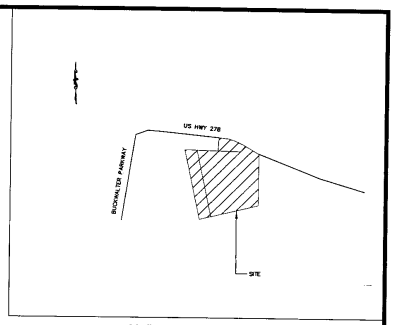
NOTES:

1) RIGHT OF WAY INFORMATION TAKEN FROM SCDOT FILE# 7-523, PROJECT# A-523, ROUTE# 278, COUNTY OF BEAUFORT, PAGES 15-17. R/W ESTABLISHED 60' FROM THE CENTER LINE OF THE EAST BOUND LANE.

2) THIS SURVEY WAS CREATED BY MONUMENTATION FOUND IN THE FIELD AND MAY NOT NESSICARILY MATCH REFERENCE PLATS.

3) THESE PROPERTIES ARE ZONED PLANNED UNIT DEVELOPMENT PER THE TOWN OF BLUFFTON ZONING DEPARTMENT.

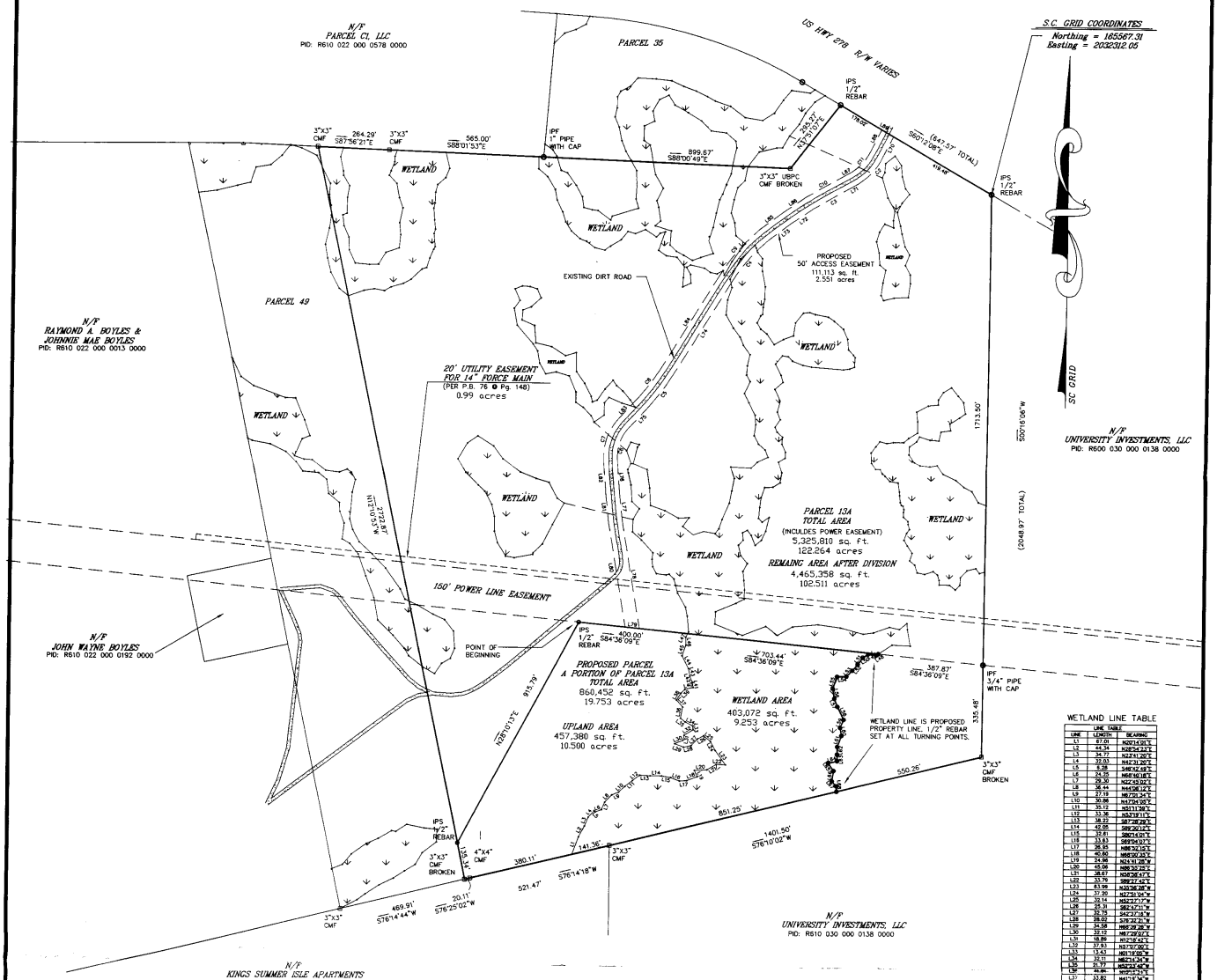


LOCATION MAP NOT TO SCALE

ACCESS EASEMENT
LINE & CURVE TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L69	50.08	S80°23'08"E
L70	78.64	S20°38'33"W
L71	36.04	S80°38'16"W
L72	103.52	S36°38'44"W
L73	160.38	S52°38'54"W
L74	389.88	S42°39'49"W
L75	116.10	S42°36'47"W
L76	118.57	S54°37'14"E
L77	99.65	S06°23'33"E
L78	396.07	S00°44'42"E
L79	51.80	N84°36'09"W
L80	364.90	N00°44'42"W
L81	101.88	N06°23'33"W
L82	118.63	N54°37'14"W
L83	116.68	N42°36'47"E
L84	389.02	N32°39'49"E
L85	102.91	N52°38'54"E
L86	106.31	N36°38'16"E
L87	37.02	N80°38'16"E
L88	82.59	N20°38'33"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C2	130.97'	228.19	137.78	S41°38'31"W	33°08'40"
C3	150.44'	3783.23	151.43	S60°20'53"W	2°17'21"
C4	214.80'	615.88	213.76	S60°02'44"W	19°58'13"
C5	135.44'	856.93	135.30	S36°38'35"W	9°03'20"
C6	128.31'	160.37	125.05	S18°52'20"W	45°52'23"
C7	189.08'	210.37	164.56	N38°38'47"E	46°08'53"
C8	126.87'	800.93	126.74	N42°36'49"E	8°58'36"
C9	202.92'	889.88	191.79	N48°54'06"E	26°08'44"
C10	154.20'	3833.32	154.18	N60°20'37"E	2°18'21"
C11	109.64'	178.19	108.11	N41°22'22"E	35°19'04"



WETLAND LINE TABLE

LINE TABLE		
LINE	LENGTH	BEARING
L1	67.01	N20°15'05"E
L2	44.34	N28°54'33"E
L3	24.77	N22°41'20"E
L4	32.03	N42°31'20"E
L5	8.28	S46°42'40"E
L6	24.25	N68°16'18"E
L7	29.30	N22°43'02"E
L8	16.44	N44°58'12"E
L9	27.19	N67°01'34"E
L10	20.96	N47°04'06"E
L11	35.12	N53°11'38"E
L12	33.36	N53°11'11"E
L13	38.22	S67°46'29"E
L14	42.05	S86°30'13"E
L15	32.81	S80°14'01"E
L16	33.63	S69°59'07"E
L17	28.95	N88°32'15"E
L18	40.60	N56°00'20"E
L19	24.96	N24°11'28"W
L20	45.08	N88°32'28"E
L21	38.67	N40°26'47"E
L22	33.79	S89°27'42"E
L23	43.96	N33°36'28"W
L24	37.30	N27°31'04"W
L25	32.14	N52°37'17"W
L26	25.31	S82°47'11"W
L27	32.79	S42°37'18"W
L28	28.02	S78°32'21"W
L29	34.58	N86°39'28"W
L30	33.12	N67°29'07"E
L31	18.89	N12°16'42"E
L32	37.93	N37°07'06"E
L33	13.43	N01°10'09"W
L34	32.11	N82°14'34"W
L35	21.77	N66°22'45"W
L36	46.84	N09°12'[illegible]"E
L37	33.82	N41°13'34"W
L38	35.49	N31°06'37"E
L39	20.95	N45°28'31"E
L40	30.72	N73°38'15"E
L41	18.49	N09°25'19"W
L42	24.28	N22°13'06"W
L43	38.59	N11°44'55"W
L44	53.02	N27°03'03"W
L45	41.23	N18°38'31"E
L46	38.53	N05°30'06"W
L47	14.98	N17°04'43"E
L48	6.91	S39°32'46"W
L49	32.48	N86°30'55"W
L50	22.85	S89°21'40"E
L51	30.69	S38°41'34"W
L52	30.98	S41°37'41"W
L53	30.90	S45°06'27"W
L54	34.69	S87°53'09"W
L55	46.29	S20°13'04"W
L56	37.72	S10°53'38"E
L57	31.48	S22°30'28"E
L58	52.81	S22°39'15"E
L59	31.92	S24°17'30"W
L60	29.86	S10°24'40"E
L61	42.65	S20°21'38"W
L62	28.52	S80°02'32"W
L63	23.73	S00°00'27"E
L64	33.62	S75°57'36"W
L65	34.81	S30°38'30"E
L66	37.97	S09°06'14"E
L67	24.45	S41°27'00"E
L68	19.53	S05°51'41"E

LEGEND

- CMS - CONCRETE MONUMENT SET
- CMF - CONCRETE MONUMENT FOUND
- IPS - IRON PIN SET
- IPF - IRON PIN FOUND
- # - INDICATES STREET ADDRESS
- TBM - TEMPORARY BENCH MARK
- BSL - BUILDING SETBACK LINE
- TELEPHONE PEDESTAL/ COMMUNICATOR
- SEWER LATERAL
- SANITARY SEWER MANHOLE
- ELECTRIC BOX
- SPOT ELEVATION SHOTS
- 12' CONTOUR LINES
- XFMER - TRANSFORMER
- WL - WATER LATERAL
- WM - WATER METER
- ICV - IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- GRATE INLET
- POWER POLE
- O.H.P.L. - OVER HEAD POWER LINE
- GUY LINE
- LIGHT POLE
- STORM DRAIN MANHOLE
- FIBEROPTICS MANHOLE

NOTE: WETLAND DELINEATION TAKEN FROM A PLAT BY THOMAS & HUTTON ENGINEERING CO., PREPARED FOR KAHN DEVELOPMENT COMPANY, DATED 8/6/2007.

NOTE: THIS PROPERTY IS SUBJECT TO A BLANKET SUBDIVISION TELEPHONE AND CATV UTILITY EASEMENT, PER DEED BOOK 849 AT PAGE 728.

BEAUFORT COUNTY SC - ROD
BK 00131 PG 0156
FILE NUM 2010066279
12/16/2010 01:33:45 PM
REC'D BY M DOE RCPT# 636251
RECORDING FEES 10.00

3-10-10

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

T-SQUARE GROUP, INC.
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
129 Burnt Church Road
Bluffton, S.C. 29910
tsquare@hargray.com
Phone 843-757-2650 Fax 843-757-5758

JOB No. 07-091B-OUTPARCEL

SOUTH CAROLINA LAND SURVEYOR No. 4922 REGISTERED FORREST F. BAUGHMAN

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

ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THIS PROPERTY OTHER THAN THOSE SHOWN HERE.

FORREST F. BAUGHMAN, PLS # 4922

T-SQUARE GROUP, INC. CERTIFICATE OF AUTHORIZATION No. C00229

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

TOWN OF BLUFFTON

A PROPOSED BOUNDARY DIVISION OF PARCEL 13A,
DISTRICT 610, TAX MAP# 22,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

Notes:
1. According To FEMA Flood Insurance Rate Map # 450025 0055D This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation N/A Ft. NGVD29
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search. Reference Plat(s):
1) A PLAT BY MC DATED 4/28/1992, PREPARED FOR SHANNON SCHLOSSER IN PURPOSES, RECORDED IN PB23 @ PG 57.
2) A PLAT BY THOMAS & HUTTON ENGINEERING CO. OF PHASE I OF THE MIZ, LLC TRACT, DATED 9/20/2006 & RECORDED IN PB 76 @ PG 13.
3) A PLAT BY THOMAS & HUTTON ENGINEERING CO. OF THE NORTHEASTERN TRACT OF THE MIZ, LLC TRACT, DATED 1/4/2007 & RECORDED IN PB 76 @ PG 148.
4) A PLAT BY THOMAS & HUTTON ENGINEERING CO., PREPARED FOR KAHN DEVELOPMENT COMPANY, DATED 8/6/2007.

DATE: DECEMBER 28, 2009