LOCATION SKETCH
SCALE : 1 INCH = 3 MILES

ADJOINING LANDOWNER REFERENCES:

1. ISRAELITE SOCIETY CHURCH
TMS# 212-00-01-007

2. JOSHUA UNITED METHODIST CHURCH
TMS# 212-00-01-008

3. MARSHA T. CICCOTTO
TMS# 212-00-01-001
DEED BOOK A-69 PAGE 345
DEED BOOK A-808 PAGE 324
DEED BOOK 63 PAGE 28
PLAT BOOK H PAGE 272
PLAT BOOK J PAGE 142

4. MARSHA T. CICCOTTO
TMS# 212-00-01-012
DEED BOOK A-70 PAGE 115
DEED BOOK A-69 PAGE 345
DEED BOOK A-808 PAGE 328
PLAT BOOK H PAGE 272

5. EUGENE WHITE
TMS# 212-00-01-003
DEED BOOK A-114 PAGE 186
DEED BOOK 1231 PAGE 0277

6. HEIRS OF JOSEPH ROBINSON
TMS# 212-00-01-004
DEED BOOK A-28 PAGE 103

7. THOMAS W. WATSON
TMS# 212-00-01-005
DEED BOOK A-329 PAGE 102

8. EVA WATSON
TMS# 212-00-01-006
DEED BOOK A-70 PAGE 215
DEED BOOK A-696 PAGE 58
PLAT BOOK C PAGE 145
(SEE ENCROACHMENT AGREEMENT BOOK C-72 PAGE 232)

9. PIMLICO CIVIC CLUB, INC
TMS# 212-00-04-010
DEED BOOK 1321 PAGE 123
PLAT CABINET D PAGE 089

10. BETTY M PETERS
TMS# 212-00-04-009
DEED BOOK A-564 PAGE 65
DEEB BOOK 0-446 PAGE 217
PLAT BOOK 0 PAGE 18

11. ALLAN A. LAWSON AND CAROLINA A. LAWSON
TMS# 212-00-04-008
DEED BOOK A-687 PAGE 275
PLAT BOOK 0 PAGE 18

12. ALLAN A. LAWSON AND CAROLINA A. LAWSON
TMS# 212-00-04-006
DEED BOOK A-631 PAGE 164
PLAT BOOK 0 PAGE 18

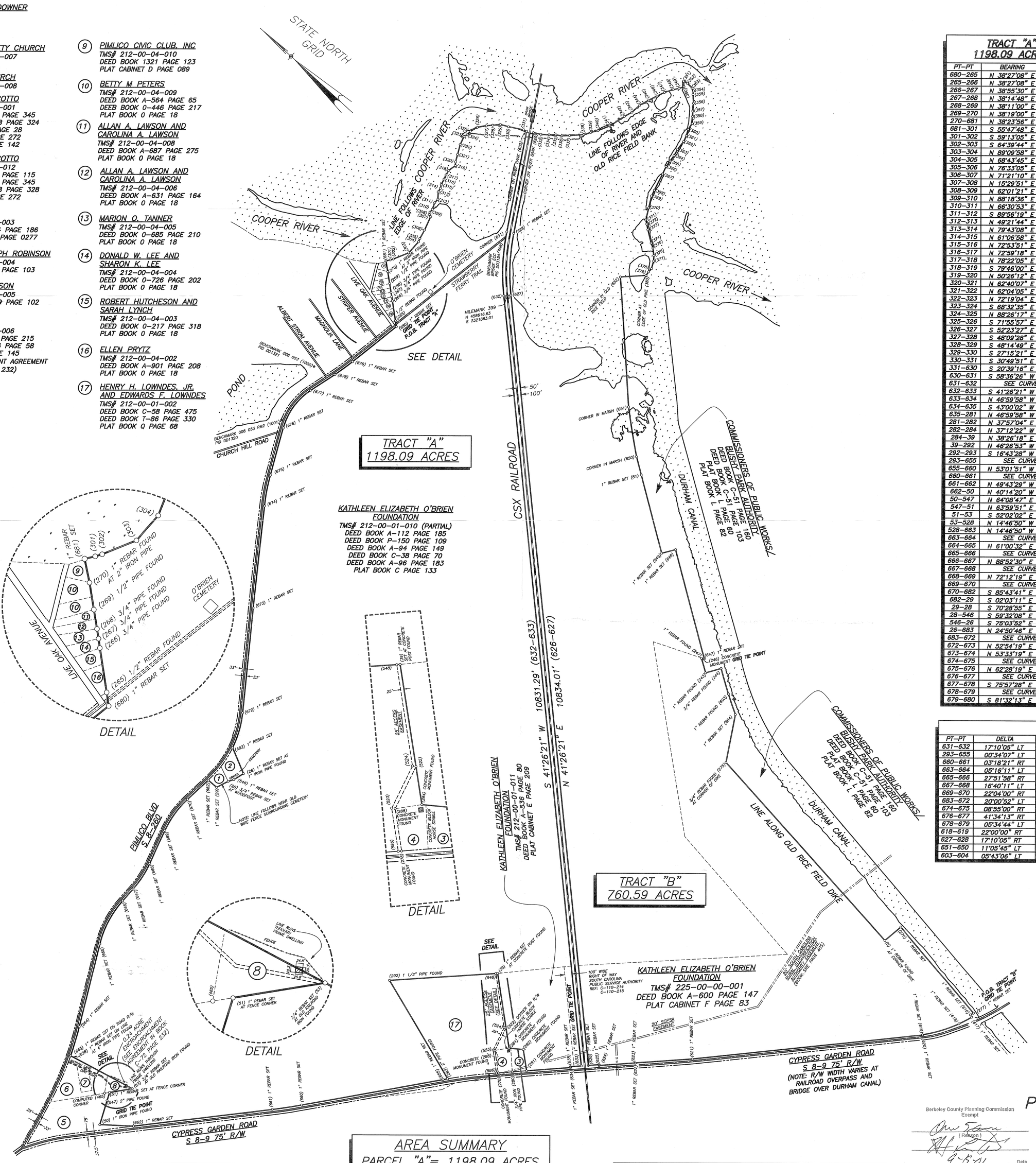
13. MARION O. TANNER
TMS# 212-00-04-005
DEED BOOK 0-685 PAGE 210
PLAT BOOK 0 PAGE 18

14. DONALD W. LEE AND SHARON K. LEE
TMS# 212-00-04-004
DEED BOOK 0-726 PAGE 202
PLAT BOOK 0 PAGE 18

15. ROBERT HUTCHESON AND SARAH LYNCH
TMS# 212-00-04-003
DEED BOOK 0-217 PAGE 318
PLAT BOOK 0 PAGE 18

16. ELLEN PRYTZ
TMS# 212-00-04-002
DEED BOOK A-901 PAGE 208
PLAT BOOK 0 PAGE 18

17. HENRY H. LOWNDES, JR. AND EDWARDS F. LOWNDES
TMS# 212-00-01-002
DEED BOOK C-58 PAGE 475
DEED BOOK T-86 PAGE 330
PLAT BOOK Q PAGE 68



TRACT "A" 1198.09 ACRES

PT-PT	BEARING	DISTANCE
680-265	N 38°27'08" E	85.01'
265-266	N 38°27'08" E	279.21'
266-267	N 38°55'30" E	58.77'
267-268	N 38°14'48" E	61.62'
268-269	N 38°11'00" E	125.59'
269-270	N 38°19'00" E	170.13'
270-681	N 38°23'56" E	151.33'
681-301	S 55°47'48" E	60.70'
301-302	S 59°13'05" E	44.80'
302-303	S 64°39'44" E	229.99'
303-304	N 89°09'58" E	207.45'
304-305	N 68°43'45" E	49.26'
305-306	N 76°33'05" E	137.74'
306-307	N 71°21'10" E	203.93'
307-308	N 15°29'51" E	36.87'
308-309	N 62°01'21" E	32.09'
309-310	N 88°18'36" E	52.71'
310-311	N 66°30'53" E	98.95'
311-312	S 89°56'19" E	65.69'
312-313	N 49°21'44" E	102.57'
313-314	N 79°43'08" E	59.20'
314-315	N 61°06'58" E	51.10'
315-316	N 72°53'51" E	87.75'
316-317	N 72°59'18" E	65.75'
317-318	N 78°22'05" E	73.11'
318-319	S 79°46'00" E	115.36'
319-320	N 50°26'12" E	52.06'
320-321	N 62°40'07" E	106.82'
321-322	N 62°04'05" E	143.90'
322-323	N 72°19'04" E	125.72'
323-324	S 68°32'35" E	50.29'
324-325	N 88°26'17" E	65.20'
325-326	S 71°55'57" E	115.14'
326-327	S 52°23'27" E	124.13'
327-328	S 48°09'28" E	90.52'
328-329	S 48°14'49" E	107.24'
329-330	S 27°15'21" E	118.52'
330-331	S 30°49'51" E	211.86'
331-630	S 20°39'16" E	50.69'
630-631	S 58°36'26" W	1435.22'
631-632	SEE CURVE TABLE	
632-633	S 41°26'21" W	10831.29'
633-634	N 46°59'58" W	151.20'
634-635	S 43°00'02" W	12.50'
635-281	N 46°59'58" W	614.63'
281-282	N 37°57'04" E	300.06'
282-284	N 37°12'22" W	205.91'
284-39	N 38°26'18" E	1057.94'
39-292	N 46°26'53" W	1507.94'
292-293	S 16°43'28" W	1598.02'
293-655	SEE CURVE TABLE	
655-660	N 53°01'51" W	1997.54'
660-661	SEE CURVE TABLE	
661-662	N 49°43'29" W	1951.17'
662-50	N 40°14'20" W	475.02'
50-547	N 64°08'47" E	350.07'
547-51	N 63°59'51" E	120.34'
51-53	S 52°02'02" E	325.23'
53-528	N 14°46'50" W	980.74'
528-663	N 14°46'50" W	1.12'
663-664	SEE CURVE TABLE	
664-665	N 61°00'32" E	1196.17'
665-666	SEE CURVE TABLE	
666-667	N 88°52'30" E	221.95'
667-668	SEE CURVE TABLE	
668-669	N 72°12'19" E	510.02'
669-670	SEE CURVE TABLE	
670-682	S 85°43'41" E	395.35'
682-29	S 02°03'11" E	154.00'
29-28	S 70°28'55" E	181.14'
28-546	S 59°32'08" E	80.35'
546-26	S 75°03'52" E	157.38'
26-683	N 24°50'46" E	390.79'
683-672	SEE CURVE TABLE	
672-673	N 52°54'19" E	1479.27'
673-674	N 53°33'19" E	1434.36'
674-675	SEE CURVE TABLE	
675-676	N 62°28'19" E	684.10'
676-677	SEE CURVE TABLE	
677-678	S 75°57'28" E	403.92'
678-679	SEE CURVE TABLE	
679-680	S 81°32'13" E	784.11'

TRACT "B" 760.59 ACRES

PT-PT	BEARING	DISTANCE
277-616	N 70°39'21" W	48.86'
616-617	S 19°20'39" W	37.50'
617-618	N 70°39'21" W	200.00'
618-619	SEE CURVE TABLE	
619-620	S 41°20'39" W	4.50'
620-621	N 48°39'21" W	3233.19'
621-622	N 46°59'58" W	796.29'
622-623	N 43°00'02" E	4.50'
623-624	N 46°59'58" W	500.00'
624-625	N 43°00'02" E	12.50'
625-626	N 46°59'58" W	148.76'
626-627	N 41°26'21" E	10834.01'
627-628	SEE CURVE TABLE	
628-629	N 58°36'26" E	1435.22'
629-333	S 29°26'11" E	105.27'
333-334	S 39°29'08" E	116.45'
334-335	S 42°10'58" E	95.85'
335-336	S 32°59'24" E	84.05'
336-337	S 45°29'01" E	106.83'
337-338	S 46°19'05" E	199.57'
338-339	S 60°28'37" E	99.83'
339-340	S 57°39'50" E	106.61'
340-341	S 64°05'28" E	175.93'
341-342	S 76°05'25" E	238.23'
342-343	S 72°12'02" E	122.29'
343-344	S 84°46'20" E	146.35'
344-345	S 71°58'39" E	146.50'
345-346	S 69°31'10" E	127.65'
346-347	S 68°27'37" E	115.51'
347-348	S 60°44'37" E	127.25'
348-349	S 54°46'52" E	84.00'
349-350	S 60°53'34" E	71.87'
350-351	N 43°31'01" E	77.88'
351-352	S 13°23'59" E	59.60'
352-353	S 03°09'19" W	94.65'
353-354	S 19°09'47" W	43.24'
354-355	S 55°30'48" W	50.45'
355-356	S 44°43'03" W	123.67'
356-357	S 52°24'56" W	108.50'
357-358	S 48°41'33" W	75.89'
358-359	S 51°00'35" W	98.06'
359-360	S 81°46'05" W	99.61'
360-361	S 63°25'47" W	93.55'
361-362	S 71°31'03" W	87.28'
362-363	S 84°53'26" W	137.71'
363-364	S 76°47'51" W	103.39'
364-365	S 83°51'58" W	93.07'
365-366	S 83°05'10" W	94.76'
366-367	S 72°14'57" W	117.01'
367-368	S 74°09'11" W	254.22'
368-369	S 73°30'03" W	88.15'
369-370	S 60°47'28" W	172.87'
370-371	S 60°47'28" W	172.87'
371-372	S 34°33'11" W	59.30'
372-373	S 36°12'05" W	79.42'
373-374	S 33°46'08" W	193.78'
374-375	S 27°12'14" W	72.58'
375-376	S 40°35'24" W	106.71'
376-377	S 49°39'19" W	77.54'
377-378	S 63°02'39" W	109.68'
378-379	S 88°57'02" W	60.13'
379-380	S 82°48'18" W	61.56'
380-652	N 46°19'08" W	357.74'
652-651	S 43°40'52" W	1821.75'
651-650	SEE CURVE TABLE	
650-81	S 32°35'08" W	266.10'
81-649	S 32°35'08" W	1131.03'
649-648	S 57°24'53" E	200.03'
648-647	S 32°35'07" W	1583.24'
647-246	N 63°20'16" W	7.11'
246-247	N 23°54'27" W	34.61'
247-243	S 31°19'18" W	211.56'
243-244	S 58°41'52" E	225.23'
244-603	S 31°22'54" W	372.07'
603-604	SEE CURVE TABLE	
604-275	S 58°13'57" W	683.71'
275-6	S 05°35'50" W	3330.24'
6-276	S 83°12'21" E	292.67'
276-277	S 07°00'26" W	1592.93'

CURVE TABLE

PT-PT	DELTA	RADIUS	ARC-LENGTH	TANGENT	BEARING	CHORD
631-632	17°10'05" LT	3013.53'	902.98'	454.90'	S 50°01'23" W	899.60'
293-655	00°34'07" LT	6588.65'	65.39'	32.68'	N 52°44'47" W	65.39'
660-661	03°18'21" RT	7184.19'	414.52'	207.32'	N 51°22'40" W	414.46'
663-664	05°16'11" LT	4617.33'	424.67'	212.48'	N 63°38'36" E	424.52'
665-666	27°51'58" RT	1413.67'	687.55'	350.71'	N 74°56'31" E	680.79'
667-668	16°40'11" LT	1476.63'	429.61'	216.33'	N 80°32'25" E	428.10'
669-670	22°04'00" RT	1399.42'	538.97'	272.87'	N 83°14'19" E	535.64'
683-672	20°00'52" LT	1465.45'	511.91'	258.59'	N 62°54'45" E	509.31'
674-675	08°55'00" RT	2831.56'	440.66'	220.78'	N 58°00'49" E	440.22'
676-677	41°34'13" RT	915.98'	664.57'	347.67'	N 83°15'25" E	650.09'
678-679	05°34'44" LT	3111.56'	302.98'	152.15'	S 78°44'50" E	302.86'
618-619	22°00'00" RT	1394.90'	535.60'	271.14'	N 59°39'21" W	532.32'
627-628	17°10'05" RT	2913.53'	873.01'	439.80'	N 50°01'23" E	869.75'
651-650	11°05'45" LT	3641.30'	705.17'	353.69'	S 38°07'59" W	704.07'
603-604	05°43'06" LT	3037.76'	303.18'	151.71'	S 28°28'32" W	303.05'

COURSES AROUND 25' ACCESS EASEMENT

PT-PT	BEARING	DISTANCE
278-288	N 38°32'14" E	318.92'
288-522	N 73°18'56" E	350.00'
522-39	N 38°26'18" E	770.74'
39-548	N 46°26'53" W	25.10'
548-524	S 38°26'18" W	765.12'
524-523	S 73°18'56" W	349.98'
523-586	S 38°32'14" W	325.09'
586-278	S 47°40'47" E	25.05'

Doc# 000047657 File Cabinet alphabetical
PLAT ~~CABINET~~ PAGE
Filed and Recorded
09/19/2001 01:10:50PM
Cynthia B. Forte
Register of Deeds Berkeley Co. SC

AREA SUMMARY

PARCEL "A"= 1198.09 ACRES
PARCEL "B"= 760.59 ACRES

TOTAL = 1958.68 ACRES

NOTE:
ACCORDING TO F.I.R.M. COMMUNITY PANEL #450029 0285 C DATED MAY 6, 1996 AND PANEL # 450029 0295 C DATED MAY 6, 1996. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X ZONE AE.

NOTE:
FOR ROADS:
REFERENCE: PLANS
SCDOT DOCKET 8.206, PROJECT NO. 451-A & B S 8-9 CYPRESS GARDEN ROAD
SCDOT DOCKET 8.306, S 8-9 CYPRESS GARDEN ROAD
SCDOT DOCKET 8.335, S 8-260 PIMLICO BLVD.

Berkeley County Planning Commission Exempt
(Reason)
Date 8-8-01

BOUNDARY SURVEY OF
THE BLUFF PLANTATION
FOR CONVEYANCE TO
PEGASUS HOLDINGS, L.L.C.
LOCATED APPROX. 8.5 MILES SOUTHEAST OF MONCKS CORNER
BERKELEY COUNTY, SOUTH CAROLINA
JULY 25, 2001
SCALE : 1 INCH = 600 FEET

0 600' 1200' 1800' 2400' 3000' 3600'

SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.
P.O. BOX 12 JENKINSVILLE, S.C. 29065 telephone (803) 345-5297
MICHAEL R. MILLS, S.C.P.L.S. # 11606

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT 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 B SURVEY AS SPECIFIED THEREIN.

DRAWING BY CHRISTOPHER W. BASS

SURVEYOR'S SEAL	SURVEYOR'S SEAL	C.O.A SEAL
7-25-2001	SOUTH CAROLINA REGISTERED LAND SURVEYOR 11606 MICHAEL RALPH MILLS	

REF. 7294

TMS# 212, 225

309-480-7248-2