND/OR  
BROADBAND FACILITIES EASEMENT AND INDEFEASIBLE RIGHT OF USE**  
("Easement") given this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by  
\_\_\_\_\_, ("Grantor"), to Hargray  
Communications Group, Inc., a South Carolina Corporation (hereinafter referred to as "Grantee").  
Grantor and Grantee are each a "Party" and collectively, the "Parties".

**WITNESSETH:**

That in consideration of the sum of One Dollar (\$1.00) received from Grantee, Grantor does hereby grant a Non-Exclusive Telecommunications, Video, and/or Broadband Facilities Easement and Indefeasible Right of Use to Grantee in, across, through, under and over that certain real property (including the buildings and other structures thereon) ("Property") hereinafter more fully described on Exhibit "A" attached hereto, which easement shall include, without limitation, an indefeasible right to use any current or future conduit system owned, controlled or authorized by Grantor for purposes of serving the Property with communications or other utility services (the "Conduit System").

Grantor hereby grants and conveys to Grantee, its successors and assigns, the perpetual right, privilege and authority, from time to time, to enter upon, construct, extend, inspect, operate, replace, relocate, repair and perpetually maintain over, under and through the Property, including, but not limited to, over and under and through any and all streets, alleys, roads and/or other public ways or areas of the said Property now existing or hereafter laid out, telecommunications, cablevision, and/or broadband systems ("Systems"), including cables, wires, poles, pedestals, and other usual fixtures and appurtenances as may from time to time be or become convenient or necessary for the provision of telecommunications, video, and/or broadband services to the homes and other structures located within the Property, together with the indefeasible right to use the Conduit System, and right of ingress and egress, and access to and from such easement, across and upon the Property, as may be necessary or convenient for the purposes connected therewith.

Grantee agrees to maintain all Systems, including cables, wires, poles, pedestals and other usual fixtures and appurtenances in good condition, and Grantee shall repair and restore any damage to Grantor's real or personal property, restore all paving resulting from Grantee's construction, installation and/or maintenance of the Systems, or any use or presence surrounding

the Property. Grantor acknowledges and agrees that Grantee shall not be responsible for maintaining, repairing and/or restoring any portion of the Conduit System, other than the Systems installed by Grantee, unless such maintenance, repair or restoration is caused by the sole negligence or intentional act of Grantee.

Grantor reserves the right to grant other easements or rights-of-ways upon, over across, through or under the easement property for utility, access or other purposes which do not unreasonably interfere with Grantee's easement hereunder. Grantor further reserves the right to construct any manner of things, including, but not limited to, roads, landscaping and signage or other items upon, over, across, through and under the Grantee's Systems, which do not unreasonably interfere with Grantee's easement hereunder.

Grantor further grants and conveys to Grantee the right, from time to time, to trim trees and underbrush on the Property that create obstructions to the non-exclusive utilization of the Easement by Grantee; provided, however, any damage to the Property of Grantor caused by Grantee in maintaining or repairing said lines shall be borne by Grantee; provided, further, however, the Grantor shall have the right to request relocation of any underground facility from time to time at Grantor's expense; provided that such relocation continues to afford Grantee the use of Conduit System(s) on the Property.

It is specifically agreed that all Systems shall be located underground, with the exception of those pedestals and other fixtures that are necessary and are designed for above-ground location.

NOW THEREFORE, Grantor hereby warrants and represents that it is the fee simple owner of the Property and has the right and authority to make this Grant of easement. Grantor further covenants, that Grantee and its affiliates, successors and assigns, subject to the terms and conditions of this instrument, shall peaceably and quietly enjoy the use of the Easement herein granted in perpetuity without hindrance, objection or molestation.

The words "Grantor" and "Grantee" shall include their respective heirs, devisees, legal representatives, affiliates, successors-in-title, successors and/or assigns.

This Easement shall be interpreted and construed in accordance with the laws of the State of South Carolina. This Easement granted in favor of Grantee shall be a perpetual easement in gross for commercial purposes and assigned to each Party's respective heirs, devisees, legal representatives, affiliates, successors-in-title, successors and/or assigns. This Easement and the rights granted hereunder shall constitute covenants and burdens running with the Property and be binding upon and shall inure to the benefit and detriment of the Parties hereto and their respective heirs, devisees, legal representatives, affiliates, successors-in-title, successors, and assigns. If any portion of this Easement shall be declared invalid or unenforceable, the remaining portions of this Easement shall continue in full force and effect. No change, modification or amendment of the Easement shall be valid or binding upon either Party unless such change, modification or assignment shall be in writing signed by the Parties hereto.

Nothing contained in this Easement and no action by the Parties hereto will be deemed or construed by the Parties or by a third person to create the relationship of principal and agent, or a partnership, or a joint venture, or any association between or among any of the Parties.

Any individual executing this Easement on behalf of Grantor represents and warrants that (i) he or she is duly authorized to execute and deliver this Easement on behalf of Grantor, (ii) that the execution and delivery of this Easement has been fully authorized by all necessary entity action of Grantor, (iii) that this Easement is valid and binding upon the Property and legally enforceable in accordance with its terms, and (iv) all necessary authorizations, consents, and approvals have been obtained to enable Grantor to enter into this Easement.

No breach of this Easement shall entitle any party to terminate this Easement as such Easement shall exist in perpetuity, but such limitations shall not affect in any manner any other rights or remedies which any Party may have hereunder by reason of any such breach of this Easement.

IN WITNESS WHEREOF, Grantor has caused this Easement to be duly executed the day and year first above written.

WITNESSES:

GRANTOR:

\_\_\_\_\_  
First Witness

\_\_\_\_\_  
By:

\_\_\_\_\_  
Its:

\_\_\_\_\_  
Second Witness



STATE OF SOUTH CAROLINA  
COUNTY OF \_\_\_\_\_

)  
)  
)

**ACKNOWLEDGEMENT**

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that  
\_\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_,  
personally appeared before me this day and, in the presence of the two witnesses above named,  
acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_(SEAL)  
Notary Public for South Carolina  
My Commission expires:

**EXHIBIT "A"**  
**Easement and Access Area**

All that certain piece, parcel, or tract of land containing (fill in legal)

This being the same property, or a portion thereof, as described by Deed (fill in derivation)

(Add Tax Map number)





**COUNTY COUNCIL OF BEAUFORT COUNTY**  
**EMERGENCY MEDICAL SERVICE**  
**POST OFFICE DRAWER 1228**  
**BEAUFORT, SOUTH CAROLINA 29901-1228**  
**Phone: 843-255-5361      Fax: 843-525-4032**

**SHEILA SULAK** | Project Administrator  
**Ward Edwards Engineering**  
PO Box 381  
Bluffton, SC 29910

**Dear Ms. Sulak,**

This letter is to verify ambulance service for the property at the proposed development 1105 Bluffton Parkway, Bluffton, SC 29910. Property Description: The proposed development is to include an Early Learning Childhood Center adjacent to the existing River Ridge Academy campus located between Raider Drive and River Ridge Drive, in Bluffton, SC. The project is identified as tax maps R600-029-000-011A and R600-029-000-0034. The property area is approximately 15 acres of the total 22.5 property acreage. Proposed drives, parking, landscaping, utilities, and other infrastructure will also be constructed in support of the development. The site is currently undeveloped but contains an existing pond feature.

EMS provides primary ambulance service for all areas of Beaufort County with the exception of the Town of Hilton Head Island. Our service is an Advanced Life Support Service staffed by state certified Paramedics. The closest Beaufort County EMS station to this location is at Sun City.

Beaufort County EMS has adequate services to support the proposed development.

If I can provide any further assistance please do not hesitate to call me at 843-255-5361.

Sincerely,

Donna Ownby

Donna Ownby RN- EMTA  
Director of EMS

*"Professionally we serve: Personally we care!"*



6 SNAKE ROAD, OKATIE, SC 29909-3937  
Phone 843.987.8100 | Fax 843.548.0096  
Customer Service 843.987.9200  
Operations & Maintenance 843.987.8046  
Engineering 843.987.8065  
[www.bjwsa.org](http://www.bjwsa.org)

*Our mission: Provide quality water and wastewater services to our current and future customers in the Lowcountry*

VERNA ARNETTE, GENERAL MANAGER

April 10, 2025

Sheila Sulak  
Ward Edwards Engineering  
PO Box 381  
Bluffton, SC 29910

Via email: [ssulak@wardedwards.com](mailto:ssulak@wardedwards.com), [ahodge@wardedwards.com](mailto:ahodge@wardedwards.com), [cblaney@wardedwards.com](mailto:cblaney@wardedwards.com)

Subject: Letter of Intent - 1105 Bluffton Parkway R600 029 000 011A 0000, R600 029 000 0034 0000

Dear Ms. Sulak,

This letter is in response to the water and sewer availability request for the above referenced property. There is an existing 8" water main on the north west portion of the parcel. There is an existing 8" Gravity Sewer main approximately 305 ft north of the north west portion of the parcel, Connecting to BJWSA's existing sewer infrastructure (CP 153). Please be advised that, depending on the amount of water and sewer capacity required to serve the development, the developer may be responsible for offsite improvements or upgrades to the existing system.

If or when you wish to proceed with this development, design drawings and calculations must be submitted to BJWSA's Engineering Department for review and approval. Upon approval, capacity and project fees will be determined based on the information provided. These fees must be paid in full before a capacity commitment can be issued or a pre-construction meeting may be held. If construction on the proposed water and sewer systems has not started within twelve (12) months from the date of this letter this availability will be invalid.

Should you have questions or require additional information, please contact me at 843-987-8094 or [matthew.michaels@bjwsa.org](mailto:matthew.michaels@bjwsa.org).

Sincerely,

Matthew Michaels

Matthew Michaels Apr 11, 2025 09:11 EDT

Matthew Michaels  
Development Program Manager

MM/MH/bek

Michael A. Hanson

Michael A. Hanson Apr 11, 2025 10:11 EDT

Michael Hansen, P.E.  
Chief of Engineering

GREGORY A. PADGETT  
CHAIR

ANDERSON M. KINGHORN, JR.  
VICE CHAIR

WILLIAM SINGLETON, Ed. D.  
SECRETARY/TREASURER

JAMES E. BAKER, JR.  
IMMEDIATE PAST CHAIR

JEFFERSON P. ACKERMAN, P. E.  
R. THAYER RIVERS, JR.

MICHAEL L. BELL  
GERALD H. SCHULZE

LORRAINE W. BOND  
DAVID R. STRANGE

J. ROBERT McFEE, P. E.





Bluffton Township Fire District  
Office of the Fire Marshal

357 FORDING ISLAND ROAD  
BLUFFTON, SC 29910  
Office: 843.757.2800

April 11, 2025

Ward Edwards  
Attn: Sheila Sulak  
119 Palmetto Way  
Unit C  
Bluffton, SC 29910

RE: River Ridge Early Learning Childhood Center

Dear Ms. Sulak -

The project location map that you have submitted to my office recently for the River Ridge Early Learning Childhood Center falls inside the boundaries of the Bluffton Township Fire District. The Bluffton Township Fire District will continue to provide fire protection for all properties located within the boundaries of the Fire District.

A more detailed set of plans will be required prior to the Fire District's approval of this site development. This letter is strictly to inform you that the Fire District will provide fire protection for the proposed development.

Should you have any other questions, please feel free to contact me at 843-757-2800 or by e-mail at [wiltse@blufftonfd.com](mailto:wiltse@blufftonfd.com)

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Wiltse', written over a horizontal line.

Daniel Wiltse  
Fire Marshal  
Bluffton Township Fire District