

Book152/Page32 CFN#2019033291

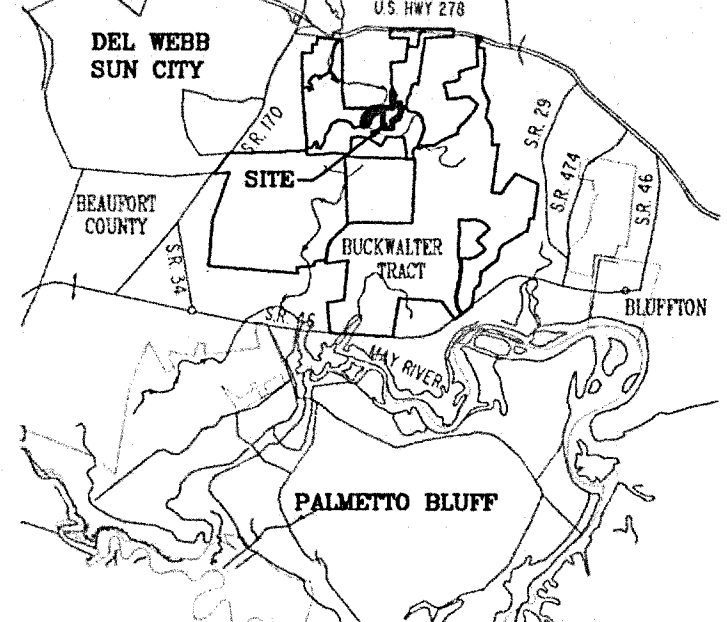
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 62°57'15" W	30.80'
L2	N 85°33'25" W	151.79'
L3	S 04°26'41" W	202.47'
L4	S 85°31'11" E	142.47'
L5	N 83°43'08" W	73.05'
L6	N 85°09'27" W	66.00'
L7	S 52°18'24" W	43.11'
L8	S 57°56'23" W	64.80'
L9	S 48°23'30" W	64.52'
L10	S 65°30'04" W	80.12'
L11	S 81°29'48" W	44.28'
L12	S 51°01'30" W	77.27'
L13	N 75°11'01" W	76.12'
L14	S 51°01'06" W	42.81'
L15	S 33°56'23" W	57.87'
L16	S 59°20'17" W	35.78'
L17	S 48°30'00" W	45.13'
L18	S 43°50'56" W	49.18'
L19	S 20°31'53" W	42.61'
L20	S 05°32'55" E	31.07'
L21	N 80°09'30" E	38.12'
L22	S 48°24'17" W	39.65'
L23	S 35°58'12" W	49.52'
L24	S 40°33'04" W	55.08'
L25	S 29°19'41" W	49.13'
L26	S 30°03'47" W	59.90'
L27	S 32°15'43" W	59.39'
L28	S 28°06'29" W	45.87'
L29	S 33°59'21" W	47.87'
L30	S 30°44'50" W	47.54'
L31	S 15°20'59" W	50.57'
L32	S 38°08'44" W	51.44'
L33	S 16°46'31" W	53.42'
L34	S 04°07'51" W	33.30'
L35	S 02°45'54" W	50.27'
L36	S 76°52'15" W	40.92'
L37	S 24°43'44" W	35.41'
L38	S 33°33'42" W	47.35'
L39	S 89°14'55" W	232.14'
L40	N 17°33'48" W	212.96'
L41	N 37°00'48" E	171.48'
L42	S 48°10'32" E	85.65'
L43	S 14°26'54" E	65.09'
L44	S 11°00'49" E	61.35'
L45	S 33°37'59" E	66.60'
L46	S 20°52'29" E	45.71'
L47	S 37°12'24" W	68.92'
L48	S 13°46'53" W	98.30'
L49	S 10°16'56" W	39.72'
L50	S 38°08'40" W	38.34'
L51	S 26°50'16" W	33.36'
L52	S 12°38'56" W	56.95'
L53	S 01°21'39" E	40.04'
L54	S 14°13'41" E	58.18'
L55	S 07°21'13" E	46.26'
L56	S 10°14'50" E	59.19'
L57	S 13°06'12" E	46.83'
L58	S 05°30'16" E	57.79'
L59	S 51°31'20" E	43.22'
L60	S 45°39'12" E	58.96'
L61	N 67°08'58" E	42.01'
L62	N 55°11'00" E	82.63'
L63	N 58°02'09" E	67.97'
L64	S 79°48'27" E	43.53'
L65	N 84°51'07" E	66.05'
L66	N 32°25'59" E	64.60'
L67	N 67°16'11" E	41.26'
L68	S 20°42'19" E	83.98'
L69	S 03°54'17" E	75.86'
L70	S 15°02'13" W	98.89'
L71	S 03°38'05" E	68.56'
L72	N 84°00'02" E	54.79'
L73	S 55°43'34" E	119.51'
L74	N 79°42'05" W	51.81'
L75	N 08°45'46" E	30.86'

LINE TABLE		
LINE	BEARING	LENGTH
L76	S 27°40'01" W	89.53'
L77	S 27°40'01" W	50.00'
L78	S 27°40'01" W	268.19'
L79	S 85°31'11" E	53.94'
L80	N 04°34'29" E	171.96'
L81	N 04°34'29" E	50.00'
L82	S 87°53'44" W	172.51'
L83	N 44°35'44" W	212.23'
L84	N 25°07'44" E	68.68'
L85	S 87°53'44" W	172.51'
L86	N 44°35'47" W	116.54'
L87	N 74°25'48" W	222.10'
L88	N 62°24'30" W	44.23'
L89	N 62°24'30" W	44.17'
L90	N 74°25'48" W	222.10'
L91	N 44°35'47" W	28.84'
L92	S 04°29'33" W	86.36'
L93	S 04°29'33" W	32.89'
L94	S 85°25'31" E	272.36'
L95	S 85°25'31" E	50.00'
L96	N 04°34'29" E	45.92'
L97	S 85°25'31" E	251.85'
L98	N 85°25'31" W	251.85'
L99	N 04°34'29" E	45.92'
L100	S 85°25'31" E	66.00'
L101	N 04°28'49" E	355.37'
L102	N 85°31'11" W	13.99'
L103	S 04°30'13" W	314.50'
L104	N 05°45'44" E	264.27'
L105	S 04°22'59" W	10.07'
L106	N 45°34'23" W	57.55'
L107	N 85°25'31" W	308.21'
L108	N 04°34'29" E	7.09'
L109	S 85°13'19" E	351.86'
L110	S 85°25'31" E	251.80'
L111	S 04°34'29" W	109.84'
L112	N 85°25'31" W	109.50'
L113	S 04°34'29" W	14.22'
L114	N 85°25'31" W	15.00'
L115	N 04°34'29" E	84.94'
L116	S 85°25'31" E	127.30'
L117	N 04°34'29" E	208.01'
L118	N 04°34'29" E	29.54'
L119	N 04°34'29" E	20.96'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	DELTA
C1	1640.00'	466.96'	S 19°30'36" W	16°18'50"
C2	25.00'	40.10'	S 50°19'56" W	35.94"
C3	5055.00'	155.27'	N 04°35'56" W	1°45'36"
C4	110.00'	172.72'	N 40°29'46" W	89°57'49"
C5	550.00'	52.20'	N 25°15'48" W	5°56'17"
C6	1835.00'	155.61'	S 25°14'15" W	4°51'32"
C7	1885.00'	170.94'	S 25°04'08" W	5°11'45"
C8	1640.00'	54.79'	N 12°18'37" E	1°54'52"
C9	1640.00'	412.16'	N 20°28'02" E	41°08'58"
C10	315.00'	368.30'	S 54°11'01" W	67°23'07"
C11	315.00'	259.53'	N 68°21'02" E	47°30'29"
C12	165.00'	85.91'	S 59°30'48" E	84.95"
C13	263.00'	311.59'	S 53°57'16" W	67°52'54"
C14	263.00'	218.07'	N 68°21'02" W	47°30'29"
C15	30.00'	46.61'	N 00°05'05" W	89°01'24"
C16	122.00'	84.86'	S 24°30'03" W	39°51'08"
C17	175.00'	36.72'	N 68°25'09" W	12°01'18"
C18	125.00'	26.23'	N 68°25'09" W	12°01'18"
C19	215.00'	111.95'	N 59°30'48" W	29°50'01"
C20	40.00'	51.18'	N 81°14'53" W	47.76"
C21	40.00'	40.16'	S 33°20'15" W	57°31'32"
C22	86.00'	135.09'	N 49°34'29" E	90°00'00"
C23	136.00'	14.27'	S 88°25'52" E	6°00'43"
C24	136.00'	193.36'	N 46°34'08" E	83°59'17"
C25	4946.00'	16.53'	S 04°28'44" W	0°11'30"

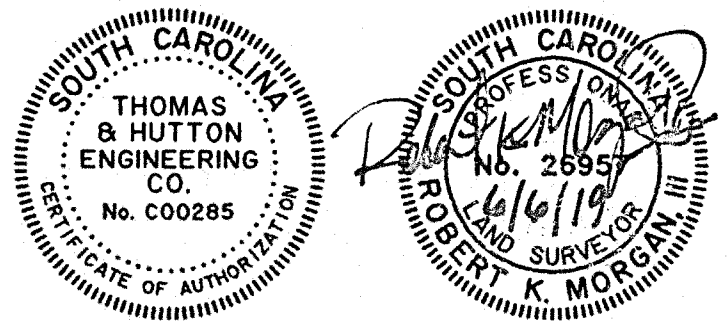
ADJOINING PROPERTY OWNER INFORMATION			
(A) N/F GEA STATESBORO, LLC PIN R610-022-000-1097-0000 DB 3211, PG 1278 PB 135, PAGE 170	(D) N/F EZAH, LLC PIN R610-029-000-1719-0000 DB 3107, PG 249 PB 151, PAGE 151	(F) N/F TOWN OF BLUFFTON PIN R620-030-000-1777-0000 DB 2979, PG 320 PB 108, PAGE 62	(G) N/F TOWN OF BLUFFTON PIN R610-022-000-1099-0000 PB 136, PAGE 106
(H) N/F TOWN OF BLUFFTON PIN R610-030-000-1649-0000 DB 3286, PG 1428 PB 108, PAGE 62	(I) N/F TOWN OF BLUFFTON PIN R610-030-000-1850-0000 PB 120, PAGE 78	(J) N/F PARCEL 6, LLC PIN R610-029-000-0787-0000 DB 2979, PG 323 PB 109, PAGE 187	(K) N/F PARKSIDE PROPERTY OWNERS ASSOCIATION PIN R614-029-000-0487-0000 DB 2682, PG 122 PB 103, PAGE 134
(L) N/F PARKSIDE PROPERTY OWNERS ASSOCIATION PIN R614-029-000-1143-0000 PB 112, PAGE 148-150	(M) N/F 40 ISLAND WEST DRIVE, LLC PIN R600-021-000-0198-0000 DB 3077, PG 737 PB 39, PAGE 193	(N) N/F ISLAND WEST ASSOCIATES PIN R600-021-000-0070-0000 DB 1128, PG 192 PB 60, PAGE 165	(O) N/F 40 ISLAND WEST DRIVE, LLC PIN R600-021-000-0198-0000 DB 3077, PG 737 PB 39, PAGE 193
(P) N/F FIRST SOUTH BANK PIN R614-022-000-0894-0000 DB 2928, PG 2008 PB 98, PAGE 89			

GRID NORTH (NAD83)
SOUTH CAROLINA SFC



VICINITY MAP not to scale
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ACREAGE SCHEDULE	
PARCEL A-1	9.31 AC.
PARCEL B-1	1.93 AC.
PARCEL B-2	0.93 AC.
PARCEL C	1.66 AC.
PARCEL D	3.79 AC.
PARCEL E-1	3.48 AC.
PARCEL F	2.82 AC.
PARCEL G	25.36 AC.
VENTURE DRIVE	0.54 AC.
DISCOVERY DRIVE	0.68 AC.
INNOVATION DRIVE	1.67 AC.
TOTAL	52.17 AC.

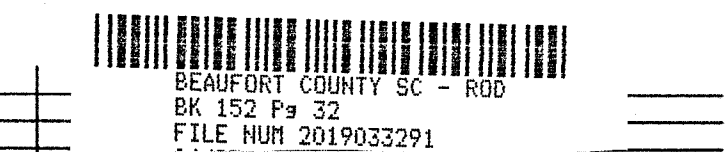


I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

ROBERT K. MORGAN, III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 26957

SUBDIVISION OF THE LANDS OF PARCEL 6, LLC

BLUFFTON TOWNSHIP
BEAUFORT COUNTY, SOUTH CAROLINA
prepared for
BC BUCKWALTER, LLC

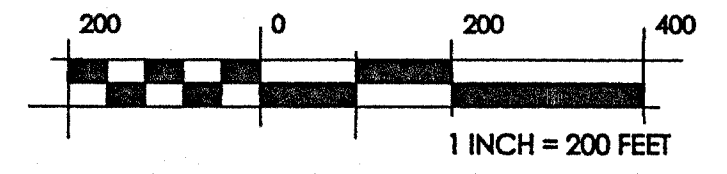


1	PARCELS A, B, E AND DISCOVERY DRIVE	LPO	6-4-19
No. Revision		By	Date

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1 INCH = 200 FEET

plot drawn reviewed field crew
03-15-17 LPO RKM MARCH 2017 BL

job 25125.0004 SHEET 1 OF 1

LEGEND

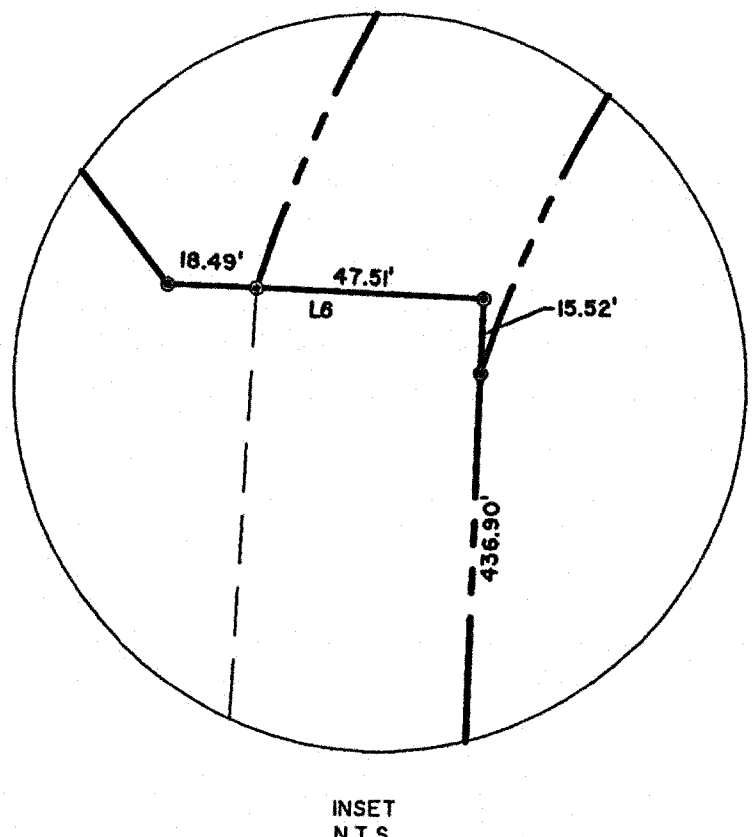
- MEANDER POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- CONCRETE MONUMENT (SET)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON PIPE (SET)
- IRON REBAR (FOUND)
- IRON REBAR (SET)
- PKS PK NAIL SET

NOTES

- TAX MAP NO. (PARENT TRACT): R610-022-000-0579-0000.
- ACCORDING TO F.I.R.M. MAP NO. 450025, PANEL 0850, 055D & 080D, REVISED SEPTEMBER 29, 1986, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE C, OUTSIDE THE 100 YEAR FLOOD HAZARD AREA.
- COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
- THIS SURVEY IS VALID IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
- A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
- THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- DEED REFERENCE: DEED BOOK 2317, PAGE 822.
- THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE.
- THIS PLAT REPLACES PLAT RECORDED IN PB 146, PAGE 97.

REFERENCES

- A BOUNDARY PLAT OF PARCEL 6A, A PORTION OF BUCKWALTER COMMERCIAL, INC., PREPARED FOR BUCKWALTER COMMERCIAL, INC., BY THOMAS & HUTTON ENGINEERING CO., DATED JULY 1, 2005, RECORDED IN PLAT BOOK 109, PAGE 186, BEAUFORT COUNTY RECORDS.
- A ALTA/ACSM LAND TITLE SURVEY OF 712 ACRES, A PORTION OF PARCEL 6A & PARCEL 6B, A SECTION OF BUCKWALTER PLACE, PREPARED FOR THE TOWN OF BLUFFTON, BY SC SURVEYING CONSULTANTS, DATED MARCH 13, 2013, RECORDED IN PLAT BOOK 136, PAGE 106, BEAUFORT COUNTY RECORDS.
- A SUBDIVISION PLAT OF 23.04 ACRES, BUCKWALTER PARKWAY (BLUFFTON TECH PARK), PREPARED FOR THE TOWN OF BLUFFTON, BY WARD EDWARDS, INC., DATED MAY 30, 2007, RECORDED IN PLAT BOOK 120, PAGE 78, BEAUFORT COUNTY RECORDS.
- A BOUNDARY SURVEY OF PARCEL B-1, BEING A 1.85 ACRE PORTION OF THE LANDS OF PARCEL 6, LLC, PREPARED FOR PARCEL 6, LLC, BY THOMAS & HUTTON ENGINEERING CO., DATED DECEMBER 12, 2011, RECORDED IN PLAT BOOK 133, PAGE 151, BEAUFORT COUNTY RECORDS.
- A BOUNDARY SURVEY OF PARCEL B-2 & A 50' DRAINAGE RIGHT OF WAY, BEING A PORTION OF THE LANDS OF PARCEL 6, LLC, PREPARED FOR GEA STATESBORO, LLC, BY THOMAS & HUTTON ENGINEERING CO., DATED SEPTEMBER 12, 2012, RECORDED IN PLAT BOOK 135, PAGE 170, BEAUFORT COUNTY RECORDS.
- SUBDIVISION OF THE LANDS OF PARCEL 6, LLC, PREPARED BY THOMAS & HUTTON, DATED 3-15-17, RECORDED IN PB 146, PAGE 97.



INSET
N.T.S.