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**AMENDED AND RESTATED DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR PALMETTO BLUFF (DOCKS)**

**THIS AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PALMETTO BLUFF** ("Restated Declaration") made this 11<sup>th</sup> day of April, 2003, by **PALMETTO BLUFF DEVELOPMENT, LLC**, a South Carolina Limited Liability Company ("Declarant").

**WITNESSETH:**

**WHEREAS**, on the 23<sup>rd</sup> day of November, 1998, Union Camp Corporation, a Virginia Corporation, did enter into a Development Agreement ("Development Agreement") with the Town of Bluffton, South Carolina ("Town") regarding the development of two (2) tracts of land located in Beaufort County, South Carolina, referred to in the Development Agreement as the "Palmetto Bluff Tract" and the "Schultz Tract" (hereinafter collectively referred to as the "Property"), contiguous to the corporate limits of the Town, both of which have now been annexed into the Town limits of the Town; and

**WHEREAS**, on or about April 30, 1999, Union Camp was acquired by and merged into International Paper Company, a New York Corporation ("International Paper") in accordance with Articles of Merger on file with the office of the Secretary of State of New York and Virginia, with International Paper being the "surviving corporation"; and

**WHEREAS**, by virtue of such merger, all right, title and interest in the Schultz Tract, the Palmetto Bluff Tract and the Development Agreement thereafter vested in International Paper; and

**WHEREAS**, on or about June 16, 1999, International Paper conveyed all of its right, title and interest in and to the Schultz Tract and portions of the Palmetto Bluff Tract (other than the portion of the Palmetto Bluff Tract known as the "Managed Forest Tract") to SP Forests L.L.C., an affiliate of International Paper, as evidenced by that certain Deed of Conveyance subsequently recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Official Records Book 1193 at Page 1842; and

**WHEREAS**, such conveyance was made subject to the terms and conditions of the Development Agreement as recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Official Records Book 1113 at Page 1085 (the terms and conditions of which are incorporated herein by reference); and

**WHEREAS**, the Development Agreement provides in Section X, Paragraph 4, that Covenants be recorded affecting docks, water access points and commercial boating activities on or from the Palmetto Bluff Tract upon final approval by the Town of the Initial Master Plan for any portion of the Property; and

**WHEREAS**, in accordance with the Development Agreement, SP Forests L.L.C. (as Declarant) recorded a Declaration of Covenants, Conditions and Restrictions for Palmetto Bluff ("Original Declaration") on July 13, 2000, in the Office of the Register of Deeds for Beaufort County, South Carolina, in Official Records Book 1312 at Page 98 imposing certain restrictions on docks to be located on the Palmetto Bluff Tract; and

**WHEREAS**, on the 11 day of April, 2003, SP Forests L.L.C. assigned to Palmetto Bluff Development, LLC all of its right, title and interest in and to its status as Declarant of the Original Declaration, said Assignment and Assumption Agreement being recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Official Records Book 1745 at Page 416; and

**WHEREAS**, the Town and Declarant have agreed to amend and restate the Original Declaration in order to more fully protect water quality in the Headwaters area of the May River, to protect the aesthetic quality of the river's edge and to further promote the conservation initiatives that Palmetto Bluff Development, LLC has taken in the Headwaters area of the May River.

**NOW, THEREFORE**, Declarant intends, by and through this Amended and Restated Declaration, to amend the Original Declaration by deleting Paragraph 1 (b) of same and substituting therefor the following:

1. (b) Up to three (3) kayak docks may be constructed on the eastern boundary of the Palmetto Bluff Tract. No fueling facilities shall be allowed.
2. Other than this modification, the Original Declaration, as modified hereby, remains unchanged and in full force and effect and is hereby restated.

3. The Town of Bluffton, by and through the execution of this Amended and Restated Declaration of Covenants, Conditions and Restrictions consents to the change and modification set forth herein.

**IN WITNESS WHEREOF**, Declarant has caused this Amended and Restated Declaration to be executed in its name and under seal as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**PALMETTO BLUFF DEVELOPMENT, LLC**, a  
South Carolina Limited Liability Company

*Cecilia S. Perkins*

By: *William G. Peacher*  
Name Printed: WILLIAM G. PEACHER  
Its: GENERAL MANAGER

*Karen B. Murphy*

STATE OF SOUTH CAROLINA     )  
  )  
COUNTY OF BEAUFORT         )     ACKNOWLEDGMENT

The undersigned notary public does hereby certify that *William G. Peacher*  
   as *General Manager* of Palmetto Bluff Development, 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 *8<sup>th</sup>* day of April, 2003.

*Karen B. Murphy*  
Notary Public for South Carolina  
My commission expires *My Commission Expires*  
September 7, 2011

TOWN OF BLUFFTON, SOUTH CAROLINA

Frank B. Myerlund  
Sherry Hager  
Frank B. Myerlund  
Sherry Hager

By: Amy Johnson  
 Name Printed: HENRY E JOHNSON  
 Its: MAYOR

Attest: La-Tonya J. Chisam  
 Name Printed: La-Tonya J. Chisam  
 Its: Clerk of Court

STATE OF SOUTH CAROLINA     )  
   )  
 COUNTY OF BEAUFORT            )     ACKNOWLEDGMENT

The undersigned notary public does hereby certify that Henry E Johnson  
 as Mayor of the Town of Bluffton and attested  
 to by La-Tonya Chisam as Clerk of Court of the Town of  
 Bluffton personally appeared before me this day and acknowledged the due execution  
 of the foregoing instrument.

Witness my hand and official seal this the 11<sup>th</sup> day of April, 2003.

Don Deegan  
 Notary Public for South Carolina  
 My commission expires Feb. 10, 2008

## Exhibit A

### Legal Description

#### Palmetto Bluff

All that tract or parcel of land, lying and being in Beaufort County, South Carolina, and being more particularly described as follows:

Commence at a concrete monument found at the intersection of the southerly right of way line of South Carolina State Highway 46, and the westerly right of way line of Palmetto Bluff Road, (Beaufort County Road No. 35); said concrete monument being the **POINT OF BEGINNING**; thence proceed along the westerly right of way line of Palmetto Bluff Road the following courses and distances: S 19° 14' 32" E, a distance of 1062.56 feet; thence S 18° 44' 43" E, a distance of 601.59 feet; thence S 18° 44' 46" E, a distance of 946.93 feet to the point of curvature of a tangent curve, concave to the northeast, having a radius of 1065.35 feet, a central angle of 21° 07' 50", a chord length of 390.68 feet bearing S 29° 18' 41" E; thence southeasterly along said curve, a distance of 392.90 feet; thence N 86° 24' 20" W, a distance of 148.13 feet; thence S 26° 26' 41" E, a distance of 325.59 feet; thence S 86° 35' 14" E, a distance of 149.07 feet to the point of curvature of a non-tangent curve, concave to the west, having a radius of 1876.92 feet, a central angle of 8° 54' 07", and a chord of 291.32 feet bearing S 20° 10' 07" E; thence southerly along said curve, a distance of 291.62 feet; thence S 15° 43' 03" E, a distance of 833.93 feet; thence leaving the said westerly right of way line of Palmetto Bluff Road, and running S 62° 29' 49" W, a distance of 504.46 feet; thence N 18° 36' 18" W, a distance of 788.25 feet; thence S 62° 07' 43" W, a distance of 1473.84 feet; thence S 19° 03' 10" E, a distance of 777.73 feet; thence S 62° 29' 49" W, a distance of 562.01 feet; thence N 18° 46' 56" W, a distance of 798.53 feet; thence N 10° 05' 16" W, a distance of 444.04 feet; thence S 63° 59' 01" W, a distance of 421.40 feet; thence S 16° 32' 44" E, a distance of 444.66 feet; thence S 62° 07' 43" W, a distance of 1126.09 feet; thence N 50° 19' 28" W, a distance of 1706.56 feet; thence S 30° 34' 06" E, a distance of 1476.94 feet; thence S 29° 46' 57" E, a distance of 909.38 feet; thence N 62° 29' 49" E, a distance of 406.65 feet; thence S 17° 41' 21" E, a distance of 20.30 feet; thence N 62° 29' 49" E, a distance of 4111.10 feet; thence N 15° 43' 03" W, a distance of 90.67 feet; thence N 22° 26' 07" E, a distance of 428.16 feet; thence S 49° 23' 23" E, a distance of 189.70 feet to a point at the centerline of the May River; said point being the point of curvature of a tangent curve, concave to the north, having a radius of 65.00 feet, a central angle of 88° 48' 55", a chord length of 90.97 feet bearing N 86° 12' 10" E; thence easterly along said curve, a distance of 100.76 feet, and running with the various meanderings of the May River the following courses and distances: N 41° 47' 42" E, a distance of 88.85 feet to the point of curvature of a tangent curve, concave to the southeast, having a radius of 150.00 feet, a central angle of 51° 03' 58", a chord length of 129.31 feet bearing N 67° 19' 41" E; thence northeasterly along said curve, a distance of 133.69 feet; thence S 87° 08' 20" E, a distance of 344.43 feet to the point of curvature of a tangent curve, concave to the northwest, having a radius of 215.00 feet, a central angle of 73° 46' 34", a chord length of 258.11 feet bearing N 55° 58' 24" E; thence northeasterly along said curve, a distance of 276.84 feet; thence N 19° 05' 07" E, a distance of 143.32 feet; thence N 7° 22' 36" E, a distance of 171.59 feet to the point of curvature of a tangent curve, concave to the southeast, having a radius of 75.00 feet, a central angle of 85° 14' 55", a chord length of 101.58 feet bearing N 50° 00' 04" E; thence northeasterly along said curve, a distance of 111.59 feet; thence S 87° 22' 29" E, a distance of 178.32 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 70.00 feet, a central angle of 78° 54' 59", a chord length of 88.97 feet bearing S 47° 54' 59" E; thence southeasterly along said curve, a

distance of 96.41 feet; thence S 8° 27' 30" E, a distance of 65.27 feet to the point of curvature of a tangent curve, concave to the west, having a radius of 250.00 feet, a central angle of 47° 11' 42", a chord length of 200.15 feet bearing S 15° 08' 21" W; thence southerly along said curve, a distance of 205.93 feet; thence S 38° 44' 12" W, a distance of 202.08 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 175.00 feet, a central angle of 95° 55' 06", a chord length of 259.93 feet bearing S 9° 13' 21" E; thence southerly along said curve, a distance of 292.97 feet; thence S 57° 10' 54" E, a distance of 515.44 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 300.00 feet, a central angle of 67° 25' 55", a chord length of 333.05 feet bearing N 89° 06' 08" E; thence easterly along said curve, a distance of 353.07 feet; thence N 55° 23' 11" E, a distance of 149.20 feet to the point of curvature of a tangent curve, concave to the northwest, having a radius of 800.00 feet, a central angle of 42° 49' 05", a chord length of 584.04 feet bearing N 33° 58' 38" E; thence northeasterly along said curve, a distance of 597.85 feet; thence N 12° 34' 06" E, a distance of 185.37 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 115.00 feet, a central angle of 120° 29' 43", a chord length of 199.68 feet bearing N 72° 48' 57" E; thence easterly along said curve, a distance of 241.85 feet; thence S 46° 56' 11" E, a distance of 376.14 feet to the point of curvature of a tangent curve, concave to the northeast, having a radius of 1000.00 feet, a central angle of 20° 16' 30", a chord length of 352.02 feet bearing S 57° 04' 26" E; thence southeasterly along said curve, a distance of 353.87 feet; thence S 67° 12' 42" E, a distance of 359.20 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 850.00 feet, a central angle of 26° 02' 47", a chord length of 383.09 feet bearing S 54° 11' 18" E; thence southeasterly along said curve, a distance of 386.41 feet; thence S 41° 09' 55" E, a distance of 333.29 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 335.00 feet, a central angle of 103° 57' 43", a chord length of 527.83 feet bearing N 86° 51' 14" E; thence easterly along said curve, a distance of 607.85 feet; thence N 34° 52' 22" E, a distance of 895.53 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 550.00 feet, a central angle of 76° 55' 15", a chord length of 684.17 feet bearing N 73° 20' 00" E; thence easterly along said curve, a distance of 738.39 feet; thence S 68° 12' 23" E, a distance of 508.24 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 750.00 feet, a central angle of 74° 56' 57", a chord length of 912.61 feet bearing S 30° 43' 55" E; thence southeasterly along said curve, a distance of 981.08 feet; thence S 6° 44' 34" W, a distance of 1107.52 feet to the point of curvature of a tangent curve, concave to the northeast, having a radius of 750.00 feet, a central angle of 108° 17' 29", a chord length of 1215.76 feet bearing S 47° 24' 11" E; thence southeasterly along said curve, a distance of 1417.53 feet; thence N 78° 27' 04" E, a distance of 773.81 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 750.00 feet, a central angle of 64° 37' 14", a chord length of 801.76 feet bearing S 69° 14' 19" E; thence easterly along said curve, a distance of 845.88 feet; thence S 36° 55' 42" E, a distance of 1916.86 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 800.00 feet, a central angle of 112° 28' 58", a chord length of 1330.22 feet bearing N 86° 49' 50" E; thence easterly along said curve, a distance of 1570.55 feet; thence N 30° 35' 21" E, a distance of 2177.23 feet to the point of curvature of a tangent curve, concave to the west, having a radius of 1000.00 feet, a central angle of 56° 37' 50", a chord length of 948.65 feet bearing N 2° 16' 26" E; thence northerly along said curve, a distance of 988.39 feet; thence N 26° 02' 29" W, a distance of 1667.08 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 1500.00 feet, a central angle of 67° 25' 37", a chord length of 1665.12 feet bearing N 7° 40' 20" E; thence northerly along said curve, a distance of 1765.24 feet to the point of curvature of a compound curve, concave to the south, having a radius of 2200.00 feet, a central angle of 76° 16' 06", and a chord of 2717.02 feet bearing N 79° 31' 11" E; thence easterly along said curve, a distance of 2928.49 feet; thence S 62° 20' 46" E, a distance of 2946.35 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 2000.00 feet, a central angle of 55° 09' 39", a chord length of 1851.97 feet bearing S 89° 55' 35" E; thence easterly along said curve, a distance of 1925.48 feet; thence N 62° 29' 35" E, a distance of 1837.24 feet to

the point of curvature of a tangent curve, concave to the south, having a radius of 3600.00 feet, a central angle of  $57^{\circ} 26' 32''$ , a chord length of 3459.93 feet bearing  $S 88^{\circ} 47' 09'' E$ ; thence easterly along said curve, a distance of 3609.19 feet to the point of curvature of a compound curve, concave to the southwest, having a radius of 2200.00 feet, a central angle of  $65^{\circ} 26' 26''$ , and a chord of 2378.37 feet bearing  $S 27^{\circ} 20' 40'' E$ ; thence southeasterly along said curve, a distance of 2512.74 feet to the point of curvature of a compound curve, concave to the northwest, having a radius of 3500.00 feet, a central angle of  $60^{\circ} 55' 08''$ , and a chord of 3548.50 feet bearing  $S 35^{\circ} 50' 07'' W$ ; thence southwesterly along said curve, a distance of 3721.33 feet; thence  $S 66^{\circ} 17' 41'' W$ , a distance of 2569.30 feet to the point of curvature of a tangent curve, concave to the southeast, having a radius of 2000.00 feet, a central angle of  $36^{\circ} 38' 19''$ , a chord length of 1257.24 feet bearing  $S 47^{\circ} 58' 32'' W$ ; thence southwesterly along said curve, a distance of 1278.92 feet to the point of curvature of a compound curve, concave to the east, having a radius of 4000.00 feet, a central angle of  $42^{\circ} 37' 21''$ , and a chord of 2907.47 feet bearing  $S 8^{\circ} 20' 42'' W$ ; thence southerly along said curve, a distance of 2975.61 feet to the point of curvature of a compound curve, concave to the northeast, having a radius of 2000.00 feet, a central angle of  $40^{\circ} 05' 08''$ , and a chord of 1370.89 feet bearing  $S 33^{\circ} 00' 32'' E$ ; thence southeasterly along said curve, a distance of 1399.25 feet to the point of curvature of a compound curve, concave to the northeast, having a radius of 1500.00 feet, a central angle of  $38^{\circ} 11' 50''$ , a chord length of 981.58 feet bearing  $S 72^{\circ} 09' 01'' E$ , thence southeasterly along said curve 1399.25 feet; thence  $N 88^{\circ} 45' 04'' E$ , a distance of 763.81 feet to a point at the confluence of the May River and an unnamed tidal creek to the south, said confluence being at the point of curvature of a non-tangent curve, concave to the northwest, having a radius of 6000.00 feet, a central angle of  $47^{\circ} 44' 47''$ , and a chord of 4856.57 feet bearing  $S 32^{\circ} 20' 53'' W$ ; thence southwesterly along said curve, a distance of 5000.00 feet and then running with the various meanders of the said unnamed tidal creek the following courses and distances:  $S 56^{\circ} 13' 17'' W$ , a distance of 790.41 feet; thence  $S 43^{\circ} 06' 03'' W$ , a distance of 1490.50 feet; thence  $S 56^{\circ} 32' 33'' W$ , a distance of 1539.40 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 530.00 feet, a central angle of  $80^{\circ} 04' 59''$ , a chord length of 681.94 feet bearing  $S 16^{\circ} 30' 03'' W$ ; thence southerly along said curve, a distance of 740.79 feet; thence  $S 23^{\circ} 32' 26'' E$ , a distance of 314.27 feet to the point of curvature of a tangent curve, concave to the west, having a radius of 700.00 feet, a central angle of  $26^{\circ} 21' 26''$ , a chord length of 319.18 feet bearing  $S 10^{\circ} 21' 43'' E$ ; thence southerly along said curve, a distance of 322.02 feet; thence  $S 2^{\circ} 49' 00'' W$ , a distance of 275.04 feet to the point of curvature of a tangent curve, concave to the northwest, having a radius of 260.00 feet, a central angle of  $117^{\circ} 59' 21''$ , a chord length of 445.70 feet bearing  $S 61^{\circ} 48' 40'' W$ ; thence southwesterly along said curve, a distance of 535.42 feet; thence  $N 59^{\circ} 11' 39'' W$ , a distance of 253.83 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 340.00 feet, a central angle of  $86^{\circ} 55' 54''$ , a chord length of 467.79 feet bearing  $S 77^{\circ} 20' 24'' W$ ; thence westerly along said curve, a distance of 515.86 feet; thence  $S 33^{\circ} 52' 27'' W$ , a distance of 309.51 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 875.00 feet, a central angle of  $37^{\circ} 45' 15''$ , a chord length of 566.19 feet bearing  $S 14^{\circ} 59' 49'' W$ ; thence southerly along said curve, a distance of 576.57 feet; thence  $S 3^{\circ} 52' 48'' E$ , a distance of 206.33 feet to the point of curvature of a tangent curve, concave to the west, having a radius of 875.00 feet, a central angle of  $22^{\circ} 18' 20''$ , and a chord of 338.50 feet bearing  $S 7^{\circ} 16' 22'' W$ ; thence  $S 18^{\circ} 25' 32'' W$ , a distance of 118.37 feet to the point of curvature of a tangent curve, concave to the northeast, having a radius of 335.00 feet, a central angle of  $91^{\circ} 23' 02''$ , a chord length of 479.45 feet bearing  $S 27^{\circ} 15' 59'' E$ ; thence southeasterly along said curve, a distance of 534.31 feet; thence  $S 72^{\circ} 57' 30'' E$ , a distance of 374.22 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 200.00 feet, a central angle of  $91^{\circ} 43' 26''$ , a chord length of 287.07 feet bearing  $S 27^{\circ} 05' 47'' E$ ; thence southeasterly along said curve, a distance of 320.18 feet; thence  $S 18^{\circ} 45' 56'' W$ , a distance of 180.94 feet to the point of curvature of a tangent curve, concave to the northwest, having a radius of 160.00 feet, a central angle of  $44^{\circ} 17' 21''$ , a chord length of 120.62 feet bearing  $S 40^{\circ} 54' 36'' W$ ; thence southwesterly along said curve,

a distance of 123.68 feet to the point of curvature of a compound curve, concave to the north, having a radius of 400.00 feet, a central angle of  $66^{\circ} 17' 44''$ , and a chord of 437.44 feet bearing  $N 83^{\circ} 47' 51'' W$ ; thence westerly along said curve, a distance of 462.83 feet; thence  $N 50^{\circ} 38' 59'' W$ , a distance of 174.07 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 285.00 feet, a central angle of  $97^{\circ} 52' 30''$ , a chord length of 429.78 feet bearing  $S 80^{\circ} 24' 46'' W$ ; thence westerly along said curve, a distance of 486.85 feet to the point of curvature of a compound curve, concave to the east, having a radius of 200.00 feet, a central angle of  $63^{\circ} 53' 22''$ , and a chord of 211.64 feet bearing  $S 0^{\circ} 28' 10'' E$ ; thence southerly along said curve, a distance of 223.02 feet to the point of curvature of a compound curve, concave to the northeast, having a radius of 375.00 feet, a central angle of  $57^{\circ} 16' 41''$ , and a chord of 359.47 feet bearing  $S 61^{\circ} 03' 11'' E$ ; thence southeasterly along said curve, a distance of 374.88 feet; thence  $S 89^{\circ} 41' 31'' E$ , a distance of 377.44 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 300.00 feet, a central angle of  $78^{\circ} 33' 05''$ , a chord length of 379.83 feet bearing  $S 50^{\circ} 24' 59'' E$ ; thence southeasterly along said curve, a distance of 411.29 feet; thence  $S 11^{\circ} 08' 26'' E$ , a distance of 215.69 feet to the point of curvature of a tangent curve, concave to the northeast, having a radius of 170.00 feet, a central angle of  $50^{\circ} 58' 17''$ , a chord length of 146.30 feet bearing  $S 36^{\circ} 37' 35'' E$ ; thence southeasterly along said curve, a distance of 151.24 feet; thence  $S 62^{\circ} 06' 44'' E$ , a distance of 218.18 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 170.00 feet, a central angle of  $41^{\circ} 53' 53''$ , a chord length of 121.56 feet bearing  $S 83^{\circ} 03' 40'' E$ ; thence easterly along said curve, a distance of 124.31 feet; thence  $N 75^{\circ} 59' 24'' E$ , a distance of 441.57 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 1150.00 feet, a central angle of  $76^{\circ} 17' 33''$ , a chord length of 1420.64 feet bearing  $S 65^{\circ} 51' 50'' E$ ; thence southeasterly along said curve, a distance of 1531.29 feet to the point of curvature of a compound curve, concave to the northwest, having a radius of 400.00 feet, a central angle of  $109^{\circ} 28' 33''$ , and a chord of 653.22 feet bearing  $S 27^{\circ} 01' 13'' W$ ; thence southwesterly along said curve, a distance of 764.28 feet; thence  $S 81^{\circ} 45' 30'' W$ , a distance of 845.42 feet to the point of curvature of a tangent curve, concave to the southeast, having a radius of 400.00 feet, a central angle of  $91^{\circ} 48' 15''$ , a chord length of 574.52 feet bearing  $S 35^{\circ} 51' 22'' W$ ; thence southwesterly along said curve, a distance of 640.91 feet; thence  $S 10^{\circ} 02' 45'' E$ , a distance of 281.18 feet to the point of curvature of a tangent curve, concave to the west, having a radius of 1430.00 feet, a central angle of  $27^{\circ} 13' 58''$ , a chord length of 673.30 feet bearing  $S 3^{\circ} 34' 14'' W$ ; thence southerly along said curve, a distance of 679.68 feet; thence  $S 17^{\circ} 11' 13'' W$ , a distance of 388.28 feet to a point at the confluence of the said unnamed tidal creek and the Cooper River; said point of confluence being the point of curvature of a tangent curve, concave to the northwest, having a radius of 325.00 feet, a central angle of  $89^{\circ} 15' 16''$ , a chord length of 456.62 feet bearing  $S 61^{\circ} 48' 51'' W$ ; thence southwesterly along said curve, a distance of 506.28 feet and running with the various meanders of the Cooper River the following courses and distances:  $N 73^{\circ} 33' 31'' W$ , a distance of 1519.06 feet to the point of curvature of a tangent curve, concave to the southeast, having a radius of 1500.00 feet, a central angle of  $94^{\circ} 39' 06''$ , a chord length of 2205.66 feet bearing  $S 59^{\circ} 06' 56'' W$ ; thence southwesterly along said curve, a distance of 2477.97 feet to the point of curvature of a compound curve, concave to the northeast, having a radius of 400.00 feet, a central angle of  $95^{\circ} 06' 45''$ , and a chord of 590.35 feet bearing  $S 35^{\circ} 45' 59'' E$ ; thence southeasterly along said curve, a distance of 664.01 feet; thence  $S 83^{\circ} 19' 22'' E$ , a distance of 1368.81 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 580.00 feet, a central angle of  $77^{\circ} 02' 57''$ , a chord length of 722.51 feet bearing  $S 44^{\circ} 47' 53'' E$ ; thence southeasterly along said curve, a distance of 779.96 feet; thence  $S 6^{\circ} 16' 25'' E$ , a distance of 1989.05 feet; thence  $S 1^{\circ} 56' 32'' W$ , a distance of 1423.70 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 250.00 feet, a central angle of  $140^{\circ} 49' 06''$ , a chord length of 471.06 feet bearing  $S 72^{\circ} 21' 05'' W$ ; thence westerly along said curve, a distance of 614.44 feet; thence  $N 37^{\circ} 14' 22'' W$ , a distance of 1632.00 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 1400.00 feet, a central angle of  $91^{\circ} 48' 10''$ , a chord length of 2010.80 feet bearing  $N 83^{\circ} 08' 27'' W$ ;

thence westerly along said curve, a distance of 2243.16 feet; thence S 50° 57' 29" W, a distance of 2145.78 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 800.00 feet, a central angle of 74° 53' 55", a chord length of 972.90 feet bearing S 13° 30' 31" W; thence southerly along said curve, a distance of 1045.78 feet to the point of curvature of a compound curve, concave to the northeast, having a radius of 1600.00 feet, a central angle of 29° 09' 23", and a chord of 805.44 feet bearing S 38° 31' 08" E; thence southeasterly along said curve, a distance of 814.20 feet; thence S 53° 05' 50" E, a distance of 982.95 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 1800.00 feet, a central angle of 47° 52' 38", a chord length of 1460.72 feet bearing S 29° 09' 31" E; thence southeasterly along said curve, a distance of 1504.10 feet to the point of curvature of a compound curve, concave to the north, having a radius of 375.00 feet, a central angle of 152° 47' 19", and a chord of 728.95 feet bearing S 71° 10' 28" W; thence westerly along said curve, a distance of 1000.00 feet to a point at the confluence of the Cooper River and the New River; thence running with the various meanderings of the New River and the common boundary line of Jasper and Beaufort Counties the following courses and distances: N 32° 25' 53" W, a distance of 767.19 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 1180.00 feet, a central angle of 95° 35' 06", a chord length of 1748.09 feet bearing N 80° 13' 26" W; thence westerly along said curve, a distance of 1968.56 feet; thence S 51° 59' 01" W, a distance of 2189.64 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 1085.00 feet, a central angle of 117° 03' 29", a chord length of 1850.80 feet bearing N 69° 29' 14" W; thence westerly along said curve, a distance of 2216.71 feet; thence N 10° 57' 30" W, a distance of 1349.76 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 825.00 feet, a central angle of 125° 37' 18", a chord length of 1467.68 feet bearing N 73° 46' 09" W; thence westerly along said curve, a distance of 1808.82 feet; thence S 43° 25' 13" W, a distance of 965.13 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 700.00 feet, a central angle of 77° 02' 48", a chord length of 871.97 feet bearing S 81° 56' 36" W; thence westerly along said curve, a distance of 941.30 feet; thence N 59° 32' 00" W, a distance of 1395.26 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 610.00 feet, a central angle of 94° 30' 26", a chord length of 895.93 feet bearing S 73° 12' 47" W; thence westerly along said curve, a distance of 1006.17 feet; thence S 25° 57' 34" W, a distance of 2543.87 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 680.00 feet, a central angle of 104° 41' 28", a chord length of 1076.72 feet bearing S 78° 18' 18" W; thence westerly along said curve, a distance of 1242.50 feet; thence N 49° 20' 58" W, a distance of 1018.67 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 730.00 feet, a central angle of 93° 02' 12", a chord length of 1059.37 feet bearing S 84° 07' 56" W; thence westerly along said curve, a distance of 1185.37 feet; thence S 37° 36' 50" W, a distance of 1923.57 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 365.00 feet, a central angle of 148° 47' 35", a chord length of 703.10 feet bearing N 67° 59' 23" W; thence westerly along said curve, a distance of 947.88 feet; thence N 6° 24' 25" E, a distance of 685.97 feet to the point of curvature of a tangent curve, concave to the west, having a radius of 1900.00 feet, a central angle of 15° 59' 37", a chord length of 528.64 feet bearing N 1° 35' 24" W; thence northerly along said curve, a distance of 530.36 feet; thence N 9° 35' 12" W, a distance of 717.64 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 820.00 feet, a central angle of 56° 28' 11", a chord length of 775.86 feet bearing N 18° 38' 53" E; thence northerly along said curve, a distance of 808.18 feet; thence N 46° 52' 59" E, a distance of 1021.87 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 420.00 feet, a central angle of 141° 14' 46", a chord length of 792.42 feet bearing N 23° 44' 24" W; thence northwesterly along said curve, a distance of 1035.39 feet; thence S 85° 38' 13" W, a distance of 837.73 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 1440.00 feet, a central angle of 40° 59' 13", a chord length of 1008.29 feet bearing N 73° 52' 10" W; thence westerly along said curve, a distance of 1030.11 feet; thence N 53° 22' 34" W, a distance of 542.06

feet; thence N 35° 16' 03" W, a distance of 880.57 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 1440.00 feet, a central angle of 41° 13' 02", a chord length of 1013.71 feet bearing N 14° 39' 32" W; thence northerly along said curve, a distance of 1035.90 feet; thence N 5° 56' 59" E, a distance of 1052.15 feet to the point of curvature of a tangent curve, concave to the southeast, having a radius of 1000.00 feet, a central angle of 40° 51' 05", a chord length of 697.98 feet bearing N 26° 22' 31" E; thence northeasterly along said curve, a distance of 712.99 feet; thence N 46° 48' 03" E, a distance of 753.74 feet to the point of curvature of a tangent curve, concave to the southeast, having a radius of 1000.00 feet, a central angle of 19° 50' 46", a chord length of 344.65 feet bearing N 56° 43' 26" E; thence northeasterly along said curve, a distance of 346.38 feet to the point of curvature of a compound curve, concave to the south, having a radius of 2050.00 feet, a central angle of 35° 29' 11", and a chord of 1249.48 feet bearing N 84° 23' 25" E; thence easterly along said curve, a distance of 1269.68 feet to the point of curvature of a compound curve, concave to the southwest, having a radius of 625.00 feet, a central angle of 84° 52' 16", and a chord of 843.45 feet bearing S 35° 25' 51" E; thence southeasterly along said curve, a distance of 925.80 feet; thence S 7° 00' 17" W, a distance of 976.59 feet to the point of curvature of a tangent curve, concave to the northeast, having a radius of 500.00 feet, a central angle of 65° 00' 31", a chord length of 537.36 feet bearing S 25° 29' 59" E; thence southeasterly along said curve, a distance of 567.31 feet; thence S 58° 00' 14" E, a distance of 497.03 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 1380.00 feet, a central angle of 24° 58' 54", a chord length of 596.94 feet bearing S 45° 30' 47" E; thence southeasterly along said curve, a distance of 601.70 feet; thence S 33° 01' 20" E, a distance of 782.89 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 490.00 feet, a central angle of 108° 32' 26", a chord length of 795.55 feet bearing S 87° 17' 33" E; thence easterly along said curve, a distance of 928.25 feet; thence N 38° 26' 14" E, a distance of 518.88 feet to the point of curvature of a tangent curve, concave to the west, having a radius of 775.00 feet, a central angle of 88° 20' 52", a chord length of 1080.10 feet bearing N 5° 44' 12" W; thence northerly along said curve, a distance of 1195.02 feet; thence N 49° 54' 38" W, a distance of 705.70 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 600.00 feet, a central angle of 104° 11' 09", a chord length of 946.81 feet bearing N 2° 10' 56" E; thence northerly along said curve, a distance of 1091.03 feet; thence N 54° 16' 31" E, a distance of 136.59 feet to the point of curvature of a tangent curve, concave to the northwest, having a radius of 750.00 feet, a central angle of 54° 54' 45", a chord length of 691.61 feet bearing N 26° 49' 09" E; thence northeasterly along said curve, a distance of 718.80 feet; thence N 0° 38' 14" W, a distance of 580.54 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 760.00 feet, a central angle of 28° 51' 54", a chord length of 378.84 feet bearing N 13° 47' 43" E; thence northerly along said curve, a distance of 382.88 feet; thence N 28° 13' 40" E, a distance of 675.44 feet to the point of curvature of a tangent curve, concave to the west, having a radius of 760.00 feet, a central angle of 30° 01' 06", a chord length of 393.64 feet bearing N 13° 13' 07" E; thence northerly along said curve, a distance of 398.18 feet; thence N 1° 47' 26" W, a distance of 1060.41 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 1050.00 feet, a central angle of 70° 45' 47", a chord length of 1215.94 feet bearing N 37° 10' 20" W; thence northwesterly along said curve, a distance of 1296.80 feet; thence N 72° 33' 14" W, a distance of 1216.19 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 410.00 feet, a central angle of 146° 24' 56", a chord length of 785.03 feet bearing N 0° 39' 14" E; thence northerly along said curve, a distance of 1047.73 feet; thence N 73° 51' 42" E, a distance of 883.90 feet; thence S 88° 55' 22" E, a distance of 1159.25 feet to the point of curvature of a tangent curve, concave to the west, having a radius of 500.00 feet, a central angle of 144° 57' 13", a chord length of 953.60 feet bearing N 18° 36' 01" E; thence northerly along said curve, a distance of 1264.96 feet; thence N 53° 52' 36" W, a distance of 923.21 feet to the point of curvature of a tangent curve, concave to the northeast, having a radius of 657.00 feet, a central angle of 41° 38' 44", a chord length of 467.10 feet bearing N 33° 03' 14" W; thence northwesterly along said curve, a distance of 477.54 feet; thence N 12°

13' 51" W, a distance of 738.93 feet; thence N 34° 52' 16" W, a distance of 453.84 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 600.00 feet, a central angle of 94° 37' 50", a chord length of 882.11 feet bearing N 82° 11' 11" W; thence westerly along said curve, a distance of 990.97 feet; thence S 50° 29' 54" W, a distance of 771.61 feet to the point of curvature of a tangent curve, concave to the northeast, having a radius of 425.00 feet, a central angle of 128° 28' 22", a chord length of 765.51 feet bearing N 65° 15' 55" W; thence northwesterly along said curve, a distance of 952.97 feet; thence N 1° 01' 44" W, a distance of 1360.77 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 400.00 feet, a central angle of 136° 48' 15", a chord length of 743.83 feet bearing N 69° 25' 51" W; thence westerly along said curve, a distance of 955.07 feet; thence S 42° 10' 01" W, a distance of 1056.88 feet to the point of curvature of a tangent curve, concave to the northwest, having a radius of 1000.00 feet, a central angle of 33° 40' 16", a chord length of 579.25 feet bearing S 59° 00' 09" W; thence southwesterly along said curve, a distance of 587.67 feet; thence S 75° 50' 17" W, a distance of 370.03 feet to the point of curvature of a tangent curve, concave to the northeast, having a radius of 380.00 feet, a central angle of 112° 12' 29", a chord length of 630.84 feet bearing N 48° 03' 29" W; thence northwesterly along said curve, a distance of 744.19 feet; thence N 8° 02' 46" E, a distance of 687.08 feet to the point of curvature of a tangent curve, concave to the southeast, having a radius of 1000.00 feet, a central angle of 69° 59' 17", a chord length of 1146.98 feet bearing N 43° 02' 24" E; thence northeasterly along said curve, a distance of 1221.52 feet; thence N 78° 02' 03" E, a distance of 1177.46 feet to the point of curvature of a tangent curve, concave to the northwest, having a radius of 525.00 feet, a central angle of 92° 47' 43", a chord length of 760.35 feet bearing N 31° 38' 11" E; thence northeasterly along said curve, a distance of 850.28 feet to the point of curvature of a compound curve, concave to the south, having a radius of 890.00 feet, a central angle of 118° 39' 03", and a chord of 1530.94 feet bearing N 74° 05' 12" W; thence westerly along said curve, a distance of 1843.05 feet; thence S 46° 35' 17" W, a distance of 594.62 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 340.00 feet, a central angle of 96° 46' 30", a chord length of 508.40 feet bearing N 85° 01' 28" W; thence westerly along said curve, a distance of 574.27 feet; thence N 36° 38' 13" W, a distance of 649.48 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 650.00 feet, a central angle of 60° 05' 36", a chord length of 650.92 feet bearing N 66° 41' 01" W; thence northwesterly along said curve, a distance of 681.74 feet; thence S 83° 16' 11" W, a distance of 1202.00 feet to the point of curvature of a tangent curve, concave to the northeast, having a radius of 700.00 feet, a central angle of 94° 59' 42", a chord length of 1032.15 feet bearing N 49° 13' 59" W; thence northwesterly along said curve, a distance of 1160.58 feet; thence N 1° 44' 08" W, a distance of 695.61 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 600.00 feet, a central angle of 138° 23' 00", a chord length of 1121.73 feet bearing N 70° 55' 38" W; thence westerly along said curve, a distance of 1449.15 feet; thence S 39° 52' 52" W, a distance of 519.30 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 370.00 feet, a central angle of 113° 36' 19", a chord length of 619.22 feet bearing N 83° 18' 59" W; thence westerly along said curve, a distance of 733.63 feet to the point of curvature of a compound curve, concave to the east, having a radius of 450.00 feet, a central angle of 25° 07' 36", and a chord of 195.77 feet bearing N 13° 57' 01" W; thence northerly along said curve, a distance of 197.35 feet; thence N 1° 23' 13" W, a distance of 993.86 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 350.00 feet, a central angle of 174° 31' 30", a chord length of 699.20 feet bearing N 88° 38' 58" W; thence westerly along said curve, a distance of 1066.11 feet; thence S 4° 05' 17" W, a distance of 718.65 feet to the point of curvature of a tangent curve, concave to the northwest, having a radius of 390.00 feet, a central angle of 56° 51' 36", a chord length of 371.35 feet bearing S 32° 31' 05" W; thence southwesterly along said curve, a distance of 387.03 feet; thence S 60° 56' 52" W, a distance of 1350.01 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 255.00 feet, a central angle of 182° 56' 29", a chord length of 509.83 feet bearing N 27° 34' 53" W; thence northwesterly along said curve, a distance of

814.20 feet; thence N 63° 53' 21" E, a distance of 763.65 feet to the point of curvature of a tangent curve, concave to the west, having a radius of 230.00 feet, a central angle of 135° 03' 31", a chord length of 425.07 feet bearing N 3° 38' 25" W; thence northerly along said curve, a distance of 542.16 feet; thence N 71° 10' 10" W, a distance of 642.87 feet; thence N 50° 24' 44" W, a distance of 830.91 feet; thence N 64° 23' 15" W, a distance of 944.56 feet; thence N 54° 12' 41" W, a distance of 711.48 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 275.00 feet, a central angle of 107° 38' 13", a chord length of 443.93 feet bearing N 0° 23' 34" W; thence northerly along said curve, a distance of 516.62 feet to the point of curvature of a compound curve, concave to the south, having a radius of 1000.00 feet, a central angle of 56° 22' 56", and a chord of 944.83 feet bearing N 81° 37' 00" E; thence easterly along said curve, a distance of 984.05 feet; thence S 70° 11' 32" E, a distance of 618.13 feet to the point of curvature of a non-tangent curve, concave to the northwest, having a radius of 200.00 feet, a central angle of 140° 01' 38", and a chord of 375.91 feet bearing N 41° 11' 36" E; thence northeasterly along said curve, a distance of 488.79 feet to the point of curvature of a compound curve, concave to the southwest, having a radius of 625.00 feet, a central angle of 60° 38' 58", and a chord of 631.12 feet bearing N 59° 08' 42" W; thence northwesterly along said curve, a distance of 661.58 feet; thence N 89° 28' 11" W, a distance of 472.98 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 155.00 feet, a central angle of 145° 32' 12", a chord length of 296.09 feet bearing N 16° 42' 05" W; thence northerly along said curve, a distance of 393.71 feet; thence N 56° 04' 01" E, a distance of 462.45 feet to the point of curvature of a tangent curve, concave to the west, having a radius of 300.00 feet, a central angle of 87° 34' 09", a chord length of 415.17 feet bearing N 12° 16' 56" E; thence northerly along said curve, a distance of 458.51 feet; thence N 31° 30' 08" W, a distance of 726.60 feet; thence N 17° 39' 51" W, a distance of 764.45 feet; thence N 46° 31' 55" W, a distance of 468.50 feet; thence N 37° 05' 13" W, a distance of 372.18 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 450.00 feet, a central angle of 78° 55' 42", a chord length of 572.04 feet bearing N 76° 33' 04" W; thence westerly along said curve, a distance of 619.90 feet; thence S 63° 59' 04" W, a distance of 178.11 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 400.00 feet, a central angle of 85° 21' 17", a chord length of 542.30 feet bearing N 73° 20' 17" W; thence westerly along said curve, a distance of 595.89 feet; thence N 30° 39' 38" W, a distance of 642.68 feet; thence N 24° 39' 22" W, a distance of 235.42 feet; thence N 7° 35' 51" W, a distance of 138.60 feet; thence N 2° 02' 46" W, a distance of 451.82 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 420.00 feet, a central angle of 69° 56' 26", a chord length of 481.45 feet bearing N 37° 01' 00" W; thence northwesterly along said curve, a distance of 512.69 feet; thence N 71° 59' 13" W, a distance of 618.32 feet; thence N 47° 15' 57" W, a distance of 161.47 feet; thence N 46° 12' 57" W, a distance of 445.80 feet; thence N 2° 51' 54" W, a distance of 204.75 feet; thence N 56° 42' 43" E, a distance of 214.24 feet; thence S 76° 29' 17" E, a distance of 415.74 feet; thence S 51° 28' 58" E, a distance of 385.84 feet; thence N 62° 45' 53" E, a distance of 189.91 feet; thence N 2° 06' 01" W, a distance of 761.49 feet to a point; thence leaving the New River and the common boundary line of Jasper and Beaufort Counties and running with the following courses and distances: S 65° 33' 41" E, a distance of 5507.59 feet; thence S 45° 39' 38" E, a distance of 1932.20 feet; thence N 12° 55' 26" E, a distance of 6501.59 feet; thence N 26° 32' 16" E, a distance of 3564.37 feet; thence S 26° 26' 29" E, a distance of 2638.37 feet; thence N 63° 44' 18" E, a distance of 671.25 feet; thence N 25° 32' 37" W, a distance of 917.73 feet; thence N 20° 49' 19" E, a distance of 482.23 feet; thence S 74° 10' 41" E, a distance of 1764.03 feet; thence N 20° 33' 19" E, a distance of 428.38 feet; thence N 20° 42' 01" E, a distance of 589.97 feet; thence S 70° 46' 47" E, a distance of 265.00 feet; thence N 19° 13' 13" E, a distance of 50.00 feet; thence S 70° 45' 50" E, a distance of 209.40 feet; thence S 1° 33' 45" W, a distance of 829.94 feet; thence N 85° 28' 55" E, a distance of 3972.02 feet; thence N 9° 21' 56" W, a distance of 1158.53 feet; thence N 13° 01' 38" E, a distance of 700.00 feet to a point on the southerly right of way of South Carolina State Highway No.

46; thence along said southerly right of way S 76°58'22" E, a distance of 700.00 feet to the POINT OF BEGINNING, said tract or parcel containing 20,662 acres, more or less.