

# Harbour Point

LEGAL DESCRIPTION OF PHASE 1, 2, 3 AND 4 LAND

ALL that certain piece, parcel or tract of land, situate, lying and being in the Shelter Cove portion of Palmetto Dunes Resort on Hilton Head Island, Beaufort County, South Carolina, containing 5.25 acres, more or less, and being more particularly shown and described as individual Parcels, Phase 1, Phase 2, Phase 3, Phase 4 and Recreational Parcels on a plat entitled "As-Built Survey, Harbour Point Horizontal Property Regime Phase 1, 2, 3 and 4 & Recreational Parcels" prepared by Hussey, Gay & Bell, Consulting Engineers and certified to by Roy Hussey, S.C. R.L.S. No. 2373, which plat is dated February 21, 1983, and last revised May 2, 1988, said plat being recorded in the RMC Office for Beaufort County, South Carolina, in Plat Book 35 at Page 46. Said 5.25 acre parcel is further described by courses and distances, metes and bounds as follows, to wit:

To find the Point of Beginning, commence at a concrete monument marking the intersection of the easternmost right-of-way of U.S. Highway 278 with the southwesternmost point of that certain right-of-way known as Queen's Folly Road and thence proceeding  $N00^{\circ}20'10''W$  for a distance of 220' to a point; thence proceeding  $S49^{\circ}21'13''W$  for a distance of 955.49' to a point; thence proceeding  $N41^{\circ}51'35''W$  for a distance of 167.29' to a point; thence proceeding  $N42^{\circ}01'55''W$  for a distance of 1009.38' to a point; thence proceeding  $S48^{\circ}22'40''W$  for a distance of 210.17' to a point; thence proceeding  $S48^{\circ}18'30''W$  for a distance of 231.66' to a point; thence proceeding  $N41^{\circ}33'45''W$  for a distance of 868.50' to a concrete monument which said concrete monument marks the Point of Beginning; from said concrete monument proceeding  $N41^{\circ}33'45''W$  for a distance of 418.03' to a concrete monument; thence proceeding  $N41^{\circ}26'25''W$  for a distance of 68.77' to a concrete monument; thence proceeding  $N3^{\circ}33'25''E$  for a distance of 283.51' to a concrete monument; thence proceeding  $N78^{\circ}00'10''W$  for a distance of 192.48' to a concrete monument; thence proceeding  $N11^{\circ}59'50''E$  for a distance of 95' to a concrete monument; thence proceeding  $S78^{\circ}00'10''E$  for a distance of 172.02' to a concrete monument; thence proceeding  $S69^{\circ}20'50''E$  for a distance of 540.93' to a concrete monument; thence proceeding  $S20^{\circ}39'10''W$  for a distance of 160' to a concrete monument; thence proceeding  $S19^{\circ}14'25''E$  for a distance of 89.27' to a concrete monument; thence proceeding along a curve in a southwesterly direction with a delta angle of  $44^{\circ}16'25''$ , a radius of 228.61', a chord distance of 172.29' along a chord bearing of  $S59^{\circ}05'10''W$  for an arc distance of 176.65 feet; thence continuing along a

curve in a southwesterly direction with a delta angle of  $14^{\circ}03'10''$ , a radius of 228.61', a chord distance of 55.93' and a chord bearing of  $E29^{\circ}55'25''W$  for a distance of 56.07'; thence continuing along a curve in a southeasterly direction with a delta angle of  $47^{\circ}06'20''$ , a radius of 228.61', a chord distance of 182.70', a chord bearing of  $S0^{\circ}39'20''E$  for a distance of 187.9' to the concrete monument which marks the Point of Beginning.