



Development Review Committee Meeting

Wednesday, September 23, 2026 at 1:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

AGENDA

All Applications can be viewed on the Town of Bluffton's Permit Finder page
<https://www.townofbluffton.us/permit/>

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Hampton Lake (Master Plan Amendment):** A request by Josh K. Tiller of J.K. Tiller, on behalf of property owner Jake Reed of HL Development, LLC, for review of a Major Master Plan Amendment application. The Applicant proposes to amend Exhibit A to revise the vehicular and pedestrian access for two parcels within the Hampton Lake Master Plan. The subject parcels identified by Beaufort County tax map numbers R614 029 000 0595 0000 and R614 037 000 0946 0000 consist of approximately 21.2 acres located adjacent to Bluffton Parkway within the Buckwalter Planned Unit Development (PUD). (MPA-08-26-020454) (Staff – Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, September 30, 2026

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.



PLAN REVIEW COMMENTS FOR MPA-08-26-020454

Section V. Item #1.

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
HAMPTON LAKE

Plan Type: Major **Apply Date:** 08/20/2026
Plan Status: Active **Plan Address:** 1146 Bluffton Parkway
BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R614 029 000 0595 0000
Plan Description: A request by Josh K. Tiller of J.K. Tiller, on behalf of property owner Jake Reed of HL Development, LLC, for review of a Major Master Plan Amendment application. The Applicant proposes to amend Exhibit A to revise the vehicular and pedestrian access for two parcels within the Hampton Lake Master Plan. The subject parcels identified by Beaufort County tax map numbers R614 029 000 0595 0000 and R614 037 000 0946 0000 consist of approximately 21.2 acres located adjacent to Bluffton Parkway within the Buckwalter Planned Unit Development (PUD).
STATUS: This item will be heard at the September 23, 2026, Development Review Committee (DRC) meeting.

Development Review Committee

Submission #: 1 Recieved: 08/20/2026 Completed: 09/18/2026

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - Principal	09/18/2026	Dan Frazier	Revisions Required

Comments:

1. This application is considered a Major Amendment to a PUD Master Plan, where the Planning Commission serves as a recommending body, and Town Council serves as the Final Approval Authority.
 2. As submitted, approval of this Master Plan Amendment application only updates the Hampton Lake Development Exhibit A and does not amend the associated master plan text document or make a determination on any future development plan.
 3. Update the narrative to describe how stormwater permitting will proceed.
- Traffic and Access**
1. No Traffic Impact Study (TIS) Submitted: A TIS prepared and stamped by a licensed traffic engineer must be submitted before this application can advance for review.
 2. Unprecedented Access Point: No version of the approved Hampton Lake Master Plan has ever included a connection between Fording Court and the Neighborhood Commercial (NC) parcel. The applicant must formally justify why this new connection is necessary and evaluate all physical and operational impacts on Fording Court.
 3. Trip Generation and Access Narrative Inconsistencies: The proposed Fording Court connection introduces approximately 240 new daily trips to an established residential cul-de-sac currently generating zero trips from the NC parcel. Furthermore, the narrative relies on unverified trip reduction assertions. The previously approved 200-unit apartment complex generated approximately 1,060 daily trips via Bluffton Parkway connections. By contrast, the proposed 60-unit townhome community and 40,000 SF of retail yield a combined estimate of 2,140 to 2,640 daily trips—a substantial net increase. The narrative must be updated with accurate comparative traffic metrics supported by the required TIS.
 4. Bluffton Parkway Access Compliance: All proposed access points on Bluffton Parkway must demonstrate compliance with the 2007 Bluffton Parkway Access Management Plan and obtain written concurrence from Beaufort County Engineering and SCDOT.
 5. Emergency Egress and Fire Marshal Review: The proposed gated egress-only access point on Fording Court must be submitted to the Fire Marshal for emergency vehicle compliance. The submittal must include turning radii, clear width dimensions, and auto-turn analysis.
 6. Sight Distance and Traffic Operations: The Fording Court access point must be formally evaluated for sight distance, turning movements, and overall impact on existing internal traffic patterns.
- Phasing and Infrastructure Connectivity**
7. Binding Phasing Plan & Connector Road Obligation: The current proposal permits residential development with Fording Court access without an enforceable requirement to construct the commercial phase or the broader connector road. Staff will recommend to the Planning Commission and Town Council that the full connector road link—extending Hampton Lake Drive through the site to the eastern boundary and connecting across Bluffton Parkway to Buckwalter Place Blvd.—be constructed during Phase 1. A binding condition of approval must require that no Certificate of Occupancy (CO) be issued for any townhome unit until this connector road is substantially complete.
 8. Formal Multi-Family Permit Revocation: The withdrawal and formal revocation of the approved 200-unit multi-family development permit must be codified as a binding condition of approval rather than an intent statement in the narrative.
- Buffers, Compatibility, and Site Design**
9. Enforceable Residential Buffer: The proposed 10-foot landscaped opaque buffer along Fording Court is framed as "preferred" rather than mandatory. The applicant must commit to a binding, enforceable buffer standard. The 2018 Planning Commission baseline recommendation—a 30-foot disturbed buffer with a 4-foot berm and a fence meeting a minimum 50% opacity—must serve as the minimum standard. Staff notes that current conceptual drawings depict the substantial reduction/elimination of the parcel previously providing separation between the NC property and Fording Court.
 10. Tree Survey and Preservation Plan: The submittal fails to address impacts on mature canopy along Fording Court, which was a primary citizen concern during the 2018 review. A tree survey and formal preservation plan must be submitted.
 11. Permanent Inter-Parcel Gate Condition: The gate separating the townhome community from the commercial development must be conditioned as permanent and irrevocable without a formal Master Plan Amendment approved by Town Council to prevent future commercial traffic leakage onto Fording Court.
 12. Construction Traffic Mitigation Plan: The applicant must detail construction access routing for the townhome phase. If construction haul routes utilize Fording Court, a comprehensive mitigation and traffic management plan must be provided.
 13. Master Plan Graphic Updates: Update all Master Plan exhibits to accurately depict the proposed boundary expansion of the Neighborhood Commercial tract into areas previously designated as open space.
- Environmental, Engineering, and Legal**
14. Utility and Infrastructure Exhibits: Provide updated utility and infrastructure master plans for the Hampton Lake community. No sanitary sewer, stormwater, water, or open space plans were included in the submittal. Utility impacts on the 2.10-acre parcel must account for existing easements and adjacent wetland buffers.
 15. Jurisdictional Wetland Delineation: Submit a formal wetland delineation and Section 404 analysis. The broader tract contains freshwater wetlands documented on historical Hampton Lake plats.
 16. Stormwater Management Plan: Submit a preliminary stormwater management plan demonstrating adequate treatment and attenuation for all proposed impervious surfaces.
 17. Floodplain Compliance: The subject site lies partially within Flood Zone AE (BFE 9.0'). All proposed development must demonstrate full compliance with the Town's Floodplain Management Ordinance.
 18. Restrictive Covenants Legal Review: Recorded restrictive covenants on the 2.10-acre parcel (PIN R614 037 000 0946 0000) must be submitted to the Town Attorney for review. The narrative's proposed mechanism for terminating these covenants via a joint Town/Declarant document requires legal verification before the application can advance.
 19. Age-Restriction Enforceability: The narrative's assumptions regarding reduced school and infrastructure impacts rely on an

age-targeted development model. The applicant must provide draft covenant language proving this age restriction is perpetual and legally binding running with the land.

Prior Council Action and Narrative Clarifications

20. Addressing 2018 Denial Findings: This application is substantively similar to the proposal unanimously denied by Town Council on August 14, 2018. The original grounds for denial—incompatibility with surrounding residential uses, lack of a permanent buffer, and failure to demonstrate innovative site planning—remain unaddressed in the current narrative.

21. Narrative Revisions and Outreach Verification:

- Clarify contradictory narrative statements regarding the Fording Court buffer (claims of retaining existing natural buffers vs. reducing to a 10-foot buffer with a fence).
- Identify all utility easements located within the existing buffer zone.
- Provide documentation verifying outreach to the POA and the ~1,400 homeowners referenced in the narrative, specifically including a targeted survey of directly impacted Fording Court residents who purchased homes under the expectation of no future through-connection.

22. Reservation of Staff Comment Rights: As this application proceeds through the public hearing process, Town Staff reserves the right to issue supplementary comments and conditions to ensure compliance with UDO Section 3.9 (Master Plan Amendments), Town Code Section 5.8 (PUD Regulations), and the Buckwalter Development Agreement.

Planning Commission Review	09/18/2026	Angie Castrillon	Approved with Conditions
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Comments:

Comments may be provided at time of DRC.

Watershed Management Review DRC	09/18/2026	Samantha Crotty	Approved with Conditions
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Comments:

1. Update narrative to state that the development will require a new stormwater permit.

Beaufort Jasper Water and Sewer Review	09/11/2026	Matthew Michaels	Approved with Conditions
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Comments:

Comments may be provided at time of Development Plan review.

Fire Department Review	09/11/2026	Dan Wiltse	Approved with Conditions
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Comments:

Comments may be provided at time of Development Plan Review.

Transportation Department Review	08/20/2026	Mark Maxwell	Approved
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Comments:

No comments

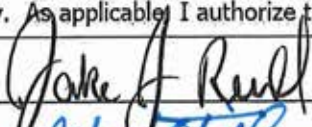
Plan Review Case Notes:



**TOWN OF BLUFFTON
PLANNED UNIT DEVELOPMENT (PUD)
MASTER PLAN APPLICATION**

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Section V. Item #1.

Applicant		Property Owner	
Name: Josh K. Tiller, PLA, ASLA		Name: Jake J. Reed / HL Development	
Phone: 843-815-4800		Phone: 949-945-4959	
Mailing Address: 181 Bluffton Rd, STE B104, Bluffton, SC 29910		Mailing Address: 1278 May River Rd, Bluffton, SC 29910	
E-mail: Josh@JKTiller.com		E-mail: Jake@Reed-Commercial.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Hampton Lake Development Master Plan		☐ New	☒ Amendment
Project Location: 1146 Bluffton Parkway		Acreage: +/-1,329 Acres	
PUD Name: Hampton Lake Development Master Plan			
Tax Map Number(s): Parcels related to Amendment: R614 029 000 0595 0000; R614 037 000 0946 0000			
Project Description: Please refer to the attached Master Plan Narrative and Exhibits for the project amendment description.			
Minimum Requirements for Submittal			
☒ 1. Two (2) full sized copies and digital files of the Master Plan.			
☒ 2. Recorded deed and plat showing proof of property ownership.			
☒ 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
☒ 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 8/3/2026	
Applicant Signature: 		Date: 8/6/2026	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



Hampton Lake, Town of Bluffton, SC | Master Plan Amendment Narrative

This narrative is submitted on behalf of the owner and applicant, HL Development LLC (HLD), to the Town Council of Bluffton, South Carolina, in support of a request for a Major Master Plan Amendment to the Hampton Lake Master Plan (see Exhibit A). It describes the purpose of the application and demonstrates compliance with the applicable review criteria set forth in Article 3 of the Unified Development Ordinance.

PURPOSE FOR THE AMENDMENT

The owner and applicant, HL Development LLC, requests a revision to the vehicular access for the Neighborhood Commercial (NC) Area located at the northeast corner of the Hampton Lake Master Plan. The subject parcels consist of the approximately 20.037-acre parcel (R614 029 000 0595 0000) adjacent to Bluffton Parkway at 1146 Bluffton Parkway, and the approximately 2.10-acre parcel (R614 037 000 0946 0000) adjacent to the northern boundary of the Fording Court right-of-way.

As permitted under the PUD, residential development is allowed within Neighborhood Commercial (NC) areas. A development plan has previously been approved by the Design Review Committee (DRC) for a 200-unit multi-family apartment community located outside the gates of the Hampton Lake Community.

Due to changing market conditions, HLD has re-evaluated its development approach and now proposes an age-targeted townhouse community that will be fully integrated into the existing Hampton Lake development. The plan also includes a separate approximately 40,000-square-

foot commercial development at the northern end of the site, to be developed outside the Hampton Lake Community gates. This revised plan significantly reduces overall residential density to 60 age-targeted units, compared to the previously approved 200 apartment units.

Key benefits of the revised proposal include:

- Significant reduction of school-aged children, resulting in reduced traffic impacts and a lower overall burden on local infrastructure and services.
- Full integration into the Hampton Lake Community rather than a standalone community, allowing seamless connectivity for residents, including access and use of the Hampton Lake amenities.
- Inclusion of approximately a 40,000 square foot commercial center and the required connector road (with the commercial component located outside the Hampton Lake gates).
- Retention of the existing natural buffer along Fording Court adjacent to existing homesites, with a preferred 10-foot landscaped opaque buffer located along the southern property line of the southern +/-2.1-Acre Parcel and the Fording Court ROW. Although the Hampton Lake PUD imposes no buffer requirements, this amendment preserves the natural buffer and provides the additional 10-foot landscaped opaque buffer adjacent to the Fording Court right-of-way.
- Location of the proposed vehicular access to Fording Court within an area that already contains existing utilities (+/- 2.10-Acre Parcel).

This lower-density, age-targeted approach has been well received by the Hampton Lake Community Property Owners Association (POA) and its approximately 1,400 homeowners, as it preserves the character and quality of life of the broader community.

The following exhibits illustrate the northeast corner of the existing Hampton Lake Master Plan and the proposed amended Master Plan (see next page):

**Northeast Quadrant of the Hampton Lake Master Plan
(Approved July 1, 2022)**



Proposed Northeast Quadrant of the amended Hampton Lake Master Plan



The proposed changes to the Hampton Lake Master Plan include the following:

- Vehicular and pedestrian access at Fording Court to the proposed 60 Unit Townhouse parcel
- A north/south connection from the existing curb cut on Hampton Lake Drive (also shown on the July 1, 2022 plan) to the Bluffton Parkway
- A gated egress only access from the north/south connection to the 60 Unit Townhouse property
- An east/west connection through the proposed 40,000 SF Commercial parcel, linking the north/south road to the proposed connection at the far northeast corner of the Hampton Lake Master Plan along the Bluffton Parkway

The two new connections to Bluffton Parkway will comply with the Bluffton Parkway Access Management Plan currently on file with Beaufort County.

This proposed amendment provides the Hampton Lake Master Plan with enhanced interconnectivity to Bluffton Parkway and the existing Hampton Lake Community, a 140-unit reduction from the currently approved development plan, and an improved transition between the residential community and the proposed commercial center.

ARTICLE 3 OF THE UNIFIED DEVELOPMENT ORDINANCE COMPLIANCE

The proposed Hampton Lake Master Plan is in compliance with Article 3 of the Town of Bluffton Unified Development Code, as demonstrated below with respect to the applicable review criteria:

Promotion of and consistency with the land use goals, environmental objectives and overall intent of the policies within the Comprehensive Plan:

The proposed amendment directly advances the land use goals, environmental objectives, and overall intent of the Town of Bluffton Comprehensive Plan. By reducing residential density from 200 multi-family units to 60 age-targeted townhomes, the plan lessens impacts on local infrastructure, schools, and services while promoting compatible, lower-intensity growth within an existing PUD. Integration of the residential

component into the gated Hampton Lake community preserves neighborhood character and quality of life, consistent with policies favoring seamless transitions between uses and protection of established residential areas. The inclusion of approximately 40,000 SF of commercial development outside the gates, together with new interconnectivity that meets the Bluffton Parkway Access Management Plan, supports mixed-use objectives and efficient transportation networks. Retention of the existing natural buffer along Fording Court (with a preferred 10-foot landscaped opaque buffer along the Fording Court ROW and the southern boundary of the +/-2.10-Acre Parcel aligns with environmental goals for buffering, landscape protection, and sensitive site design. Collectively, these changes promote sustainable, community-supported development that reduces traffic and service burdens, enhances connectivity, and maintains the character of the surrounding area in accordance with the Comprehensive Plan’s policies.

Consistency with the intent of the Planned Unit Development Zoning District as prescribed in Article 4, Zoning Districts:

The amendment remains fully consistent with the intent of the Hampton Lake PUD. Neighborhood Commercial (NC) areas are expressly permitted under the PUD to develop residential uses. The revised plan continues to utilize the NC designation for a combination of residential (age-targeted townhomes) and commercial development, while reducing overall residential density from the previously approved 200 multi-family units to 60 age-targeted units. The proposal maintains the PUD’s flexible, mixed-use character and integrates the residential component into the existing Hampton Lake community rather than creating a standalone development.

Demonstration of innovative site planning techniques that improve upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton’s health, safety and welfare than which could be otherwise achieved through strict application of this Ordinance:

The revised plan employs innovative site planning by: (1) fully integrating the 60 age-targeted townhomes into the gated Hampton Lake community with seamless amenity access; (2) providing multiple points of vehicular interconnectivity (vehicular and pedestrian access at Fording Court, a north/south connection from Hampton Lake Drive

to Bluffton Parkway, a gated egress only access, and an east/west connection through the commercial parcel); and (3) locating approximately 40,000 SF of commercial development outside the gates while ensuring the two new Bluffton Parkway connections comply with the Bluffton Parkway Access Management Plan. These techniques reduce density by 140 units, significant reduction of school-aged children (thereby lowering traffic and infrastructure impacts), and create a more cohesive transition between residential and commercial uses—outcomes that enhance public health, safety, and welfare beyond conventional zoning standards.

Compatibility of proposed land uses, densities, traffic circulation and design with adjacent land uses and environmental features, as well as the character of the surrounding area:

The lower-density, age-targeted townhouse community is highly compatible with the existing Hampton Lake residential character and has the support of the Hampton Lake Community POA and its approximately 1,400 homeowners. The plan preserves the existing natural buffer along Fording Court adjacent to homesites and proposes a preferred 10-foot landscaped opaque buffer adjacent to the southern +/-2.10-Acre Parcel’s property line adjacent to the Fording Court ROW only (noting that no buffer requirements exist within the HL PUD). Traffic circulation is improved through additional interconnectivity with the Bluffton Parkway while meeting the adopted Bluffton Parkway Access Management Plan. The commercial component is appropriately located outside the residential gates, providing a logical transition and reducing overall residential density and associated impacts.

Ability to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services:

The significant reduction from 200 multi-family units to 60 age-targeted units substantially decreases demand on public services, particularly schools (by reducing school-aged children), roads, and other infrastructure. The site already has utilities within the proposed access area on the +/- 2.10-acre parcel. The additional road connections enhance overall circulation and emergency access while complying with the Bluffton Parkway Access Management Plan. The lower intensity of development ensures the

project can be adequately served by existing water, sanitary sewer, police, and fire services without significant adverse impacts.

Conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton:

The amendment conforms with the Town’s adopted plans and policies by: reducing residential density and associated infrastructure burdens; providing required commercial development and connector road infrastructure; ensuring new Bluffton Parkway access points meet the adopted Access Management Plan; preserving community character through integration into Hampton Lake rather than a standalone apartment complex; and supporting the Comprehensive Plan’s goals for compatible growth, reduced impacts on services, and quality mixed-use development within existing PUDs.

The application must comply with applicable requirements in the Applications Manual:

The application package, including this Purpose statement and supporting materials, is prepared in accordance with the requirements of the Town of Bluffton Applications Manual for Master Plan Amendments.

CONCLUSION

The foregoing narrative and analysis demonstrate that this Application fully conforms with the Town of Bluffton Unified Development Ordinance criteria for a PUD Master Plan Amendment.

In summary, the proposed Major Master Plan Amendment represents a thoughtful, community-supported refinement of the previously approved development approach for the Neighborhood Commercial area. By replacing the 200-unit multi-family apartment community with a fully integrated 60-unit age-targeted townhouse community and approximately 40,000 square feet of commercial development, the amendment achieves a substantial 140-unit density reduction, reduces impacts on local schools, lessens demands on infrastructure and services, and

enhances overall connectivity while preserving the character and quality of life of the existing Hampton Lake community.

The revised plan remains fully consistent with the intent of the Hampton Lake PUD, advances the land-use goals and policies of the Town of Bluffton Comprehensive Plan, employs innovative site planning that improves upon conventional standards, ensures compatibility with adjacent uses and environmental features, can be adequately served by existing public services, and conforms with all applicable adopted plans, policies, and application requirements.

Once a new development permit is issued, the existing 200-unit multi-family development permit will be withdrawn and the recorded restrictive covenants on the +/-2.10-Acre Parcel (R614 037 000 0946) will terminate via a recorded document signed by both the Town of Bluffton and the Declarant.

Accordingly, HL Development LLC respectfully requests that Planning Staff review the Application and supporting documentation, find that it meets the requirements for approval, and recommend approval to the Planning Commission and Town Council.

Respectfully on behalf of the Applicant this 20 day of August, 2026.

J.K. Tiller Associates, Inc.



Josh K. Tiller, PLA, ASLA

Hampton Lake

DEVELOPMENT MASTER PLAN

EXHIBIT A
BLUFFTON, SC

PREPARED FOR:

REED
GROUP

PREPARED BY:

Wilmer Jones-Keefer
Ltd.
landscape architecture
land planning
www.wjklltd.com

MAY 8, 2017

REVISED: JUNE 8, 2007

REVISED: OCTOBER 6, 2014

REVISED: AUGUST 20, 2015

REVISED: SEPTEMBER 20, 2017

REVISED: FEBRUARY 19, 2018

REVISED: MAY 29, 2018

REVISED SEPTEMBER 25, 2018

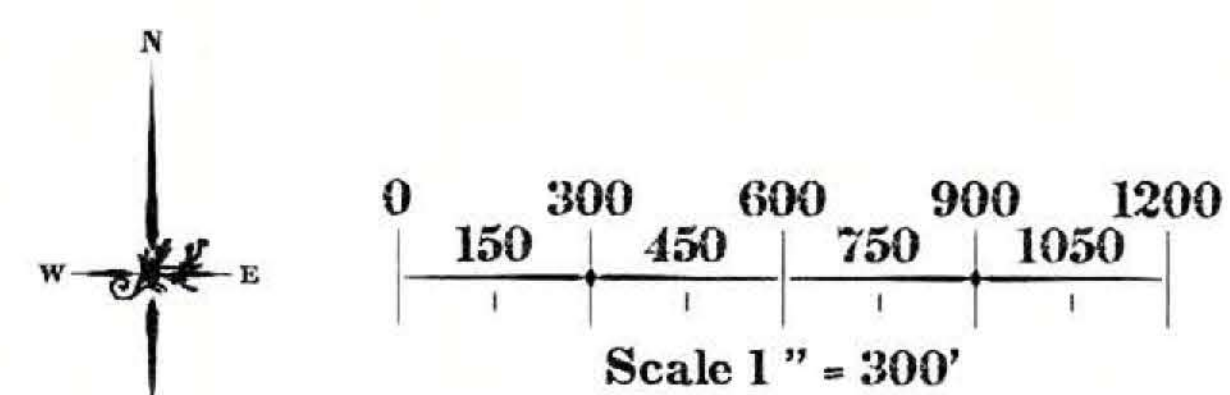
REVISED NOVEMBER 22, 2021

J. K. TILLER ASSOCIATES, INC.
LAND PLANNING • LANDSCAPE ARCHITECTURE

REVISED JULY 31, 2026

DEVELOPMENT SUMMARY

TOTAL ACREAGE:	1,329
WETLAND ACREAGE	469
UPLAND ACREAGE	804
TOTAL DWELLING UNITS	1,815
CONTIGUOUS LAKE ACREAGE	171



Note: This master plan is conceptual in nature and based on current projections. The terms of the development agreement, Conceptual Master Plan Narrative shall control future development of the property as set forth in the Master Plan Narrative.



14 RB 2837
Nelson Mullins Riley & Scarborough, LLP
P. O. Box 1806
Charleston, SC 29402

NMRS FILE No: 41011.09011

RECORDED
2017 May -18 04:35 PM

BEAUFORT COUNTY AUDITOR

ADD DMP Record 5/18/2017 04:06:13 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R614	029	000	0595	0000	00

BEAUFORT COUNTY
BK 3569 Pgs 2932-2939
FILE NUM 2017021003
04/26/2017 02:37:08 PM
REC'D BY rbins RCPT# 847138
RECORDING FEES \$14.00
County Tax \$671.00
State Tax \$1,586.00

Section V. Item #1.

-----Space above this line for recording information-----

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **CRIMSON BLUFFTON HOLDINGS, LLC**, a South Carolina limited liability company (hereinafter termed "Grantor"), for and in consideration of the sum of Six Hundred Ten Thousand and 00/100 (\$610,000.00) Dollars, to Grantor paid at and before the sealing of these presents by **HL DEVELOPMENT, LLC**, a South Carolina limited liability company (hereinafter termed "Grantee"), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and, subject to the provisions set forth herein below, by these presents does grant, bargain, sell and release unto the said Grantee, Grantee's successors and assigns, the following described property:

All that certain parcel and tract of land situated, lying and being within the Buckwalter Planned Unit Development, Town of Bluffton, Beaufort County, South Carolina, containing 20.189 acres, more or less, with said property being more specifically shown and described as neighborhood commercial on a plat entitled "The Lake Tract a Portion of the Buckwalter Tract, town of Bluffton, Beaufort County, South Carolina" said plat being dated November 17, 2005, prepared by Thomas & Hutton Engineering Company, Boyce L. Young, SCPLS #11079, and recorded in the Beaufort County Records in Plat Book 109 at Page 181. For a more detailed description of said property reference is made to the aforementioned plat of record.

This being the same property conveyed to Crimson Bluffton Holdings, LLC by Deed of Hampton Lake, LLC, dated July 23, 2015, and recorded in the Office of the Register of Deeds for Beaufort County on July 28, 2015 in Book 3417, at Page 2164.

TMS No. R614 029 000 0595 0000

Grantee's Address: c/o John P. Reed
Reed Group, LLC
1278 May River Road, Suite 400
Bluffton SC 29910

This Deed was prepared by the law office of Nelson Mullins Riley & Scarborough LLP, P.O. Box 11070, Columbia SC 29211.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND HOLD, all and singular the premises before mentioned unto the Grantee, its successors and assigns forever.

AND, Grantor, for itself, its successors and assigns, does covenant with the Grantee, its successors and assigns, that Grantor will forever defend the title to the above described property against the lawful claims and demands of persons lawfully claiming the same or to claim any part thereof from, through or under Grantor, but none other.

THE PROPERTY IS BEING SOLD "AS IS", "WHERE IS" AND "WITH ALL FAULTS" AS OF CLOSING, WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER AS TO ITS CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED. GRANTOR SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE PROPERTY. GRANTEE ACKNOWLEDGES THAT GRANTEE IS PURCHASING THE PROPERTY BASED SOLELY UPON GRANTEE'S OWN INDEPENDENT INSPECTIONS, INVESTIGATIONS AND FINDINGS AND NOT IN RELIANCE UPON ANY INFORMATION PROVIDED BY GRANTOR OR GRANTOR'S AGENTS.

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WITNESS the Grantor's Hand and Seal this 24 day of April, 2017.

Signed, Sealed and Delivered
in the presence of:

CRIMSON BLUFFTON HOLDINGS, LLC,
a South Carolina limited liability company

R. Chen
Witness #1

Print Name: Robin Cheng

aprice
Witness #2

Print Name: alexandra price

By: *[Signature]*
Its: Manager

By: *[Signature]*

Name: R. Patterson Jackson

Title: Chief Executive Officer

"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

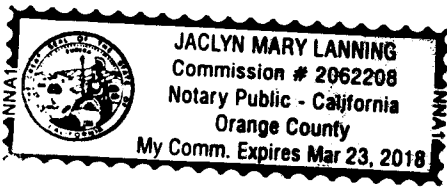
On APR 24 2017, before me, Jaclyn Mary Lanning, Notary Public, personally appeared R. Patterson Jackson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Signature]* (SEAL)
Signature of Notary Public

Name: Jaclyn Mary Lanning



STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT) **AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS**

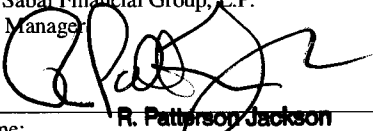
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is 20.189 acres located on Bluffton Parkway, bearing Beaufort County Tax Map Number R614-029-000-0595-0000, was transferred by Crimson Bluffton Holdings, LLC, a South Carolina limited liability company, to HL Development, LLC, a South Carolina limited liability company, on April 26, 2017.
3. Check one of the following: The deed is
(a) XX subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ exempt from the deed recording fee because (See Information section of affidavit): _____
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
(a) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$610,000.00.
(b) _____ The fee is computed on the fair market value of the realty which is _____.
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No XX to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
(a) Place the amount listed in item 4 above here: \$610,000.00
(b) Place the amount listed in item 5 above here: \$0.00
(If no amount is listed, place zero here.) \$0.00
(c) Subtract Line 6(b) from Line 6(a) and place result here: \$610,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,257.00
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

CRIMSON BLUFFTON HOLDINGS, LLC,
a South Carolina limited liability company

By: Sabal Financial Group, L.P.
Its: Manager

By: _____
Name: **R. Patterson Jackson**
Title: **Chief Executive Officer**

SWORN to before me this
_____ day of _____

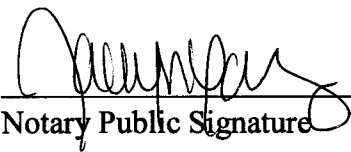
Notary Public for California
Printed Name: _____
My Commission Expires: _____

SEE ATTACHMENT

“A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.”

STATE OF CALIFORNIA
COUNTY OF ORANGE

Subscribed and sworn to (~~or affirmed~~) before me on this 24 day of April, 2017, by R. Patterson Jackson, proved to me on the basis of satisfactory evidence to be the person who appeared before me.


Notary Public Signature

Name: Jaclyn Mary Lanning



Notary Public Seal

Exhibit "A"

Permitted Exceptions

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession in the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any mineral or mineral rights leased, granted or retained by current or prior owners.
6. Taxes and assessments for the year 2017 and subsequent years, a lien not yet due and payable.
7. The amount of acreage contained in the land described herein.
8. Rights of the public and others entitled thereto in and to the use of that portion of insured land within the bounds of any road.
9. Title to that portion of the land within the bounds of any roads or highways.
10. Rights of others thereto entitled in and to the continued uninterrupted flow of any creeks, branches or streams.
11. Title to that portion of the land within the normal bounds of any river or lake.
12. Development Agreement between SP Forests L.L.C. and Town of Bluffton, South Carolina dated April 19, 2000, recorded May 4, 2000 in Book 1288, Page 1; as amended by Amendment to Development Agreement and Concept Plan between the Town of Bluffton and Buckwalter JV. L.L.C. dated June 21, 2002, recorded June 28, 2002 in Book 1599, Page 1149; further amended by Amendment to Development Agreement and Concept Plan between the Town of Bluffton, International Paper Realty Corporation, Buckwalter JV. L.L.C. and BHR Acquisition Co., L.L.C. dated February 4, 2003, recorded February 7, 2003 in Book 1709, Page 440; further amended by Resolution and Agreement by and between the Town of Bluffton, International Paper Realty Corporation as Successor to SP Forests, L.L.C., Winding River BTS 1, LC and BHR Acquisition Co, LLC dated September 28, 2001, recorded October 3, 2001 in Book 1479, Page 1099; thereafter assigned by Partial Assignment and Assumption of Rights and Obligations Under Development Agreement (Residential) between SP Forests, L.L.C. and BHR Acquisition Co., LLC dated December 19, 2000, recorded December 29, 2000 in Book 1368, Page 243; further assigned by Partial Assignment and Assumption of Rights and Obligations Under Development Agreement between BHR Acquisition Co., LLC and JPR Properties, Inc. dated December 10, 2004 recorded December 14, 2004 in Book 2067, Page 771; further assigned by Partial Assignment and Assumption of Rights and Obligations Under Development Agreement by and between JPR Properties, Inc. and CraftBuilt Homes, LLC dated April 12, 2005 recorded April 14, 2005 in Book 2130, Page 2262; thereafter amended by Amendment to Development Agreement between the Town of Bluffton, International Paper Realty Corporation as successor to S.P. Forest L.L.C, JJ Acquisition Co., LLC, JPR Properties, Inc., Buckwalter Commercial, Inc., GHR Acquisition Co., LLC, Centex Homes, Craftbuilt Homes, LLC and Rose Dhu Creek Plantation, LLC dated October 11, 2005, recorded October 24, 2005 in Book 2256, Page 204; further amended by Partial Assignment and Assumption of Rights and Obligations Under Development Agreement by and between JPR Properties, Inc. and Hampton Lake, LLC dated November 2, 2005 recorded November 30, 2005 in Book 2277, Page 1376 and re-recorded March 19, 2008 in Book 2697, Page 1509; further amended by Amendment to Development Agreement and Concept Plan between Town of Bluffton, International Paper Realty as successor to S.P. Forest L.L.C. and Hampton Lake, LLC dated May 10, 2006; recorded March 3, 2009 in Book 2816, Page 1746; further amended by

Assignment of Development rights from University Investments, to Hampton Lake, LLC dated November 23, 2009, recorded December 14, 2009 in Book 2915, Page 2515; and further amended by Assignment of Development Rights from Hampton Lake, LLC to The Sanctuary at Hampton Lake dated January 21, 2010, recorded February 9, 2010 in Book 2931, Page 1230; as further amended by Partial Assignment and Assumption of Rights and Obligations Under Development Agreement by and between Hampton Lake, LLC and Crimson Bluffton Holdings, LLC dated July 23, 2015 and recorded July 30, 2015 in Book 3418, page 831.

13. Easements reserved in above Development Agreement recorded in Book 1288, Page 1, as amended.
14. Liens for assessments set forth in above Development Agreement recorded in Book 1288, Page 1, as amended. No liability is assumed for the payment of said assessment.
15. Declaration of Restrictive Covenants - Wetlands and Wetland Buffers, Hampton Lake by Hampton Lake, LLC, Centex Homes, Intrawest/Bluffton Development Company, LLC, CraftBuilt Homes, LLC, University Investments, LLC, Parcel 8B, Parcel 8C, LLC and JPR Properties, Inc. dated February 27, 2006, recorded March 14, 2006 in Book 2337, Page 170; thereafter amended by Amendment of Declaration of Restrictive Covenants - Wetlands and Wetland Buffers, Hampton Lake By Hampton Lake, LLC and JPR Properties, Inc. dated June 14, 2007, recorded November 1, 2007 in Book 2645, Page 110.
16. Declaration of Easements and Covenant to Share Costs for Hampton Lake Shared Entry Road by JPR Properties, Inc. and Intrawest/Bluffton Development Company, LLC dated March 24, 2006 recorded March 31, 2006 in Book 2347, Page 1560; as amended by Amendment to Declaration of Easements and Covenant to Share Costs for Hampton Lake Shared Entry Road recorded October 29, 2013 in Book 3282, Page 3238; as amended by Second Amendment to Declaration of Easements and Covenant to Share Costs for Hampton Lake Shared Entry Road recorded June 30, 2016 in Book 3494 at Page 1784.
17. Easements reserved in above Declaration of Easements and Covenant to Share Costs recorded in Book 2347, Page 1560, as amended.
18. Liens for assessments set forth in above Declaration of Easements and Covenant to Share Costs recorded in Book 2347, Page 1560, as amended. No liability is assumed for the payment of said assessment.
19. Covenant for Joint Use and Maintenance at Hampton Lake by JPR Properties, Inc. dated March 24, 2006 recorded March 31, 2006 in Book 2347, Page 1499; as amended by Amendment and Consent & Joinder to Covenant for Joint Use and Maintenance at Hampton Lake recorded September 9, 2015 in Book 3427 at Page 2263; as amended by Second Amendment to Covenant for Joint Use and Maintenance at Hampton Lake recorded November 10, 2016 in Book 3529 at Page 437.
20. Easements reserved in above Covenant for Joint Use and Maintenance at Hampton Lake recorded in Book 2347, Page 1499.
21. Liens for assessments set forth in above Covenant for Joint Use and Maintenance at Hampton Lake recorded in Book 2347, Page 1499. No liability is assumed for the payment of said assessment.
22. Conveyance of Mineral Rights from International Paper Company to SP Forests L.L.C. dated December 18, 2000, recorded December 29, 2000 in Book 1368, Page 222.
23. Non-Exclusive Telecommunications and Cablevision Facilities Easement granted Hargray Communications Group, Inc. recorded in Book 2480, Page 2202.
24. Easement granted Palmetto Electric Cooperative, Inc. dated December 7, 2006, recorded December 18, 2006 in Book 2492, Page 1308.
25. Blanket Easement granted Beaufort-Jasper Water and Sewer Authority dated March 23, 2007; recorded May 2, 2007 in Book 2562, Page 1555.
26. Powerline Right-of-Way Easement granted South Carolina Public Service Authority dated August 10, 1987, recorded August 13, 1987 in Book 483, Page 1554; as amended by Easement granted South Carolina Public Service Authority dated February 28, 2009, recorded April 15, 2009 in Book 2833, Page 96.

27. Notice of Agreement between BHR Acquisition Co., LLC, Winding River BTS1, LC, RRZ, LLC and Palmetto Electric Cooperative, Inc. dated December 16, 2002, recorded January 21, 2003 in Book 1699, Page 797.
28. Permanent Exclusive Easement Agreement by and between Hampton Lake, LLC, The Sanctuary at Hampton Lake, LLC, and The Sanctuary at Hampton Lake Owners Association dated February 3, 2010, recorded February 9, 2010 in Book 2931, Page 1250.
29. Access Easement granted JPR Properties, Inc. dated June 27, 2013 and recorded July 2, 2013 in Book 3253, Page 610.
30. Access Easement granted HL Development, LLC dated October 28, 2014 and recorded November 4, 2014 in Book 3357, page 3152.
31. Development and use restrictions and conditions imposed by federal, state and local laws with respect to those portions of the Land shown as "wetlands" on the plat entitled "The Lake Tract a Portion of the Buckwalter Tract, town of Bluffton, Beaufort County, South Carolina" said plat being dated November 17, 2005, prepared by Thomas & Hutton Engineering Company, Boyce L. Young, SCPLS #11079, and recorded in the Beaufort County Records in Plat Book 109 at Page 181.
32. Wetland buffers and power line easement shown on plat entitled "The Lake Tract a Portion of the Buckwalter Tract, town of Bluffton, Beaufort County, South Carolina" said plat being dated November 17, 2005, prepared by Thomas & Hutton Engineering Company, Boyce L. Young, SCPLS #11079, and recorded in the Beaufort County Records in Plat Book 109 at Page 181.
33. Such state of facts as would be disclosed by an accurate survey and inspection of the land.

[REMAINDER OF PAGE INENTIONALLY LEFT BLANK]

RECORDED

2018 Aug -10 02:01 PM

ADD DMP Record 8/3/2018 08:24:59 AM

BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
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0011 007 000 0010 0000 00

BEAUFORT COUNTY SC - ROD

BK 3687 Pgs ~~3161~~ 2162

FILE NUM 2018 Section V. Item #1.

07/31/2018 10:20:45 AM

RCPT# 900098

RECORDING FEES 10.00

Section V. Item #1.

This deed was prepared in the

Law Office of Stephen S. Bird, LLC

15 Clark's Summit Drive

Bluffton, SC 29910

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

(General Warranty)

KNOW ALL MEN BY THESE PRESENTS, that Pure Acquisitions, LLC, hereinafter referred to as "Grantor," in the State aforesaid, for and in consideration of the sum of Ten Dollars and 00/100 Dollars (\$10.00) and no other consideration to Grantor in hand paid by

HL Development, LLC

P.O. Box 23767

Hilton Head Island, SC 29925

hereinafter referred to as "Grantee," the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth in the legal description below, unto the said Grantee, forever, the following described property:

All that certain piece, parcel or tract of land lying and being in Hampton Lake, Beaufort County, South Carolina, being shown and described as "Lands Remaining 1" 2.099 acres more or less; said property having dimensions, metes and bounds as shown on the Plat entitled "Boundary Survey Common Areas and Lands Remaining a Portion of Hampton Lake, Town of Bluffton, Beaufort County, South Carolina", said plat being dated 10/17/07, last revised 2/10/16, said plat prepared by Thomas & Hutton Engineering Co., Savannah, Georgia, Robert K. Morgan, III, S.C.R.L.S. No. 26957, and recorded in the Beaufort County Records in Plat Book 144 at Page 1. For a more detailed description as to the courses, metes and bounds of the above mentioned lot, reference is had to said plat of record.

The property being conveyed herein is a portion of the same property conveyed to the within Grantor by Deed from Hampton Lake, LLC dated July 23, 2015 and recorded in the Beaufort County Records in Book 3417 at Page 2149 on July 28, 2015.

This Deed was prepared in the Law Office of Stephen S. Bird, LLC; P.O. Box 2474, Bluffton, SC 29910.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned, unto the Grantee, its successors and assigns forever; subject, however, to the rights, conditions and restrictions that constitute covenants running with the land, all as set forth herein.

AND Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns, against Grantor and its successors and assigns, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

30th IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this day of July, 2018.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Pure Acquisitions, LLC, a South Carolina
limited liability company

(2) Pamela K. Pitoniale
Signature of 1st Witness

By: John P. Reed
John P. Reed, Member

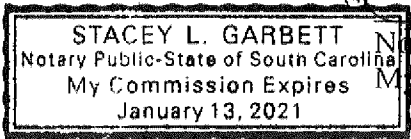
(3) Stacey L. Garbett
Signature of 2nd Witness/Notary Public

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that John P. Reed, Member of Pure Acquisitions, LLC, a South Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 30th day of July, 2018.



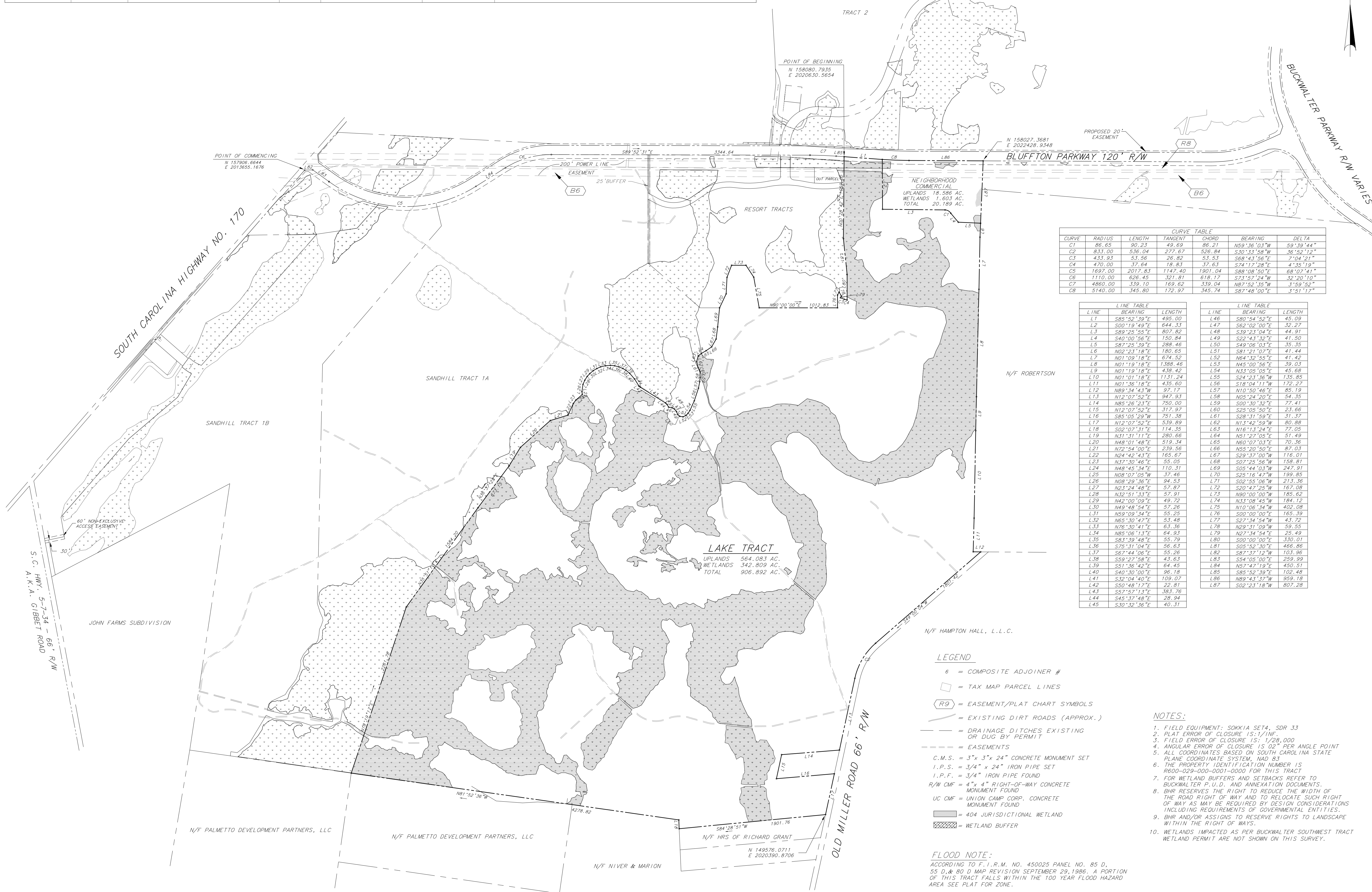
(4) Stacey L. Garbett
Notary Public for South Carolina
My Commission Expires: 1/13/2021

Instructions for Execution of Deed
(Please Follow Carefully - and Use Blue Ink Only)

- A. Authorized corporate officer(s) sign on line numbered (1), indicating their title.
- B. Two (2) disinterested Witnesses sign on lines numbered (2) and (3).
Notary may be one of the witnesses.
- C. Notary Public signs on line numbered (4) and affixes seal and expiration date.

EASEMENT / PLAT INFORMATION

TRACT/MAP SYMBOL	SHOWN/NOT SHOWN	GRANTEE OR PLAT PREPARED FOR:	DATE	RECORDING DATA	TRACT / NO.	DESCRIPTION / PLAT INFORMATION
(B6)	SHOWN	SOUTH CAROLINA PUBLIC SERVICE AUTHORITY	8/10/87	DEED BOOK #483, PAGE #1554 PLAT BOOK #35, PAGE #6	RYAN / 69	100' ELECTRIC UTILITY RIGHT-OF-WAY FOR 230 KV TRANSMISSION LINE PLAT DATED: JANUARY 1987 BY: KIRK, N. NIVENS S.C. R.L.S. #5771
(B7)	SHOWN	PALMETTO ELECTRIC COOPERATIVE INC.	6/16/88	DEED BOOK #507, PAGE #799	RYAN / 69	16' RIGHT-OF-WAY ON SOUTH AND NORTH SIDE OF U.S. HWY 278 FOR 6500'
(R3)	SHOWN	PALMETTO ELECTRIC COOPERATIVE INC.	03/03/61	DEED BOOK #105, PAGE #292	RYAN / 69	100' UTILITY EASEMENT FOR 69 KV ELECTRIC TRANSMISSION LINE
(R7)	SHOWN	HERBERT W. HUBBARD & MANFRED RAICH	12/18/81	DEED BOOK #339, PAGE #1187	RYAN / 69	30' RIGHT OF WAY EASEMENT ALONG BULL TOMB ROAD FOR ACCESS TO LANDS OF MANFRED RANCH
(R8)	SHOWN	RICHARD C. NEEL, JR., DOUGLAS M. ROBERTSON, & LOU ELLEN ROBERTSON	01/19/83	DEED BOOK #366, PAGE #215 PLAT BOOK #65, PAGE #145	RYAN / 69	30' RIGHT OF WAY EASEMENT ALONG BULL TOMB ROAD FOR ACCESS TO 515 AC. TRACT OF LAND OWNED BY GRANTEE'S
(R12)	SHOWN	BEAUFORT JASPER WATER & SEWER AUTHORITY	07/14/94	DEED BOOK #1060, PAGE #362	RYAN / 69	5.482 AC. PERMANENT UTILITY EASEMENT PLAT BY: BOYCE L. YOUNG S.C. R.L.S. #11079
(F)	SHOWN	2.66 ACRE TRACT ISALAND WEST	7/14/93	DEED BOOK #638, PAGE #487	RYAN / 69	2.66 ACRE TRACT AT ISLAND WEST



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	86.65	90.21	49.69	86.21	N59°36'03"W	59°39'44"
C2	833.00	536.04	277.67	526.84	S30°33'58"W	36°52'12"
C3	433.93	53.56	26.82	53.53	S68°43'56"E	7°04'21"
C4	470.00	37.64	18.83	37.63	S74°17'28"E	4°35'19"
C5	1697.00	2017.83	1147.40	1901.04	S88°08'50"E	68°10'41"
C6	1110.00	626.45	321.81	618.17	S73°57'24"W	39°20'10"
C7	4860.00	339.10	169.62	339.04	N87°52'35"W	3°59'52"
C8	5140.00	345.80	172.97	345.74	S87°48'00"E	3°51'12"

LINE	BEARING	LENGTH
L1	S85°52'39"E	495.00
L2	S00°19'49"E	644.33
L3	S89°25'55"E	607.82
L4	S40°00'56"E	150.84
L5	S87°25'39"E	288.46
L6	N02°23'18"E	180.65
L7	N01°09'18"E	674.52
L8	N01°19'18"E	1388.46
L9	N01°19'18"E	438.42
L10	N01°01'18"E	1131.24
L11	N01°36'18"E	435.60
L12	N89°34'43"W	97.17
L13	N12°07'52"E	947.93
L14	N85°26'23"E	750.00
L15	N12°07'52"E	317.97
L16	S85°05'29"W	751.38
L17	N12°07'52"E	539.89
L18	S02°07'31"E	114.35
L19	N31°31'11"E	280.66
L20	N48°01'48"E	519.34
L21	N72°54'00"E	239.56
L22	N24°42'43"E	165.67
L23	N37°30'46"E	55.05
L24	N48°45'34"E	110.31
L25	N08°07'05"W	37.46
L26	N08°29'36"E	94.53
L27	N23°24'48"E	57.87
L28	N32°51'33"E	57.91
L29	N42°00'09"E	49.72
L30	N49°48'54"E	57.26
L31	N59°09'54"E	55.25
L32	N65°30'47"E	53.48
L33	N76°30'41"E	63.36
L34	N85°06'13"E	64.93
L35	S83°59'48"E	25.79
L36	S75°31'04"E	56.63
L37	S67°44'06"E	55.26
L38	S59°27'58"E	43.63
L39	S51°16'42"E	64.45
L40	S40°30'00"E	96.18
L41	S32°04'40"E	109.07
L42	S50°48'17"E	22.81
L43	S57°57'11"E	383.76
L44	S45°37'48"E	28.94
L45	S30°32'36"E	40.31

LINE	BEARING	LENGTH
L46	S80°54'52"E	45.09
L47	S62°02'00"E	32.27
L48	S39°23'04"E	44.91
L49	S22°43'32"E	41.50
L50	S49°06'03"E	35.35
L51	S81°21'07"E	41.44
L52	N64°32'55"E	41.42
L53	N45°00'56"E	39.03
L54	N33°05'05"E	45.68
L55	S24°23'36"W	135.85
L56	S18°04'11"W	172.27
L57	N10°50'46"E	85.19
L58	N05°24'20"E	94.35
L59	S00°30'32"E	77.41
L60	S25°05'50"E	23.66
L61	S28°31'59"E	31.37
L62	N13°42'59"W	80.88
L63	N16°13'24"E	77.05
L64	N51°27'05"E	51.49
L65	N60°07'03"E	70.36
L66	N55°20'50"E	87.03
L67	S29°37'00"W	116.07
L68	S07°25'56"W	158.81
L69	S05°44'03"W	247.91
L70	S25°16'47"W	199.85
L71	S02°55'06"W	213.36
L72	S20°47'25"W	162.08
L73	N90°00'00"W	185.62
L74	N33°08'45"W	184.12
L75	N10°06'34"W	402.08
L76	S00°00'00"W	165.19
L77	S27°34'54"W	43.72
L78	N29°31'09"W	59.55
L79	N27°34'54"E	25.49
L80	S00°00'00"E	330.01
L81	S05°52'30"E	466.86
L82	S87°37'12"W	103.96
L83	S54°05'00"E	259.99
L84	N67°47'19"E	450.51
L85	S85°52'39"E	102.48
L86	N89°43'37"W	959.18
L87	S02°23'18"W	807.28

LEGEND

- 6 = COMPOSITE ADJOINER #
 = TAX MAP PARCEL LINES
 = EASEMENT/PLAT CHART SYMBOLS
 = EXISTING DIRT ROADS (APPROX.)
 = EASEMENTS
 = DRAINAGE DITCHES EXISTING OR DUG BY PERMIT
 = EASEMENTS

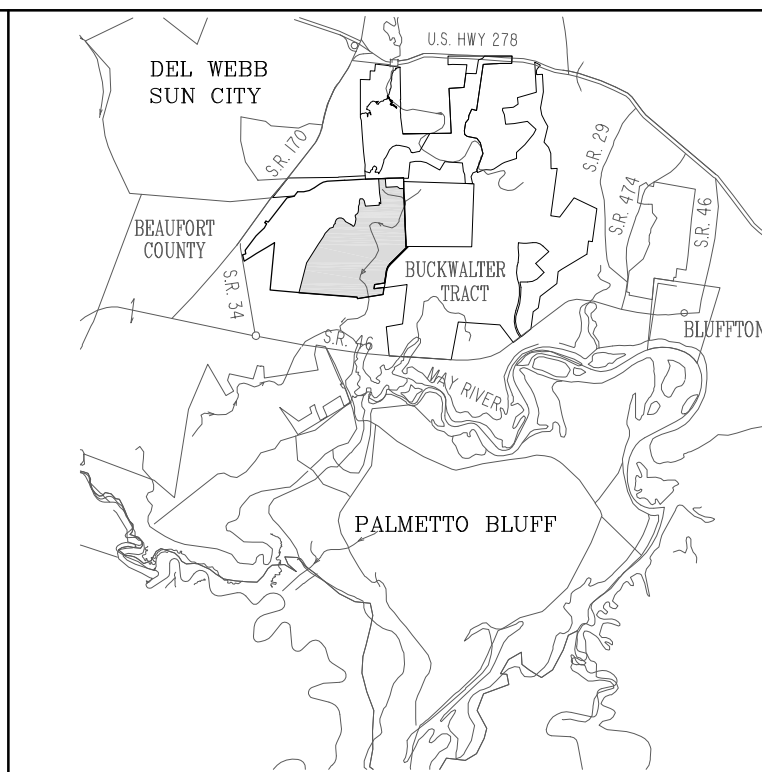
- C.M.S. = 3"x 3"x 24" CONCRETE MONUMENT SET
 I.P.S. = 3/4" x 24" IRON PIPE SET
 I.P.F. = 3/4" IRON PIPE FOUND
 R/W CMF = 4"x 4" RIGHT-OF-WAY CONCRETE MONUMENT FOUND
 UC CMF = UNION CAMP CORP. CONCRETE MONUMENT FOUND
 = JURISDICTIONAL WETLAND
 = WETLAND BUFFER

FLOOD NOTE:

ACCORDING TO F.I.R.M. NO. 450025 PANEL NO. 85, D1, 55 D, & 80 D MAP REVISION SEPTEMBER 29, 1986, PORTION OF THIS TRACT FALLS WITHIN THE 100 YEAR FLOOD HAZARD AREA SEE PLAT FOR ZONE.

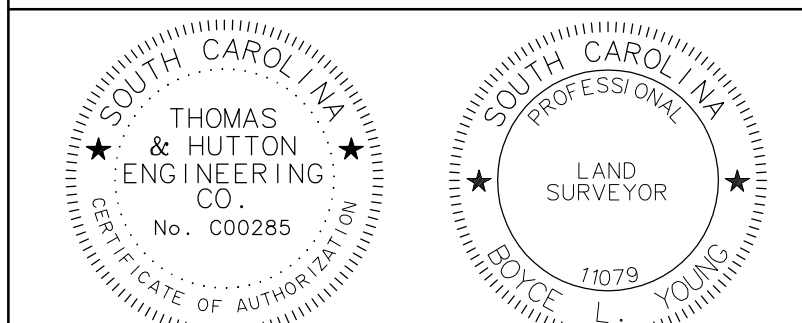
NOTES:

1. FIELD EQUIPMENT: SOKKIA SET4, SDR 33
2. PLAT ERROR OF CLOSURE IS: 1/100"
3. FIELD ERROR OF CLOSURE IS: 0.28/1000
4. ANGULAR ERROR OF CLOSURE IS: 0.2" PER ANGLE POINT
5. ALL COORDINATES BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83
6. THE PROPERTY IDENTIFICATION NUMBER IS R600-029-000-0001-0000 FOR THIS TRACT
7. FOR WETLAND BUFFERS AND SETBACKS REFER TO BUCKWALTER P.O.D. AND ANNEXATION DOCUMENTS.
8. BHR RESERVES THE RIGHT TO REDUCE THE WIDTH OF THE ROAD RIGHT OF WAY AND TO RELOCATE SUCH RIGHT OF WAY AS MAY BE REQUIRED BY DESIGN CONSIDERATIONS INCLUDING REQUIREMENTS OF GOVERNMENTAL ENTITIES.
9. BHR AND/OR ASSIGNS TO RESERVE RIGHTS TO LANDSCAPE WITHIN THE RIGHT OF WAYS.
10. WETLANDS IMPACTED AS PER BUCKWALTER SOUTHWEST TRACT WETLAND PERMIT ARE NOT SHOWN ON THIS SURVEY.



VICINITY MAP (NOT TO SCALE)

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

NO.	REVISION	BY	DATE

ACREAGE SCHEDULE

UPLANDS	582.669 ACRES
WETLANDS	344.412 ACRES
TOTALS	927.081 ACRES

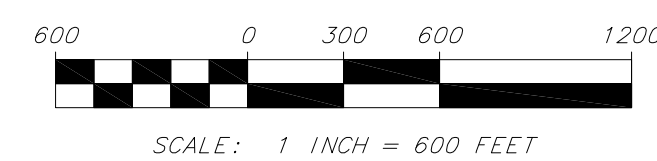
A PLAT OF
THE LAKE TRACT
 A PORTION OF
THE BUCKWALTER TRACT

TOWN OF BLUFFTON
 BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
HAMPTON LAKE, LLC

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 2727
 SAVANNAH, GA 31405 / (912) 234-5300
 www.thomas-hutton.com



SCALE	1" = 600'
FILE	J-17804
PLAT DATE	11-17-05
DRAWN BY	L.P.D.
REVIEWED BY	T.G.G.
APPROVED BY	B.L.Y.
PARTY CHIEF	M.B.

SHEET 1 OF 1

BLUFFTON PARKWAY 120' R/W

S 85°32'33" E

439.00'

FRESHWATER WETLANDS

N/F JPR PROPERTIES, INC

N/F BRK LLC

FRESHWATER WETLAND
WETLAND BUFFER
TOTAL COMMON
AREA 1
3.666 AC.
0.027 AC.
1.028 AC.
4.719 AC.

FRESHWATER WETLANDS

HAMPTON LAKE DRIVE

FRESHWATER WETLANDS

FRESHWATER WETLAND
WETLAND BUFFER
TOTAL COMMON
AREA 2
11.293 AC.
11.287 AC.
0.043 AC.
12.723 AC.

LANDS REMAINING
FRESHWATER WETLAND
WETLAND BUFFER
TOTAL LAND REMAINING
1.069 AC.
0.000 AC.
2.090 AC.
2.099 AC.

50' UTILITY
EASEMENT (TYP.)
0.098 AC.

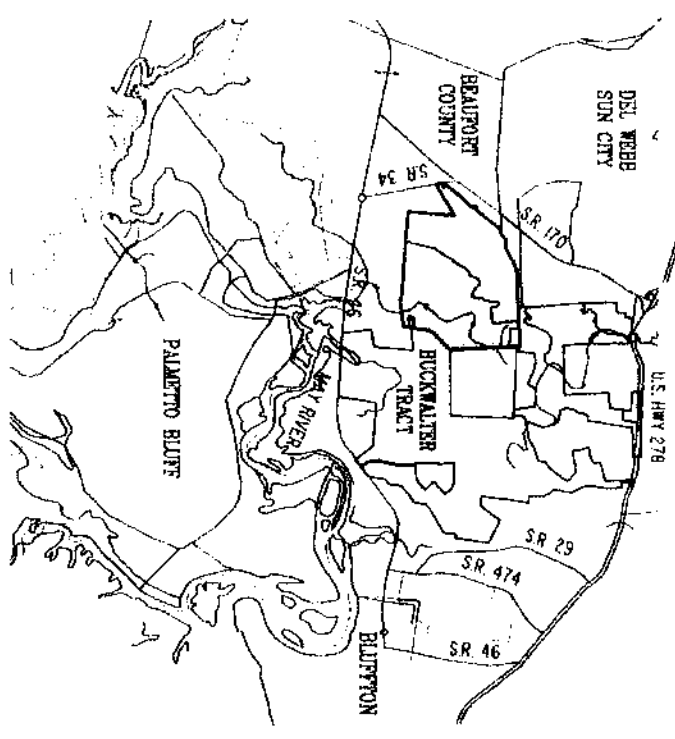
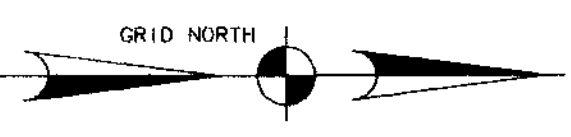
N/F
PURE ACQUISITIONS, LLC

N/F
CRIMSON BLUFFTON
HOLDINGS LLC

FRESHWATER WETLAND
WETLAND BUFFER
TOTAL COMMON
AREA 3
41.933 AC.
8.493 AC.
56.494 AC.

NOTE

THE AREA INDICATED ON THIS PLAN AS A FLOOD HAZARD AREA HAS BEEN IDENTIFIED AS HAVING AT LEAST A ONE (1%) PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY REGIONAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD AND FLOOD HAZARD BUFFER AREAS BE DESIGNATED AS FLOOD HAZARD AREAS AND FLOOD HAZARD BUFFER AREAS. THESE DESIGNATED AREAS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE BEAUFORT COUNTY BUILDING CODES DEPARTMENT. IN ADDITION, SOME RESTRICTIONS MAY BE IMPOSED BY THE BEAUFORT COUNTY BUILDING CODES AS A PRECOURSE TO MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.



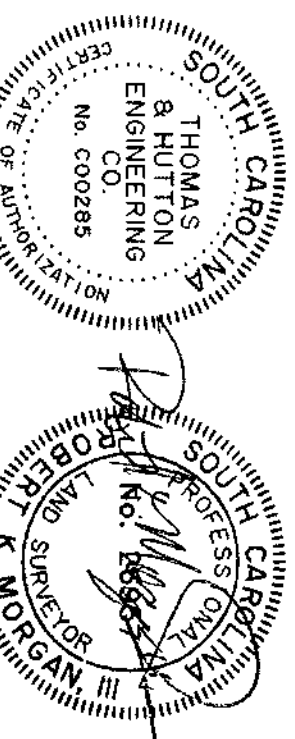
VICINITY MAP

not to scale

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SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 28 FOR LINE TABLES
SEE SHEET 29 FOR CURVE TABLES

404 JURISDICTIONAL WETLAND
WETLAND BUFFER



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ROBERT K. MORGAN, III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 26937

BOUNDARY SURVEY
COMMON AREAS
AND
LANDS REMAINING
A PORTION OF
HAMPTON LAKE
TOWN OF BLUFFTON, BEAUFORT COUNTY
SOUTH CAROLINA

prepared for
HAMPTON LAKE
COMMUNITY ASSOCIATION

1. MOST BOUNDARY CHANGES	LPO: 02-10-16
Not Revision	By: Date

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plot down reviewed field crew
10-17-07 LPO RKM 09-07 PM
job 19251247310000 SHEET 2 OF 29