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BEAUFORT COUNTY SC - ROD
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REC'D BY B BING RCPT# 622244
RECORDING FEES 10.00

STATE OF SOUTH CAROLINA) GRANT OF ACCESS EASEMENT
)
COUNTY OF BEAUFORT)

THIS GRANT OF ACCESS EASEMENT ("Access Easement") is made effective this 6th day of July, 2010 by Property Research Holdings, Inc. ("Grantor") in favor of Sea Cabin Club Horizontal Property Regime Council of Co-Owners, Inc. ("Grantee").

WHEREAS, Grantor is the owner of certain real property shown and depicted as Lot "L" on Hickory Lane on Hilton Head Island, in Beaufort County, South Carolina ("Burdened Property") on that certain survey entitled "Pedestrian Access Easement Plat Over: Lot "L" Palm Forest, South Forest Beach, Hilton Head Island, Beaufort County, South Carolina" prepared by Sea Island Land Survey, LLC dated June 17, 2010 and recorded in the Beaufort County Register of Deeds Office on June 28, 2010 in Plat Book 130 at Page 181 ("Easement Survey"); and

WHEREAS, Grantee is the owner of certain real property located adjacent to the Burdened Property generally known as Cordillo Cabanas and more particularly described the Sea Cabin Racquet Club Horizontal Property established by the Master Deed dated November 29, 1977 recorded in the Beaufort County Register of Deeds Office in Deed Book 257 at Page 1379, said property also depicted on the survey entitled "Plat of Sea Cabin Club Horizontal Property Regime" dated November 23, 1977 recorded in the Beaufort County Register of Deeds Office in Deed Book 257 at Page 1482 ("Benefited Property"); and

WHEREAS, to access the public right-of-way known as Hickory Lane, Grantor grants unto Grantee this Access Easement over, under, and through a portion of the Burdened Property as set forth herein.

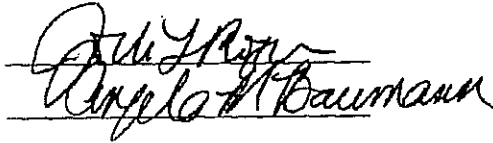
NOW, THEREFORE, for and in consideration of the sum of ELEVEN THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$11,250.00), the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant to Grantee, its successors and assigns, the following Access Easement, for the purposes and upon the terms and conditions as hereinafter set forth:

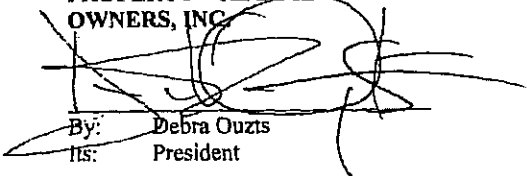
1. Grant of Access Easement. Grantor hereby grants and conveys to Grantee, its successor and assigns, a permanent, ten feet (10') wide non-exclusive easement for pedestrian and bicycle access, ingress and egress, over, through and across the Burdened Property as depicted on the Easement Survey, the location of said Access Easement depicted as "10' Access Easement" on the Easement Survey. Said Access Easement extends from the public right of way known as Hickory Lane along the westernmost boundary of the Burdened Property leading to the southeastern boundary of the Benefited Property and having the approximate dimensions of one hundred twenty eight feet (128') in length and ten feet (10') in width ("Access Easement"). Grantor reserves the right for itself or its successors or assigns to relocate the Access Easement to another area within the Burdened Property, so long as the Access Easement Property remains ten feet (10') wide and runs from the Benefited Property through the Burdened Property to Hickory Lane. Any costs of such relocation is the sole responsibility of the Grantor, and shall be evidenced by an amendment to this Grant of Access Easement and a revised survey of record.

2. Access Easement Property Use. Grantee shall have the right of ingress and egress in, over and through the Access Easement for the purposes of accessing the Hickory Lane. Said right of ingress and egress shall include the right for Grantee, its owners, their guests and licensees to use the Access Easement for pedestrian and bicycle

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

PURCHASER: SEA CABIN CLUB HORIZONTAL
PROPERTY REGIME COUNCIL OF CO-
OWNERS, INC.



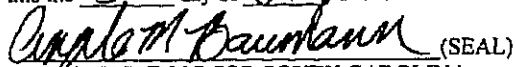

By: Debra Ouzts
Its: President

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

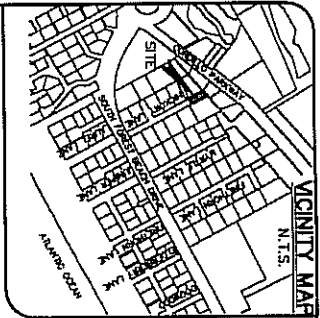
I, the undersigned Notary Public, do hereby certify that **Debra Ouzts President of Sea Cabin Club Horizontal Property Regime Council of Co-Owners, Inc., Inc.** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 2nd day of July 2010.

 (SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA

My commission expires: _____

Angela M. Baumann
My Commission Expires
June 27, 2016



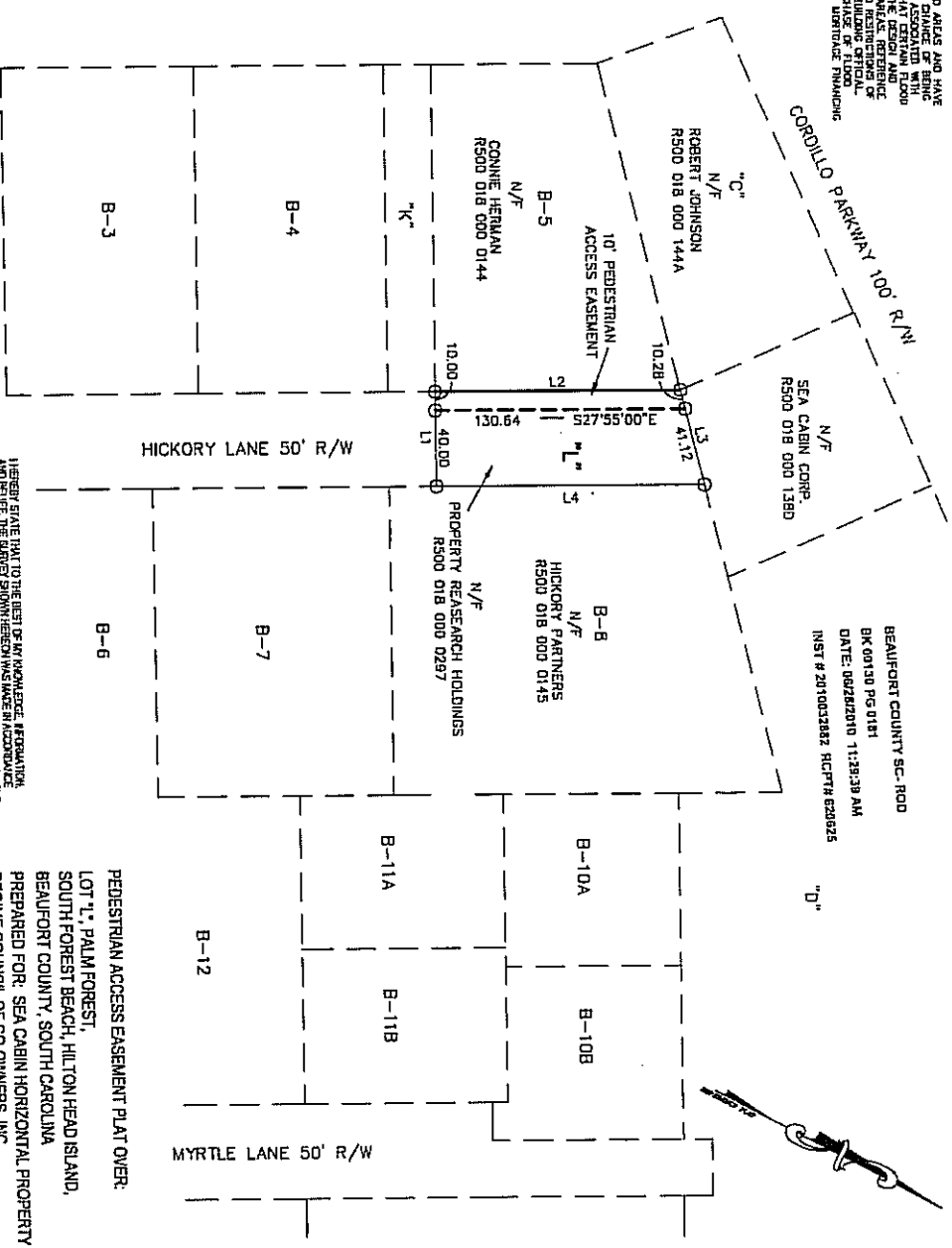
LINE	LENGTH	BEARING
L1	50.00	S 62°05'00" W
L2	128.25	N 27°55'00" W
L3	51.40	N 48°39'00" E
L4	140.10	S 27°35'00" E

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 BY A 100 YEAR FLOOD. THE FLOOD HAZARD AREAS ARE BEING IDENTIFIED AS FLOOD HAZARD AREAS IN ORDER TO PROVIDE NOTICE TO THE PUBLIC AND TO ALLOW THE PUBLIC TO TAKE APPROPRIATE PRECAUTIONS. THE FLOOD HAZARD AREAS ARE IDENTIFIED ON THIS PLAT IN ORDER TO PROVIDE NOTICE TO THE PUBLIC AND TO ALLOW THE PUBLIC TO TAKE APPROPRIATE PRECAUTIONS. THE FLOOD HAZARD AREAS ARE IDENTIFIED ON THIS PLAT IN ORDER TO PROVIDE NOTICE TO THE PUBLIC AND TO ALLOW THE PUBLIC TO TAKE APPROPRIATE PRECAUTIONS.

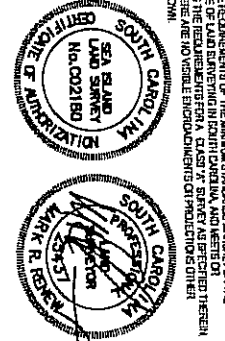
This plat does not constitute development, pursuant to the Town of Hilton Head Island Zoning Ordinance, Section 16-1-106(a) and 16-1-106(b).
 Certified by: [Signature] Date: 6/24/10
 Title: ADB
 Disclaimers:
 The Town of Hilton Head Island makes an expressed declaration of public utility that the public regulation of land is entirely separate from the private ownership of land. The public regulation of land is entirely separate from the private ownership of land. The public regulation of land is entirely separate from the private ownership of land. The public regulation of land is entirely separate from the private ownership of land.

- NOTES:
- 1) THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SURVEY BY SEA ISLAND LAND SURVEY, LLC.
 - 2) THE PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD AND COVENANTS, RESTRICTIONS AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, BEAUFORT COUNTY, SOUTH CAROLINA.
 - 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE COVENANT SETBACK REQUIREMENTS OF THE S.C. DEVELOPMENT CODE, 1988.
 - 4) NO COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.

REFERENCE PLAT:
 1) A PLAT OF REVISED TRACT O & PARCELS K, L, M & N, PALM FOREST & HICKORY, SOUTH FOREST BEACH, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA.
 DRAWN: 6/7/2010
 RECORDED IN BOOK 61, PAGE 138, DATED 7/23/09
 REC: BEAUFORT COUNTY, SC
 BY: JACK OWENS, SURVEY # 13853
 ADDRESS: HICKORY LANE
 DISTRICT: 550, MAP: 18, PARCEL: 297
 THIS PROPERTY LIES IN F.E.M.A. ZONE AT -140'
 COMMUNITY NO. 450250, PANEL: 0912D, DATED: 9/29/88



OWNERS CERTIFICATION
 I, THE UNDERSIGNED, BEING THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND THAT I (WE) STATE THAT THIS PLAN IS BEING PUT FORTH AS PROPOSED.
 SIGNATURE _____ DATE _____
 NOT VALID UNLESS EMPOWERED



PEDESTRIAN ACCESS EASEMENT PLAT OVER:
 LOT 11, PALM FOREST,
 SOUTH FOREST BEACH, HILTON HEAD ISLAND,
 BEAUFORT COUNTY, SOUTH CAROLINA
 PREPARED FOR: SEA CABIN HORIZONTAL PROPERTY
 REGIME COUNCIL OF CO-OWNERS, INC.
 DATE: 6/7/10
 SCALE: 1" = 50'
 GRAPHIC SCALE
 0 50 100 150
 Sea Island Land Survey, LLC
 403 Madison Court,
 Hilton Head Island,
 SC 29926
 File No.: 10023
 Tel: (843) 881-3246
 Fax: (843) 881-3871
 Email: info@silandsurvey.com
 DWG No.: 1210REV
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