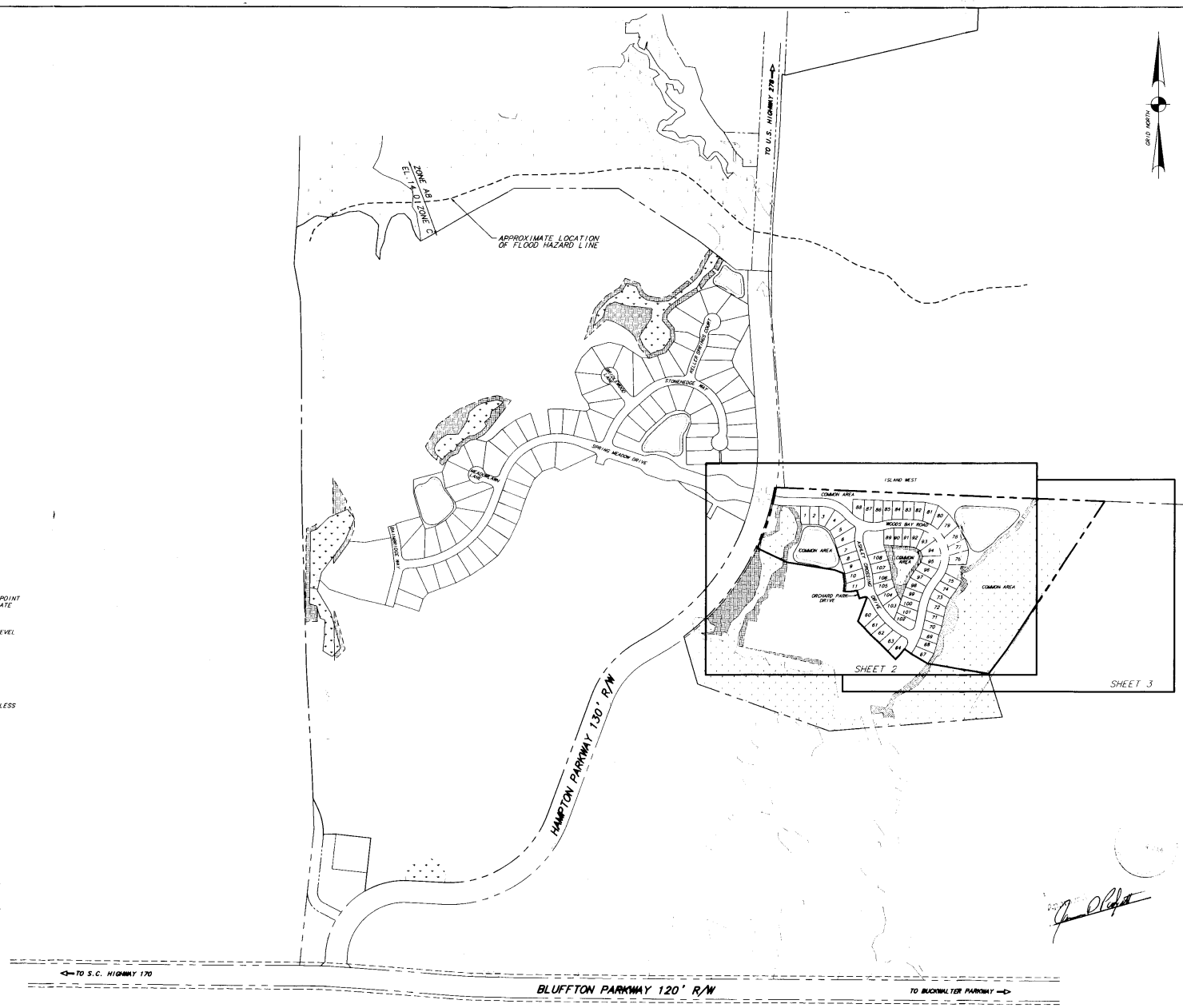


LEGEND:

- ○ = 3/4"X 24" IRON PIPE SET
- #15 = ADDRESS
- 123 = LOT NUMBER
- = LAGOON BANK
- △ = CENTERLINE REFERENCE MARK
- C.A. = COMMON AREA
- = FRESHWATER WETLAND
- = FRESHWATER WETLANDS
- = WETLAND BUFFER

FLOOD NOTE:

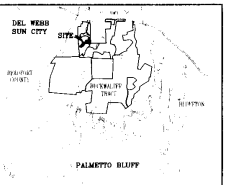
ACCORDING TO F.I.R.M. NO. 450025 PANEL NO. 85 O, 55 O,& 80 D MAP REVISION SEPTEMBER 29,1986. THIS TRACT OF LAND FALLS IN FLOOD HAZARD ZONE C- AREAS OF MINIMAL FLOODING.

REFERENCE PLATS

A PLAT OF TRACT 1 A PORTION OF THE BHR ACQUISITION CO., PROPERTY. PREPARED BY: THOMAS & HUTTON ENGINEERING CO. DATED: 9/22/04. LAST REVISED: 12/14/04.

NOTES:

1. FIELD EQUIPMENT: SOKKIA SET4, SDR 33
2. PLAT ERROR OF CLOSURE IS:1/148,000+
3. FIELD ERROR OF CLOSURE IS: 1/30,000+.
4. ANGULAR ERROR OF CLOSURE IS 02" PER ANGLE POINT
5. ALL COORDINATES BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 1983
6. THE PROPERTY IDENTIFICATION NUMBER IS R810-021-000-0487-0000 FOR THIS TRACT.
7. THE COMBINED STATE PLANE COORDINATED-SEA LEVEL REDUCTION FACTOR IS 1.00002380.
8. THERE WAS A TOTAL OF 2,885 L.F. OF ROAD CREATED.
9. THIS PLAT CONTAINS 58 LOTS.
10. BUILDING SET BACKS:
    FRONT SET BACK- 15 FEET
    REAR SET BACK- 10 FEET
    SIDE SET BACK- 3.0 FEET
11. ALL STREETS AND UTILITY EASEMENTS SHALL BE MAINTAINED BY BEAUFORT COUNTY.
12. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE NOTED.



VICINITY MAP (NOT TO SCALE)

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SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C00285 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR No. 11079

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND 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 HEREON.

BOBBY L. YOUNG
S.C. REG. LAND SURVEYOR
LICENSE NO. 11079

NO.	REVISION	BY	DATE
1.	REVISED LOT NUMBERS	C.T.H.	03/31/06

ACREAGE SCHEDULE

LOTS	9.221 AC.
COMMON AREA	19.561 AC.
RIGHT-OF-WAY	3.010 AC.
TOTAL	31.792 AC.

THIS PLAT CONTAINS 58 LOTS

A PLAT OF

PARKSIDE PHASE 1

BEING A PORTION OF TRACT 1 OF BHR ACQUISITION CO., LLC COMPANY PROPERTY

TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

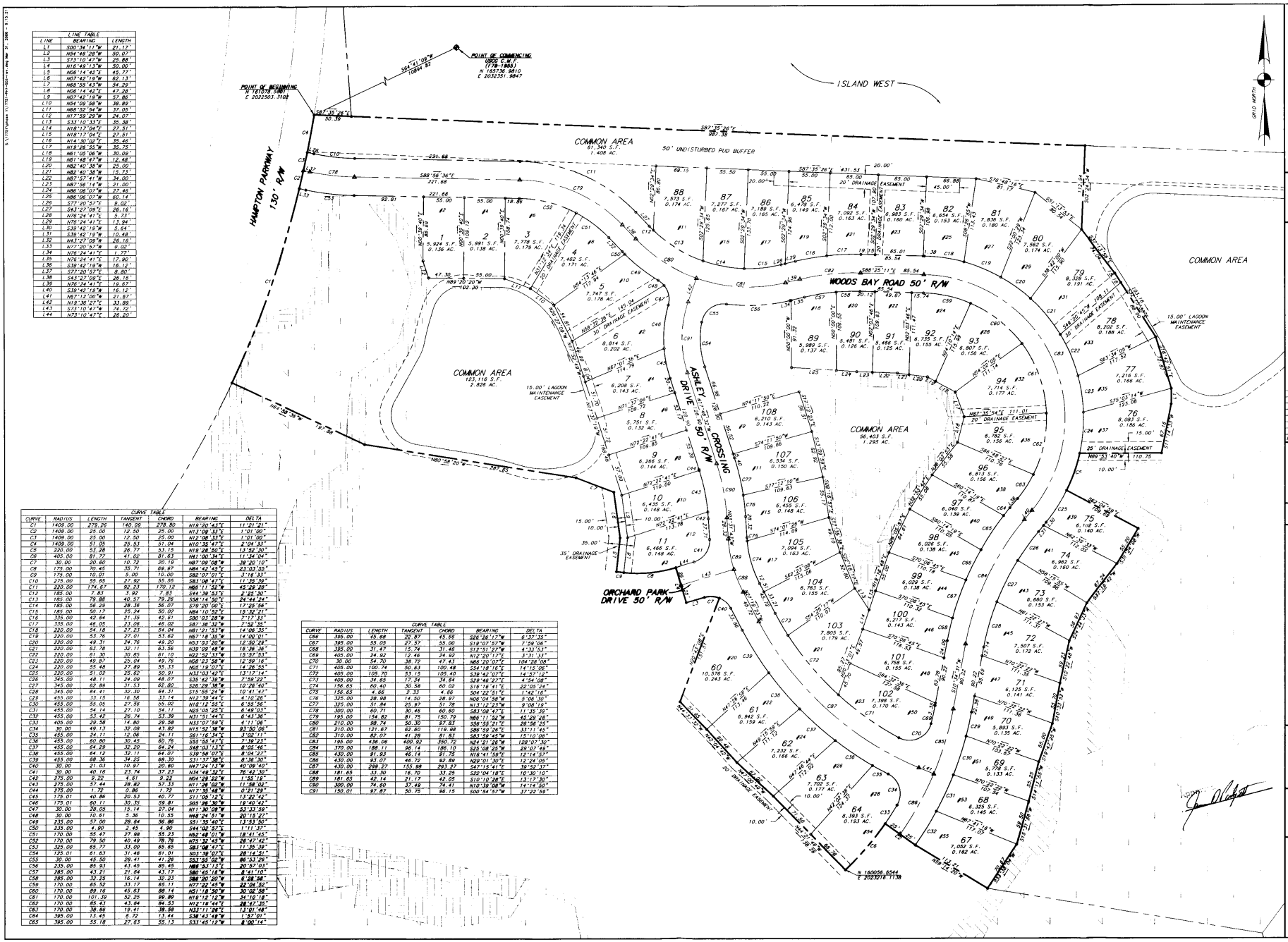
PREPARED FOR:
CENTEX HOMES CORP.

BEAUFORT COUNTY SC - ROD
BK 00112 PGS 0146-0150
FILE NUM 2006020666
04/04/2006 04:00:38 PM
REC'D BY B BING RCPT# 408245
RECORDING FEES 30.00

PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.
50 PARK OF COMMERCE WAY, P.O. BOX 2727
SAVANNAH, GA 31406 / (912) 234-5300
www.thomas-hutton.com

300 0 150 300 600
SCALE: 1 INCH = 300 FEET

SCALE	1" = 300'
FILE	J-17751
PLAT DATE	02/23/06
DRAWN BY	C.T.H.
REVIEWED BY	T.G.G.
APPROVED BY	B.L.Y.
PARTY CHIEF	K.S.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°34'11"W	21.17'
L2	N54°46'08"W	50.07'
L3	S73°10'47"W	25.88'
L4	N16°49'13"W	50.00'
L5	N06°14'42"E	45.77'
L6	N07°42'19"W	62.13'
L7	N68°55'43"W	54.29'
L8	N06°14'42"E	47.28'
L9	N07°42'19"W	57.86'
L10	N54°09'58"W	38.89'
L11	N68°52'54"W	37.05'
L12	N17°59'29"W	24.07'
L13	S33°10'33"E	35.38'
L14	N83°17'04"E	23.51'
L15	N18°17'04"E	27.51'
L16	N14°30'02"E	35.46'
L17	N19°26'55"W	35.75'
L18	N61°00'06"W	30.09'
L19	N61°48'17"W	12.48'
L20	N82°40'38"W	25.00'
L21	N82°40'38"W	15.73'
L22	N87°57'41"W	34.00'
L23	N87°56'14"W	21.00'
L24	N86°06'07"W	27.46'
L25	N86°06'07"W	60.14'
L26	S77°20'02"E	9.02'
L27	S77°20'02"E	26.16'
L28	N76°24'41"E	21.71'
L29	N76°24'41"E	13.94'
L30	S39°42'19"W	5.64'
L31	S39°42'19"W	10.48'
L32	N43°27'09"W	26.16'
L33	S77°20'52"W	9.02'
L34	N76°24'41"E	1.27'
L35	N76°24'41"E	17.90'
L36	S39°42'19"W	16.12'
L37	S77°20'52"E	8.80'
L38	S43°27'09"E	26.16'
L39	N76°24'41"E	19.67'
L40	S39°42'19"W	16.12'
L41	N67°12'00"W	21.67'
L42	N19°36'22"E	33.88'
L43	S73°10'47"W	74.72'
L44	N73°10'47"E	26.20'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1409.00	279.26	140.09	278.80	N19°20'43"E	11°21'21"
C2	1409.00	25.00	12.50	25.00	N13°09'33"E	1°01'00"
C3	1409.00	25.00	12.50	25.00	N12°08'33"E	1°01'00"
C4	1409.00	51.95	25.53	51.94	N10°35'42"E	2°04'33"
C5	220.00	53.28	26.77	53.15	N19°28'50"E	13°52'30"
C6	405.00	81.77	41.02	81.63	N41°00'34"E	11°34'04"
C7	30.00	20.80	10.73	20.19	N67°09'08"W	39°20'10"
C8	175.00	70.45	35.71	69.97	N84°42'45"E	23°03'55"
C9	175.00	10.01	5.00	10.00	S82°07'01"E	3°16'33"
C10	275.00	55.65	27.92	55.55	S83°08'47"E	11°35'39"
C11	220.00	174.67	92.23	170.12	N66°11'52"W	45°29'28"
C12	185.00	7.83	3.92	7.83	S44°39'53"E	2°25'30"
C13	185.00	79.88	40.57	79.26	S58°14'50"E	24°44'24"
C14	185.00	56.29	28.36	56.07	S79°20'00"E	17°25'56"
C15	185.00	50.17	25.24	50.02	N84°10'52"E	15°32'21"
C16	335.00	42.94	21.35	42.61	S80°03'28"W	7°17'33"
C17	335.00	46.05	23.06	46.02	S87°38'32"W	7°52'35"
C18	220.00	54.18	27.23	54.04	N81°21'53"W	14°06'35"
C19	220.00	53.76	27.01	53.62	N67°18'35"W	14°00'01"
C20	220.00	49.31	24.76	49.20	N52°53'20"W	12°50'29"
C21	220.00	63.78	32.11	63.56	N38°02'48"W	16°36'36"
C22	220.00	61.30	30.85	61.10	N22°52'13"W	15°57'53"
C23	220.00	49.87	25.04	49.76	N08°23'58"W	12°59'16"
C24	220.00	55.48	27.89	55.33	N05°19'07"E	14°26'55"
C25	220.00	51.90	25.62	50.91	N33°03'42"E	13°17'14"
C26	345.00	48.11	24.09	48.07	S35°42'39"W	7°59'22"
C27	345.00	62.89	31.53	62.80	S26°29'38"W	10°26'40"
C28	345.00	64.41	32.30	64.31	S15°55'24"W	10°41'47"
C29	455.00	33.15	16.58	33.14	N12°39'44"E	4°10'26"
C30	455.00	55.05	27.56	55.02	N18°12'55"E	6°56'56"
C31	455.00	54.14	27.10	54.11	N25°05'25"E	6°49'03"
C32	455.00	53.42	26.74	53.39	N31°51'44"E	6°43'36"
C33	405.00	29.58	14.80	29.58	N31°07'59"E	4°11'06"
C34	30.00	49.13	32.08	43.82	N15°52'36"W	93°50'06"
C35	455.00	24.11	12.06	24.11	S61°16'34"E	3°02'11"
C36	455.00	60.80	30.45	60.76	S55°55'47"E	7°39'23"
C37	455.00	64.29	32.20	64.24	S48°03'13"E	8°05'46"
C38	455.00	64.12	32.11	64.07	S38°58'07"E	8°04'27"
C39	455.00	68.36	34.25	68.30	S31°37'08"E	8°36'30"
C40	30.00	21.03	10.97	20.60	N47°24'13"W	40°09'40"
C41	30.00	40.16	23.74	37.23	N34°48'32"E	76°42'30"
C42	275.00	9.22	4.61	9.22	N04°29'22"W	1°55'18"
C43	275.00	57.44	28.82	57.33	N11°26'02"W	11°58'02"
C44	275.00	1.72	0.86	1.72	N17°35'48"W	0°21'28"
C45	175.01	40.86	20.53	40.77	S11°05'12"E	13°22'42"
C46	175.01	60.11	30.35	59.81	S05°26'30"W	19°40'42"
C47	30.00	28.05	15.14	27.04	N11°30'08"W	53°33'59"
C48	30.00	10.81	5.36	10.55	N46°24'51"W	20°15'27"
C49	235.00	57.00	28.64	56.86	S51°35'40"E	13°53'50"
C50	235.00	4.90	2.45	4.90	S44°02'57"E	1°11'37"
C51	170.00	55.47	27.98	55.23	N52°48'01"W	18°41'45"
C52	170.00	79.50	40.49	78.78	N73°32'45"W	26°47'42"
C53	325.00	65.77	33.00	65.65	S83°08'47"E	11°35'39"
C54	175.01	61.63	31.46	61.01	S03°39'07"E	20°14'51"
C55	30.00	45.50	28.41	41.26	S53°32'02"W	86°53'26"
C56	235.00	85.93	43.45	85.45	N88°53'13"E	20°57'03"
C57	285.00	43.71	21.84	43.17	S80°45'18"W	8°47'10"
C58	285.00	12.25	16.14	12.23	S86°00'20"W	6°28'58"
C59	170.00	65.52	33.17	65.11	N77°22'45"W	22°04'52"
C60	170.00	89.16	45.63	88.14	N51°18'50"W	30°02'56"
C61	170.00	101.39	52.25	99.89	N19°12'12"W	34°10'18"
C62	170.00	85.43	43.84	84.53	N12°16'44"E	28°47'35"
C63	170.00	38.86	19.41	38.58	N33°11'26"E	13°01'48"
C64	395.00	13.45	6.72	13.44	S38°43'48"W	1°57'01"
C65	395.00	55.18	27.63	55.13	S31°45'12"W	8°00'14"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C66	395.00	45.68	22.87	45.66	S26°26'17"W	6°37'35"
C67	395.00	55.05	27.57	55.00	S19°07'57"W	7°59'06"
C68	395.00	31.47	15.74	31.46	S12°51'27"W	4°33'53"
C69	405.00	24.92	12.46	24.92	N12°20'17"E	3°31'33"
C70	30.00	54.70	38.72	47.43	N66°20'07"E	104°28'08"
C71	405.00	100.74	50.63	100.48	S54°18'16"E	14°15'06"
C72	405.00	105.70	53.15	105.40	S39°42'07"E	14°57'12"
C73	405.00	34.65	17.34	34.64	S29°46'27"E	4°54'08"
C74	156.65	60.40	30.58	60.02	S16°16'41"E	22°05'24"
C75	156.65	4.66	2.33	4.66	S04°22'51"E	1°42'16"
C76	325.00	28.98	14.50	28.97	N06°04'58"W	5°06'30"
C77	325.00	51.84	25.97	51.78	N13°12'23"W	9°08'19"
C78	300.00	60.71	30.46	60.60	S83°08'47"E	11°35'39"
C79	195.00	154.82	81.75	150.79	N66°11'52"W	45°29'28"
C80	210.00	98.74	50.30	97.83	S36°55'21"E	26°56'25"
C81	210.00	121.67	62.60	119.98	S86°39'26"E	33°11'45"
C82	310.00	82.07	41.28	81.83	S83°59'45"W	15°10'06"
C83	195.00	436.06	400.93	350.72	N24°21'26"W	128°07'30"
C84	370.00	188.11	96.14	186.10	S25°08'25"W	29°07'49"
C85	430.00	91.93	46.14	91.75	N16°41'59"E	12°14'57"
C86	430.00	93.07	46.72	92.89	N29°01'30"E	12°24'05"
C87	430.00	299.27	155.98	293.27	S42°15'41"E	39°52'37"
C88	181.65	33.30	16.70	33.25	S22°04'18"E	10°30'10"
C89	181.65	42.14	21.17	42.05	S10°10'08"E	13°17'30"
C90	300.00	74.60	37.49	74.41	N10°39'08"W	14°14'50"
C91	150.01	97.87	50.75	96.15	S00°54'57"W	37°22'59"

LEGEND:

- ○ = 3/4"x 24" IRON PIPE SET
- #15 = ADDRESS
- 123 = LOT NUMBER
- = LAGOON BANK
- △ = CENTERLINE REFERENCE MARK
- C.A. = COMMON AREA
- = FRESHWATER WETLAND
- = WETLAND BUFFER

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SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING CO.
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
BOYCE G. YOUNG
11079
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 3.31.06

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND 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 HEREON.

BOYCE G. YOUNG
S.C. REG. LAND SURVEYOR
LICENSE NO. 11079

NO.	REVISION	BY	DATE
1.	REVISED LOT NUMBERS	C.T.H.	03/31/06

ACREAGE SCHEDULE

LOTS	9.221 AC.
COMMON AREA	5.529 AC.
RIGHT-OF-WAY	3.010 AC.
TOTAL	17.760 AC.

-THIS SHEET CONTAINS 58 LOTS
-SEE SHEET 1 FOR NOTES

A PLAT OF

PARKSIDE PHASE 1

BEING A PORTION OF TRACT 1 OF BHR ACQUISITION CO., LLC COMPANY PROPERTY

TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
CENTEX HOMES CORP.

RECORDED IN BOOK ____ PAGE ____
DATE ____
OFFICE OF THE REGISTER OF DEEDS
BEAUFORT COUNTY, S.C.
REPLACES PLATS IN ____ PAGE ____

PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.
50 PARK OF COMMERCE WAY, P.O. BOX 2787
SAVANNAH, GA 31402 / (912) 234-5300
www.thomas-hutton.com

60 0 30 60 120
SCALE: 1 INCH = 60 FEET

SCALE	1" = 60'
FILE	J-17751
PLAT DATE	02/23/06
DRAWN BY	C.T.H.
REVIEWED BY	T.G.G.
APPROVED BY	B.L.Y.
PARTY CHIEF	K.S.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	220.00	53.28	26.77	53.15	N19°28'50"E	13°52'30"

LEGEND:

- ○ = 3/4"X 24" IRON PIPE SET
- #15 = ADDRESS
- 123 = LOT NUMBER
- = LAGOON BANK
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3.31.06

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BOYCE L. YOUNG
S.C. REG. LAND SURVEYOR
LICENSE NO. 11079

NO.	REVISION	BY	DATE
1.	REVISED LOT NUMBERS	C.T.H.	03/31/06

ACREAGE SCHEDULE

LOTS	0.000 AC.
COMMON AREA	14.032 AC.
RIGHT-OF-WAY	0.000 AC.
TOTAL	14.032 AC.

-THIS SHEET CONTAINS 0 LOTS
-SEE SHEET 1 FOR NOTES

A PLAT OF

PARKSIDE PHASE 1

BEING A PORTION OF TRACT 1 OF BHR ACQUISITION CO., LLC COMPANY PROPERTY

TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
CENTEX HOMES CORP.

RECORDED IN BOOK ____ PAGE ____
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OFFICE OF THE REGISTER OF DEEDS
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www.thomas-hutton.com

60 0 30 60 120
SCALE: 1 INCH = 60 FEET

SCALE	1" = 60'
FILE	J-17751
PLAT DATE	02/23/06
DRAWN BY	C.T.H.
REVIEWED BY	T.G.G.
APPROVED BY	B.L.Y.
PARTY CHIEF	K.S.