

| LINE | LENGTH | BEARING |
|------|---------|----------------|
| L1 | 5.91' | N 271°45'00" W |
| L2 | 142.62' | N 47°35'13" E |
| L3 | 54.39' | S 86°14'52" E |
| L4 | 138.22' | N 72°12'54" E |
| L5 | 84.34' | N 39°24'49" E |
| L6 | 125.21' | N 77°05'53" E |
| L7 | 137.32' | N 70°37'57" E |
| L8 | 27.21' | S 28°33'05" E |
| L9 | 105.27' | S 63°08'32" W |
| L10 | 49.39' | S 79°28'46" W |
| L11 | 75.73' | N 80°12'57" W |
| L12 | 70.71' | N 32°57'26" W |

| CURVE | LENGTH | RADIUS | TANGENT | CHORD | BEARING | DELTA |
|-------|---------|----------|---------|---------|---------------|-----------|
| C1 | 392.07' | 683.21' | 201.60' | 386.71' | N 31°24'29" E | 32°52'47" |
| C2 | 240.47' | 1943.09' | 120.39' | 240.32' | N 56°58'43" E | 7°05'27" |
| C3 | 272.40' | 826.25' | 137.19' | 271.42' | S 71°01'02" W | 18°51'00" |
| C4 | 156.81' | 984.89' | 78.57' | 156.64' | S 74°36'20" W | 9°07'23" |
| C5 | 125.09' | 712.14' | 62.71' | 124.93' | S 85°12'11" W | 10°03'31" |
| C6 | 962.09' | 1468.44' | 499.02' | 944.97' | N 59°11'15" W | 37°32'20" |
| C7 | 151.86' | 683.21' | 76.24' | 151.55' | N 53°58'07" E | 12°44'08" |

LEGAL DESCRIPTION
Being all that piece or parcel of land lying and being in the Town of Hilton Head Island, Beaufort County, South Carolina and being more particularly described as follows:

Beginning at an iron pin set at the northwestern intersection of the rights-of-way of US Highway 278 (William Hilton Parkway) and Union Cemetery Road and running with the northern right-of-way of US Highway 278 with a curve turning to the left with an arc length of 962.09', with a radius of 1468.44', with a chord bearing of N 59°11'15" W, with a chord length of 944.97' to an iron pin set; thence N 77°57'25" W a distance of 465.92' to an iron pin set at the northeastern intersection of rights-of-way of US Highway 278 (William Hilton Parkway) and Dillon Road; thence running with the eastern right-of-way of Dillon Road N 32°57'25" W a distance of 70.71' to a nail set in bike path; thence N 15°02'14" E a distance of 970.02' to a nail set in bike path; thence with a curve turning to the right with an arc length of 392.07', with a radius of 683.21', with a chord bearing of N 31°24'29" E, with a chord length of 240.32' to a concrete monument found; thence with a compound curve turning to the right with an arc length of 151.86', with a radius of 683.21', with a chord bearing of N 53°58'07" E, with a chord length of 151.55' to a nail set in bike path; thence N 60°31'26" E a distance of 693.52' to a nail set in bike path; thence with a curve turning to the left with an arc length of 240.47', with a radius of 1943.09', with a chord bearing of N 56°58'43" E, with a chord length of 240.32' to an iron pin set; thence N 27°14'50" W a distance of 5.91' to a concrete monument found; thence N 47°35'13" E a distance of 142.62' to a concrete monument found; thence N 72°12'54" E a distance of 138.22' to an iron pin found; thence N 39°24'49" E a distance of 84.34' nail set in golf cart path; thence N 77°05'53" E a distance of 125.21' to an iron pin found; thence N 70°37'57" E a distance of 137.32' to a point in a lagoon; thence N 57°52'50" E a distance of 353.85' a concrete monument found on the western right-of-way of Union Cemetery Road; thence running with the western right-of-way of Union Cemetery Road S 40°00'51" E a distance of 400.81' to a concrete monument found; thence leaving said Union Cemetery Road and running S 26°19'50" E a distance of 453.21' to a concrete monument found; thence S 51°20'50" W a distance of 1119.58' to a concrete monument found; thence S 26°58'54" E a distance of 250.24' to a concrete monument found; thence S 26°58'42" E a distance of 749.10' to a concrete monument found; thence S 28°33'05" E a distance of 27.21' to a concrete monument found; thence S 63°08'32" W a distance of 105.27' to a concrete monument found; thence S 26°53'26" E a distance of 269.23' to a concrete monument found on the northern right-of-way of Union Cemetery Road; thence running with the northern right-of-way with a curve turning to the right with an arc length of 272.40', with a radius of 926.25', with a chord bearing of S 71°01'02" W, with a chord length of 271.42' to an iron pin set; thence S 79°28'46" W a distance of 49.39' to a concrete monument found; thence with a curve turning to the left with an arc length of 156.81', with a radius of 984.82', with a chord bearing of S 74°36'20" W, with a chord length of 156.64' to a concrete monument found; thence S 70°27'45" W a distance of 427.44' to a concrete monument found; thence with a curve turning to the left with an arc length of 125.09', with a radius of 712.14', with a chord bearing of S 85°12'11" W, with a chord length of 124.93' to an iron pin set; thence N 80°12'57" W a distance of 75.73' to an iron pin set which is the point of beginning.

Contains 102.75 acres more or less;
Said parcel being the same property as Parcel A as shown on a plat entitled "A Plat of Port Royal Clubhouse and Planters Row Golf Course, a section of Port Royal Plantation, Hilton Head Island, South Carolina" dated March 18, 1985 by Jerry L. Richardson, S.C.R.L.S. No. 4784 as recorded in Plat Book 35 at page 80 in the Register of Deeds office of Beaufort County, South Carolina.

- REFERENCE PLATS:**
- 1) A PLAT OF PORT ROYAL CLUBHOUSE AND PLANTERS ROW GOLF COURSE, PARCEL "A", A SECTION OF PORT ROYAL PLANTATION, DATED: 03/18/85, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784. RECORDED: P.B. 35, P.G. 80, 11/18/87.
 - 2) A PLAT OF PORT ROYAL CLUBHOUSE, PLANTERS ROW GOLF COURSE, DRAINAGE EASEMENT & LAGOONS, A SECTION OF PORT ROYAL PLANTATION, DATED: 03/13/85, REVISED: 10/28/87, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784. RECORDED: P.B. 35, P.G. 81, 11/18/87.
 - 3) A PLAT OF PORT ROYAL CLUBHOUSE, PLANTERS ROW GOLF COURSE, DRAINAGE EASEMENT & LAGOONS, A SECTION OF PORT ROYAL PLANTATION, DATED: 03/13/85, REVISED: 4/29/84, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784.
 - 4) AN ALTA/ACSM LAND TITLE SURVEY PREPARED FOR NATIONAL GOLF PROPERTIES, INC. PROJECT, SHEET 4 OF 7, DATED: 12/15/02, BY: GALE W. MAIDEN, V.A.R.L.S. NO. 1427.
 - 5) A BOUNDARY SURVEY OF TAX PARCEL 8A, UNION CEMETERY ROAD, DATED: 01/10/05, BY: WILLIAM MIXSON, JR., S.C.R.L.S. NO. 17573. RECORDED: P.B. 107, P.G. 97, 06/27/05.
 - 6) A PLAT OF A BICYCLE PATH EASEMENT WITHIN TAX PARCEL 510-B-99 A PORTION OF THE ISLAND PATHWAYS, DATED: 03/22/01, BY: DONALD R. COOK, JR., S.C.R.L.S. NO. 19010. RECORDED: P.B. 89, P.G. 196, 10/28/02.
 - 7) AN ALTA/ACSM SURVEY OF PARCEL B, 3.00 ACRES THE LEGENDS AT PORT ROYAL, SHEET 2 OF 2, DATED: 08/14/00, BY: MATTHEW M. CRAWFORD, S.C.R.L.S. NO. 9756. RECORDED: P.B. 76, P.G. 16, 09/26/00.
 - 8) DRAINAGE & WATERLINE EASEMENT PREPARED FOR THOMAS & SUSAN BARNWELL, SYLBY TUB APARTMENTS, HILTON HEAD ISLAND, DATED: 2/26/1981, REVISED 3/31/1981, BY: ERIC H. FRIESELEEN, S.C.R.L.S. NO. 4624. RECORDED: P.B. 29, P.G. 103, 04/15/81.
 - 9) ALTA/ACSM LAND TITLE SURVEY, HERITAGE GOLF GROUP, 10-A GRASS LAWN AVENUE, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 03/16/2007, BY: MORELAND ALTOBELLI ASSOCIATES, INC.

- NOTES**
- 1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - 2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE C AND A-2, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 9-D, COMMUNITY NO. 4502250, MAP DATED 2/29/85, BASE ELEVATION 14.0'. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - 3) HORIZONTAL DATUM IS BASED ON SOUTH CAROLINA STATE PLANE COORDINATES.
 - 4) BIKE PATH AND PROPERTY LINE FENCING ARE THE ONLY IMPROVEMENTS SHOWN. ALL OTHER IMPROVEMENTS HAVE NOT BEEN SHOWN ON THIS PLAT.
 - 5) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 - 6) THE GOLF COURSE FEATURES SHOWN WERE TAKEN FROM REFERENCE PLAT #8.

TOWN OF HILTON HEAD ISLAND LMO SECTION 16-5-1402 DISCLOSURE STATEMENT
Some or all areas on this plat are flood hazard areas and have been identified as having at least a one percent chance of being flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that certain floor hazard protective measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the development covenants and restrictions of this development and requirements of the Town Building Official. In addition, federal law requires mandatory purchase of flood insurance as a prerequisite to federally insured mortgage financing in these designated flood hazard areas.

US HWY 278 - R/W VARIES WILLIAM HILTON PARKWAY

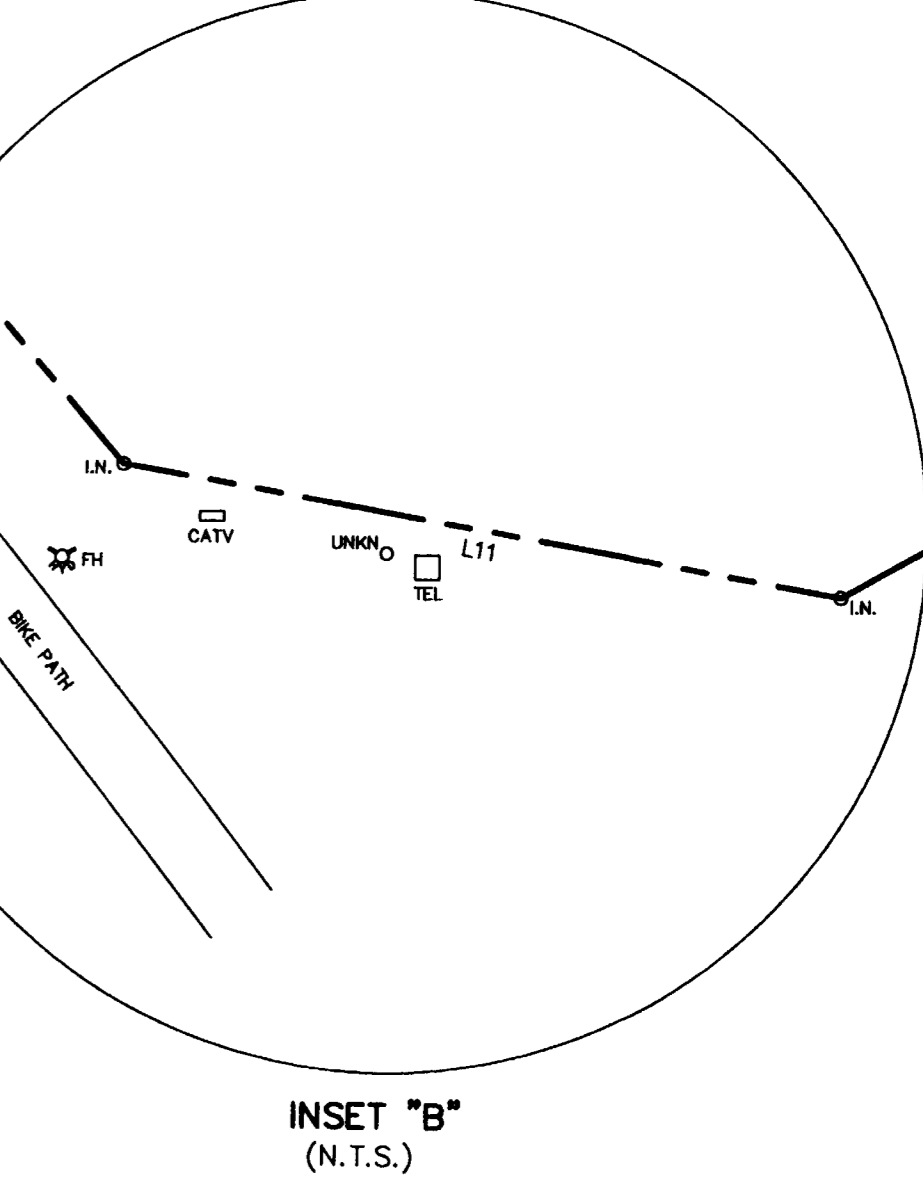
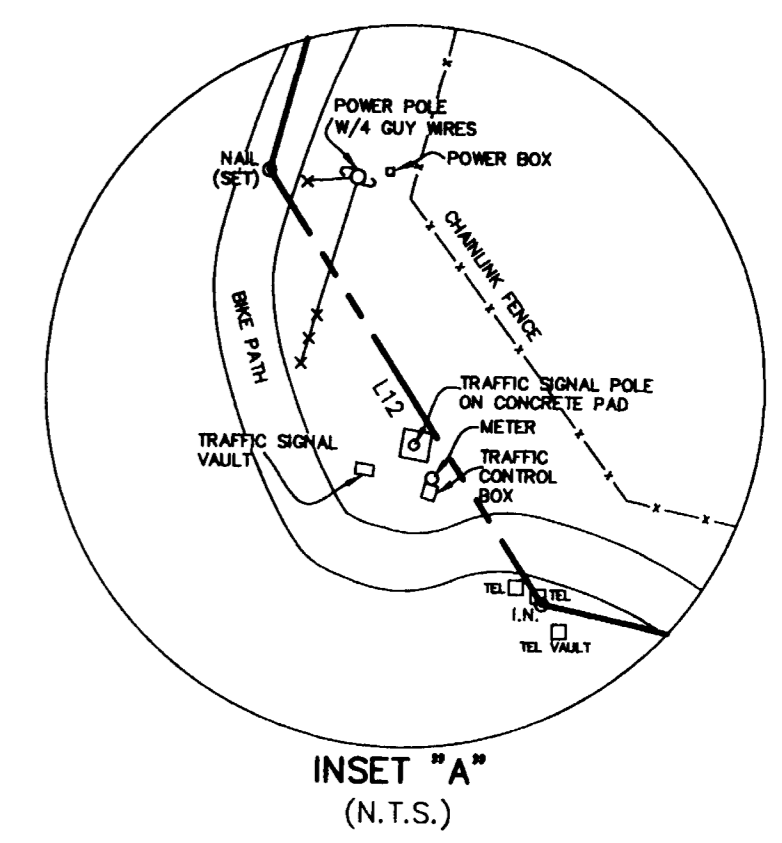
DILLON ROAD - 66' R/W

102.75 ACRES PARCEL A PLANTERS ROW GOLF COURSE

UNION CEMETERY ROAD - 66' R/W

BEN WHITE DRIVE

UNION CEMETERY ROAD - 66' R/W



- LEGEND:**
- P.O.B. POINT OF BEGINNING
 - I.O. IRON PIN FOUND, OLD
 - I.N. IRON PIN SET, NEW
 - 3" CONC. O. 3"x3" CONCRETE MONUMENT FOUND
 - POWER POLE
 - GUY WIRE
 - TELEPHONE JUNCTION BOX
 - TELEPHONE VAULT
 - TELEVISION JUNCTION BOX
 - UNKNOWN UTILITY STRUCTURE
 - FIRE HYDRANT

BOUNDARY SURVEY OF PARCEL "A", 102.75 ACRES, PLANTERS ROW GOLF COURSE AT TRAFFIC INTERSECTIONS OF US HWY 278, DILLON ROAD & UNION CEMETERY ROAD A PORTION OF PORT ROYAL PLANTATION HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 150' DATE: 06/03/2013 JOB NO: SC130030

SG SURVEYING CONSULTANTS
17 Sherington Drive, Suite C, Bluffton, SC 29910
So Telephone: (843) 815-3304 FAX: (843) 815-3306
Ga Telephone: (912) 828-2775 FAX: (912) 828-2783

PREPARED FOR: THE TOWN OF HILTON HEAD ISLAND
ADDRESS: #50 DILLON ROAD
TAX PARCEL I.D. NO. R510-009-000-0277-0000

