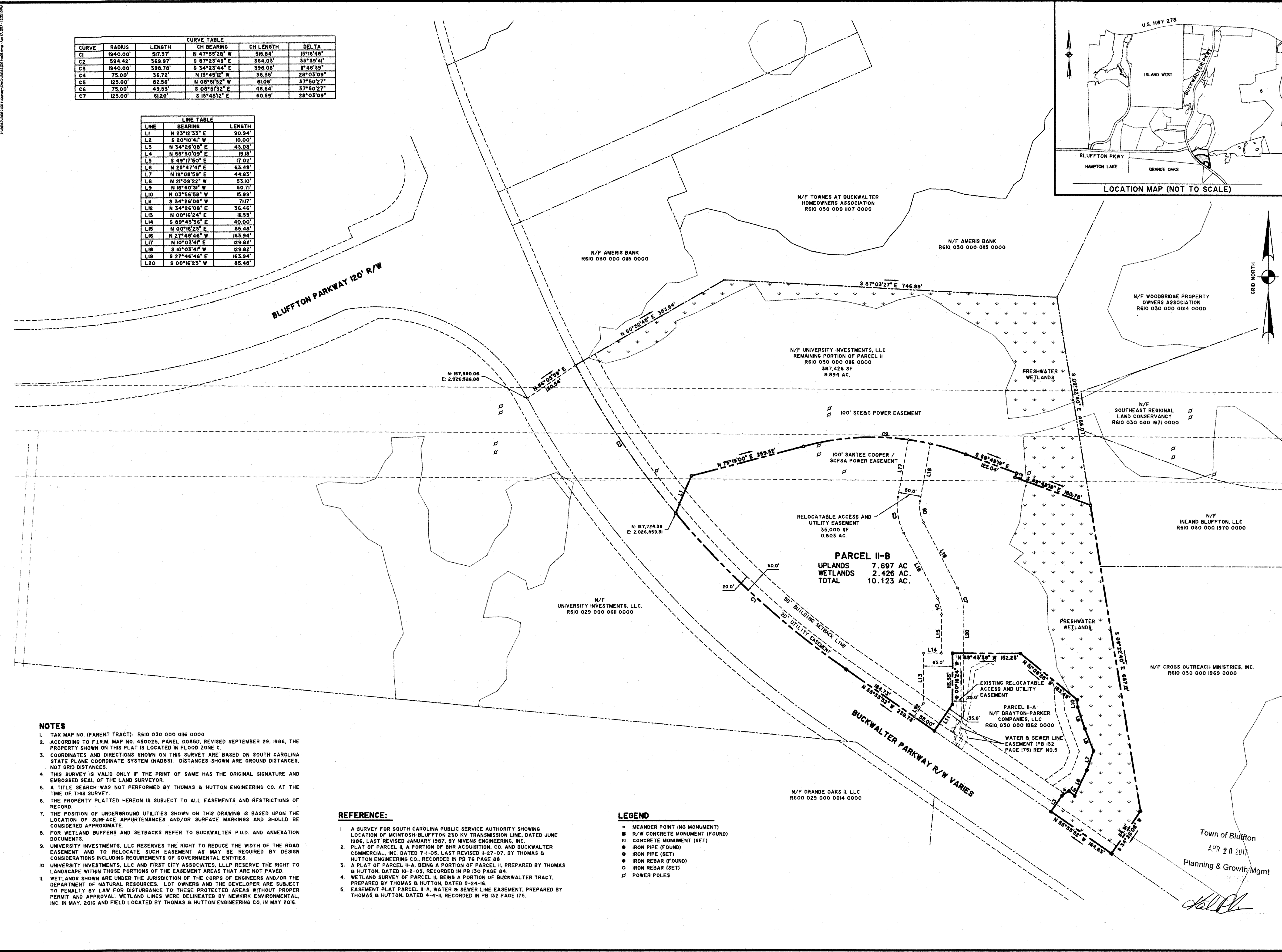


CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	1940.00'	517.37'	N 47°55'28" W	515.84'	15°16'48"
C2	594.42'	369.97'	S 87°23'49" E	364.03'	35°39'41"
C3	1940.00'	598.78'	S 34°23'44" E	598.08'	11°46'59"
C4	75.00'	36.72'	N 13°45'12" W	36.35'	28°03'09"
C5	125.00'	82.56'	N 08°51'32" W	81.04'	37°50'27"
C6	75.00'	49.53'	S 08°51'32" E	48.64'	37°50'27"
C7	125.00'	61.20'	S 13°45'12" E	60.59'	28°03'09"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 25°12'53" E	90.34'
L2	S 20°10'41" W	10.00'
L3	N 34°26'08" E	43.08'
L4	N 55°50'09" E	19.18'
L5	S 49°17'50" E	17.02'
L6	N 25°47'41" E	63.49'
L7	N 19°08'59" E	44.83'
L8	N 21°09'22" W	53.10'
L9	N 18°50'31" W	50.71'
L10	N 03°56'58" W	15.99'
L11	S 34°26'08" W	71.17'
L12	N 34°26'08" E	36.46'
L13	N 00°16'24" E	111.53'
L14	S 89°43'58" E	40.00'
L15	N 00°16'23" E	85.48'
L16	N 27°46'46" W	163.94'
L17	N 10°03'41" E	129.82'
L18	S 10°03'41" W	129.82'
L19	S 27°46'46" E	163.94'
L20	S 00°16'23" W	85.48'



NOTES

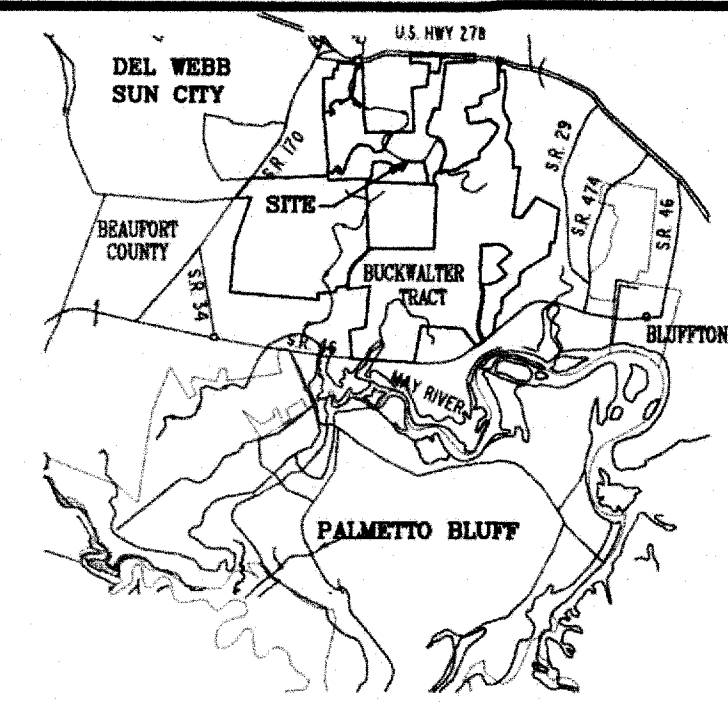
1. TAX MAP NO. (PARENT TRACT): R610 030 000 016 0000
2. ACCORDING TO F.I.R.M. MAP NO. 450025, PANEL 00850, REVISED SEPTEMBER 29, 1986, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD ZONE C.
3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
4. THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
5. A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
6. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
7. 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.
8. FOR WETLAND BUFFERS AND SETBACKS REFER TO BUCKWALTER P.U.D. AND ANNEXATION DOCUMENTS.
9. UNIVERSITY INVESTMENTS, LLC RESERVES THE RIGHT TO REDUCE THE WIDTH OF THE ROAD EASEMENT AND TO RELOCATE SUCH EASEMENT AS MAY BE REQUIRED BY DESIGN CONSIDERATIONS INCLUDING REQUIREMENTS OF GOVERNMENTAL ENTITIES.
10. UNIVERSITY INVESTMENTS, LLC AND FIRST CITY ASSOCIATES, L.L.P. RESERVE THE RIGHT TO LANDSCAPE WITHIN THOSE PORTIONS OF THE EASEMENT AREAS THAT ARE NOT PAVED.
11. WETLANDS SHOWN ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL. WETLAND LINES WERE DELINEATED BY NEWKIRK ENVIRONMENTAL, INC. IN MAY, 2016 AND FIELD LOCATED BY THOMAS & HUTTON ENGINEERING CO. IN MAY 2016.

REFERENCE:

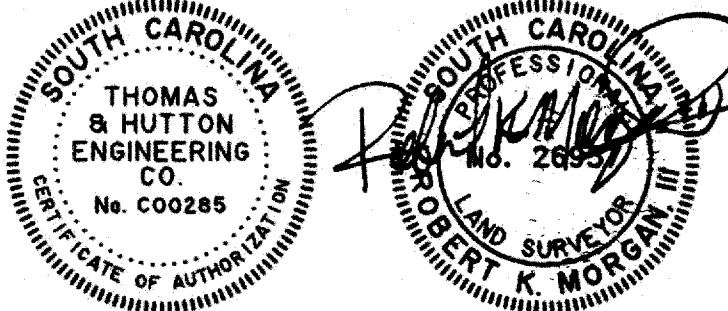
1. A SURVEY FOR SOUTH CAROLINA PUBLIC SERVICE AUTHORITY SHOWING LOCATION OF MCINTOSH-BLUFFTON 230 KV TRANSMISSION LINE, DATED JUNE 1986, LAST REVISED JANUARY 1987, BY NIVENS ENGINEERING, INC.
2. PLAT OF PARCEL II, A PORTION OF BHR ACQUISITION, CO. AND BUCKWALTER COMMERCIAL, INC. DATED 7-1-05, LAST REVISED 11-27-07, BY THOMAS & HUTTON ENGINEERING CO., RECORDED IN PB 76 PAGE 88
3. A PLAT OF PARCEL II-A, BEING A PORTION OF PARCEL II, PREPARED BY THOMAS & HUTTON, DATED 10-2-09, RECORDED IN PB 130 PAGE 84
4. WETLAND SURVEY OF PARCEL II, BEING A PORTION OF BUCKWALTER TRACT, PREPARED BY THOMAS & HUTTON, DATED 5-24-16.
5. EASEMENT PLAT PARCEL II-A, WATER & SEWER LINE EASEMENT, PREPARED BY THOMAS & HUTTON, DATED 4-4-11, RECORDED IN PB 132 PAGE 175.

LEGEND

- MEANDER POINT (NO MONUMENT)
- R/W CONCRETE MONUMENT (FOUND)
- CONCRETE MONUMENT (SET)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON REBAR (FOUND)
- IRON REBAR (SET)
- ⊕ POWER POLES



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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

BOUNDARY SURVEY

**PARCEL 11-B
BEING A PORTION
OF PARCEL 11
BUCKWALTER
LANDS OF UNIVERSITY
INVESTMENTS, LLC.**

TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

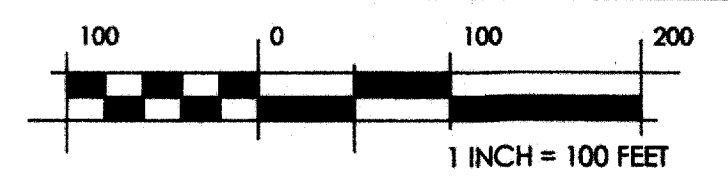
prepared for
UNIVERSITY INVESTMENTS, LLC.

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No. Revision

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plat 04-13-17 drawn LPO reviewed RKM field APRIL 2017 crew BB

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SHEET 1 OF 1