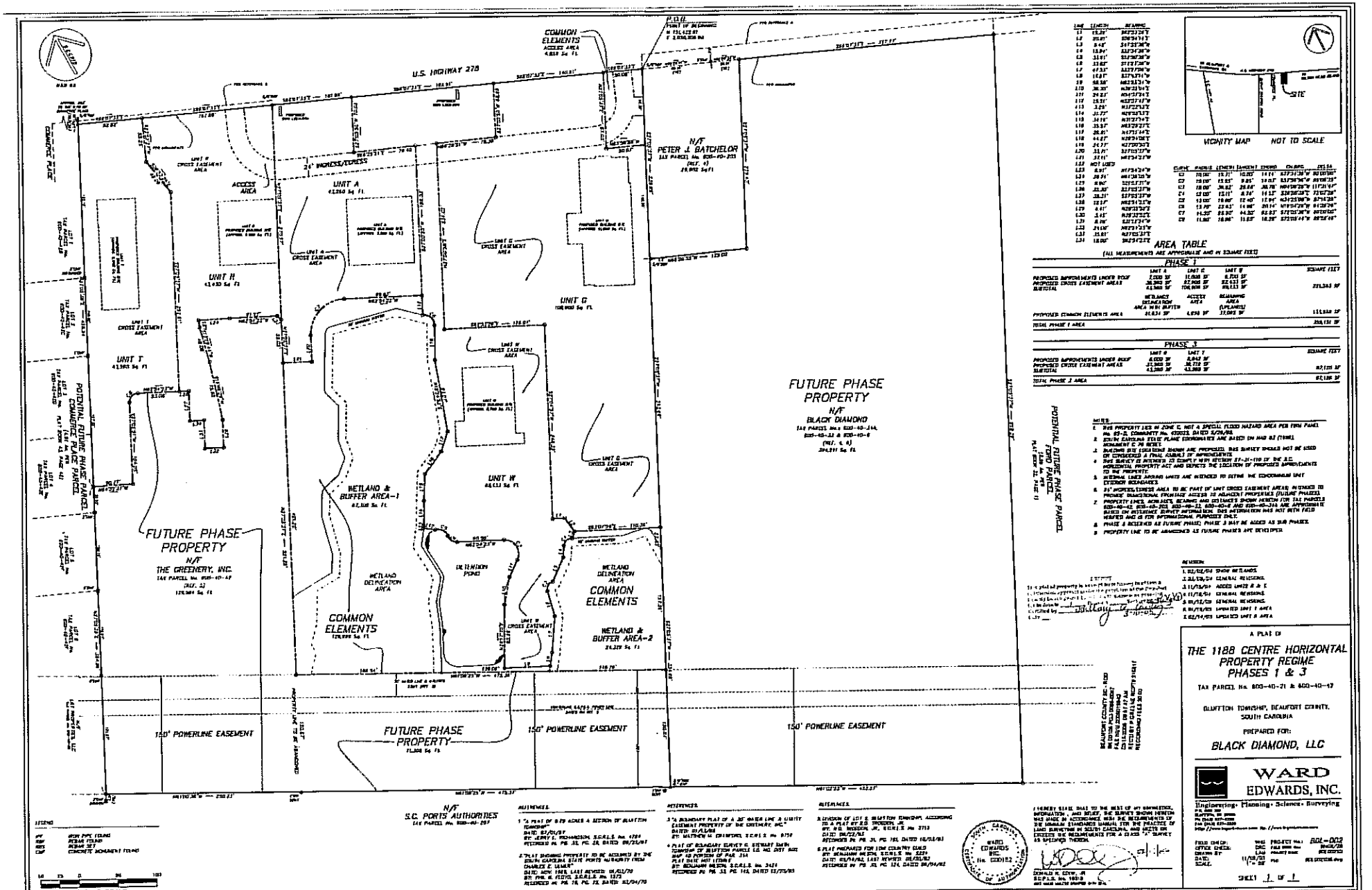

LINE	LENGTH	BEARING
L1	15.28'	S42°53'26"E
L2	20.27'	S76°34'16"E
L3	9.48'	S41°53'26"E
L4	13.94'	S33°34'26"E
L5	33.91'	S13°26'26"E
L6	23.82'	S1°23'26"E
L7	47.33'	S3°27'09"W
L8	15.21'	S27°47'57"W
L9	58.38'	N62°32'34"W
L10	36.30'	N39°33'54"E
L11	24.22'	N54°57'54"E
L12	13.51'	N33°27'47"W
L13	3.29'	N13°27'57"E
L14	31.77'	N27°52'57"E
L15	34.16'	N13°27'54"E
L16	35.57'	N63°27'27"E
L17	28.91'	N47°51'47"E
L18	44.87'	N28°31'08"E
L19	24.77'	N27°27'57"E
L20	33.71'	S27°03'27"W
L21	37.11'	N87°54'27"W
L22	NOT USED	
L23	6.91'	N17°54'27"W
L24	28.71'	N61°38'58"W
L25	9.96'	S25°51'27"E
L26	21.80'	S27°03'27"W
L27	38.31'	S27°53'27"W
L28	22.17'	N62°51'57"W
L29	4.41'	N27°03'57"E
L30	3.45'	N27°53'57"E
L31	8.96'	S27°13'27"W
L32	24.04'	N73°51'27"W
L33	35.61'	N27°03'27"E
L34	18.00'	S62°56'27"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG.	DELTA
C1	70.00'	15.71'	10.00'	15.71'	S27°31'38"W	12°51'50"
C2	70.00'	13.53'	9.85'	13.51'	S33°34'26"W	11°04'23"
C3	18.00'	36.62'	29.84'	30.78'	N84°08'29"W	116°31'41"
C4	22.00'	23.10'	12.71'	22.05'	S33°26'26"E	60°09'26"
C5	22.00'	13.01'	6.74'	12.82'	S30°26'26"E	33°52'26"
C6	13.00'	19.99'	12.40'	17.99'	N43°23'39"W	87°14'28"
C7	13.00'	23.63'	16.98'	20.14'	N19°04'29"W	91°28'56"
C8	13.00'	8.53'	4.43'	8.37'	S73°53'46"W	37°35'50"
C9	44.00'	46.06'	25.27'	44.00'	S27°53'46"W	60°00'00"
C10	13.00'	16.96'	11.07'	15.78'	S32°55'44"E	89°45'48"

AREA TABLE

(ALL MEASUREMENTS ARE APPROXIMATE AND IN SQUARE FEET)

PHASE 1

	UNIT A	UNIT C	UNIT W	SQUARE FEET
PROPOSED IMPROVEMENTS UNDER ROOF	2,000 SF	10,000 SF	8,700 SF	
PROPOSED CROSS EASEMENT AREAS	38,960 SF	87,908 SF	82,453 SF	
SUBTOTAL	40,960 SF	106,908 SF	90,153 SF	238,263 SF
	WETLAND/ DELINEATION AREA WITH BUFFER	ACCESS AREA	REMAINING AREA (UPLANDS)	
PROPOSED COMMON ELEMENTS AREA	81,834 SF	4,898 SF	32,893 SF	119,626 SF
TOTAL PHASE 1 AREA				358,131 SF

PHASE 3

	UNIT B	UNIT T	SQUARE FEET
PROPOSED IMPROVEMENTS UNDER ROOF	6,000 SF	6,913 SF	
PROPOSED CROSS EASEMENT AREAS	37,960 SF	36,710 SF	
SUBTOTAL	43,960 SF	43,969 SF	87,121 SF
TOTAL PHASE 3 AREA			87,121 SF

NOTES

1. THIS PROPERTY LIES IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA PER FIRM PANEL No. 45-E, COMMUNITY No. 450251, DATED 5/16/86.
2. SOUTH CAROLINA STATE PLANE COORDINATES ARE BASED ON MAG #2 (1986) MONUMENT C 96 NORTH.
3. BUILDING SITE DIMENSIONS SHOWN ARE PROPOSED. THIS SURVEY SHOULD NOT BE USED OR CONSIDERED A FINAL AS-BUILT OF IMPROVEMENTS.
4. THIS SURVEY IS INTENDED TO COMPLY WITH SECTION 27-31-110 OF THE S.C. HORIZONTAL PROPERTY ACT AND DEPICTS THE LOCATION OF PROPOSED IMPROVEMENTS TO THE PROPERTY.
5. INTERNAL LINES AROUND UNITS ARE INTENDED TO DEFINE THE CONDOMINIUM UNIT EXTERIOR BOUNDARIES.
6. 24' INGRESS/EGRESS AREA TO BE PART OF UNIT CROSS EASEMENT AREAS; INTENDED TO PROVIDE PERPETUAL FRONTAGE ACCESS TO ADJACENT PROPERTIES (FUTURE PHASES).
7. PROPERTY LINES, ACREAGES, BEARINGS AND DISTANCES SHOWN HEREON FOR TAX PARCELS R610-40-42, R610-40-21A, R610-40-22, R610-40-6 AND R610-40-21A ARE APPROXIMATE BASED ON ASSESSMENT SURVEY INFORMATION. DATA INFORMATION WAS NOT BOTH FIELD MEASURED AND IS FOR INFORMATIONAL PURPOSES ONLY.
8. PHASE 2 RESERVED AS FUTURE PHASE; PHASE 2 MAY BE ADDED AS SUB PHASES.
9. PROPERTY LINE TO BE ABANDONED AS FUTURE PHASES ARE DEVELOPED.

REVISIONS

1. 02/02/04 SHOW WETLANDS
2. 02/19/04 GENERAL REVISIONS
3. 11/15/04 ADDED UNITS B & T
4. 11/18/04 GENERAL REVISIONS
5. 05/12/05 GENERAL REVISIONS
6. 06/15/05 UPDATED UNIT T AREA
7. 02/14/05 UPDATED UNIT B AREA

BEAUFORT COUNTY SC - ROD
PLAT BOOK 109 PAGE 67
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A PLAT OF

THE 1188 CENTRE HORIZONTAL PROPERTY REGIME PHASES 1 & 3

TAX PARCEL No. R610-40-21 & R610-40-42

BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:

BLACK DIAMOND, LLC

WARD EDWARDS, INC.

Engineering · Planning · Science · Surveying

FIELD CHK: WHE PROJECT No.: 801-002
OFFICE CHK: DRC FILE NAME: 801002.DGN
DRAWN BY: LJM
DATE: 11/08/05
SCALE: 1" = 50'

SHEET 1 OF 1

LEGEND

⌀PF	IRON PIPE FOUND
⌀RF	REBAR FOUND
⌀RS	REBAR SET
CMF	CONCRETE MONUMENT FOUND

GRAPHIC SCALE

REFERENCES

1. "A PLAT OF 679 ACRES A SECTION OF BLUFFTON TOWNSHIP" DATED 03/01/87 BY: HENRY E. RICHARDSON, SCALE: No. 1724 RECORDED IN PB 35, PG 28, DATED 09/25/87
2. "PLAT SHOWING PROPERTY TO BE ACQUIRED BY THE SOUTH CAROLINA STATE PORTS AUTHORITY FROM CHARLES E. LEMMER" DATED: NOV. 1985, LAST REVISED: 04/01/86 BY: CARL E. FLOYD, S.C.R.L.S. No. 5373 RECORDED IN PB 28, PG 72, DATED 02/04/86
3. "A BOUNDARY PLAT OF A 267 ACRES LINE & UNDIV EASEMENT PROPERTY OF THE GREENERY, INC." DATED: 01/21/88 BY: MATTHEW G. CRAWFORD, S.C.R.L.S. No. 8758
4. "PLAT OF BOUNDARY SURVEY C. STEWART SMITH TOWNSHIP OF BLUFFTON PARCEL 12, NO. 2017 SEE MAP 10 PORTION OF PAR. 21A" PLAT DATE NOT LISTED BY: BENJAMIN WILSON, S.C.R.L.S. No. 3421 RECORDED IN PB 33, PG 163, DATED 12/31/93
5. DIVISION OF LOT 6 BLUFFTON TOWNSHIP, ACCORDING TO A PLAT BY R.D. WILSON, JR. DATED 08/22/85 RECORDED IN PB 35, PG 181, DATED 10/01/85
6. PLAT PREPARED FOR 1ON COUNTY CLUB BY: BENJAMIN WILSON, S.C.R.L.S. No. 3421 DATED: 03/14/92, LAST REVISED: 05/01/92 RECORDED IN PB 35, PG 124, DATED 08/04/92

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 THEREIN.

SOUTH CAROLINA LICENSED LAND SURVEYOR — WARD EDWARDS INC. No. 10182

DONALD M. EDDY, JR.
S.C.P.L.S. No. 10182

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, AFFECTING THE PROPERTY SHOWN HEREON.