



50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
THOMASANDHUTTON.COM

November 01, 2022

Mr. Kevin Icard
Town of Bluffton
Planning & Community Development
20 Bridge Street
Bluffton, SC 29910

Re: Grande Oaks – Parcel Annexation
Bluffton, South Carolina
J-25312.0014

Dear Mr. Icard:

On behalf of our client, University Investments, LLC, please find enclosed the following in support of the Annexation Application:

- Annexation Application Checklists (2)
- Annexation Petition Forms (2)
- Vicinity Map
- Project Narrative
- 13th Amendment document
- Land Use Comparison Table
- Recorded Plats
- Zoning Verification Letter

In support of the Annexation Application, please find enclosed supporting documents:

- Full-size copies of the updated Concept Plan
- Pictures of the site's existing conditions

We are respectfully requesting an annexation approval into the Town of Bluffton. Simultaneously, we respectfully request that Parcels 12D and R600-029-0014-0000 are rezoned to the Buckwalter Commons Planning area of the Buckwalter PUD. The properties are presently zoned Grande Oaks PUD in Beaufort County and owned by University Investments LLC and Grande Oaks II, LLC. Please do not hesitate to contact me should you have any questions related to the submittal at (912) 234-5400 or at long.n@tandh.com.

Sincerely,

THOMAS & HUTTON



Nathan B. Long, PE

APPLICATION FOR 13TH AMENDMENT TO
BUCKWALTER TRACT DEVELOPMENT
AGREEMENT AND CONCEPT PLAN

PROJECT NARRATIVE

The Applicant, University Investments, LLC ("University Investments"), seeks approval of an amendment to the Buckwalter Tract Development Agreement and Concept Plan. The purpose of the amendment is to add 86.36 acres of land, which is being annexed herewith, to the Buckwalter Development Agreement and Concept Plan, to be designated as 86.36 acres of Grande Oaks Commons. This 13th Amendment has the effect of adding an additional 86.36 acres of General Commercial acreage to the previously existing allowance for General Commercial acreage under the Concept Plan and Development Agreement, together with an additional 86.36 acre allowance of all other uses allowed within Grande Oaks Commons under the Concept Plan and Development Agreement.

The additional property being annexed into Buckwalter PUD and Development Agreement currently has an allowance for 53 residential units under Beaufort County law, pursuant to the Grande Oaks PUD. Those existing 53 residential units are being added to Buckwalter PUD, which results in no additional residential uses beyond what is currently allowed under Bluffton and Beaufort County law. The 53 units being transferred and added to Buckwalter PUD shall be subject to the Town of Bluffton Workforce/Affordable Housing provisions of the Unified Development Ordinance. Once these units are transferred to the Buckwalter PUD, the units will be subject to all taxes, fees, and restrictions which apply to other residential units within the Buckwalter PUD.

The land being added is a portion of the existing Grande Oaks PUD, under Beaufort County law, and this particular portion of the Grande Oaks PUD is currently designated as a Village Center (VC) land use area under the Grande Oaks PUD. This planning area is very similar to the Buckwalter Commons Land Use Area under the Buckwalter Concept Plan. Under the VC (Village Center) land use area of Grande Oaks, all residential uses are allowed, including single family and multifamily. A very broad range of commercial uses is also allowed under the VC designation, including virtually all types of retail uses, institutional/Church uses, and a broad range of civic office and facility uses. Again, these allowed uses under the Grande Oaks PUD are very similar to the allowed uses under the newly created Grande Oaks Commons Land Use Area of the Buckwalter Concept Plan. A comparison chart of allowed uses is submitted with this Application.

This request is actually a down zoning regarding many uses allowed under the Beaufort County zoning.

The 12.86-acre, 20.32-acre, and 53.18-acre parcels, being annexed into Bluffton as the Grande Oaks Commons Area of the Buckwalter Concept Plan, are located along the northern border of the Grande Oaks PUD, immediately to the south of, and adjacent to, the Buckwalter Commons Area of the Buckwalter Tract. University Investments is the current owner of the 12.86-acre parcel, parcel 12D, and is under contract to purchase the 20.32-acre and 53.18-acre parcels, parcel number R600-029-000-0014-000, from Grande Oaks II, LLC. University Investments is also the current owner of a substantial portion of the undeveloped part of Buckwalter Commons, immediately adjacent to the north of this Grande Oaks property.

This annexation and zoning to Grande Oaks Commons Planning Area will allow University Investments and the Town to expand their coordinated planning at this important location near the corner of Buckwalter Parkway and Bluffton Parkway. Current preliminary planning for this expanded area contemplates a mixed use, village style, development, perhaps built with residential above commercial (much like the Promenade), and including extensive medical services and commercial establishments. Planning and developing this combined area under Bluffton review and development standards will greatly enhance the quality of the future development.

It is also important to note that this annexation and zoning will allow an additional access point, off Lake Point Drive, for existing residents of Grande Oaks PUD to reach the planned commercial area of the existing Buckwalter Commons Area owned by University Investments. This important new access will lead to already approved access points to Bluffton Parkway, through the University Investments Area. Those already approved access points meet the Access Management Plan of Beaufort County, adopted by the Town, which include signalized and unsignalized accesses.

This Application presents an opportunity for Bluffton to enhance its current planning role for this important planned commercial/mixed use area, enhance the tax base of the Town, enhance vehicular access for present and future development, and do so by adding no additional development intensity to the area beyond that already allowed by existing Bluffton zoning and existing Beaufort County zoning. In fact, many uses will be down zoned.

This Narrative will now address the following Application Review Criteria, as established under Article 3, Section 3.8.3 of the Unified Development Ordinance:

A. Promotion of and consistency with land use goals, environmental objectives and overall intent of the policies within the Comprehensive Plan. The Town has previously approved the Buckwalter Concept Plan, as amended, as being consistent with these primary goals

of the Town. This requested change simply brings additional property into the Town's planning and permitting jurisdiction, while supplementing vehicular access to existing Town property as well as adjacent County controlled property. This Application is consistent with all of these primary goals of the Town.

B. **Consistency with the intent of the Planned Unit Development Zoning District as prescribed in Article 4.** This application simply makes a small change to the boundary of an existing Town PUD Zoning District, to facilitate the goals mentioned above, while staying consistent with the pre-existing applicable County Zoning Standards.

C. **Demonstration of innovative site planning techniques that improve the standards in other allowable Town Zoning Districts.** Again, this Application is a small extension of an existing Town PUD Zoning District, consistent with the goals and standards of the Town's existing PUD Zoning, while providing innovative opportunities to enhance planning of the adjacent Buckwalter Commons Land Use Area, and provide innovative new access options to enhance traffic circulation.

D. **Compatibility of proposed land uses, densities, traffic circulation and design with adjacent land uses and environmental features, as well as the character of the surrounding areas.** As explained above, this requested annexation and zoning into Buckwalter Commons is consistent and completely compatible with adjacent land uses within the Town, as well as consistent and compatible with existing land uses within the County. The larger plans for these new properties are consistent with the Town's goal of encouraging mixed use development in appropriate areas, just as the proposal remains consistent with the Beaufort County zoning for this and adjacent property within the Grande Oaks PUD.

E. **Ability to be served by adequate public services, utilities, etc.** The properties will become part of the existing Buckwalter Tract PUD, and has been a part of the pre-existing Grande Oaks PUD. Public services and utilities are and have been previously certified as adequate for the proposed uses. The only change will be that the newly added properties will now fall within the Town's policing authority, and of course, pay Town taxes to cover any additional cost to the Town, and any applicable Development Fees.

F. **Conformance with adopted or accepted plans, policies, and practices of the Town.** As explained above in this Narrative, and in the accompanying 13th Amendment To The Development Agreement and Concept Plan for the Buckwalter Tract, this proposal is for a relatively small change to the boundaries of an existing Town PUD, and under the terms of the Buckwalter Concept Plan and Development Agreement, will conform to all adopted plans, policies, and practices which have been established for this Area, while remaining consistent with previously enacted zoning by Beaufort County.

The Applicant respectfully requests that the Town Planning Commission and Town Council approve this request for the 13th Amendment to the Buckwalter Tract Development Agreement and Concept Plan.



TOWN OF BLUFFTON ANNEXATION APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: University Investments, LLC		Name: Grande Oaks II, LLC	
Phone: 843-836-7920		Phone: 912-224-4845	
Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910		Mailing Address: Pamela Murk, 8828 Copenhaver Drive Potomac, MD 28054	
E-mail: jreed@reedgroupsc.com		E-mail: murk5@mac.com	
Town Business License # (if applicable):			
Project Information			
Project Name: BUCKWALTER TRACT ANNEXATION		Acreage: 73.5	
Project Location: NW CORNER OF INTERSECTION OF BUCKWALTER PKWY AND LAKE POINT DR. ALONG NORTHERN BORDER OF GRANDE OAKS PUD.			
Existing Zoning: Commercial		Proposed Zoning: Commercial	
Tax Map Number(s): R600-029-000-0014-0000			
Project Description: Annexation and Rezoning of 2 parcels, Part of the Grande Oaks Property at the NW corner of the intersection of Buckwalter Pkwy and Lake Point Dr., into the Buckwalter PUD.			
Select Annexation Method (see Annexation Policy and Procedures Manual):			
<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	
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Completed Annexation Petition(s). <input checked="" type="checkbox"/> 2. Narrative per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 3. Parcel Information per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 4. Concurrent Applications per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 5. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: 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: <i>Pam Murk</i>		Date: 09/23/22	
Applicant Signature: <i>John Reed</i>		Date: 9/24/22	
For Office Use			
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 applicable ordinance 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 ordinances, policies and procedures. 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 mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness.	
Step 3. Review by UDO Administrator	Staff
If the UDO Administrator determines that the Annexation Application is complete, the application shall advance as prescribed in the Town of Bluffton's Annexation Policy and Procedure Manual.	



TOWN OF BLUFFTON ANNEXATION APPLICATION CHECKLIST

In accordance with the Town of Bluffton Annexation Policies & Procedures Manual, the following information shall be included as part of an Annexation application submitted for review. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with Town of Bluffton policies and procedures. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the Annexation Policies & Procedures Manual. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

Narrative.
1. Contact information for property owner(s), applicant, attorney and any other applicable consultant/firm.
2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
3. Reason for annexation request and anticipated benefits.
4. Parcel numbers and acreage of each.
5. Existing structure(s).
6. Current Special Districts (overlay, tax, and/or conservation).
7. Current Beaufort County Zoning District(s) and Land Use(s).
8. Proposed Zoning District(s) and Land Use(s).
9. Current versus Proposed Zoning District and Land Use Comparison.
10. Consistency with the Town of Bluffton Comprehensive Plan, Future Annexation Area Map, and Future Land Use Map.
11. Estimate of current population of Annexation Area.
12. Current utility service providers.
Parcel Information.
1. Deed(s) recorded with the Beaufort County Register of Deeds.
2. Plat(s) recorded with the Beaufort County Register of Deeds.
3. Covenants and Restriction(s) recorded with the Beaufort County Register of Deeds.
4. Easement(s) recorded with the Beaufort County Register of Deeds.
5. Agreement(s) recorded with the Beaufort County Register of Deeds.
6. Any other Document(s) recorded with the Beaufort County Register of Deeds.
7. Location Map of proposed Annexation Area showing: <ul style="list-style-type: none"> a) Existing Structures; b) Current Beaufort County Zoning District(s); and c) Adjacent Property Owners.
8. Zoning verification letter from Beaufort County providing: <ul style="list-style-type: none"> a) Current Beaufort County Zoning; and b) Special Districts such as Overlays.
9. Parcel History letter from Beaufort County providing: <ul style="list-style-type: none"> a) Special Districts such as, but not limited to, Tax Increment Finance District, Assessment District, and Multi-County Industrial Park; b) Any application(s) submitted for the past 10 years and the current status of the application; and c) Any zoning, land development, building, or county code violation(s) for the past 10 years and the current status of the violation.
10. Photographs of: <ul style="list-style-type: none"> a) Existing Structures and Land Use; and b) Adjacent Property.



**TOWN OF BLUFFTON
ANNEXATION
APPLICATION CHECKLIST**

Concurrent Applications.

1. Zoning Map Amendment application and required submittal items.
2. Other concurrent applications, as applicable:
 - a) Comprehensive Plan Amendment application and required submittal items;
 - b) Development Agreement application and required submittal items;
 - c) Concept Plan application and required submittal items; and/or
 - d) Master Plan application and required submittal items.

**SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"**

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Pam Murk

Signature of Property Owner or Authorized Agent

pam murk

Printed Name

09/23/22

Date



TOWN OF BLUFFTON ANNEXATION POLICY & PROCEDURES MANUAL

APPENDICES

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF BLUFFTON:

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

The territory to be annexed is described as follows:

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

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

Authentisign
Pam Murk
Signature

09/23/22
Date

pam murk

Print Name

8828 copenhagen drive, potomac, md

Street Address, City, Zip

=====

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation: _____

By: _____, Date _____

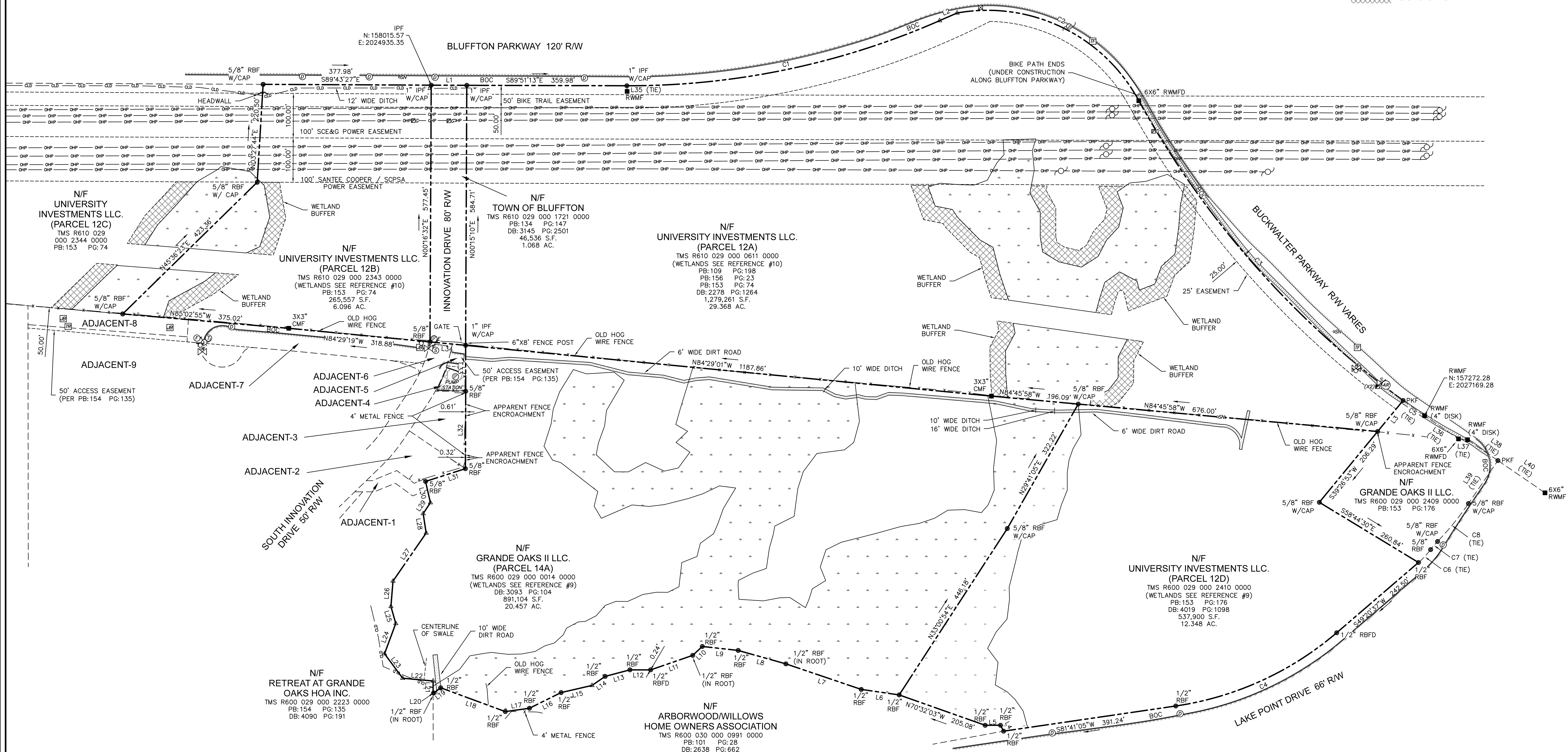
NORTH
SC GRID (NAD 83)
(2011)

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S89°43'40"E	79.97'
L2	N66°18'46"E	42.77'
L3	S39°26'53"W	90.27'
L4	N27°28'43"W	14.97'
L5	S89°51'47"W	34.49'
L6	N81°46'45"W	86.14'
L7	N71°16'25"W	179.06'
L8	N74°16'14"W	111.39'
L9	N83°38'54"W	81.20'
L10	S47°02'33"W	29.41'
L11	S70°55'53"W	100.36'
L12	N69°44'03"W	46.34'
L13	S95°11'50"W	57.78'
L14	S55°27'05"W	35.78'
L15	S76°58'31"W	71.35'
L16	S63°40'33"W	79.46'
L17	S82°04'21"W	54.76'
L18	N69°45'54"W	154.74'
L19	S53°56'49"W	19.81'
L20	S11°51'23"W	1.17'
L21	N00°03'01"W	27.36'
L22	N84°45'45"W	68.80'
L23	N36°33'31"W	68.49'
L24	N20°25'24"E	72.63'
L25	N15°52'17"W	39.74'
L26	N04°37'49"E	57.23'
L27	N34°37'46"E	131.37'
L28	N85°52'06"W	44.20'
L29	N33°30'02"E	29.46'
L30	N12°48'42"W	49.34'
L31	N72°16'17"E	94.05'
L32	N00°15'11"E	174.22'
L33	N00°06'59"W	103.20'
L34	N84°33'42"W	80.53'
L35	S02°49'47"E	12.76'
L36	S55°34'32"E	92.33'
L37	S84°45'58"E	20.42'
L38	S55°33'55"E	82.79'
L39	N34°24'03"E	117.20'
L40	S55°33'55"E	128.40'

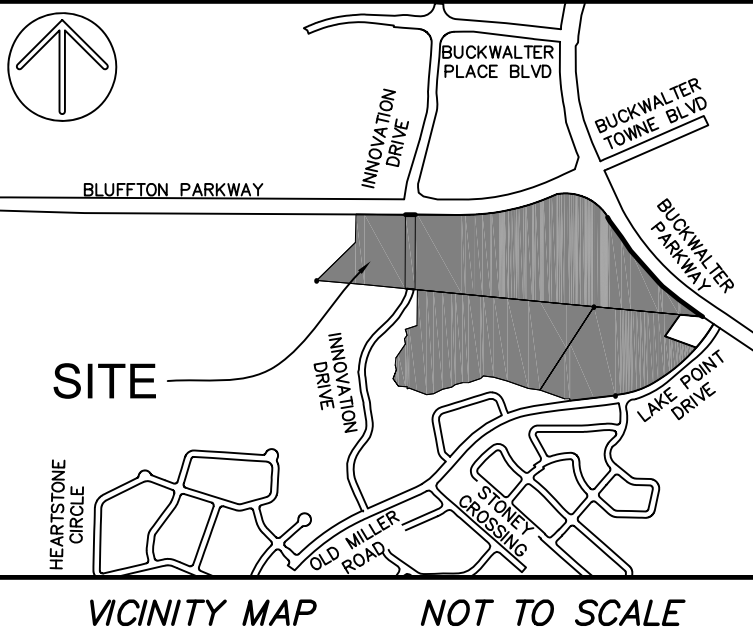
ACREAGE CHART

	PARCEL 12A	PARCEL 12B	PARCEL 12D	PARCEL 14A	INNOVATION DRIVE	TOTAL
UPLAND	1,093,739 S.F. 25.109 AC.	229,281 S.F. 5.264 AC.	464,478 S.F. 10.663 AC.	462,512 S.F. 10.618 AC.	46,536 S.F. 1.068 AC.	2,306,546 S.F. 52.722 AC.
UPLAND WITH BUFFER	1,148,330 S.F. 26.362 AC.	241,204 S.F. 5.537 AC.	N/A	N/A	N/A	1,389,534 S.F. 31.899 AC.
BUFFER	54,591 S.F. 1.253 AC.	11,923 S.F. 0.273 AC.	N/A	N/A	N/A	66,514 S.F. 1.526 AC.
WETLAND	130,931 S.F. 3.006 AC.	24,353 S.F. 0.559 AC.	73,422 S.F. 1.685 AC.	428,592 S.F. 9.839 AC.	N/A	657,298 S.F. 15.089 AC.
TOTAL	1,279,261 S.F. 29.368 AC.	265,557 S.F. 6.096 AC.	537,900 S.F. 12.348 AC.	891,104 S.F. 20.457 AC.	46,536 S.F. 1.068 AC.	3,020,358 S.F. 69.337 AC.

CURVE TABLE				
LABEL	RADIUS	ARC	CHORD	CHORD BEARING
C1	1738.00'	723.68'	718.46'	N78°14'29"E
C2	386.70'	144.88'	143.73'	S64°14'28"E
C3	2070.00'	906.06'	898.94'	S41°24'01"E
C4	717.00'	402.91'	397.63'	S65°31'42"W
C5	2070.00'	59.22'	59.22'	S54°45'34"E
C6	185.00'	39.83'	39.86'	N43°14'11"E
C7	200.00'	24.05'	24.04'	N40°29'12"E
C8	662.00'	110.13'	110.00'	N39°10'00"E



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



- NOTES
1. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X, DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 450130270G.
 2. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
 3. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 4. 50' BIKE TRAIL EASEMENT, 100' SCE&G POWER EASEMENT, AND 100' Santee Cooper / SCPSA POWER EASEMENT ARE PER REFERENCE #11.
 5. PRECISION OF PLAT CLOSURE: 1:1,463,672
 6. WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN FROM REFERENCES #9 & #10.

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

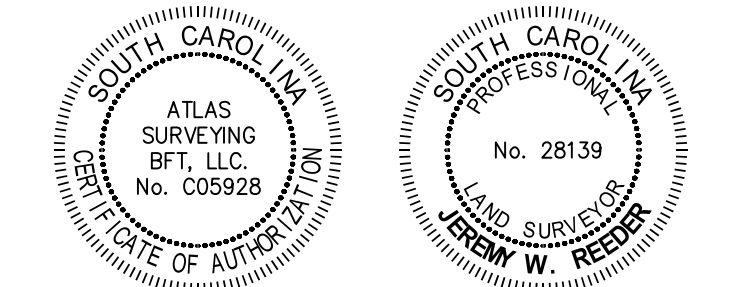
GRAPHIC SCALE (1"=120')

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

TAX PARCEL No's:
R610 029 000 2343 0000,
R610 029 000 1721 0000,
R610 029 000 0611 0000,
R600 029 000 2410 0000,
&
R600 029 000 0014 0000
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: NCH
FIELD CHECK: JHJ
DRAWN BY: JHJ
DATE: 07-19-2022
SCALE: 1"=120'
PROJECT No.: BFT-2215
FILE: BFT-2215 B12WG

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 FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

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

LABEL	BEARING	DISTANCE
L1	S85°43'01"W	23.70
L2	S80°17'37"W	76.07
L3	S67°04'58"W	199.56
L4	N70°56'53"W	111.32
L5	N83°33'06"W	85.20
L6	S81°27'50"W	157.87
L7	N72°27'59"W	62.24
L8	N85°50'55"E	134.05
L9	S62°13'55"W	89.66
L10	S29°06'24"W	69.23
L11	S25°06'57"W	83.50
L12	S18°01'39"W	62.55
L13	N70°13'36"W	54.94
L14	N21°09'47"W	104.36
L15	N42°25'32"W	36.11
L16	S69°20'11"W	86.58
L17	S41°38'24"W	119.34
L18	S15°40'07"W	76.81
L19	N02°28'01"E	181.95
L20	N01°18'23"E	43.67
L21	S57°58'10"E	35.04
L22	S57°58'10"E	65.95
L23	S68°58'10"E	32.40
L24	S35°58'21"E	30.58
L25	S66°44'41"E	32.89
L26	S42°17'41"E	27.54
L27	S55°23'23"E	36.47
L28	N87°39'54"E	42.44
L29	S78°13'14"E	26.49
L30	S81°49'41"E	28.54
L31	S69°58'14"E	23.22
L32	S61°48'21"E	26.70
L33	N74°17'58"E	14.43
L34	S72°58'10"E	35.11
L35	N76°01'51"E	29.81
L36	N68°38'59"E	16.05
L37	N77°19'42"E	34.30
L38	S35°00'36"E	42.32
L39	S37°58'10"E	20.72
L40	S87°04'28"E	57.80
L41	S39°58'11"E	41.49
L42	S48°45'26"E	18.14
L43	S49°58'07"E	40.21
L44	S31°58'10"E	37.80
L45	S22°17'48"E	32.03
L46	S52°24'38"E	86.76
L47	S57°34'17"E	37.12
L48	S49°54'31"E	29.85
L49	S88°26'02"E	26.65
L50	S05°00'18"E	21.18
L51	S18°08'09"E	23.15
L52	S77°19'48"E	41.73
L53	N87°36'53"E	31.19
L54	S89°34'22"E	21.31
L55	S67°24'09"E	33.55
L56	N61°01'54"E	30.40
L57	N70°06'19"E	36.78
L58	N47°40'18"E	43.85
L59	N24°02'53"E	42.45
L60	N39°33'23"E	30.36
L61	N36°46'39"E	52.48
L62	N42°34'55"E	47.61
L63	N60°17'42"E	31.13
L64	N39°41'32"E	50.46
L65	N33°40'59"E	38.04
L66	N68°24'55"E	10.77
L67	S86°45'25"E	15.68
L68	S86°45'25"E	16.92
L69	N48°46'08"E	108.97
L70	S81°24'08"E	48.21
L71	S69°26'34"E	25.64
L72	N87°05'18"E	55.27
L73	S79°24'21"E	30.95
L74	N28°41'37"E	31.31
L75	N43°21'51"E	51.59
L76	N72°22'16"E	34.51
L77	N51°34'08"E	45.66
L78	N63°19'36"W	17.88
L79	N11°04'22"E	45.21
L80	N00°38'53"E	26.18
L81	N40°53'11"W	42.60
L82	N48°21'33"W	65.46
L83	N18°35'13"W	40.43
L84	N08°09'25"E	38.46
L85	N23°55'48"E	65.06
L86	N62°18'15"E	42.05
L87	N35°15'41"E	38.12
L88	N47°16'48"E	16.85
L89	N34°08'59"E	47.02
L90	N13°53'30"E	49.42
L91	N13°17'42"E	33.01
L92	N61°01'24"W	48.68
L93	N64°44'24"W	34.67
L94	N56°59'15"W	35.97
L95	N41°28'48"W	30.16
L96	N16°12'22"E	32.51
L97	N23°15'23"E	30.17
L98	N41°15'28"E	42.36
L99	N21°52'07"E	25.81
L100	N45°00'56"E	71.15
L101	N17°58'09"W	22.37
L102	N40°16'07"W	40.02
L103	N02°38'09"W	21.62
L104	N68°53'19"W	14.07
L105	N39°20'28"W	90.86
L106	N38°43'52"W	5.52
L107	N38°43'52"W	30.32
L108	N66°21'58"E	35.35
L109	N66°21'58"E	46.64
L110	N26°35'15"E	30.37
L111	N74°32'40"E	35.08
L112	N58°22'40"E	32.18
L113	N40°50'58"E	37.75
L114	N02°32'19"W	48.74
L115	N42°55'17"W	26.87
L116	N14°38'55"W	45.18
L117	N18°05'55"W	31.55
L118	N51°47'50"W	36.16
L119	N60°21'01"W	39.10
L120	S87°58'55"W	16.25
L121	S10°22'05"W	30.34
L122	S35°03'47"W	26.29
L123	N09°16'12"E	45.52
L124	N00°03'01"E	56.32
L125	N85°18'52"W	32.78
L126	N87°23'53"E	4.56
L127	N87°29'33"E	31.88
L128	N33°14'26"E	57.02
L129	N30°37'49"E	50.83
L130	N33°08'24"W	56.10
L131	N12°15'25"W	42.25
L132	N79°47'05"W	35.73
L133	N79°47'05"W	11.63

N/F
HL DEVELOPMENT LLC.
TMS R614 029 000 0595 0000
PB:109 PG:181
PB:127 PG:195
DB:3569 PG:2932

N/F
HL DEVELOPMENT LLC.
TMS R614 037 000 0946 0000
PB:144 PG:1-29
DB:3687 PG:3161

N/F
HAMPTON LAKE
COMMUNITY ASSOCIATION INC
TMS R614 037 000 0214 0000
PB:109 PG:181
DB:3490 PG:446

N/F
GRANDE OAKS II LLC.
(PARCEL 14B)
TMS R600 029 000 0014 0000
DB:3093 PG:104
PB:109 PG:135
2,324,918 S.F.
53.373 AC.

N/F
UNIVERSITY INVESTMENTS LLC.
(PARCEL 12C)
TMS R610 029 000 2344 0000
PB:153 PG:74

N/F
UNIVERSITY INVESTMENTS LLC.
(PARCEL 12B)
TMS R610 029 000 2343 0000
PB:153 PG:74

N/F
RETREAT AT GRANDE OAKS HOA INC.
TMS R600 029 000 2465 0000
PB:154 PG:135
DB:4090 PG:191

N/F
RETREAT AT GRANDE OAKS HOA INC.
TMS R600 029 000 2222 0000
PB:154 PG:135
DB:4090 PG:191

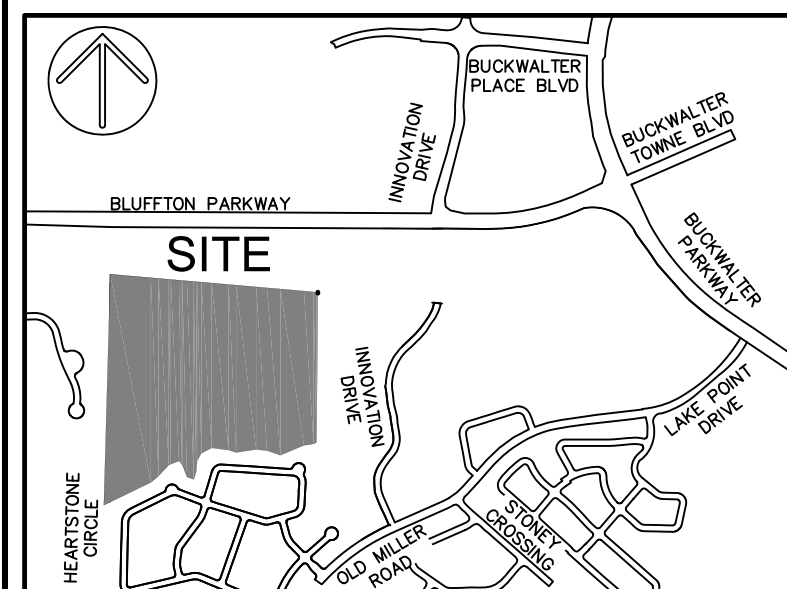
N/F
RETREAT AT GRANDE OAKS HOA INC.
TMS R600 029 000 2456 0000
PB:154 PG:135
DB:4090 PG:191

N/F
RETREAT AT GRANDE OAKS HOA INC.
TMS R600 029 000 2218 0000
PB:154 PG:135
DB:4090 PG:191

N/F
ARBORWOOD/WILLOWS
HOME OWNERS ASSOCIATION INC
TMS R600 029 000 0477 0000
PB:111 PG:179
DB:2638 PG:658

ACREAGE CHART

WETLAND AREA	UPLAND AREA	TOTAL PARCEL AREA
WETLAND A	UPLAND 1	268,109 S.F. 6.155 AC.
WETLAND B	UPLAND 2	338,854 S.F. 7.779 AC.
WETLAND C	UPLAND TOTAL	606,963 S.F. 13.934 AC.
WETLAND TOTAL		2,324,918 S.F. 53.373 AC.



VICINITY MAP NOT TO SCALE

- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CMF CONC. MONUMENT FOUND
 - IPF IRON PIPE FOUND
 - RBF IRON REBAR FOUND
 - RBS 5/8" IRON REBAR SET W/CAP
 - ELECTRIC BOX
 - ELECTRIC METER
 - GRATE INLET
 - TELEPHONE MANHOLE
 - TRANSFORMER-ELECTRIC
 - WETLAND FLAG
 - WETLANDS
 - BE CENTERLINE OF BERM
 - CD CENTERLINE OF DITCH
 - X FENCE LINE
 - CONCRETE
 - EDGE OF PAVEMENT
 - GRAVEL
 - RIP-RAP

NOTES

- THIS PARCEL APPEARS TO LIE IN DUAL FLOOD ZONES: X AND X (0.2% CHANCE), COMMUNITY 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS), MAP NUMBER 45013C02700.
- BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
- HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
- PRECISION OF PLAT CLOSURE: 1:1,999,908
- WETLANDS WERE DELINEATED BY NEWKIRK ENVIRONMENTAL INC ON MARCH 17, 2022.
- UNABLE TO ACCURATELY PLOT TOWER SITE AND ACCESS EASEMENT PER REFERENCE #6.

REFERENCES

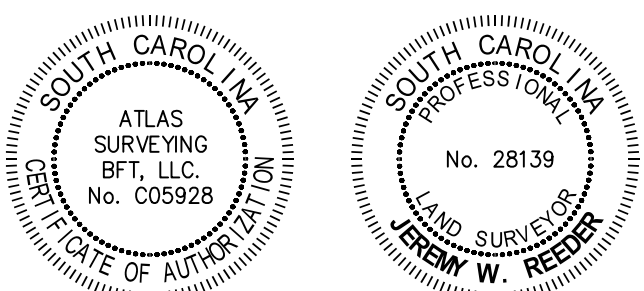
- DB:3093 PG:104
- PB:109 PG:181
- PB:153 PG:74
- PB:154 PG:135
- PB:97 PG:43
- DB:4058 PG:2388

GRAPHIC SCALE (1"=100')

PREPARED FOR:
REED GROUP
A BOUNDARY & WETLAND SURVEY OF
#655 OLD MILLER ROAD
& GRANDE OAKS TRACT
TAX PARCEL No. R600 029 000 0014 0000

BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA
FIELD WORK: JWR
FIELD CHECK: JWR
DRAWN BY: JWR
DATE: 07-27-2022
SCALE: 1"=100'
PROJECT No.: BFT-22018
FILE: BFT-22018 B2.DWG

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 FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

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

11/17RW
1641

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

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

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

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

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

See Exhibit A, attached hereto

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

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

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

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

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

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

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

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

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

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

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

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

[Signature]
(non-notary witness)

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

[Signature]
DOUGLAS M. ROBERTSON
Its: Manager

Megan L. Criddle
(notary)

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT

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

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

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

EXHIBIT A
PROPERTY DESCRIPTION FOR DEED

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

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

AND

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

AND ALSO:

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

PARCEL "A"

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

PARCEL "B"

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

PARCEL "C"

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

PARCEL "D"

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

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

TRACT A (Right of Way/Roads)

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

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

AND ALSO TRACT B (Right of Way/Roads)

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

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

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

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

AND ALSO, TRACT D (Wetlands)

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

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

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

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

AND

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

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

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

AND

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

AND

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

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

AND

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

AND

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

AND

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

AND

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

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

AND

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

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

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

AND

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

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

AND

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

reference is had to the aforementioned recorded plats.

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

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

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

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

AND

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

AND ALSO, TRACT J (Edgefield)

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

AND ALSO, TRACT K (Arborwood)

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

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

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

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

AND

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

Being all or portions of Beaufort County Tax Parcels TMS:

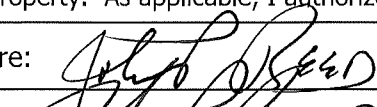
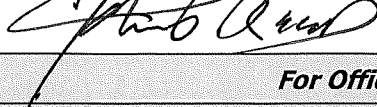
R600 029 000 014D 0000
R600 037 000 020A 0000
R600 023 00F 0147 0000
R600 029 000 0014 0000

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



TOWN OF BLUFFTON ANNEXATION APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: University Investments, LLC		Name: University Investments, LLC	
Phone: 843-836-7920		Phone: 843-836-7920	
Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910		Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910	
E-mail: jreed@reedgroupsc.com		E-mail: jreed@reedgroupsc.com	
Town Business License # (if applicable):			
Project Information			
Project Name: BUCKWALTER TRACT ANNEXATION		Acreage: 12.86	
Project Location: PARCEL 12D NW CORNER OF INTERSECTION OF BUCKWALTER PKWY AND LAKE POINT DR.			
Existing Zoning: Commercial		Proposed Zoning: Commercial	
Tax Map Number(s): R600-029-000-2410-0000			
Project Description: Annexation and Rezoning of parcel 12D, Part of the Grande Oaks Property at the NW corner of the intersection of Buckwalter Pkwy and Lake Point Dr., into the Buckwalter PUD.			
Select Annexation Method (see Annexation Policy and Procedures Manual):			
<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			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Completed Annexation Petition(s). <input checked="" type="checkbox"/> 2. Narrative per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 3. Parcel Information per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 4. Concurrent Applications per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 5. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: 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: 9/22/22	
Applicant Signature: 		Date: 9/22/22	
For Office Use			
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 applicable ordinance 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 ordinances, policies and procedures. 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 mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness.	
Step 3. Review by UDO Administrator	Staff
If the UDO Administrator determines that the Annexation Application is complete, the application shall advance as prescribed in the Town of Bluffton's Annexation Policy and Procedure Manual.	



TOWN OF BLUFFTON ANNEXATION APPLICATION CHECKLIST

In accordance with the Town of Bluffton Annexation Policies & Procedures Manual, the following information shall be included as part of an Annexation application submitted for review. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with Town of Bluffton policies and procedures. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the Annexation Policies & Procedures Manual. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

Narrative.
1. Contact information for property owner(s), applicant, attorney and any other applicable consultant/firm.
2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
3. Reason for annexation request and anticipated benefits.
4. Parcel numbers and acreage of each.
5. Existing structure(s).
6. Current Special Districts (overlay, tax, and/or conservation).
7. Current Beaufort County Zoning District(s) and Land Use(s).
8. Proposed Zoning District(s) and Land Use(s).
9. Current versus Proposed Zoning District and Land Use Comparison.
10. Consistency with the Town of Bluffton Comprehensive Plan, Future Annexation Area Map, and Future Land Use Map.
11. Estimate of current population of Annexation Area.
12. Current utility service providers.
Parcel Information.
1. Deed(s) recorded with the Beaufort County Register of Deeds.
2. Plat(s) recorded with the Beaufort County Register of Deeds.
3. Covenants and Restriction(s) recorded with the Beaufort County Register of Deeds.
4. Easement(s) recorded with the Beaufort County Register of Deeds.
5. Agreement(s) recorded with the Beaufort County Register of Deeds.
6. Any other Document(s) recorded with the Beaufort County Register of Deeds.
7. Location Map of proposed Annexation Area showing: <ul style="list-style-type: none"> a) Existing Structures; b) Current Beaufort County Zoning District(s); and c) Adjacent Property Owners.
8. Zoning verification letter from Beaufort County providing: <ul style="list-style-type: none"> a) Current Beaufort County Zoning; and b) Special Districts such as Overlays.
9. Parcel History letter from Beaufort County providing: <ul style="list-style-type: none"> a) Special Districts such as, but not limited to, Tax Increment Finance District, Assessment District, and Multi-County Industrial Park; b) Any application(s) submitted for the past 10 years and the current status of the application; and c) Any zoning, land development, building, or county code violation(s) for the past 10 years and the current status of the violation.
10. Photographs of: <ul style="list-style-type: none"> a) Existing Structures and Land Use; and b) Adjacent Property.

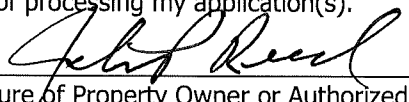


TOWN OF BLUFFTON ANNEXATION APPLICATION CHECKLIST

Concurrent Applications.
1. Zoning Map Amendment application and required submittal items.
2. Other concurrent applications, as applicable: <ul style="list-style-type: none">a) Comprehensive Plan Amendment application and required submittal items;b) Development Agreement application and required submittal items;c) Concept Plan application and required submittal items; and/ord) Master Plan application and required submittal items.

**SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"**

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).


Signature of Property Owner or Authorized Agent

9/22/22
Date

John P Reed
Printed Name



TOWN OF BLUFFTON
ANNEXATION POLICY & PROCEDURES MANUAL

APPENDICES

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF BLUFFTON:

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

The territory to be annexed is described as follows:

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

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

John P Reed
Signature

9/22/22
Date

John P REED
Print Name

1278 May River Rd Ste. 400 Bluffton SC 29910
Street Address, City, Zip

=====
FOR MUNICIPAL USE:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation: _____

By: _____, Date _____

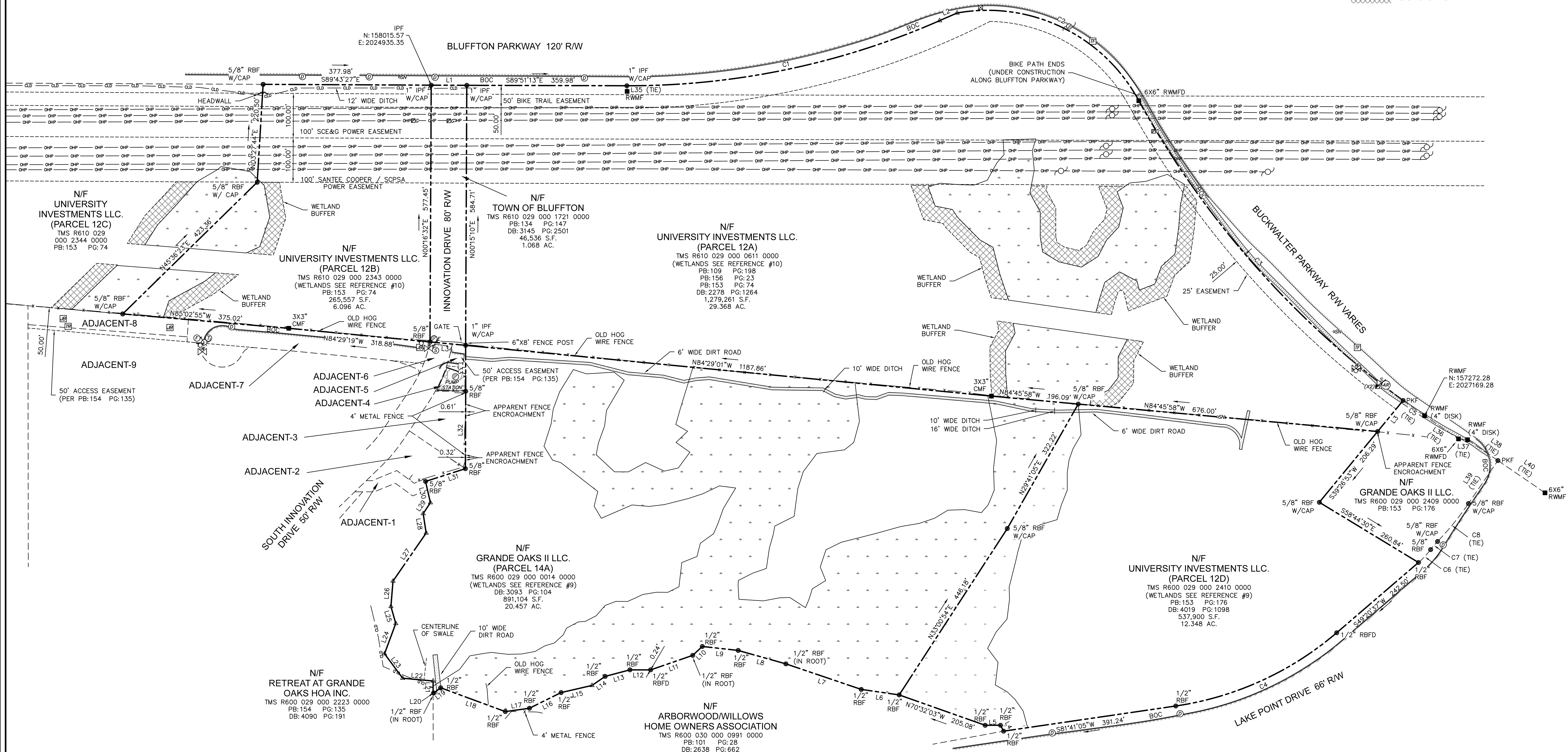
NORTH
SC GRID (NAD 83)
(2011)

LINE	BEARING	DISTANCE
L1	S89°43'40"E	79.97'
L2	N66°18'46"E	42.77'
L3	S39°26'53"W	90.27'
L4	N27°28'43"W	14.97'
L5	S89°51'47"W	34.49'
L6	N81°46'45"W	86.14'
L7	N71°16'25"W	179.06'
L8	N74°16'14"W	111.39'
L9	N83°38'54"W	81.20'
L10	S47°02'33"W	29.41'
L11	S70°55'53"W	100.36'
L12	N69°44'03"W	46.34'
L13	S95°11'50"W	57.78'
L14	S55°27'05"W	35.78'
L15	S76°58'31"W	71.35'
L16	S63°40'33"W	79.48'
L17	S82°04'21"W	54.76'
L18	N69°45'54"W	154.74'
L19	S53°56'49"W	19.81'
L20	S11°51'23"W	1.17'
L21	N00°03'01"W	27.36'
L22	N84°45'45"W	68.80'
L23	N36°33'31"W	68.49'
L24	N20°25'24"E	72.63'
L25	N15°52'17"W	39.74'
L26	N04°37'49"E	57.23'
L27	N34°37'46"E	131.37'
L28	N08°52'06"W	44.20'
L29	N33°30'02"E	29.46'
L30	N12°48'42"W	49.34'
L31	N72°16'17"E	94.05'
L32	N00°15'11"E	174.22'
L33	N00°06'59"W	103.20'
L34	N84°33'42"W	80.53'
L35	S02°49'47"E	12.76'
L36	S55°34'32"E	92.33'
L37	S84°45'58"E	20.42'
L38	S55°33'55"E	82.79'
L39	N34°24'03"E	117.20'
L40	S55°33'55"E	128.40'

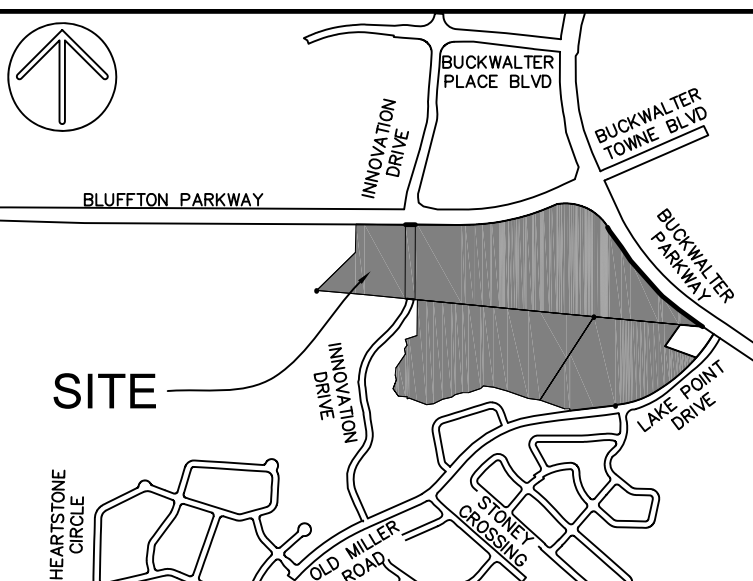
ACREAGE CHART

	PARCEL 12A	PARCEL 12B	PARCEL 12D	PARCEL 14A	INNOVATION DRIVE	TOTAL
UPLAND	1,093,739 S.F. 25.109 AC.	229,281 S.F. 5.264 AC.	464,478 S.F. 10.663 AC.	462,512 S.F. 10.618 AC.	46,536 S.F. 1.068 AC.	2,306,546 S.F. 52.722 AC.
UPLAND WITH BUFFER	1,148,330 S.F. 26.362 AC.	241,204 S.F. 5.537 AC.	N/A	N/A	N/A	1,389,534 S.F. 31.899 AC.
BUFFER	54,591 S.F. 1.253 AC.	11,923 S.F. 0.273 AC.	N/A	N/A	N/A	66,514 S.F. 1.526 AC.
WETLAND	130,931 S.F. 3.006 AC.	24,353 S.F. 0.559 AC.	73,422 S.F. 1.685 AC.	428,592 S.F. 9.839 AC.	N/A	657,298 S.F. 15.089 AC.
TOTAL	1,279,261 S.F. 29.368 AC.	265,557 S.F. 6.096 AC.	537,900 S.F. 12.348 AC.	891,104 S.F. 20.457 AC.	46,536 S.F. 1.068 AC.	3,020,358 S.F. 69.337 AC.

LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	1738.00'	723.68'	718.46'	N78°14'29"E	23°51'26"
C2	386.70'	144.88'	153.73'	S64°14'28"E	71°50'59"
C3	2070.00'	906.06'	898.94'	S41°24'01"E	25°04'44"
C4	717.00'	402.91'	397.63'	S65°31'42"W	32°11'49"
C5	2070.00'	59.22'	59.22'	S54°45'34"E	1°38'21"
C6	185.00'	39.83'	39.86'	N43°14'11"E	12°22'04"
C7	200.00'	24.05'	24.04'	N40°29'12"E	6°53'28"
C8	662.00'	110.13'	110.00'	N39°10'00"E	9°31'53"



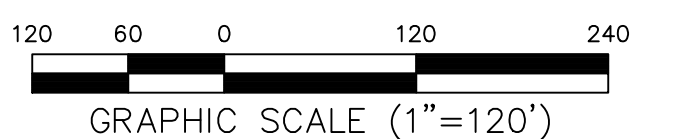
- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CMF ■ CONC. MONUMENT FOUND
 - IPF ● IRON PIPE FOUND
 - PKF ● PK NAIL FOUND
 - RBF ● IRON REBAR FOUND
 - RBFd ● IRON REBAR FOUND DISTURBED
 - RWMF ■ RIGHT-OF-WAY CONC. MONUMENT FOUND
 - RWMFd ■ RIGHT-OF-WAY CONC. MONUMENT FOUND DISTURBED
 - ⊙ AIR RELEASE VALVE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



VICINITY MAP NOT TO SCALE

- NOTES
- THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X, DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 450130270G.
 - BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - 50' BIKE TRAIL EASEMENT, 100' SCE&G POWER EASEMENT, AND 100' Santee Cooper / SCPSA POWER EASEMENT ARE PER REFERENCE #11.
 - PRECISION OF PLAT CLOSURE: 1:1,463,672
 - WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN FROM REFERENCES #9 & #10.

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

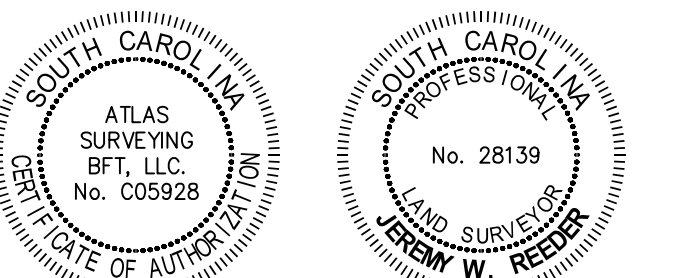


PREPARED FOR:
REED GROUP
A BOUNDARY SURVEY OF
#655 OLD MILLER ROAD, AND
INTERSECTION OF BLUFFTON PARKWAY
AND BUCKWALTER PARKWAY

TAX PARCEL No's:
R610 029 000 2343 0000,
R610 029 000 1721 0000,
R610 029 000 0611 0000,
R600 029 000 2410 0000,
&
R600 029 000 0014 0000
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: NCH
FIELD CHECK: JHJ
DRAWN BY: JHJ
DATE: 07-19-2022
SCALE: 1"=120'
PROJECT No.: BFT-2215
FILE: BFT-2215 B1.DWG

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 FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

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

BEAUFORT COUNTY AUDITOR

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

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE
(Limited Warranty)

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

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

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

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

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

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

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

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

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

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

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

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

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

(2) [Signature]
Signature of 1st Witness

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

GRANDE OAKS II, LLC

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

STATE OF MARYLAND)
COUNTY OF MONTGOMERY)

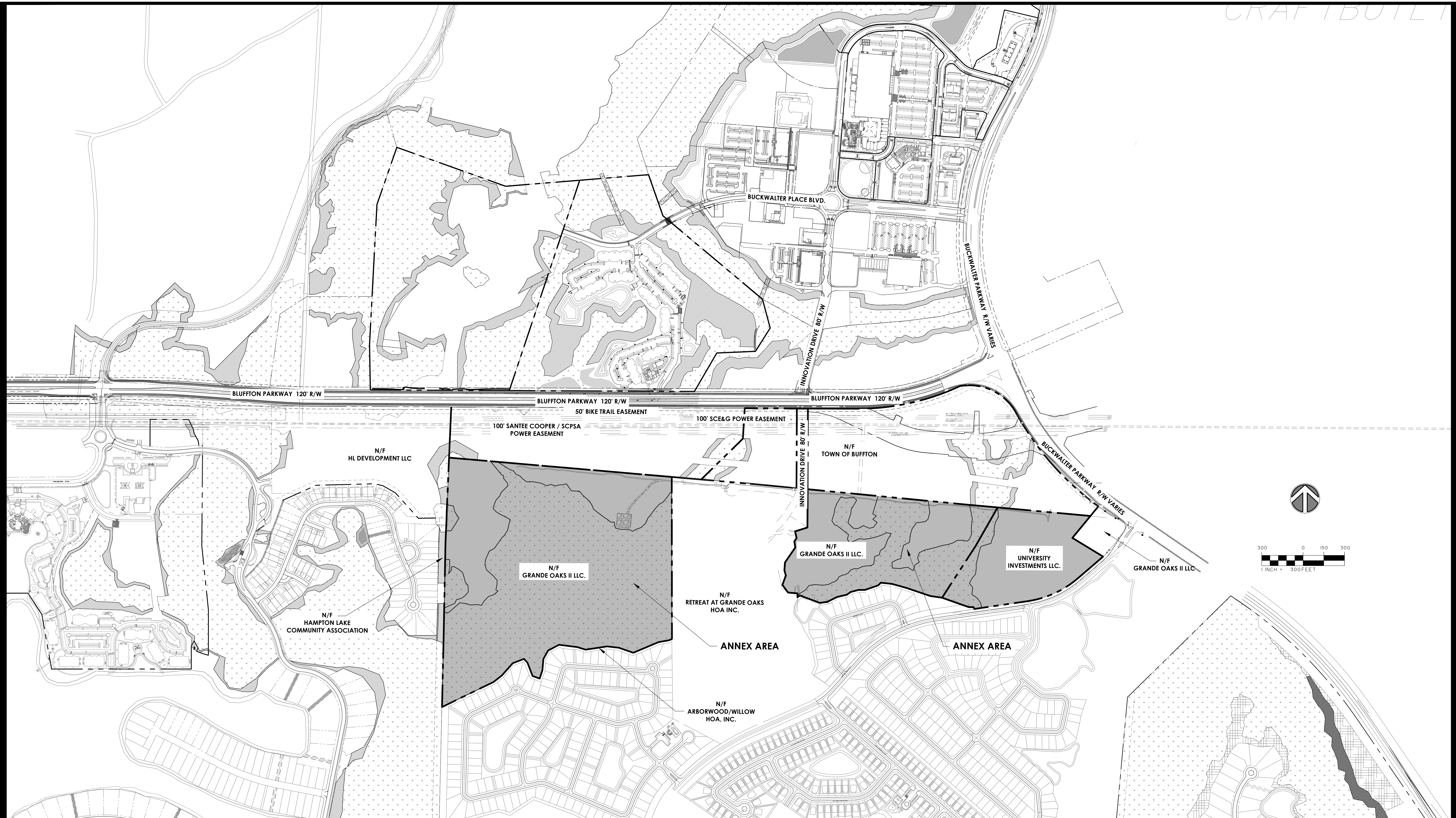
ACKNOWLEDGMENT

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

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

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

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



VICINITY MAP
UNIVERSITY INVESTMENTS
BLUFFTON, SOUTH CAROLINA

November 1, 2022



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

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

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Comparison of Current Beaufort County and Proposed Town of Bluffton
Zoning District Land Uses

Legend: Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		Downzoning (11)	Upzoning (11)
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Agriculture			
Tree farm, timber area, or forest management area.	---	P	---
Silviculture.	---	P	P
Farm or establishment for the growing, care and harvesting of field crops and vegetables, but not including processing and packing of such products nor the commercial raising, care, or processing of poultry, cattle, swine, goats, or sheep	---	P	---
Game Management.	---	P	---
Civic/ Institutional			
Assisted Care Units used to establish a Certificate of Need (CON)	---	P	P
Assisted living facilities, nursing homes and congregate care facilities	---	P	P
Cemeteries provided that such use does not include a funeral home or crematorium.	P	P	---
Churches, synagogues, temple and other places of worship	P	P	P
Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include housing for staff, faculty and professionals and may include student housing and employee dormitories	P	P	P
Governmental post office	P	C	C
Library.	P	P	P
Museum.	P	P	P
Offices for governmental or institutional purposes.	P	P	P
Public emergency service facilities, library, museum, day care facilities, social/community centers, etc.	P	P	P
School	P	P	P
Commercial, Retail, Services, Offices, and Light Industrial			
Accessory uses customarily appurtenant to a permitted or conditional use	P	P	P
Animal hospital, veterinary clinic or kennel	---	C	P
Antique store	P	P	P
Appliance, radio, television store or repair shop	P	P	P
Art supply store	P	P	P
Assembly of electronic components and accessories	---	C	P
Assembly of wooden containers; household wooden furniture; wood office furniture; partitions, shelving, lockers and store fixtures; cabinet work; and custom carpentering	---	C	C
Auto accessory store	P	C	P
Automobile carwash, laundry or washateria	P	C	C
Automobile garage for the repair and servicing of vehicles	---	C	P
Automobile service station	P	C	P
Bakery provided that goods baked on the premises are primarily sold at retail only	P	C	P
Bank or financial institution	P	C	P
Barber ship, beauty shop, or combination thereof.	P	P	P
Bicycle repair and sales shop	P	P	P
Book, magazine, newspaper shop	P	P	P
Brooms, brushes, and combs; fasteners, buttons, needles and pins manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Bulk storage of petroleum or other flammable, volatile or hazardous materials	---	C	---
Business involving the rendering of personal services other than an automobile laundry, or an automobile repair garage.	P	P	P
Cameras and other photographic equipment excluding film and chemicals manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Campgrounds	---	C	---
Candy store	P	P	P
Carpentry workshop or cabinet making/wood furniture operation	---	C	P
Clothing store	P	P	P
Clothing tailoring operation including retail custom and repair work only	P	C	P
Club, lodge, union hall or social center.	---	P	P
Club; business or civic association.	---	P	P
Cold storage plant	---	C	C
Commercial parking lot for passenger automobiles excluding use of lot for overnight sleeping.	---	P	P
Commercial recreation facility, specifically including billiard parlor and theater.	---	P	P
Commercial, recreation or vocational school.	---	P	P

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Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Computers, computer components, and computer accessories including, but not limited to: printed circuit boards, semiconductors, terminals, printers, storage devices, peripheral equipment, and software manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Conference center, retreat house.	P	P	P
Contractor's office	---	C	C
Convenience store	P	P	P
Customary home occupations	P	C	C
Delicatessen, restaurant, soda fountain or other eating and/or drinking establishments	P	C	P
Dressmaker, seamstress, tailor	P	P	P
Drug store or pharmacy	P	P	P
Dry cleaning establishment for pick up and drop off service only (excluding dry cleaning on the premises).	---	C	C
Dry cleaning or laundry pickup agency provided that any laundering, cleaning or pressing done on the premises involves only articles delivered to the premises by individual customers.	---	C	C
Dry cleaning self-service and/or laundry self- service facility.	---	P	P
Eating and/or drinking establishment.	P	P	P
Electrical and electronic components and systems for office and consumer use including, but not limited to: audio and video equipment, television sets, radios, telephones, telegraphs, and calculating machines manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Electronic capacitors, coils, connectors, and resistors for small office and consumer products; electron tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Florist shop	P	P	P
Fruit, nut and/or vegetable store	P	P	P
Games, toys, dolls, figurines, and stuffed animals; small curios, novelty items, and tourist souvenirs manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Gas Station	P	P	P
Gift or curio shop	P	P	P
Grocery store	P	P	P
Hand held firearms excluding ammunition manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Handicrafts workshop or fine arts studio.	P	P	P
Hardware store	P	P	P
Hobby and/or toy shop	P	P	P
Horticultural nursery.	P	P	P
Insurance agency	P	P	P
Jewelry and watch repair shop	P	P	P
Junk yards, auto salvage yards, and outdoor storage of vehicles	---	C	---
Laboratory for research, development, experimentation or testing; or biotechnology operation provided there is no activity exceeding Biosafety Level II and no use of recombinant DNA.	---	C	C
Light assembly or fabrication	---	C	C
Lighting fixtures, fans, lamp bulbs and tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Lightweight metal or plastic furniture; drafting equipment; writing, drawing, and marking implements manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Locksmith or gunsmith	P	P	P
Magnetic and optical recording media, audio/video tapes and disks manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Materials for fiber optic processes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Meat, fish, and/or poultry shop	P	C	P
Medical, dental, or chiropractic office, clinic and/or laboratory.	P	P	P
Medical/ Healthcare Facility/ Hospital	P	P	P

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Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Medical, surgical, and dental instruments; optical and ophthalmic instruments, lenses, and eyeglasses; orthopedic and prosthetic appliances manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Millinery or hat shop	P	P	P
Mini-warehouse facilities	---	C	C
Model Home Sales Center	P	P	P
Motion picture studio and/or video commercial preparation; FAX machine services and distribution, photographic, optical goods, watches/clocks assembly and distribution	---	C	C
Music store and/or record shop	P	P	P
Needlecraft companies involved in the making of clothing from broad and narrow woven fabrics and other small wares including cotton, man-made fibers, silk and wool; knit goods, yarn, and lace goods; men's, youth's and boy's suits, coats and overcoats; men's, youth's and boy's furnishings, work clothing, and allied garments; women's, misses', juniors', girls', children's and infant's outerwear and undergarments; dress and work gloves; robes and dressing gowns; raincoats made of cloth or canvas; canvas products; curtains and draperies	---	P	P
Newspaper publishing plant	---	C	C
Office building and/or office for government, business professional or general purposes	P	P	P
Office supply and equipment store	P	P	P
Offices for business use including, but not limited to: insurance, real estate, travel, and advertising agencies; business consulting.	P	P	P
Offices for general administrative functions including operations management, sales and marketing, clerical service, personnel management, accounting/finance, data processing, and design/engineering.	P	P	P
Offices for professional use including, but not limited to: accounting, architecture, engineering, surveying, law, medicine, chiropractic, and dentistry.	P	P	P
Off-street commercial parking or garage.	---	P	P
Package liquor store	P	P	P
Pet shop	P	C	P
Photocopying, typesetting, or stripping operation; bindery.	---	P	P
Photographic and camera supply and service store	P	P	P
Photographic studio	P	P	P
Precision instruments and gauges used for measuring, testing, control, display, and analysis; precision instruments used for communications, search, detection, navigation, and guidance.	---	P	P
Printing, lithography, and gravure	---	C	P
Private or semiprivate club, lodge, union hall or social center.	---	P	P
Radio and/or television station	---	P	P
Radio or television studio excluding telecommunications tower.	---	P	P
Real estate agency	P	P	P
Restaurant	P	C	P
Retail, wholesale or storage business involving the sale of merchandise on the premises; except those uses which involve open yard storage.	---	P	P
School offering instruction in art, music, dancing, drama, or similar cultural activity.	P	P	P
School or day care center.	P	P	P
Seafood or shellfish packaging and processing	---	C	C
Shoe store	P	P	P
Small office supplies and machines suitable for sale in stationery store; household cooking equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Sporting and athletic goods; musical instruments; hand-held tools; lawn and garden equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Telecommunications tower	---	C	C
Telegraph office	P	P	P
Temporary office and/or storage building during a project involving construction but not to be used as a dwelling with the removal of same within 30 days upon project completion.	---	P	P
Temporary storage of construction materials during the construction process provided the materials are removed within 30 days after project completion.	---	P	P

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	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Textile, fabric or apparel operation specifically including woven fabric mill, knitting mill, yarn and thread mill, and cut and sew operation manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	C
Trade shop or tool and die shop	---	C	C
Vending machines; signs and advertising specialties manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Warehouse, wholesale, or distribution operation.	---	C	C
Watches, clocks, meters, scales and other counting and timing devices manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	C
Workshop for building trade other than carpentry	---	P	P
Community Recreation			
Communitiy recreation facilities including parks; Lawn Games such as bocci, croquet, volleyball, etc.; Multi-use fields; offices/administrative buildings, Golf cart storage barn and maintenance facilities, accessory structures, Golf learning and practice facilities, equestrian facilities includingb barns, paddocks, stables, riding rinks, bridle trails, and equestrian learning/teaching facilities, Leisure Trails and Bike Trails	P	P	P
Community Recreation service facilities including Public and/or Private Clubhouses, Pro shops, Snack Bars, Grills, Restaurants and Lounges associated with clubhouses, and ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.	P	P	P
Neighborhood Parks.	P	P	P
Playgrounds.	P	P	P
Recreational Building including but not limited to uses such as indoor recreation, meeting, assembly, banquet, fitness and hobby space.	P	P	P
Swimming Pools, Pool Bath Houses and Gazebos.	P	P	---
Tennis Courts.	P	P	P
Unlighted, regulation size or par-three golf course.	---	P	P
Lodging			
Hotel, bed and breakfast inns, and motels.	---	P	P
Maintenance of Buckwalter Common and Recreational properties			
Maintenance facilities specifically for the maintenance of Buckwalter common and recreational properties including offices; shops for woodwork, metalwork and painting; fuel storage; storage of chemicals and bulk materials as permitted by law; mulching facility and storage; greenhouses, plant propagation areas and holding yards; vehicle maintenance; and storage of vehicles and parts, boats, recreational vehicles and resident storage units	---	P	P
Open Space			
Boardwalks, trails, bridges and other permitted structures.	P	P	P
Conservation areas.	P	P	P
Disposal of reclaimed water as permitted by SCDHEC.	P	P	P
Forests, wildlife preserves/corridors, conservation areas and greenbelts.	P	P	P
Garden plots.	P	P	P
Lagoons, ponds, impoundments, lakes and effluent disposal areas.	P	P	P
Landscaped areas.	P	P	P
Open space and buffers.	P	P	P
Passive public park.	P	P	P
Pedestrian/bicycle trails.	P	P	P
Perimeter buffers.	P	P	P
Public or private, regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities.	P	P	P
Recreation areas including, swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, etc.	P	P	P
Saltwater and freshwater wetlands including buffers.	P	P	P
Setbacks Buffers	P	P	P
Stormwater collection, treatment and detention.	P	P	P
Stormwater Management Lagoons.	P	P	P
Residential			
Multi-Family	P	P	P
Recreational vehicle parks	---	C	---
Single-Family Attached	P	P	P
Single-Family Detached	P	P	P
Roads			
Roads	P	P	P
Arterial streets and primary access roads.	P	P	P
Utilities			
Broad band multi-use transmission lines.	P	P	P

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		Downzoning (11)	Upzoning (11)
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Cable television facilities.	P	P	P
Central telephone facilities.	P	P	P
Communication towers.	P	P	P
Fiber-optic lines.	P	P	P
Irrigation	P	P	P
Natural Gas Supply	P	P	P
Potable water supply and distribution.	P	P	P
Power substations.	P	P	P
Power transmission and distribution.	P	P	P
Public utility facility including substation, switching station, telephone exchange, pump station, water tower or fire tower.	P	P	P
Satellite antennas.	P	P	P
Solid waste transfer facility, site and accessory uses, including a recycling center	---	C	C
Telephone facilities.	P	P	P
Wastewater collection, treatment and disposal.	P	P	P
Water Supply.	P	P	P



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

November 1, 2022

Kathryn Oppenheimer
Thomas & Hutton
50 Park of Commerce Way
Savannah, GA 31405

Re: Zoning Verification Letter
District 600, Map 029, Parcel 0014
District 600, Map 029, Parcel 2410

Dear Ms. Oppenheimer:

This is to certify that the referenced properties, located in the Bluffton District, are zoned Grande Oaks Planned Unit Development (PUD). All uses and development parameters can be found on the County's Web Page at www.beaufortcountysc.gov - Department – Planning - Archives.

If I may be of further assistance, please do not hesitate to contact me at 843.255.2173 or by email at hillarya@bcgov.net.

Sincerely,

Hillary A. Austin
Zoning & Development Administrator

STATE OF SOUTH CAROLINA)	THIRTEENTH AMENDMENT TO
)	DEVELOPMENT AGREEMENT AND
COUNTY OF BEAUFORT)	CONCEPT PLAN
)	BUCKWALTER TRACT

This Thirteenth Amendment ("Thirteenth Amendment") to Development Agreement and Concept Plan is made and entered into this _____ day of _____, 2022 by and between the TOWN OF BLUFFTON, South Carolina ("Town"), Grande Oaks II, LLC ("Grande Oaks II") a South Carolina Limited Liability Company, its successors and assigns, and University Investments, LLC ("University Investments") a South Carolina Limited Liability Company, its successors and assigns.

WHEREAS, Town and The Branigar Organization, Inc. (Branigar) executed and approved a Development Agreement ("Development Agreement"), dated April 19, 2000, and recorded in the Office of the Register of Deeds ("ROD") for Beaufort County, South Carolina in Official Record Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, more particularly described in the Development Agreement and amendments thereto; and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town of Bluffton annexed the Buckwalter Tract into the Town boundaries and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and the Concept Plan ("Concept Plan") for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the original Development Agreement and Concept Plan, Town has approved Twelve (12) Amendments to the Buckwalter Development Agreement and Concept Plan as follows:

1. First Amendment, which added the 11.721 acre Robertson Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on June 21, 2002 and recorded in the Beaufort County Office of the Register of Deeds in Book 1599 Page 1149; and

2. Second Amendment, which added the 43.48 acre Johnson Tracts as well as 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan was executed on February 4, 2003 and recorded in the Beaufort County Office of the Register of Deeds in Book 1709 Page 1440; and

3. Third Amendment, which added the 173.62 acre Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan as well as 600 Dwelling Units and

90 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan was executed on October 10, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2256 Page 189; and

4. Fourth Amendment, which added the 59.91 acre Rose Dhu Creek Phase III Tract as well as 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan was executed on October 10, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2256 Page 204; and

5. Fifth Amendment, which added the 58.85 acre Graves Tract as well as 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan was executed on November 2, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2305 Page 410; and

6. Sixth Amendment, which added the 2.687 acre Jacoby Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on May 10, 2006 and recorded in the Beaufort County Office of the Register of Deeds in Book 2816 Page 1746; and

7. Seventh Amendment, which added the 6.5 acre University Investments Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on January 7, 2008 and recorded in the Beaufort County Office of the Register of Deeds in Book 2671 Page 2250; and

8. Eighth Amendment, which added 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan was executed on November 6, 2007 and recorded in the Beaufort County Office of the Register of Deeds in Book 2823 Page 384; and

9. Ninth Amendment, which added the 163 acre Willow Run Tract, the reallocation of Land Uses for the Northern Tract, as well as 260 Dwelling Units and 162 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan was executed on February 25, 2008 and recorded in the Beaufort County Office of the Register of Deeds in Book 2724 Page 1787; and

10. Tenth Amendment, which approved certain changes in use to the 9.18 acre Robertson Site, and related conditions, was executed on February 10, 2012 and recorded in the Beaufort County Register of Deeds in Book 3119 at page 2458; and

11. Eleventh Amendment, which changed the land use designation of a 70± acre tract within Buckwalter PUD from Sandhill Tract to Buckwalter Commons, and included certain requirements for connectivity, executed on April 10, 2013, and recorded in the Beaufort County Register of Deeds in Book 3231 at Page 3176; and

12. Twelfth Amendment, which added a certain 61.093 acre tract, on the north side of U.S. Highway 278 to the Buckwalter PUD and Development Agreement, said tract being owned by The Bishop of Charleston, with the terms and conditions of the

Amendment being executed on _____, 2022, and recorded in the ROD in Book _____ at Page _____;

WHEREAS, University Investments and Grande Oaks II are the owners of a certain 35.215 upland acres and 50.963 wetland acres, totaling 86.178 acres in 3 tracts, located adjacent to the current Buckwalter Concept Plan, and currently a part of the adjacent Grande Oaks PUD within Beaufort County, South Carolina, said tracts being designated hereunder as Parcel 12D, containing 10.663 upland acres, Parcel 14A, containing 10.168 upland acres, and Parcel 14B, containing 13.934 upland acres, and said tracts being more particularly described in Exhibit A hereto; and

WHEREAS, the Exhibit A Parcels were originally designated to have allowed uses and densities as provided for the Grande Oaks PUD, under the land use designation VCI, and Business/Professional Park, which allow a broad range of commercial uses as well as single family and multifamily uses, all as shown in the current Beaufort County PUD approval, and

WHEREAS, it is now the desire and intention of Town, University Investments, and Grande Oaks II to effectuate this Thirteenth (13th) Amendment to the Development Agreement and Concept Plan to provide for the designation of the Exhibit A Parcels as a part of the Buckwalter PUD, as a newly defined land use area known as Grande Oaks Commons, concurrently with the annexation of said Parcels into the Town; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, Town, University Investments, and Grande Oaks II agree as follows:

1. **Recitals.** The above recitals are hereby incorporated herein by reference.
2. **Amendment of Development Agreement.** That certain Development Agreement, dated April 19, 2000, and recorded in Official Records Book 1288 at Page 1 in the Office of the Register of Deeds for Beaufort County, South Carolina, as previously amended, is hereby further amended, so that the Additional Property described more fully in Exhibits A hereto is included in the Legal Description of the Buckwalter Tract, and Exhibit B to the Development Agreement is hereby so amended. The effect of this Amendment is to add the Additional Property described in Exhibit A hereto, as depicted on the plat attached as Exhibit "B" hereto, to the terms and coverage of the Development Agreement, as previously amended, as fully and completely as if said property had been originally included under Exhibits A and B to the Development Agreement, including subsequent Amendments thereto, and further, to approve the Amended Concept Plan attached hereto as Exhibit "C", under the terms set forth below.

3. Amendment To Concept Plan. The Buckwalter Concept Plan, as amended, is hereby further amended to provide:

i. Land Use Designation and Development Standards. All of the additional Property is hereby added to the Buckwalter Concept Plan, and designated as a new Land Use Area to be known as Grande Oaks Commons, as depicted on the Amended Concept Plan for Buckwalter PUD, said Amended Concept Plan being attached hereto as Exhibit C and made a part hereof. Development within the 86.178 acres of the newly designated Grande Oaks Commons Land Use Tract shall be governed by the Zoning Regulations (as defined in the Development Agreement) and by the Amended Concept Plan. Specifically, the land uses and development standards applicable to the Grande Oaks Commons Land Use Tract shall control the development within the Property with the same effect as if included in the original Concept Plan and Development Agreement.

ii. Section 2 of the Concept Plan is further hereby amended as follows:

1. Section 2.A. Introduction. Add as a new Eleventh (11th) Planning Area the Grande Oaks Commons Land Use Tract.

2. Section 2.B. Allowed Land Uses. Add Grande Oaks Commons Land Use Tract as a new sub-section II, with the allowed land uses and definitions as provided herein. The Property being added to the Buckwalter Concept Plan and Development Agreement is adjacent and immediately to the south of the land within Buckwalter PUD, presently owned by University Investments, which is zoned for a broad range of uses as Buckwalter Commons Land Use Tract. To facilitate joint planning and development of the new Property and the adjacent Buckwalter Commons property, the new Land Use Tract of Grande Oaks Commons is hereby created. This Land Use Tract allows all uses and densities presently allowed under Buckwalter Commons Land Use Tract, with the following restrictions and modifications to use and density standards of Buckwalter Commons. Therefore, the Property is hereby designated as Grande Oaks Commons, with the land uses and standards of the existing Buckwalter Commons, with the following modifications.

The following uses, which are allowed within Buckwalter Commons, are hereby prohibited within Grande Oaks Commons Land Use Tract:

- Big Box Logistics Warehouse facilities – over 100,000 SF
- Bulk Storage of petroleum or other flammable, volatile or hazardous materials

- Manufacture of Concrete, cement, brick, plaster, gypsum, asphalt, tar or other paving or plastering materials – batch plants
- Production of food distribution – not to include restaurant operations, delivery service, or food trucks
- Junk yards and auto salvage yards with outdoor storage of vehicles
- Automobile Service Station, Recreation Vehicle Parks, not including auto repair shops or EV Charging Stations
- Solid Waste transfer facility, including recycling center
- Cemeteries which do not include funeral home or crematorium
- Campgrounds
- Amusement Parks
- Tree farm, timber area or forest management area, but not the current silviculture allowance
- Farm or establishment for the growing, care & harvesting of field crops
- Outdoor Go-Cart Racing Facilities
- Sexually oriented businesses
- Wastewater/sewage facilities

iii. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as Grande Oaks Commons Land Use Tract, as depicted in the Amended Concept Plan, attached hereto as Exhibit C and incorporated herein. All 86.178 acres of the Grande Oaks Commons Land Use Tract may be utilized for all allowed uses of the Grande Oaks Commons Land Use Tract, as described and restricted above.

Regarding Residential density, no new density, which is not presently allowed under the existing Buckwalter PUD or Grande Oaks PUD, shall be added to the Buckwalter PUD. The 53 units of Residential density which are presently allowed for the Property under the Grande Oaks PUD are hereby allowed to University Investments with the same rights and restrictions regarding Residential density as provided for other Residential density under the Buckwalter PUD and Amended Concept Plan. The result is that no new Residential density is added to the present vested density of Buckwalter PUD and Grande Oaks PUD.

4. Consistency With Comprehensive Plan. The Town of Bluffton confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town, and consistent with long-range traffic planning for the Town, wetland protection and other planning goals.

5. **Miscellaneous.** Except as expressly modified hereby, and as previously modified of record, the Development Agreement and Concept Plan for the Buckwalter Tract shall continue in full force and effect. By their signatures below, the parties hereto consent to this Amendment to the Development Agreement and to the amendment of the Concept Plan to include the Exhibit A properties, as designated in Exhibit "C" hereto.
6. **Binding Effect.** This Thirteenth Amendment to the Buckwalter Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

In Witness Whereof, the parties hereto, in and through their authorized representatives, have caused these instruments to be executed on their behalf effective the date first above written.

WITNESSES:

TOWN OF BLUFFTON, SOUTH
CAROLINA

By: _____

Its: _____

Attest: _____

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF BEAUFORT)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the ____ day of _____, 2022.

Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

UNIVERSITY INVESTMENTS, LLC., a
South Carolina Limited Liability Company

By: _____

Its: _____

)

)

ACKNOWLEDGMENT

)

Witness my hand and seal this the ____ day of _____, 2022.

My Commission Expires:_____

GRANDE OAKS II, LLC., a
South Carolina Limited Liability Company

By: _____

Its: _____

Witness my hand and seal this the ____ day of _____, 2022.

EXHIBIT A TO THE THIRTEENTH AMENDMENT

All that certain property shown and described as Parcel 12D, containing 12.348 acres, more or less, on a plat prepared by Atlas Surveying, Inc., executed by Jeremy W. Reeder, S.C.P.L.S. No. 28139, said plat being dated March 9, 2020, and recorded in Book 153 at Page 176 on March 31, 2020, in the Register of Deeds Office of Beaufort County, South Carolina.

All that certain property shown and described as Parcel 14B, containing 53.373 acres, more or less, on a plat prepared by Atlas Surveying, Inc., by Jeremy W. Reeder, S.C.P.L.S. No. 28139, said plat being dated July 27, 2022.

EXHIBIT B TO THE THIRTEENTH AMENDMENT

Copy of Plat of Annexed Property

Attached hereto for convenient reference is a copy of that certain plat more particularly described in Exhibit A hereto.

EXHIBIT C TO THE THIRTEENTH AMENDMENT

Amended PUD Concept Plan

Attached hereto is the Amended Buckwalter PUD Concept Plan, with changes as adopted under this Thirteenth Amendment.

DATE: January 2000
REVISED: March 2000
REVISED: Sept. 2001 - To establish final alignment for East-West Connector (Bluffton Pkwy.)
REVISED: October 2001 - To provide leisure trail along East / West Connector
REVISED: May 2002 - Property addition to the Sand Hill Tract
REVISED: August 2002 - Property addition to the Sand Hill Tract
REVISED: October 2004 - Property addition to Sand Hill Tract & Buckwalter Commons
REVISED: December 2004 - Property addition to the Sand Hill Tract
REVISED: May 2005 - Hampton Parkway addition
REVISED: July 2005 - Graves Tract Addition
REVISED: October 2005 - Rose Ddu Phase 3 addition
REVISED: January 2006 - Backley addition
REVISED: May 2007 - Backwater Commons
REVISED: November 2007 - Willow Run Tract
REVISED: February 2008 - Unit Comm
REVISED: March 23, 2009 C-1 278 Parcel
REVISED: November 2011 - Robertson Site (10th Amendment)
REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 AC into Buckwalter Commons (11th Amendment)
REVISED: September 2013 - Modified Sand Hill Tract/Graves the Great Tract SSG Tract. Modification includes addition of 50.0 acres of public institution and 0.65 acres of commercial, added 150 Residential Dwelling Units and modifications to the PUD perimeter buffer requirements. Included future Bluffton Parkway Phase 5B (12th Amendment)
REVISED: September 2022 - Added Grande Oaks Commons and increased density by 53 units. (13th Amendment)



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