City Council
4:45 p.m., Tuesday, October 11, 2022
Council Chambers
1207 Palm Boulevard
Isle of Palms, South Carolina

Public Comment:
All citizens who wish to speak during the meeting must email their first and last name, address, and topic to Nicole DeNeane at nicoled@iop.net no later than **3:00 p.m. the business day before the meeting.** Citizens may also provide public comment here: https://www.iop.net/public-comment-form

Agenda

1. **Introduction of meeting** and acknowledgement that the press and public were duly notified of the meeting in accordance with the Freedom of Information Act.

2. **Citizen's Comments** – All comments will have a time limit of three (3) minutes.

3. **Purpose** – Consideration of First Reading of the following ordinances:

   a. **Ordinance 2022-08-** AN ORDINANCE AMENDING TITLE 5, PLANNING AND DEVELOPMENT, CHAPTER 4, ZONING, ARTICLE 2, DISTRICT REGULATIONS, OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO PROVIDE FOR A NEW CONSERVATION-RECREATION DISTRICT.

   b. **Ordinance 2022-09 -** AN ORDINANCE ADOPTING AMENDMENTS TO THE OFFICIAL ZONING MAP OF THE CITY OF ISLE OF PALMS TO PROVIDE FOR A NEW CONSERVATION-RECREATION (CR) ZONING DISTRICT AND TO REZONE CERTAIN PROPERTIES FROM THE SR-1 AND PDD DISTRICTS TO THE NEW CR ZONING DISTRICT AS SHOWN ON EXHIBIT I.

   c. **Ordinance 2022-10 -** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ISLE PALMS TO REZONE CERTAIN PROPERTIES FROM THE SR-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT AND PDD PLANNED DEVELOPMENT ZONING DISTRICT TO THE CR CONSERVATION-RECREATION ZONING DISTRICT, INCLUDING THE 11 PROPERTIES DESIGNATED AS TMS# 571-00-00-001, TMS# 604-01-00-001, TMS# 604-01-00-059, TMS# 571-08-00-226, TMS# 604-00-00-032, TMS# 604-00-00-033, TMS# 604-00-00-034, TMS# 604-00-00-035, TMS# 604-00-00-036, TMS# 604-05-00-185, AND TMS# 604-10-00-206, AS SHOWN ON THE PLATS ATTACHED AS EXHIBIT I.

   d. **Ordinance 2022-11 -** AN ORDINANCE AMENDING TITLE 5, PLANNING AND DEVELOPMENT, CHAPTER 4, ZONING, ARTICLE 2, DISTRICT REGULATIONS, SECTION 5-4-39, PDD PLANNED DEVELOPMENT DISTRICT, OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO PROVIDE CLARIFICATION BY CORRECTING SCRIVENER'S ERRORS AND

DELETING PROVISIONS RELATED TO THE WILD DUNES PRD.

e. **Ordinance 2022-12 -** AN ORDINANCE AMENDING THE CITY OF ISLE OF PALMS ZONING ORDINANCE BY AMENDING CERTAIN PROVISIONS OF THE ORIGINAL BEACH AND RACQUET CLUB PRD (ALSO KNOWN AS THE WILD DUNES PRD) TO EXCLUDE CERTAIN PROPERTIES FROM THE PRD DISTRICT, TO REDUCE THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IN THE PRD DISTRICT FROM 2,449 UNITS TO 2,119 UNITS, AND TO REDUCE THE MAXIMUM NUMBER OF INN UNITS PERMITTED IN THE PRD DISTRICT FROM 350 UNITS TO 297 UNITS.

4. **Executive Session** – If needed. Council may take action on matters discussed in Executive Session upon returning from Executive Session.

5. **Adjournment**

ORDINANCE 2022-08

AN ORDINANCE AMENDING TITLE 5, PLANNING AND DEVELOPMENT, CHAPTER 4, ZONING, ARTICLE 2, DISTRICT REGULATIONS, OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO PROVIDE FOR A NEW CONSERVATION-RECREATION DISTRICT.

BE IT ORDAINED AND ENACTED BY THE MAYOR AND COUNCIL MEMBERS OF THE CITY OF ISLE OF PALMS, SOUTH CAROLINA, IN CITY COUNCIL ASSEMBLED:

SECTION 1. That Section 5-4-40, "CO conservation district," is hereby deleted in its entirety and replaced with a new Section 5-4-40, titled "CR conservation-recreation district," to state as follows:

"Sec. 5-4-40. CR conservation-recreation district.

(1) *Purpose.* The purpose of the CR conservation-recreation district is:

a. To provide for an appropriate valuation that reflects the conservation and recreation use of land.

b. To ensure the preservation of significant and vital natural resources.

c. To lessen the hazards of loss of property, life, and the reduction of health and public safety due to periodic flooding by restricting uses in such areas.

d. To provide for improved public and/or private recreation activities.

e. To ensure the preservation of existing public and/or private recreation activities.

f. To provide for scenic easements to preserve the community heritage.

(2) *District boundary.* The boundaries of the CR conservation-recreation district are generally described as including a strip or band of water, beaches, marshlands, and pieces of natural and manmade highland areas in the marshlands which contain less than two (2) acres, up to the mean high-water mark or abutting the primary highland, which surrounds the entire perimeter of the City, as graphically depicted on the Official Zoning Map. The CR conservation-recreation district shall also include the golf courses and tennis facilities as graphically depicted on the Official Zoning Map.

(3) *Permitted uses.* The following uses are permitted within the CR

conservation-recreation district so long as the use does not materially and adversely affect water quality or the natural resources of the district, and such use has received all applicable governmental regulatory approval:

a. Outdoor recreational uses including swimming, fishing, beach-going, boat ramps, docks, piers, lifeguard stations, golf courses, tennis courts, and natural preserves.

b. Public utility lines.

c. A use conducted pursuant to a franchise granted by the City Council.

d. A use conducted pursuant to a City-sponsored activity or event.

e. Beach renourishment."

SECTION 2. That should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 3. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 4. That this Ordinance take effect and be in full force immediately.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF ISLE OF PALMS, ON THE _____ DAY OF _____, 2022.

_____
Phillip Pounds, Mayor

(Seal)
Attest:

_____
Nicole DeNeane, City Clerk
First Reading:_____
Public Hearing:_____
Second Reading:_____
Ratification:_____

Title 5 – Planning and Development
Chapter 4. – Zoning
Article 2. – District Regulations

Sec. 5-4-40. CR~~O~~ conservation-recreation district.

(1) *Purpose.* The purpose of the CR~~O~~ conservation-recreation district is:

a. To provide for an appropriate valuation that reflects the conservation and recreation use of land.

b. To ensure the preservation of significant and vital natural resources.

c. To lessen the hazards of loss of property, life, and the reduction of health and public safety due to periodic flooding by restricting uses in such areas.

d. To provide for improved public and/or private recreation activities.

e. To ensure the preservation of public and/or private recreation activities.

f. To provide for scenic easements to preserve the community heritage.

(2) *District boundary.* The boundaries of the CR ~~O~~ conservation-recreation district ~~consists of~~are generally described as including a strip or band of water, beaches, marshlands, and pieces of natural and manmade highland areas in the marshlands which contain less than two (2) acres, up to the mean high-water mark or abutting the primary highland, which surrounds the entire perimeter of the City, as ~~generally shown~~graphically depicted on the Official Zoning Map. The CR conservation-recreation district shall also include the golf courses and tennis facilities as graphically depicted on the Official Zoning Map.

(3) *Permitted uses.* The following uses are permitted within the CR~~O~~ conservation-recreation district so long as the use does not materially and adversely affect water quality or the natural resources of the district, and such use has received all applicable governmental regulatory approval:

a. Outdoor recreational uses including swimming, fishing, beach-going, boat ramps, docks, piers, lifeguard stations, golf courses, tennis courts, and natural preserves.

b. Public utility lines.

c. A use conducted pursuant to a franchise granted by the City Council.

d. A use conducted pursuant to a City-sponsored activity or event.

e. Beach renourishment.

(Ord. No. 2015-15, § 1, 2-23-2016)

ORDINANCE 2022-09

AN ORDINANCE ADOPTING AMENDMENTS TO THE OFFICIAL ZONING MAP OF THE CITY OF ISLE OF PALMS TO PROVIDE FOR A NEW CONSERVATION-RECREATION (CR) ZONING DISTRICT AND TO REZONE CERTAIN PROPERTIES FROM THE SR-1 AND PDD DISTRICTS TO THE NEW CR ZONING DISTRICT AS SHOWN ON EXHIBIT I.

BE IT ORDAINED AND ENACTED BY THE MAYOR AND COUNCIL MEMBERS OF THE CITY OF ISLE OF PALMS, SOUTH CAROLINA, IN CITY COUNCIL ASSEMBLED:

SECTION 1. That the Official Zoning Map of the City of Isle of Palms is hereby adopted as amended to provide for a new Conservation-Recreation (CR) zoning district and to rezone certain properties from the SR-1 and PDD districts to the new CR zoning district, as set forth in Exhibit I, attached hereto and incorporated herein by reference.

SECTION 2. That should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 3. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 4. That this Ordinance take effect and be in full force immediately.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF ISLE OF PALMS, ON THE _____ DAY OF _____, 2022.

_____
Phillip Pounds, Mayor

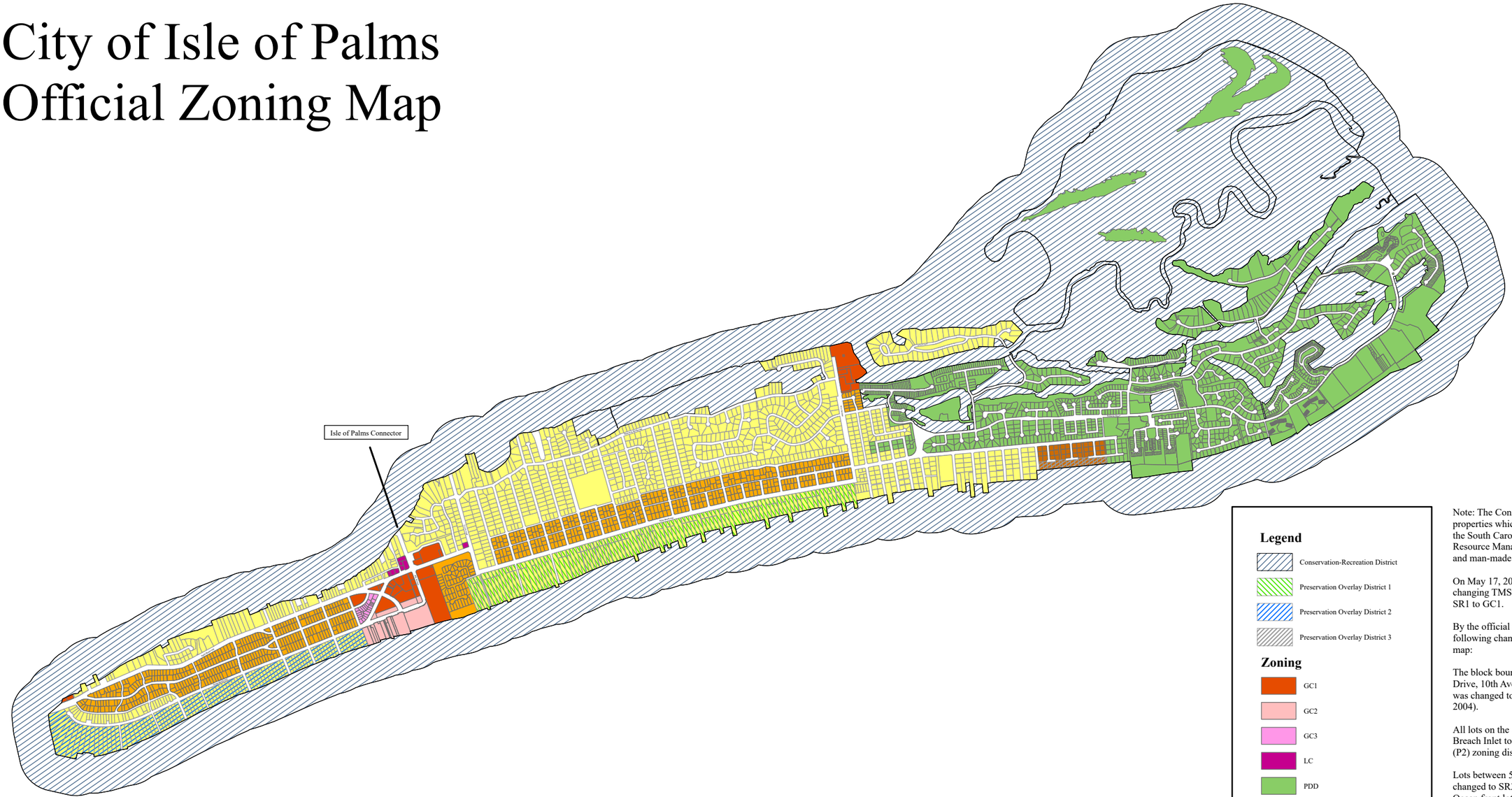
(Seal)
Attest:

_____
Nicole DeNeane, City Clerk
First Reading:_____
Public Hearing:_____
Second Reading:_____
Ratification:_____

EXHIBIT I

(Attach New Zoning Map Dated _____, 2022)

City of Isle of Palms
Official Zoning Map



N
W E
S

0 0.25 0.5 1 1.5 2 Miles

Legend

- Conservation-Recreation District
- Preservation Overlay District 1
- Preservation Overlay District 2
- Preservation Overlay District 3

Zoning

- GC1
- GC2
- GC3
- LC
- PDD
- SR2
- SR3
- SR1

Note: The Conservation (CO) District includes all properties which were designated as Critical Area by the South Carolina Office of Ocean and Coastal Resource Management and isolated pieces of natural and man-made highland.

On May 17, 2017 a clerical error was corrected by changing TMS#'s 568-11-00-174, 177 and 451 from SR1 to GC1.

By the official action of the City Council, the following changes were made to the official zoning map:

The block bound by J.C. Long Boulevard, Pavillion Drive, 10th Avenue and Ocean Boulevard (block30) was changed to GC3 zoning district (September 26, 2004).

All lots on the seaward side of Ocean Boulevard, from Breach Inlet to 10th Avenue were changed to the SR1 (P2) zoning district (November 26, 2006).

Lots between 53rd Avenue and 56th Avenue were changed to SR3 zoning district (February 23rd, 2016). Ocean front lots and pedestrian beach access paths between 53rd Avenue and 56th Avenue were changed to SR3 (P3) zoning district (February 23rd, 2016).

The Conservation (CO) District was changed to the Conservation-Recreation District; golf course and tennis court parcels were added to the Conservation-Recreation District (Date Adopted).

Data Source: City of Isle of Palms

Coordinate System: NAD 1983 State Plane South Carolina FIPS 3900 Ft Intl
Projection: Lambert Conformal Conic

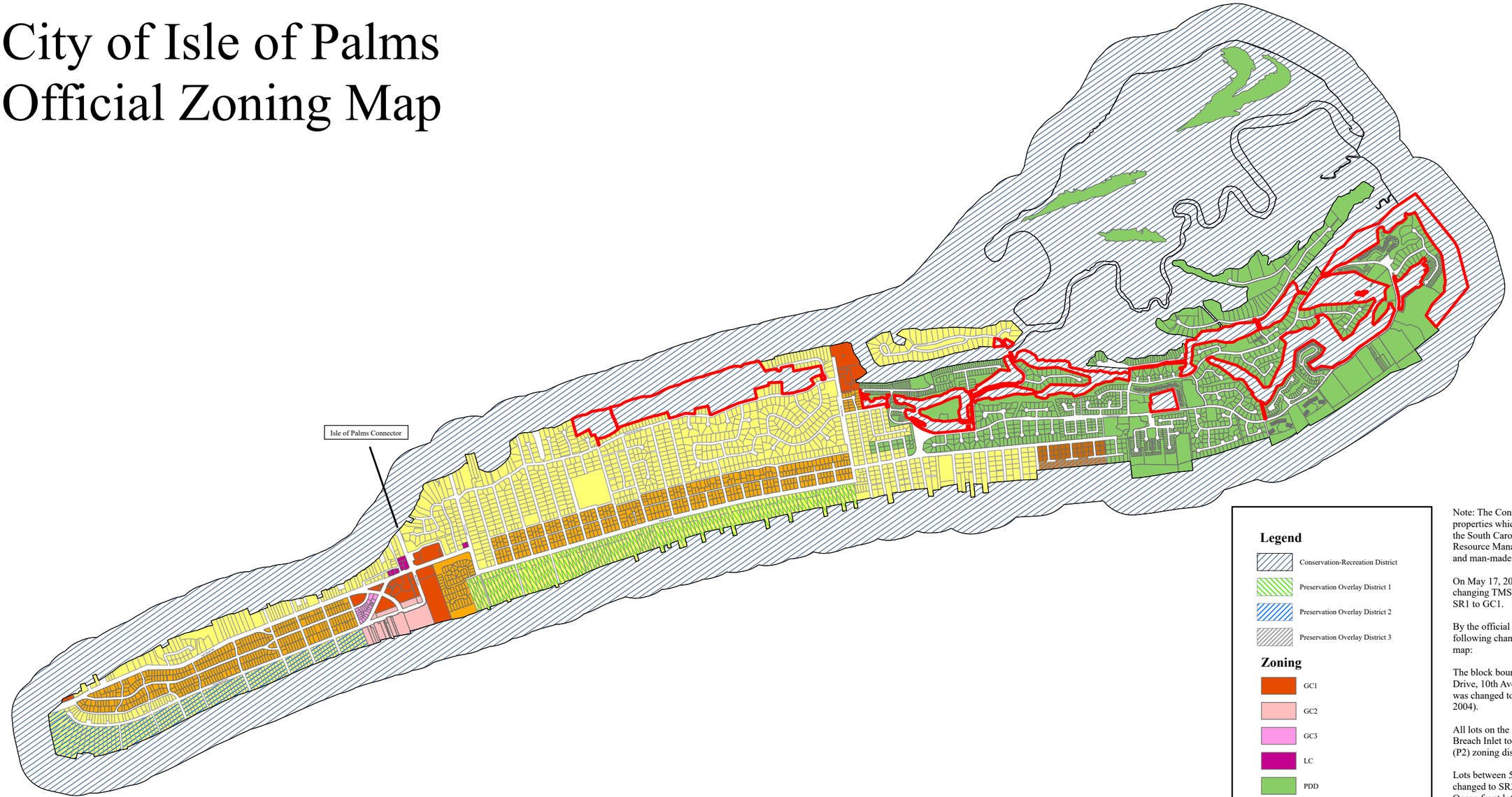
Created August 2022

This is to certify that this is the Official Zoning Map referred to in section 5-4-3 of the Zoning Ordinance of the City of Isle of Palms, S.C. adopted pursuant to the 1994 Comprehensive Planning and Enabling Act on June 27, 2000.

Approved by: _____

Attested by: _____

City of Isle of Palms
Official Zoning Map



N
W E
S

0 0.25 0.5 1 1.5 2 Miles

Legend

- Conservation-Recreation District
- Preservation Overlay District 1
- Preservation Overlay District 2
- Preservation Overlay District 3

Zoning

- GC1
- GC2
- GC3
- LC
- PDD
- SR2
- SR3
- SR1

Note: The Conservation (CO) District includes all properties which were designated as Critical Area by the South Carolina Office of Ocean and Coastal Resource Management and isolated pieces of natural and man-made highland.

On May 17, 2017 a clerical error was corrected by changing TMS#'s 568-11-00-174, 177 and 451 from SR1 to GC1.

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The block bound by J.C. Long Boulevard, Pavillion Drive, 10th Avenue and Ocean Boulevard (block30) was changed to GC3 zoning district (September 26, 2004).

All lots on the seaward side of Ocean Boulevard, from Breach Inlet to 10th Avenue were changed to the SR1 (P2) zoning district (November 26, 2006).

Lots between 53rd Avenue and 56th Avenue were changed to SR3 zoning district (February 23rd, 2016). Ocean front lots and pedestrian beach access paths between 53rd Avenue and 56th Avenue were changed to SR3 (P3) zoning district (February 23rd, 2016).

The Conservation (CO) District was changed to the Conservation-Recreation District; golf course and tennis court parcels were added to the Conservation-Recreation District (Date Adopted).

Data Source: City of Isle of Palms

Coordinate System: NAD 1983 State Plane South Carolina FIPS 3900 Ft Intl
Projection: Lambert Conformal Conic

Created August 2022

This is to certify that this is the Official Zoning Map referred to in section 5-4-3 of the Zoning Ordinance of the City of Isle of Palms, S.C. adopted pursuant to the 1994 Comprehensive Planning and Enabling Act on June 27, 2000.

Approved by: _____

Attested by: _____

ORDINANCE 2022-10

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ISLE PALMS TO REZONE CERTAIN PROPERTIES FROM THE SR-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT AND PDD PLANNED DEVELOPMENT ZONING DISTRICT TO THE CR CONSERVATION-RECREATION ZONING DISTRICT, INCLUDING THE 11 PROPERTIES DESIGNATED AS TMS# 571-00-00-001, TMS# 604-01-00-001, TMS# 604-01-00-059, TMS# 571-08-00-226, TMS# 604-00-00-032, TMS# 604-00-00-033, TMS# 604-00-00-034, TMS# 604-00-00-035, TMS# 604-00-00-036, TMS# 604-05-00-185, AND TMS# 604-10-00-206, AS SHOWN ON THE PLATS ATTACHED AS EXHIBIT I.

BE IT ORDAINED AND ENACTED BY THE MAYOR AND COUNCIL MEMBERS OF THE CITY OF ISLE OF PALMS, SOUTH CAROLINA, IN CITY COUNCIL ASSEMBLED:

SECTION 1. That the Official Zoning Map of the City is hereby amended by rezoning the following 3 properties from the SR-1 Single-Family Residential zoning district to the CR Conservation-Recreation zoning district:

a. The property owned by Wild Dunes LLC and designated as TMS# 571-00-00-001, (approximately 68.49 acres), known as "Tract G, Block A, Parcel 1, Wild Dunes Harbor Golf Course" as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated June 26, 1990 and recorded at the Charleston County RMC Office on August 28, 1990 in Plat Book CA at page 65; and

b. The property owned by Wild Dunes LLC and designated as TMS# 604-01-00-001, (approximately .47 acres), known as "Tract F, Block A, Parcel C-1" as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated May 21, 1987 and recorded at the Charleston County RMC Office on June 12, 1987 in Plat Book BN at page 102; and

c. The property owned by Wild Dunes LLC and designated as TMS# 604-01-00-059, (approximately 28.659 square feet), known as "Tract F, Block A, Parcel D" as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated September 25, 1984 and recorded at the Charleston County RMC Office on November 9, 1984 in Plat Book BC at page 028.

Said plats referenced are attached hereto as Exhibit I and incorporated herein by reference.

SECTION 2. That the Official Zoning Map of the City is hereby amended by

rezoning the following 8 properties from the PDD Planned Development zoning district to the CR Conservation-Recreation zoning district:

a. The property owned by Wild Dunes LLC and designated as TMS# 571-08-00-226, (approximately 2.207 acres), known as "Tract G, Block J" as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated March 1, 1994 and recorded at the Charleston County RMC Office on April 21, 1999 in Plat Book DB at page 904; and

b. The property owned by Wild Dunes LLC and designated as TMS# 604-00-00-032, (approximately 65 acres), known as "Tract G, Block Y, Parcel 1" as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated October 28, 1990 and recorded at the Charleston County RMC Office on November 1, 1990 in Plat Book CB at pages 002 and 003; and

c. The property owned by Wild Dunes LLC and designated as TMS# 604-00-00-033, (approximately 43 acres), known as "Tract G, Block X" as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated October 27, 1990 and recorded at the Charleston County RMC Office on November 1, 1990 in Plat Book CB at pages 004 and 005; and

d. The property owned by Wild Dunes LLC and designated as TMS# 604-00-00-034, (approximately 6.8 acres), known as "Tract G, Block W, Parcels 1 and 2" as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated October 29, 1990 and recorded at the Charleston County RMC Office on November 1, 1990 in Plat Book CB at page 006; and

e. The property owned by Wild Dunes LLC and designated as TMS# 604-00-00-035, (approximately 11.77 acres), known as "Tract G, Block V" as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated October 29, 1990 and recorded at the Charleston County RMC Office on November 1, 1990 in Plat Book CB at page 006; and

f. The property owned by Wild Dunes LLC and designated as TMS# 604-00-00-036, known as "Tract G, Block H" containing approximately 20.780 acres as shown on that certain plat entitled "Plat Showing Tract G, Block G and Tract G Block H, The Harbor Course, Wild Dunes, City of Isle of Palms, Charleston County, South Carolina" prepared by Engineering, Surveying & Planning, Inc. dated February 6, 1992 and also "Tract G, Block F" containing approximately 19 acres, as shown on that certain plat entitled "Plat Showing Tract G, Block F, The Harbor Course, Wild Dunes, City of Isle of Palms, Charleston County, South Carolina" consisting of 2 sheets prepared by Engineering, Surveying & Planning, Inc. dated January 28, 1992; and

g. The property owned by Wild Dunes LLC and designated as TMS# 604-05-00-185, (approximately 6.889 acres), known as "Tract G, Block Z, Parcel 1" as

shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated October 27, 1990 and recorded at the Charleston County RMC Office on November 1, 1990 in Plat Book CB at page 004; and

h. The property owned by Wild Dunes LLC and designated as TMS# 604-10-00-206, (approximately 4.97 acres), known as "Parcel T" as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated February 21, 1994 and recorded at the Charleston County RMC Office on March 10, 1994 in Plat Book CP at page 089.

Said plats referenced are attached hereto as Exhibit I and incorporated herein by reference.

SECTION 3. That should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 4. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 5. That this Ordinance take effect and be in full force immediately.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF ISLE OF PALMS, ON THE _____ DAY OF _____, 2022.

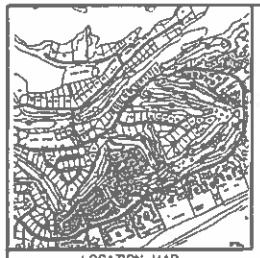
_____
Phillip Pounds, Mayor

(Seal)
Attest:

_____
Nicole DeNeane, City Clerk
First Reading:_____
Public Hearing:_____
Second Reading:_____
Ratification:_____

EXHIBIT I

(Attach Plats)



LOCATION MAP
NTS

FLOOD CERTIFICATION

I have examined the Flood Insurance Rate map for Isle of Palms South Carolina Community Panel number 450418 panel 3 of 3 dated September 18 1987 and hereby certify that this property is located in a Special Flood Hazard area as determined by the Department of Housing and Urban Development

William Porcher
William Porcher
S C Reg No 7407

ACREAGE FINAL

Approved by City Council

of the City of Isle of Palms

This __ day of _____

_____
Clerk

NOTE REGARDING DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT A REASONABLE EFFORT HAS BEEN MADE TO DETERMINE THE HORIZONTAL LOCATION OF UNDERGROUND UTILITIES WHICH ARE OBVIOUS AND APPARENT SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS UNDERGROUND UTILITIES AS SHOWN HEREON ARE NOT WARRANTED TO BE EXACTLY AS SHOWN NOR ARE ALL UTILITIES WARRANTED TO BE SHOWN

REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY R M C OFFICE			
PLAT BY	DATE	BOOK	PAGE
WILLIAM PORCHER	MAY 29 1980	AQ	43
WILLIAM PORCHER	JUNE 29 1980	AQ	81
WILLIAM PORCHER	AUGUST 29 1980	AR	117
WILLIAM PORCHER	AUGUST 29 1980	AR	118
WILLIAM PORCHER	SEPTEMBER 22 1980	AR	27
JOEL P PORCHER	MAY 3 1980	BH	98
WILLIAM PORCHER	DECEMBER 18 1980	AS	20
JOEL P PORCHER	DECEMBER 22 1980	AS	1
WILLIAM PORCHER	MARCH 17 1981	AV	50
JOEL P PORCHER	MARCH 23 1981	AS	132
JOEL P PORCHER	APRIL 29 1981	AU	71
JOEL P PORCHER	JUNE 02 1981	AT	93
JOEL P PORCHER	JUNE 23 1981	AV	49
JOEL P PORCHER	JANUARY 18 1982	AW	147
WILLIAM PORCHER	JUNE 30 1982	AY	148
WILLIAM PORCHER	OCTOBER 5 1982	AW	45
JOEL P PORCHER	OCTOBER 21 1983	AY	184
JOEL P PORCHER	JULY 11 1980	BB	170
JOEL P PORCHER	FEBRUARY 24 1984	NOT RECORDED	
CURTIS H LYBRAND JR	JULY 16 1984	BB	18
JOEL P PORCHER	SEPTEMBER 25 1984	BC	100
WILLIAM PORCHER	AUGUST 13 1985	BT	76
WILLIAM PORCHER	APRIL 21 1986	BJ	7
WILLIAM PORCHER	OCTOBER 21 1986	BL	17
WILLIAM PORCHER	OCTOBER 21 1986	BL	18
WILLIAM PORCHER	OCTOBER 21 1986	BL	16
WILLIAM PORCHER	APRIL 23 1987	BO	37
WILLIAM PORCHER	APRIL 29 1987	BO	39
WILLIAM PORCHER	FEBRUARY 9 1988	BR	91
WILLIAM PORCHER	OCTOBER 16 1989	NOT RECORDED	

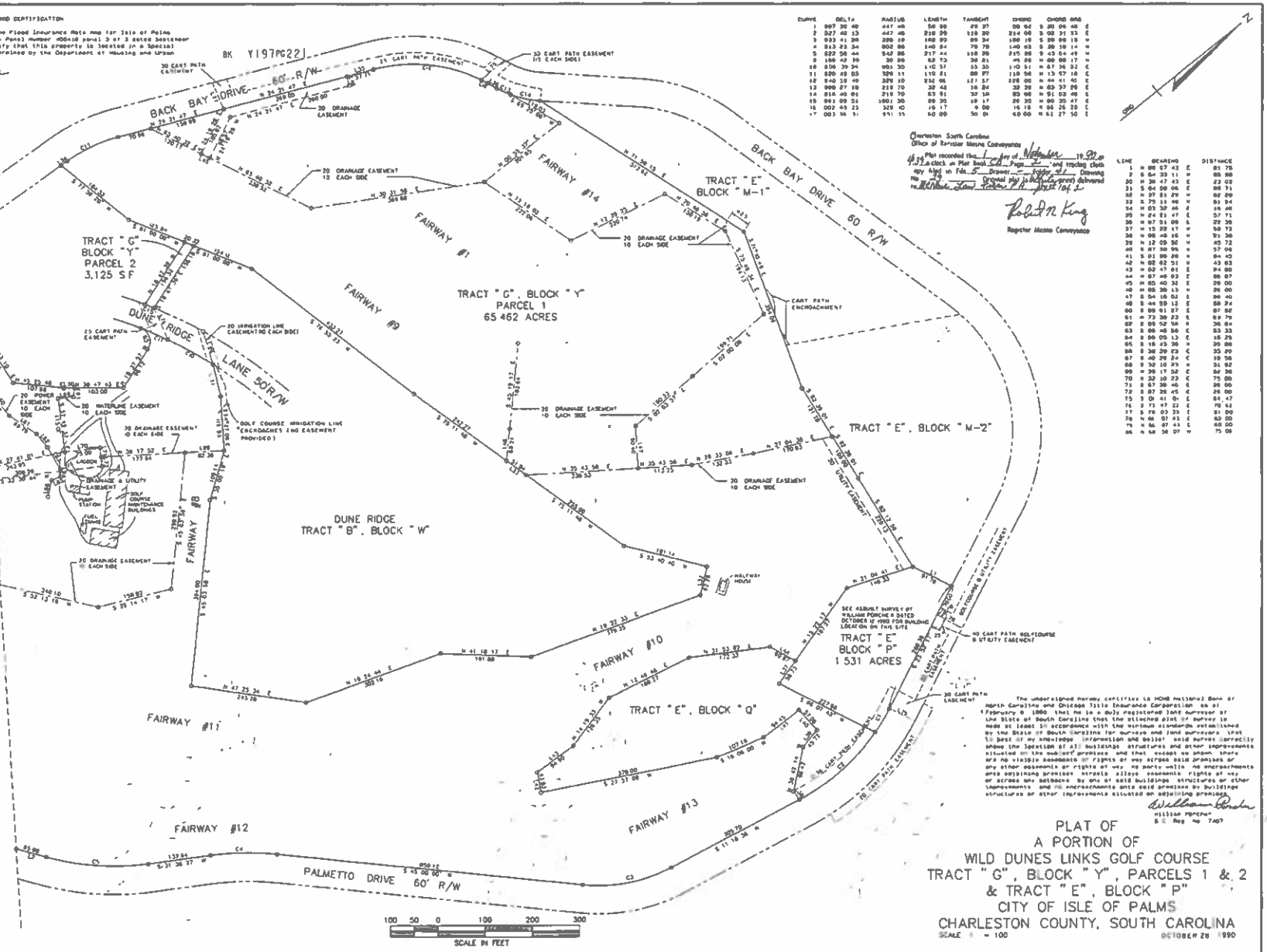
SOUTH CAROLINA REGISTERED LAND SURVEYOR NO 7407 WILLIAM PORCHER

Approved
City of Isle of Palms
Mark Sh Sallie (Administrator)
10/31/90

I WILLIAM PORCHER a Professional Land Surveyor of the State of South Carolina hereby certify that I have surveyed the property shown hereon that this plat shows the true dimensions of the property that all necessary markers have been installed that the precision of the field survey is 1/10 000 and the area was determined by the coordinate method of area calculation

William Porcher
WILLIAM PORCHER
LAND SURVEYOR
S C Reg no 7407

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
1	007 30 49	447 48	58 96	29 37	58 92	S 80 06 48 E
2	027 40 13	447 48	216 09	110 00	214 00	S 62 31 33 E
3	033 41 28	320 10	188 93	96 34	186 18	S 39 06 18 W
4	013 23 34	802 86	140 84	70 79	140 63	S 28 18 14 W
5	022 56 44	542 86	217 44	110 26	215 98	S 43 04 49 W
6	100 42 39	30 00	52 73	36 21	46 26	N 68 08 17 W
10	030 39 34	901 30	478 37	33 30	473 31	N 67 36 02 E
11	020 28 03	329 11	116 21	58 77	115 58	N 13 57 16 E
12	040 18 49	329 10	232 96	121 57	230 06	N 44 51 40 E
13	009 27 18	218 70	32 42	16 24	32 38	N 63 37 29 E
14	016 40 01	218 70	63 61	32 16	63 68	N 51 03 49 E
15	061 09 51	1001 30	89 30	19 17	89 30	N 60 35 47 E
16	002 49 23	328 40	15 17	6 08	15 16	N 86 26 20 E
17	003 36 51	991 15	60 00	30 01	60 00	N 61 27 30 E



Charleston South Carolina
Office of Register Mesne Conveyances

This Plat recorded this 1 day of November 19 90 at 4:32 o'clock in Plat Book C-0 Page 21 and tracing cloth copy kept in File 5 Drawer — Folder 21 (Showing No Original plat to be kept in register's office) delivered to William Land Surveyors P.A. Plat Fee $

Robin King
Register Mesne Conveyances

LINE	BEARING	DISTANCE
1	N 00 57 43 E	81 78
2	S 84 33 11 W	85 88
30	N 38 47 43 E	23 02
31	S 84 00 06 E	88 71
32	N 37 21 29 W	52 29
33	S 79 11 06 W	53 94
34	N 03 32 46 E	16 46
35	N 24 21 47 W	57 71
36	N 07 31 00 E	22 36
37	S 15 22 17 W	58 73
38	N 08 48 16 W	21 36
39	N 12 09 56 W	45 72
40	S 87 38 96 W	57 08
41	S 01 00 20 W	84 43
42	N 02 02 51 W	43 03
43	N 02 47 01 E	84 00
44	N 07 46 03 E	08 07
45	N 85 40 32 E	29 00
46	N 08 38 13 W	26 00
47	S 84 16 02 E	80 40
48	S 44 59 12 E	58 24
50	S 88 01 57 E	87 98
51	N 73 38 23 E	82 79
52	S 88 52 58 E	36 84
53	S 88 48 56 E	53 33
54	S 88 05 13 E	16 25
55	S 16 43 38 W	36 88
56	S 38 29 23 E	23 29
57	S 40 28 24 E	19 56
58	S 32 10 23 W	31 97
59	N 38 17 52 E	52 38
70	S 32 16 23 E	73 00
71	S 67 38 46 E	28 00
72	S 07 38 45 E	28 00
73	S 01 41 01 E	84 47
76	S 73 47 23 E	78 64
77	S 78 03 33 E	81 00
78	N 66 07 41 E	63 00
79	N 66 07 41 E	48 00
80	N 68 38 07 W	75 08

The undersigned hereby certifies to NCNB National Bank of North Carolina and Chicago Title Insurance Corporation as of February 8 1990 that he is a duly registered land surveyor in the State of South Carolina that the attached plat of survey is made at least in accordance with the minimum standards established by the State of South Carolina for surveys and land surveyors that to best of my knowledge information and belief said survey correctly shows the location of all buildings structures and other improvements situated on the subject premises and that except as shown there are no visible easements or rights of way across said premises or any other easements or rights of way no party walls no encroachments onto adjoining premises streets alleys easements rights of way or across any setbacks by any of said buildings structures or other improvements and no encroachments onto said premises by buildings structures or other improvements situated on adjoining premises

William Porcher
William Porcher
S C Reg no 7407

PLAT OF A PORTION OF WILD DUNES LINKS GOLF COURSE TRACT "G", BLOCK "Y", PARCELS 1 & 2 & TRACT "E", BLOCK "P"

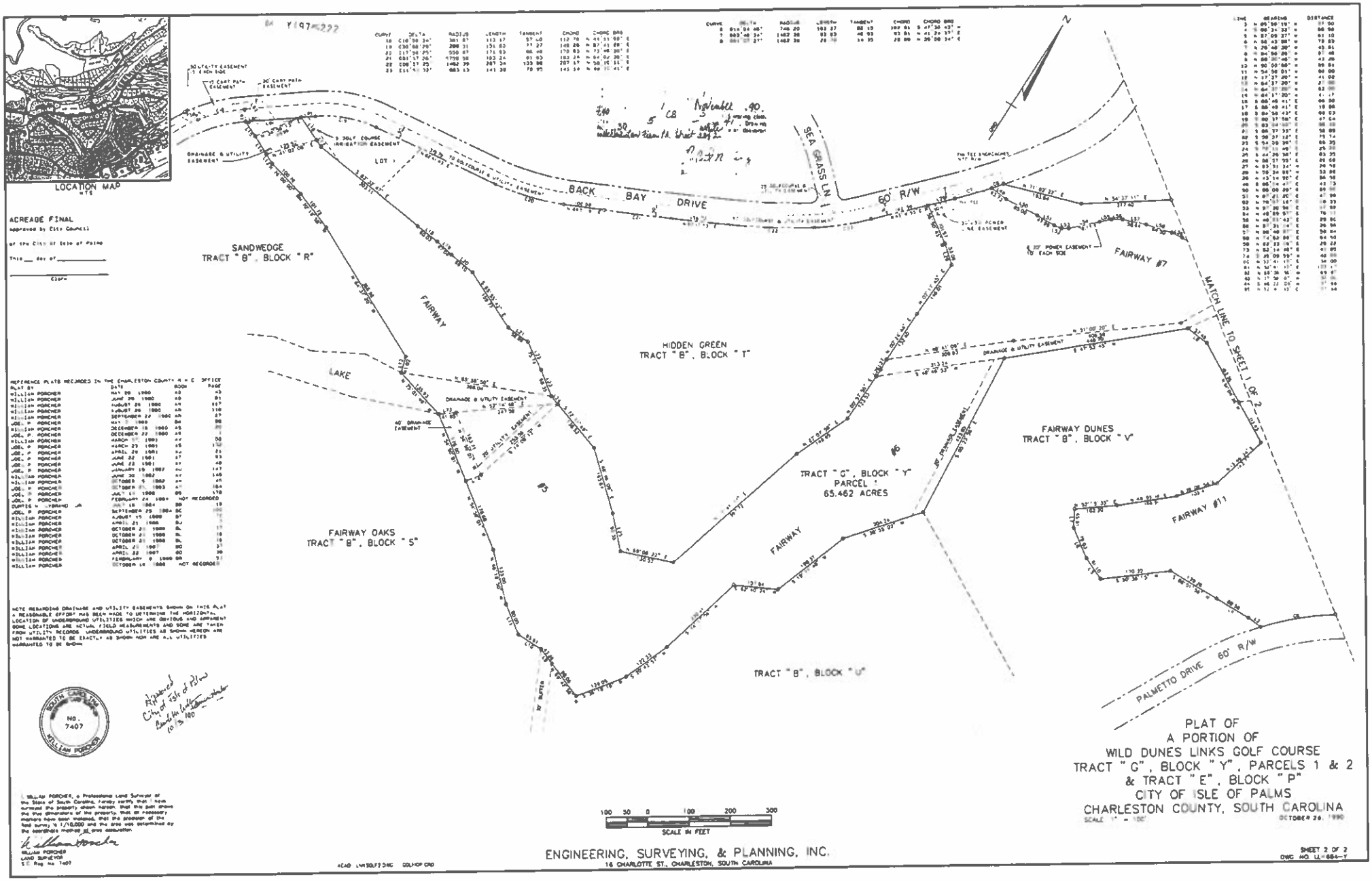
CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA

SCALE 1" = 100 OCTOBER 26 1990

ENGINEERING, SURVEYING, & PLANNING, INC
18 CHARLOTTE ST CHARLESTON SOUTH CAROLINA

ACAD LINKSGLF2 DWG GOLFTOP DWG

SHEET 1 OF 2
DWG NO LL-684-Y


LOCATION MAP
BACK BAY DRIVE
60' R/W
SEA GRASS LN
SANDWEDGE
TRACT "B", BLOCK "R"
FAIRWAY
LAKE
HIDDEN GREEN
TRACT "B", BLOCK "T"
TRACT "G", BLOCK "Y"
PARCEL 1
65.462 ACRES
FAIRWAY OAKS
TRACT "B", BLOCK "S"
FAIRWAY
TRACT "B", BLOCK "U"
FAIRWAY DUNES
TRACT "B", BLOCK "V"
FAIRWAY #7
FAIRWAY #11
MATCH LINE TO SHEET 1 OF 2
PALMETTO DRIVE 60' R/W
DRAINAGE & UTILITY EASEMENT
LOT 1
ACREAGE FINAL
SCALE IN FEET
ENGINEERING, SURVEYING, & PLANNING, INC.
16 CHARLOTTE ST., CHARLESTON, SOUTH CAROLINA
PLAT OF
A PORTION OF
WILD DUNES LINKS GOLF COURSE
TRACT "G", BLOCK "Y", PARCELS 1 & 2
& TRACT "E", BLOCK "P"
CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA
OCTOBER 26, 1990
SHEET 2 OF 2
DWG. NO. U-684-T

BK Y197PG222

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
16	016 58 34	361 87	113 17	57 00	112 76	N 44 11 06 E
19	036 00 29	290 31	193 00	99 27	189 86	N 67 41 26 E
20	017 50 25	550 87	171 53	86 48	170 83	N 75 46 30 E
21	081 37 26	9750 58	163 24	81 63	163 24	N 64 03 26 E
22	006 07 25	1462 39	207 34	103 85	207 17	N 58 19 11 E
23	011 51 32	863 13	141 39	70 85	141 14	N 48 18 41 E

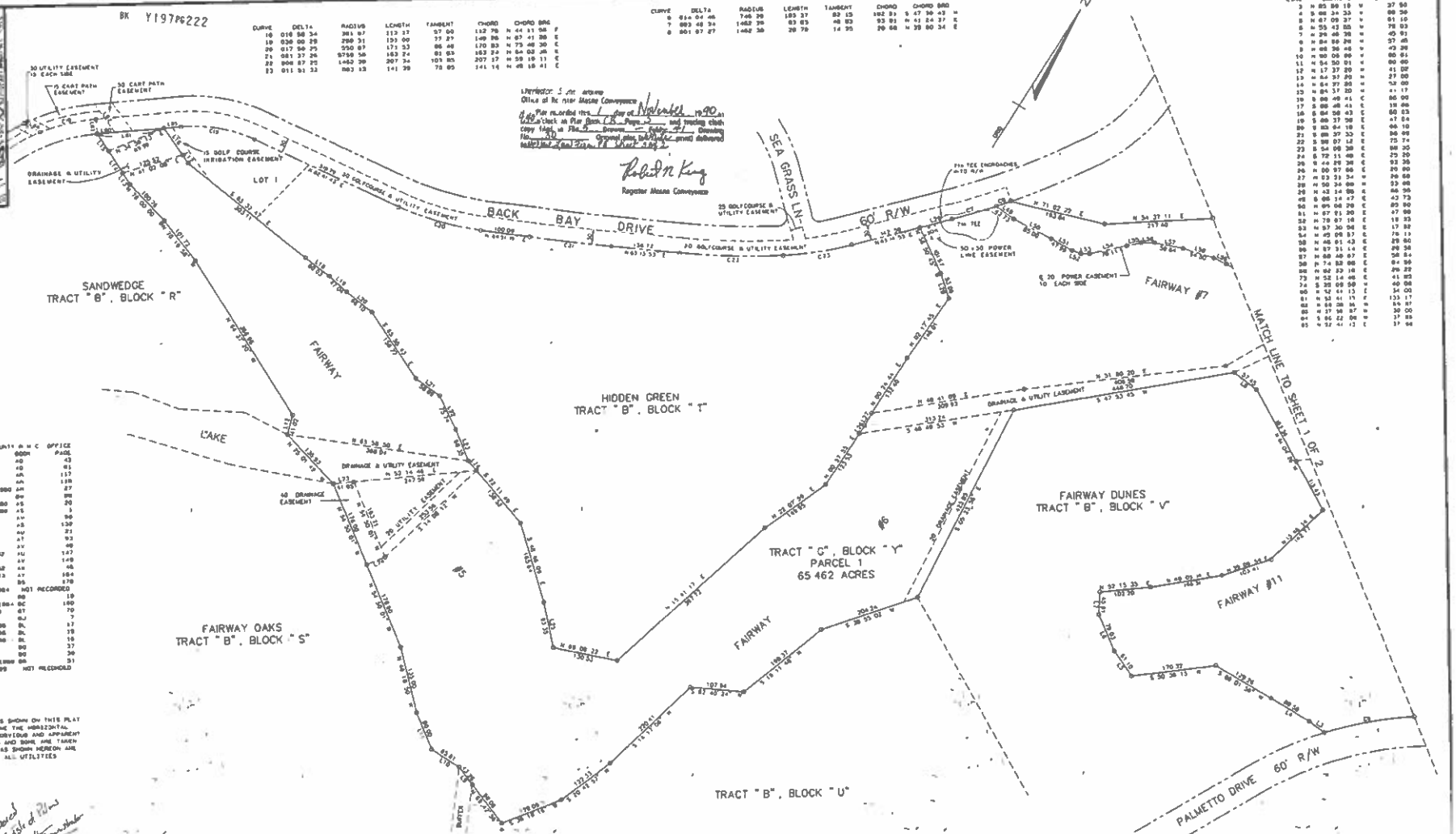
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
6	016 04 46	746 39	185 37	93 15	182 93	S 47 30 43 W
7	003 48 34	1462 39	93 83	46 93	93 81	N 41 24 37 E
8	001 07 27	1462 39	28 75	14 95	28 68	N 39 50 34 E

LINE	BEARING		DISTANCE
3	N 85 50 18	W	37 50
4	S 66 34 33	W	80 36
5	N 67 09 37	W	61 10
6	S 55 43 05	W	78 03
7	N 29 48 38	W	45 91
8	N 84 58 26	W	57 48
9	N 66 36 46	W	42 28
10	N 50 06 00	W	80 01
11	N 54 50 01	W	80 00
12	N 17 37 20	W	41 08
13	N 64 37 20	W	27 00
14	N 64 37 20	W	52 00
15	N 64 37 20	W	41 17
16	S 88 49 41	E	86 00
17	S 88 49 41	E	19 00
18	S 64 58 43	E	60 83
19	S 88 37 58	E	47 04
20	N 83 04 10	E	66 10
21	S 88 37 33	E	36 00
22	S 88 07 12	E	75 74
23	S 54 06 38	E	88 30
24	S 72 11 48	E	29 20
25	N 44 29 38	E	93 38
26	N 00 57 06	E	20 00
27	N 03 33 34	W	29 00
28	N 00 34 00	W	33 08
29	N 43 14 05	E	86 95
30	S 88 14 47	E	43 73
50	N 65 06 28	E	85 90
51	N 67 01 30	E	47 00
52	N 78 07 18	E	18 83
53	N 57 30 06	E	17 82
54	N 43 09 57	E	76 13
55	N 46 01 43	E	25 00
56	N 87 31 14	E	26 38
57	N 88 40 07	E	58 84
58	N 74 53 08	E	84 56
59	N 52 33 16	E	26 22
73	N 52 14 46	E	41 83
74	S 38 08 58	W	40 08
80	N 52 41 13	E	34 00
81	N 52 41 13	E	133 17
82	N 88 38 46	W	86 87
83	N 27 58 57	W	30 00
84	S 86 22 06	W	37 83
85	N 52 41 13	E	37 84

LOCATION MAP
NTS

ACREAGE FINAL
Approved by City Council
of the City of Isle of Palms
This ___ day of _____
_____
Clerk

Verification: 5 mo. around
Office of the Register Mesne Conveyance
This plat recorded this 1 day of November, 1990
in a check on Plat Book 68 Page 3 and tracing cloth
Copy filed in File 6 Drawer 2 Folder 27 Drawing
No. 32 Original plat bears no (or given) delivered
[illegible]
Robert N King
Register Mesne Conveyance



REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY R M C OFFICE			
PLAT BY	DATE	BOOK	PAGE
WILLIAM PORCHER	MAY 20 1960	AD	43
WILLIAM PORCHER	JUNE 20 1960	AD	81
WILLIAM PORCHER	AUGUST 30 1960	AA	117
WILLIAM PORCHER	AUGUST 29 1960	AA	139
WILLIAM PORCHER	SEPTEMBER 22 1960	AA	27
JOEL P PORCHER	MAY 3 1969	BW	99
WILLIAM PORCHER	DECEMBER 10 1980	AS	20
JOEL P PORCHER	DECEMBER 22 1980	AS	1
WILLIAM PORCHER	MARCH 17 1981	AV	96
JOEL P PORCHER	MARCH 23 1981	AS	130
JOEL P PORCHER	APRIL 29 1981	AV	21
JOEL P PORCHER	JUNE 22 1981	AY	93
JOEL P PORCHER	JUNE 23 1981	AY	49
JOEL P PORCHER	JANUARY 19 1982	AU	147
WILLIAM PORCHER	JUNE 30 1982	AV	149
WILLIAM PORCHER	OCTOBER 5 1982	AX	46
JOEL P PORCHER	OCTOBER 21 1983	AY	164
JOEL P PORCHER	JULY 11 1986	BS	170
JOEL P PORCHER	FEBRUARY 24 1984	NOT RECORDED	
CURTIS W LYBRAND JR	JULY 18 1984	BB	19
JOEL P PORCHER	SEPTEMBER 25 1984	BC	160
WILLIAM PORCHER	AUGUST 19 1986	BT	79
WILLIAM PORCHER	APRIL 21 1986	BJ	7
WILLIAM PORCHER	OCTOBER 23 1986	BL	17
WILLIAM PORCHER	OCTOBER 23 1986	BL	19
WILLIAM PORCHER	OCTOBER 23 1986	BL	18
WILLIAM PORCHER	APRIL 21 1987	BQ	37
WILLIAM PORCHER	APRIL 22 1987	BQ	36
WILLIAM PORCHER	FEBRUARY 9 1988	BR	31
WILLIAM PORCHER	OCTOBER 18 1989	NOT RECORDED	

NOTE REGARDING DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT
A REASONABLE EFFORT HAS BEEN MADE TO DETERMINE THE HORIZONTAL
LOCATION OF UNDERGROUND UTILITIES WHICH ARE OBVIOUS AND APPARENT
SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN
FROM UTILITY RECORDS UNDERGROUND UTILITIES AS SHOWN HEREON ARE
NOT WARRANTED TO BE EXACTLY AS SHOWN NOR ARE ALL UTILITIES
WARRANTED TO BE SHOWN

SOUTH CAROLINA REGISTERED LAND SURVEYOR NO 7407 WILLIAM PORCHER

Approved
City of Isle of Palms
Mark W. Wilson
10/29/90

I WILLIAM PORCHER a Professional Land Surveyor of the State of South Carolina hereby certify that I have surveyed the property shown hereon that this plat shows the true dimensions of the property that all necessary markers have been installed that the precision of the field survey is 1/10,000 and the area was determined by the coordinate method of area calculation

William Porcher
WILLIAM PORCHER
LAND SURVEYOR
SC Reg No 7407

100 50 0 100 200 300
SCALE IN FEET

ACAD LWK3GLF2.DWG GOLFTOP.CRD

ENGINEERING, SURVEYING, & PLANNING, INC
16 CHARLOTTE ST CHARLESTON SOUTH CAROLINA

PLAT OF
A PORTION OF
WILD DUNES LINKS GOLF COURSE
TRACT "G", BLOCK "Y", PARCELS 1 & 2
& TRACT "E", BLOCK "P"
CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA

SCALE 1" = 100
OCTOBER 28 1990

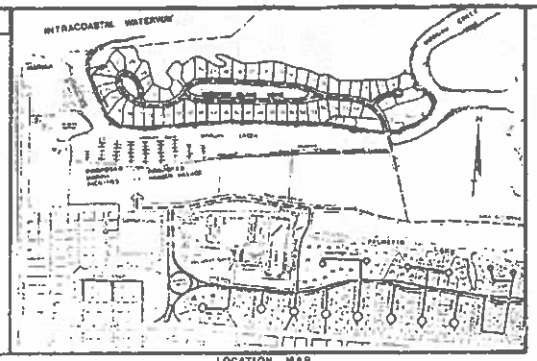
SHEET 2 OF 2
DWG NO LL-684-Y

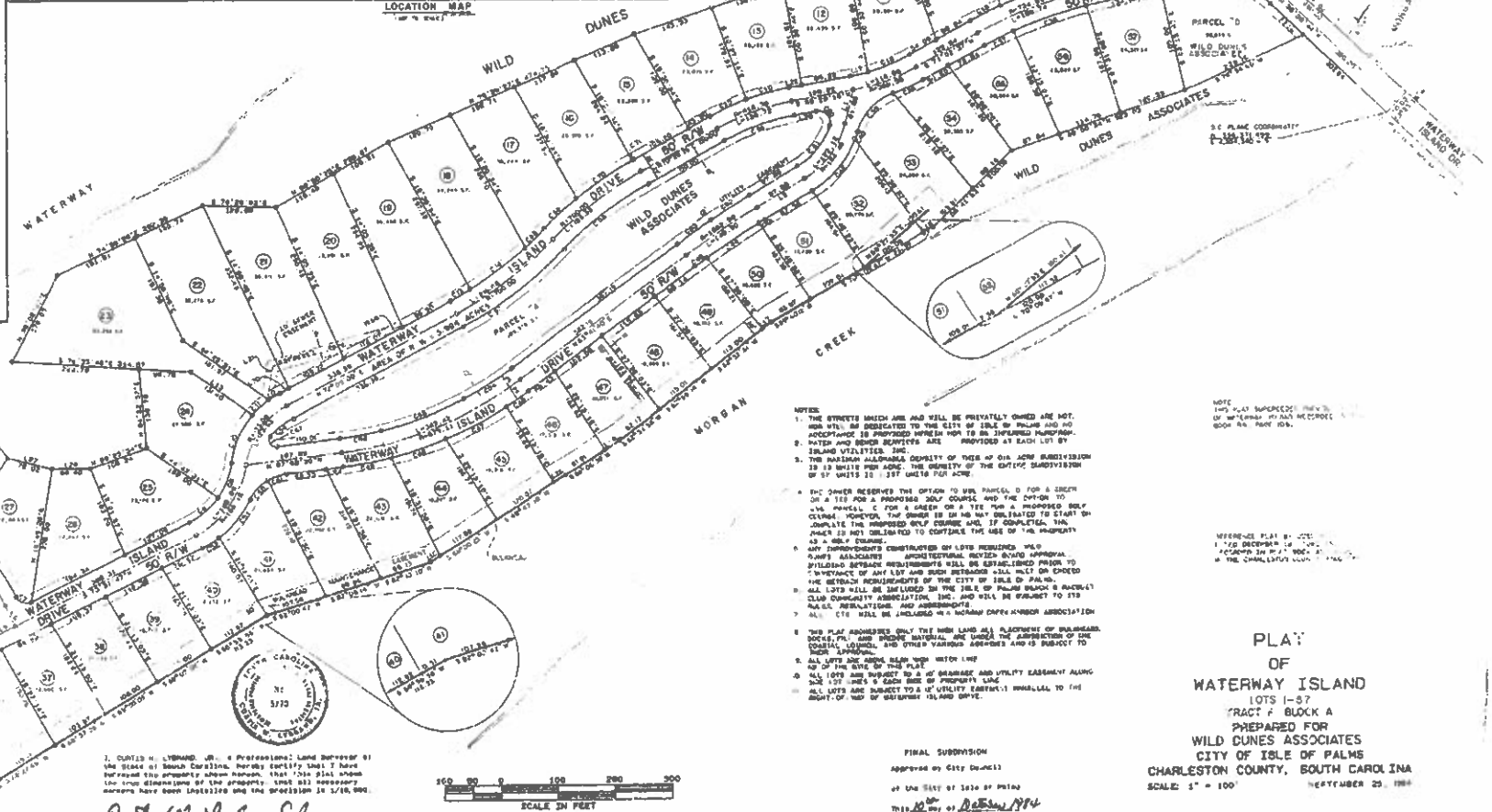
CURVE CHART

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	22°22'40"	80.00	31.49	20.37	30.94	N 68°47'30"E
2	18°03'01"	80.00	26.00	13.10	25.90	N 34°50'00"E
3	18°03'01"	80.00	25.00	12.60	24.90	N 16°47'00"E
4	17°56'11"	80.00	25.04	12.63	24.94	N 03°03'05"E
5	25°26'31"	80.00	35.52	18.07	35.24	S 07°03'30"E
6	24°42'56"	80.00	34.50	17.56	34.23	S 32°37'44"E
7	89°38'25"	20.00	31.30	19.79	28.21	S 44°30'25"E
8	89°15'16"	20.00	31.15	19.60	28.09	S 44°34'07"E
9	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
10	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
11	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
12	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
13	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
14	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
15	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
16	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
17	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
18	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
19	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
20	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
21	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
22	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
23	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
24	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
25	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
26	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
27	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
28	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
29	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
30	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
31	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
32	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
33	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
34	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
35	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
36	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
37	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
38	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
39	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
40	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
41	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
42	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
43	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
44	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
45	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
46	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
47	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
48	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
49	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
50	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
51	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
52	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
53	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
54	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
55	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
56	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
57	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
58	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
59	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
60	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
61	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
62	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
63	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
64	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E
65	90°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E

LINE CHART

LINE	BEARING	DISTANCE
1	S 28°34'10"W	61.49
2	S 00°01'27"W	67.48
3	N 79°30'31"E	30.00
4		
5	S 17°01'15"W	191.00
6	S 73°31'47"W	40.00
7	N 27°03'00"W	71.41
8	S 37°03'00"E	10.01
9	S 10°30'12"E	40.00
10	N 00°31'00"E	93.04
11	N 01°32'30"W	86.78
12	N 10°00'30"W	80.00
13	S 44°40'31"E	13.40
14	S 10°31'25"E	83.01
15	S 00°00'09"W	23.91
16	S 07°03'25"W	30.07
17	S 62°00'10"W	13.00
18	S 70°00'47"W	12.18
19	S 37°03'70"E	19.01
20	N 72°00'00"E	17.20
21	N 10°35'51"E	56.56
22	N 00°20'10"E	23.02
23	S 00°00'32"W	24.13
24	N 07°00'30"W	31.18
25	N 27°03'00"W	10.30
26	N 00°00'10"E	38.51
27	S 00°00'04"E	79.03
28	S 00°00'32"E	00.00
29	S 71°10'00"W	103.44





NOTES:

1. THE STREETS WHICH ARE AND WILL BE PRIVATELY OWNED ARE NOT, NOR WILL BE DEDICATED TO THE CITY OF ISLE OF PALMS AND NO ACCEPTANCE IS PROPOSED HEREIN NOR TO BE INFERRED HEREFROM.
2. WATER AND SEWER SERVICES ARE PROVIDED AT EACH LOT BY ISLAND UTILITIES INC.
3. THE MAXIMUM ALLOWABLE DENSITY OF THIS 47.014 ACRE SUBDIVISION IS 13 UNITS PER ACRE. THE DENSITY OF THE ENTIRE SUBDIVISION OF 57 UNITS IS 1.197 UNITS PER ACRE.
4. THE OWNER RESERVES THE OPTION TO USE PARCEL D FOR A GREEN OR A TEE FOR A PROPOSED GOLF COURSE AND THE OPTION TO USE PARCEL C FOR A GREEN OR A TEE FOR A PROPOSED GOLF COURSE. HOWEVER, THE OWNER IS IN NO WAY OBLIGATED TO START OR COMPLETE THE PROPOSED GOLF COURSE AND, IF COMPLETED, THE OWNER IS NOT OBLIGATED TO CONTINUE THE USE OF THE PROPERTY AS A GOLF COURSE.
5. ANY IMPROVEMENTS CONSTRUCTED ON LOTS REQUIRED WILD DUNES ASSOCIATES ARCHITECTURAL REVIEW BOARD APPROVAL. BUILDING SETBACK REQUIREMENTS WILL BE ESTABLISHED PRIOR TO THE SALE OF ANY LOT AND SUCH SETBACKS WILL MEET OR EXCEED THE SETBACK REQUIREMENTS OF THE CITY OF ISLE OF PALMS.
6. ALL LOTS WILL BE INCLUDED IN THE ISLE OF PALMS BEACH & RACQUET CLUB OWNERSHIP ASSOCIATION, INC. AND WILL BE SUBJECT TO ITS RULES, REGULATIONS, AND ASSESSMENTS.
7. ALL SITE WILL BE INCLUDED IN A MORGAN CREEK HARBOR ASSOCIATION
8. THIS PLAT ACKNOWLEDGES ONLY THE HIGH LAND ALL PLACEMENT OF BULKHEADS, DOCKS, FILL AND ENGINE MATERIAL ARE UNDER THE JURISDICTION OF THE COASTAL COUNCIL AND OTHER VARIOUS AGENCIES AND IS SUBJECT TO THEIR APPROVAL.
9. ALL LOTS ARE ABOVE MEAN HIGH WATER LINE
10. ALL LOTS ARE SUBJECT TO A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES 5 EACH SIDE OF PROPERTY LINE
11. ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT PARALLEL TO THE RIGHT-OF-WAY OF WATERWAY ISLAND DRIVE.

NOTE

REFERENCE PLAT BY

FINAL SUBDIVISION

Approved by City Council

of the CITY of Isle of Palms

This 12th day of October 1984

Nellie S. McDuffie
Clerk

I, CURTIS N. LYBRAND, JR., a Professional Land Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown hereon, that this plat shows the true dimensions of the property, that all necessary corners have been installed and the precision is 1/10,000.

Curtis N. Lybrand Jr.

CURTIS N. LYBRAND, JR.
S.C. REGISTERED LAND SURVEYOR
S.C. Reg. No. 5770

PLAT OF WATERWAY ISLAND

LOTS 1-57
TRACT A BLOCK A
PREPARED FOR
WILD DUNES ASSOCIATES
CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA

SCALE: 1" = 100' SEPTEMBER 25, 1984

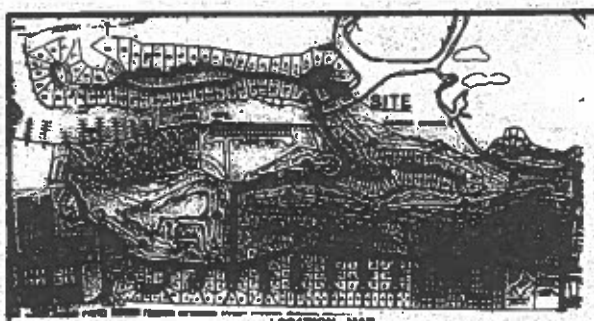
ENGINEERING, SURVEYING, & PLANNING, INC.
19 CHARLOTTE ST., CHARLESTON, SOUTH CAROLINA

DWG. NO.

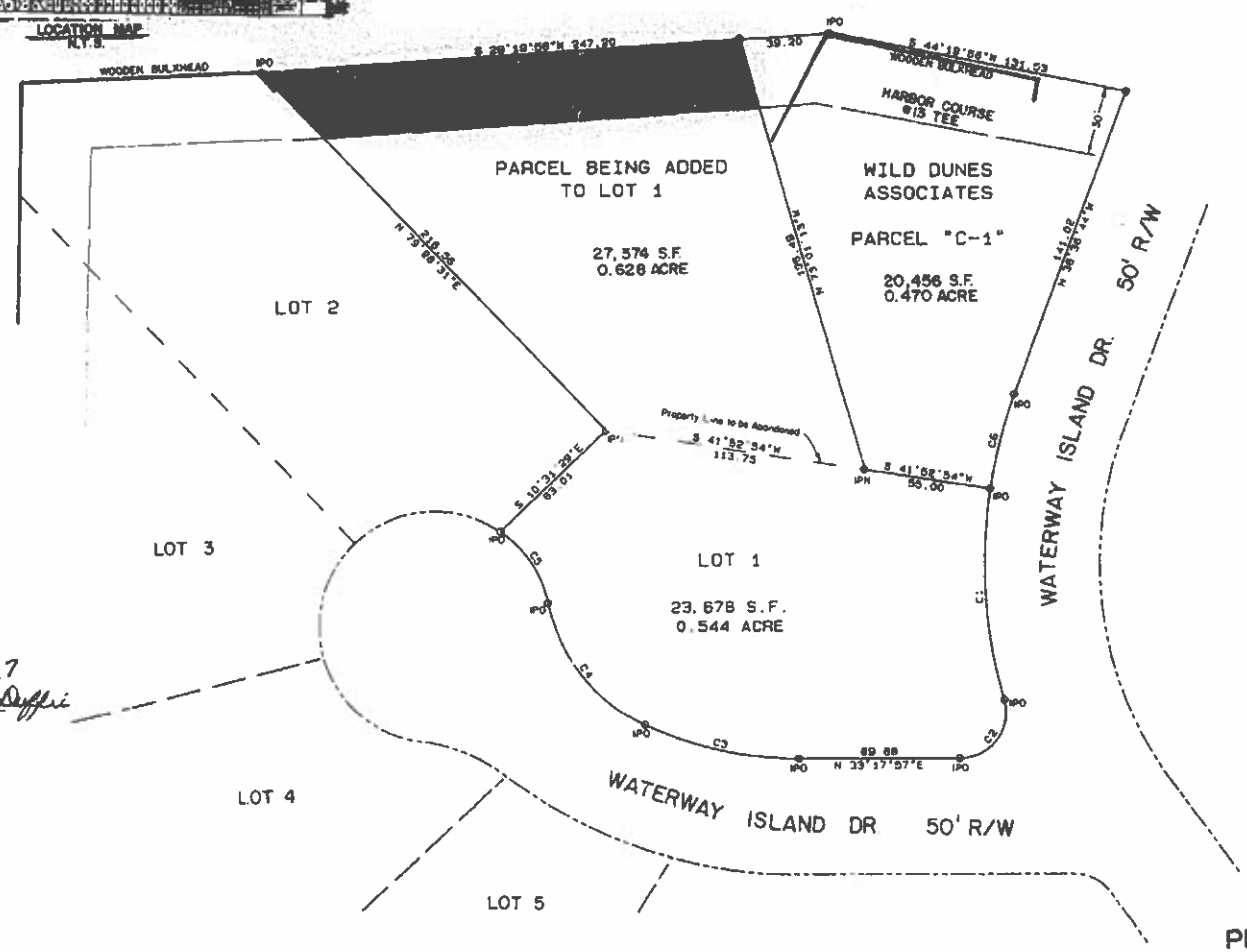
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	28°04'56"	210.00	82.21	40.80	81.48	N 60°39'33"W
2	108°29'57"	20.00	37.18	26.78	32.06	N 18°57'02"W
3	24°42'54"	160.67	69.31	35.20	68.77	N 45°39'24"E
4	53°31'08"	75.00	70.06	37.82	67.54	N 84°46'34"E
5	43°38'38"	50.00	38.04	20.00	37.13	N 88°44'08"E
6	11°30'22"	210.00	42.30	21.22	42.23	N 42°21'06"W

Charleston, South Carolina
Office of Register Mesne Conveyance
Plat recorded this 12 day of June 1987 at 2:00 o'clock in Plat Book 95 Page 658 and tracing cloth copy filed in File 2 Drawer 2 Folder 47 Drawing No. 3 Original plat (or tracing cloth) delivered to Purchaser

Robert N King
Register Mesne Conveyance



LOCATION MAP
N.T.S.



LEGEND:
I P O - OLD IRON PIPE
I P N - NEW IRON PIPE
S.F - SQUARE FEET
- EASEMENT TO BE ABANDONED

REFERENCE PLAT BY CURTIS W. LYBRAND, JR DATED SEPTEMBER 29, 1984 AND RECORDED IN PLAT BOOK BC, PAGE 29 IN THE CHARLESTON COUNTY R.M.C. OFFICE.

SUBDIVISION FINAL
Approved by City Council
of the City of Isle of Palms
This 10 day of June 1987
Nellie S. McDuffie
Clerk

SOUTH CAROLINA REGISTERED LAND SURVEYOR No. 7407 WILLIAM PORCHER

I, WILLIAM PORCHER, a Professional Land Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown hereon, that this plat shows the true dimensions of the property, that all necessary markers have been installed and the precision is 1/10,000.

William Porcher
WILLIAM PORCHER
LAND SURVEYOR
S.C. Reg. No. 7407

40 20 0 40 80 120
SCALE IN FEET

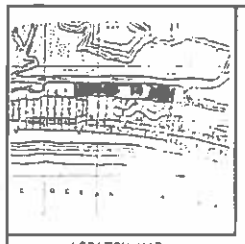
PLAT SHOWING ADJUSTMENT OF PROPERTY LINE BETWEEN LOT 1 AND PARCEL "C" TRACT "F", BLOCK "A" WATERWAY ISLAND

WILD DUNES - CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA

SCALE: 1" = 40'
MAY 21, 1987

ENGINEERING, SURVEYING, & PLANNING, INC.
18 CHARLOTTE ST., CHARLESTON, SOUTH CAROLINA

DWG. NO. LL-944



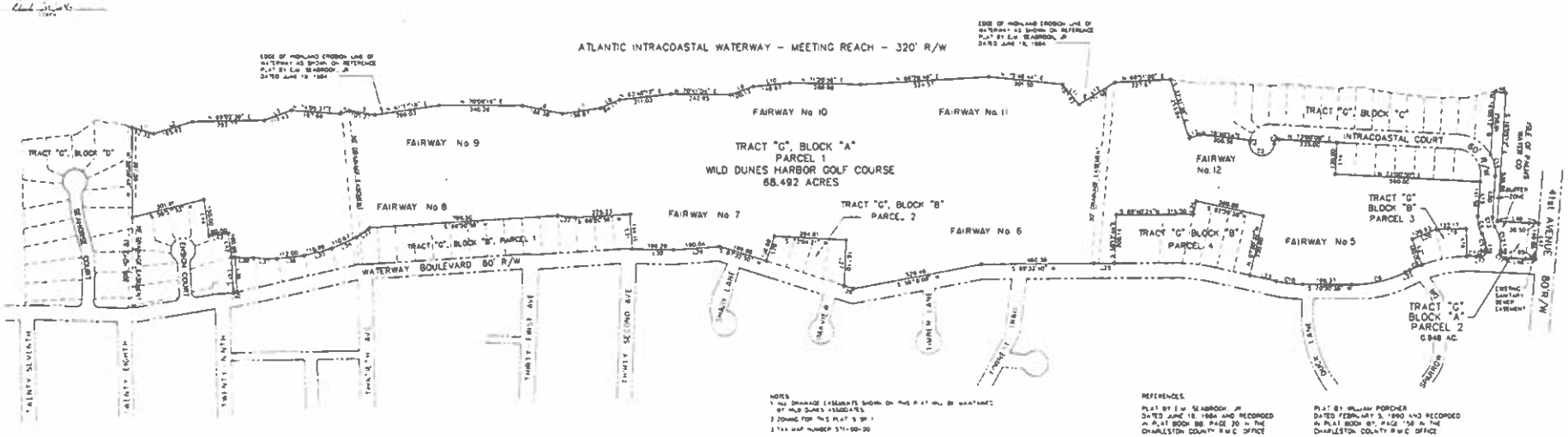
LOCATION MAP
N.T.S.

ACREAGE FINAL
Approved by City Council
of the City of Isle of Palms
this ___ day of ______ 19__
______
Clerk

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 06°45'50" E	84.35	26	S 07°32'50" W	42.00
2	N 72°20'20" E	105.62	27	N 17°34'40" W	107.10
3	N 49°50'20" E	137.43	28	S 22°27'10" E	100.00
4	N 84°21'10" E	44.71	29	S 06°37'27" W	100.04
5	N 19°30'00" E	105.27	30	S 76°10'43" W	100.70
6	N 81°23'47" E	100.30	31	N 73°36'04" W	144.11
7	N 61°32'00" E	158.87	32	S 78°17'53" W	74.15
8	N 46°07'15" E	84.17	33	S 23°06'40" W	66.75
9	N 50°10'20" E	100.13	34	S 46°22'02" W	110.01
10	N 84°27'04" E	648.87	35	S 84°44'20" W	153.00
11	S 50°03'20" E	107.43	36	S 63°24'25" W	112.00
12	N 36°00'47" E	171.48	37	S 78°00'00" W	92.70
13	N 48°40'00" E	40.00	38	S 78°05'00" W	74.00
14	S 87°00'00" E	150.00	39	S 25°25'15" E	141.64
15	S 10°09'16" E	141.00	40	S 87°18'07" W	18.48
16	S 57°07'20" E	11.00	41	N 83°24'10" W	144.30
17	S 72°02'31" W	57.78	42	N 47°33'27" W	180.00
18	N 21°49'00" W	115.00	43	S 42°06'33" W	80.00
19	S 08°10'10" W	109.17	44	N 27°33'27" W	150.00
20	S [illegible]°[illegible]'41" W	105.03	45	N 70°37'01" E	40.00
21	S 06°34'06" E	123.00	46	N 72°56'34" E	100.96
22	S 41°53'07" W	23.01	47	S 18°34'48" E	148.80
23	S 84°29'40" W	100.30	48	S 72°33'31" W	125.00
24	S 37°30'32" E	85.01	49	N 17°07'20" W	11.59
25	S 88°07'24" W	83.81	50	N 18°25'12" W	170.00

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
1	007°18'30"	80.00	10.21	5.11	10.20	S 13°25'00" E
2	183°08'30"	50.00	157.20		100.00	N 73°00'00" E
3	090°00'00"	20.00	31.42	20.00	28.28	N 00°00'00" E
4	034°40'13"	125.00	75.63	39.37	74.48	S 33°26'40" E
5	033°30'55"	113.63	66.76	34.37	65.80	S 33°57'27" E
6	090°00'00"	20.00	31.42	20.00	28.28	S 27°52'31" W
7	004°01'07"	551.30	38.60	19.32	38.60	S 70°51'32" W
8	005°34'56"	581.30	55.75	27.90	55.73	S 40°38'24" W
9	026°30'41"	483.67	224.78	114.47	222.77	S 57°13'40" W
10	011°58'58"	510.00	108.67	54.53	106.47	S 70°36'03" W
11	090°00'00"	20.00	31.42	20.00	28.28	N 63°57'20" W
12	033°30'55"	173.62	102.01	52.53	100.58	N 33°57'27" W
13	034°42'13"	80.01	48.96	25.03	[illegible]	N 33°28'10" W
14	032°27'42"	100.00	56.65	29.10	[illegible]	N 32°15'53" W

LEGEND
IRON PIPE OLD (FOUND)
IRON PIPE NEW (SET)



NOTES
1. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT WILL BE MAINTAINED BY WILD DUNES ASSOCIATES.
2. ZONING FOR THIS PLAT IS SR-1
3. TAX MAP NUMBER 571-00-00

NOTE REGARDING DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT: A REASONABLE EFFORT HAS BEEN MADE TO DETERMINE THE HORIZONTAL LOCATION OF UNDERGROUND UTILITIES WHICH ARE OBVIOUS AND APPARENT. SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS. UNDERGROUND UTILITIES AS SHOWN HEREON ARE NOT WARRANTED TO BE EXACTLY AS SHOWN NOR ARE ALL UTILITIES WARRANTED TO BE SHOWN.

REFERENCES

PLAT BY E.M. SEABROOK, JR
DATED JUNE 18, 1984 AND RECORDED
IN PLAT BOOK BB, PAGE 70 IN THE
CHARLESTON COUNTY R.M.C. OFFICE

PLAT BY WILLIAM PORCHER
DATED APRIL 22, 1988 AND RECORDED
IN PLAT BOOK BL, PAGE 78 IN THE
CHARLESTON COUNTY R.M.C. OFFICE

PLAT BY WILLIAM PORCHER
DATED APRIL 22, 1988 AND RECORDED
IN PLAT BOOK BL, PAGE 31 IN THE
CHARLESTON COUNTY R.M.C. OFFICE

PLAT BY WILLIAM PORCHER
DATED JANUARY 8, 1990 AND RECORDED
IN PLAT BOOK BY, PAGE 158 IN THE
CHARLESTON COUNTY R.M.C. OFFICE

PLAT BY WILLIAM PORCHER
DATED FEBRUARY 3, 1990 AND RECORDED
IN PLAT BOOK BY, PAGE 158 IN THE
CHARLESTON COUNTY R.M.C. OFFICE

PLAT BY WILLIAM PORCHER
DATED JANUARY 8, 1990 AND RECORDED
IN PLAT BOOK BY, PAGE 160 IN THE
CHARLESTON COUNTY R.M.C. OFFICE

PLAT BY WILLIAM PORCHER
DATED JANUARY 8, 1990 AND RECORDED
IN PLAT BOOK BY, PAGE 161 IN THE
CHARLESTON COUNTY R.M.C. OFFICE

No. 7407
WILLIAM PORCHER

I, William PORCHER, a Professional Land Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown hereon, that this plat shows the true dimensions of the property, that all necessary markers have been installed, that the precision of the field survey is 1/10,000 and the area was determined by the coordinate method of area calculation.

William Porcher
WILLIAM PORCHER
LAND SURVEYOR
S.C. Reg. No. 7407

200 100 0 200 400 800
SCALE IN FEET

PLAT SHOWING
TRACT "G", BLOCK "A", PARCEL 1 &
TRACT "G", BLOCK "A", PARCEL 2
A PORTION OF ISLE OF PALMS
CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA

SCALE 1" = 200'
JUNE 26, 1990

ENGINEERING, SURVEYING, & PLANNING, INC.
18 CHARLOTTE ST., CHARLESTON, SOUTH CAROLINA

ACAD: APWSGOLF.DWG ROTATE = 20.0000

DWG NO 847-GA

BK D 1966118

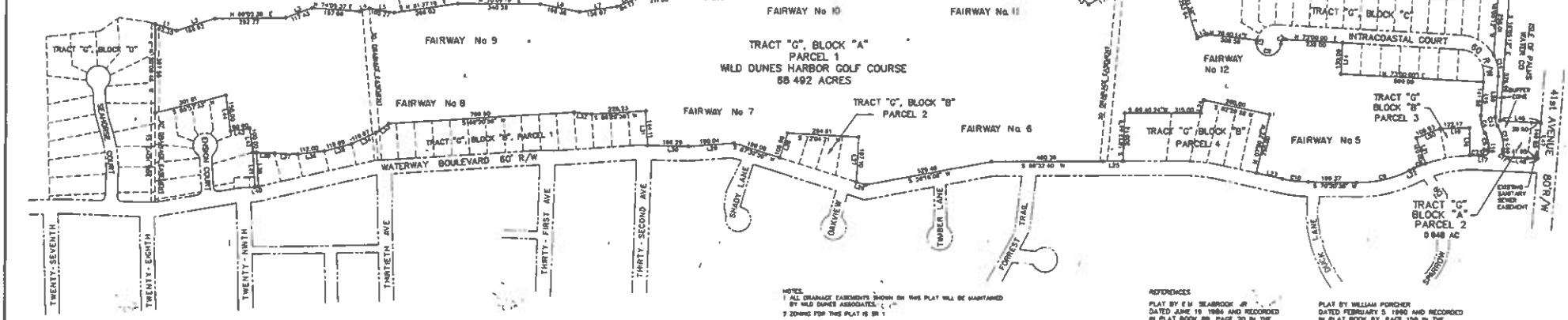
LOCATION MAP
N T S

ACREAGE FINAL
Approved by City Council
of the City of Isle of Palms
This 23rd day of August 1990
Clerk

Charleston South Carolina
Office of Register Mesne Conveyance
Plat recorded this 2nd day of Aug 1990 at 1100 o'clock in Plat Book 89 Page 83 and tracing cloth copy filed in File 5 Drawer 4 Folder 33 Drawing No. 4 Original plat to Owner (grantee) delivered to
Robert N King
Register Mesne Conveyance

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 88 43 38 E	32 28	26	S 87 32 38 W	40 00
2	N 62 28 00 E	108 00	27	N 17 34 40 W	187 18
3	N 40 00 00 E	117 43	28	S 82 27 18 E	190 00
4	N 51 21 10 E	41 71	29	S 65 37 27 W	180 04
5	N 79 30 00 E	108 87	30	S 71 10 43 W	180 00
6	N 84 23 47 E	108 20	31	N 23 30 04 W	144 11
7	N 61 32 00 E	198 07	32	S 76 17 53 W	74 11
8	N 46 07 10 E	84 17	33	S 23 56 48 W	80 73
9	N 30 10 22 E	100 13	34	S 48 22 02 W	110 07
10	N 64 27 04 E	140 97	35	S 64 44 20 W	110 00
11	N 85 03 28 E	107 43	36	S 63 24 23 W	112 00
12	N 30 00 47 E	171 46	37	S 72 30 00 W	95 70
13	N 46 40 00 E	40 00	38	S 72 00 00 W	74 04
14	S 17 00 00 E	130 00	39	S 23 00 13 E	141 94
15	S 10 00 12 E	141 00	40	S 07 15 07 W	15 45
16	S 17 07 00 E	11 00	41	N 23 32 15 W	144 00
17	S 72 00 31 W	17 70	42	N 27 33 27 W	100 00
18	N 31 00 00 W	110 00	43	S 00 26 33 W	00 00
19	S 00 13 00 W	120 17	44	N 27 33 27 W	100 00
20	S 01 14 12 W	100 03	45	N 72 37 31 W	40 03
21	S 40 34 00 E	120 00	46	N 72 00 34 E	100 00
22	S 43 00 07 W	20 01	47	S 15 34 40 E	140 00
23	S 00 20 00 W	100 00	48	S 72 03 31 W	100 00
24	S 07 30 32 E	00 01	49	N 17 07 00 W	11 00
25	S 00 40 24 W	03 01	50	N 10 03 12 W	170 00

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
1	007 10 00	00 00	10 01	0 01	10 00	S 43 00 00 E
2	100 00 00	00 00	127 00		100 00	N 72 00 00 E
3	000 00 00	20 00	31 42	20 00	00 00	N 28 00 00 E
4	034 42 13	120 01	76 30	38 37	75 10	S 33 26 10 E
5	037 30 00	113 00	00 70	24 37	69 00	S 33 57 37 E
6	000 00 00	20 00	31 42	20 00	20 00	S 27 00 34 W
7	004 11 07	001 30	30 00	10 45	30 00	S 70 31 33 W
8	003 34 04	001 30	03 71	20 00	03 00	S 40 30 24 W
9	006 30 41	403 07	204 70	114 47	202 77	S 37 10 40 W
10	011 00 00	219 00	100 07	54 03	100 41	S 70 30 03 W
11	000 00 00	20 00	31 42	20 00	20 00	N 02 27 00 W
12	033 30 05	173 02	102 01	02 03	100 00	N 30 07 27 W
13	034 40 13	00 03	30 00	01 03	30 30	N 30 20 10 W
14	000 27 42	100 00	00 00	40 00	00 44	N 30 10 03 W



LEGEND
IRON PIPE OLD (FOUND)
IRON PIPE NEW (SET)

NOTES
1 ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT WILL BE MAINTAINED BY WILD DUNES ASSOCIATES.
2 ZONING FOR THIS PLAT IS PD 1
3 TAX MAP NUMBER 571-00-00

NOTE REGARDING DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT A REASONABLE EFFORT HAS BEEN MADE TO DETERMINE THE HORIZONTAL LOCATION OF UNDERGROUND UTILITIES WHICH ARE BURIED AND APPARENT SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS UNDERGROUND UTILITIES AS SHOWN HEREON ARE NOT WARRANTED TO BE EXACTLY AS SHOWN NOR ARE ALL UTILITIES WARRANTED TO BE SHOWN

REFERENCES
PLAT BY E M SEABROOK JR DATED JUNE 19 1984 AND RECORDED IN PLAT BOOK 88 PAGE 20 IN THE CHARLESTON COUNTY R M C OFFICE
PLAT BY WILLIAM PORCHER DATED APRIL 22 1988 AND RECORDED IN PLAT BOOK 89 PAGE 29 IN THE CHARLESTON COUNTY R M C OFFICE
PLAT BY WILLIAM PORCHER DATED APRIL 22 1988 AND RECORDED IN PLAT BOOK 89 PAGE 31 IN THE CHARLESTON COUNTY R M C OFFICE
PLAT BY WILLIAM PORCHER DATED JANUARY 8 1990 AND RECORDED IN PLAT BOOK 89 PAGE 130 IN THE CHARLESTON COUNTY R M C OFFICE
PLAT BY WILLIAM PORCHER DATED FEBRUARY 5 1990 AND RECORDED IN PLAT BOOK 89 PAGE 150 IN THE CHARLESTON COUNTY R M C OFFICE
PLAT BY WILLIAM PORCHER DATED JANUARY 8 1990 AND RECORDED IN PLAT BOOK 89 PAGE 160 IN THE CHARLESTON COUNTY R M C OFFICE
PLAT BY WILLIAM PORCHER DATED JANUARY 31 1990 AND RECORDED IN PLAT BOOK 89 PAGE 161 IN THE CHARLESTON COUNTY R M C OFFICE

SOUTH CAROLINA REGISTERED LAND SURVEYOR No 7407 WILLIAM PORCHER

I, WILLIAM PORCHER, a Professional Land Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown hereon that this plat shows the true dimensions of the property, that all necessary markers have been installed, that the precision of the field survey is 1/10,000 and the area was determined by the coordinate method of area calculation
William Porcher
WILLIAM PORCHER
LAND SURVEYOR
S.C. Reg. No. 7407

200 100 0 200 400 600
SCALE IN FEET

PLAT SHOWING
TRACT "G", BLOCK "A", PARCEL 1 & TRACT "G", BLOCK "A", PARCEL 2
A PORTION OF ISLE OF PALMS
CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA

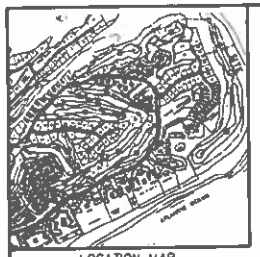
SCALE 1" = 200
JUNE 26 1990

ENGINEERING, SURVEYING, & PLANNING, INC
18 CHARLOTTE ST CHARLESTON, SOUTH CAROLINA

ACAD APWIDOLF DWG ROTATE = 00 0000

DWG NO 842-CA

BK V197PG223



LOCATION MAP

ACREAGE FINAL

Approved by City Council

of the City of Isle of Palms

This ___ day of _____

Clerk

ATLANTIC OCEAN

WILD DUNES ASSOCIATES

TRACT "G", BLOCK "X"
43.520 ACRES

FAIRWAY #18

OCEAN CLUB VILLAS

TRACT "E"
BLOCK "H-2"

TRACT "E", BLOCK "GH-3"

TRACT "E", BLOCK "K"

TRACT "G"
BLOCK "Z"
PARCEL 2
0.606 AC.

TRACT "G", BLOCK "Z", PARCEL 1
PRACTICE RANGE
6.889 ACRES

60' R/W

FAIRWAY #17

MATCH LINE TO SHEET 2 OF 2

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
1	006°28'00"	40.00	42.03	22.36	38.57	N 21°07'43" E
2	028°53'50"	560.47	273.42	139.29	270.63	S 06°34'22" E
3	036°05'22"	507.48	286.56	146.40	283.48	N 06°48'40" W

LINE	BEARING	DISTANCE
2	N 16°12'44" E	29.48
3	N 64°22'58" E	30.04
4	N 36°04'58" W	24.87
5	N 42°38'46" E	47.48
6	N 15°31'23" E	83.06
7	N 42°47'39" E	64.24
10	N 8°58'40" E	52.07
11	S 20°24'27" E	71.08
12	S 24°30'19" E	48.39
13	S 09°46'08" W	60.15
14	N 79°41'24" W	76.36
15	S 72°58'21" E	16.06
16	N 27°31'00" E	30.02
17	N 38°40'34" E	75.32
18	N 71°13'21" E	46.87
19	S 36°26'35" E	63.93
20	S 56°25'55" E	57.89
21	S 35°37'28" E	44.25
22	S 53°08'13" E	36.43
23	S 48°54'08" W	13.63
24	N 48°37'58" W	44.69
25	S 42°50'20" W	41.67
26	S 48°50'38" W	58.48
27	S 14°28'38" E	29.07
31	S 50°13'28" E	19.03
32	S 66°01'31" W	15.76
33	S 79°58'32" W	13.32
34	N 60°28'51" W	67.06
35	N 68°17'36" W	25.51
36	S 87°31'45" W	27.42
37	S 82°58'15" W	16.78
38	S 76°03'31" W	19.71
39	S 62°21'42" W	14.13
40	N 81°24'13" W	18.53
41	N 76°53'15" W	28.33
42	N 65°36'51" W	17.91
43	S 79°28'15" W	21.26
44	S 77°28'28" W	14.49
45	S 78°56'29" W	29.11
46	S 12°30'03" W	11.48
47	S 61°24'29" W	8.68
48	N 56°56'40" W	11.13
49	N 58°39'56" W	11.17
50	N 58°56'33" W	45.86
51	N 56°27'18" W	54.02
52	S 7°57'18" W	17.18
53	S 61°16'36" W	23.23
54	S 88°55'11" W	48.29
55	S 79°50'37" W	21.56
56	N 16°01'44" W	74.84
57	N 55°16'08" W	42.00
58	N 55°17'48" W	50.38

REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY R M C OFFICE

PLAT BY	DATE	BOOK	PAGE
WILLIAM PORCHER	MAY 29, 1980	AB	43
WILLIAM PORCHER	JUNE 29, 1980	AB	[illegible]
WILLIAM PORCHER	AUGUST 26, 1980	AB	[illegible]
WILLIAM PORCHER	AUGUST 26, 1980	AB	116
WILLIAM PORCHER	SEPTEMBER 22, 1980	AB	31
WILLIAM PORCHER	MAY 3, 1989	BM	98
WILLIAM PORCHER	DECEMBER 18, 1980	AB	[illegible]
WILLIAM PORCHER	DECEMBER 22, 1980	AB	[illegible]
WILLIAM PORCHER	MARCH 17, 1981	AY	50
WILLIAM PORCHER	MARCH 23, 1981	AY	132
WILLIAM PORCHER	APRIL 29, 1981	AY	21
WILLIAM PORCHER	JUNE 22, 1981	AY	63
WILLIAM PORCHER	JUNE 23, 1981	AY	49
WILLIAM PORCHER	JANUARY 16, 1982	AY	147
WILLIAM PORCHER	JUNE 30, 1982	AY	149
WILLIAM PORCHER	OCTOBER 5, 1983	AY	45
WILLIAM PORCHER	OCTOBER 21, 1983	AY	164
WILLIAM PORCHER	JULY 11, 1986	BH	78
WILLIAM PORCHER	FEBRUARY 24, 1984	NOT RECORDED	
CURTIS H. LYBRAND, JR	JULY 10, 1986	BH	18
WILLIAM PORCHER	SEPTEMBER 20, 1984	BC	[illegible]
WILLIAM PORCHER	AUGUST 15, 1988	BY	76
WILLIAM PORCHER	APRIL 21, 1986	BJ	7
WILLIAM PORCHER	OCTOBER 21, 1986	BL	[illegible]
WILLIAM PORCHER	OCTOBER 21, 1986	BL	10
WILLIAM PORCHER	OCTOBER 21, 1986	BL	[illegible]
WILLIAM PORCHER	APRIL 21, 1987	BO	27
WILLIAM PORCHER	APRIL 29, 1987	BO	30
WILLIAM PORCHER	FEBRUARY 6, 1989	BR	51
WILLIAM PORCHER	OCTOBER 16, 1990	NOT RECORDED	

NOTE: REGARDING DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT A REASONABLE EFFORT HAS BEEN MADE TO DETERMINE THE HORIZONTAL LOCATION OF UNDERGROUND UTILITIES WHICH ARE OBVIOUS AND APPARENT SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS. UNDERGROUND UTILITIES AS SHOWN HEREON ARE NOT WARRANTED TO BE EXACTLY AS SHOWN NOR ARE ALL UTILITIES WARRANTED TO BE SHOWN

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 7407 WILLIAM PORCHER

I, WILLIAM PORCHER, a Professional Land Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown hereon, that the plat shows the true dimensions of the property, that all necessary markers have been installed, that the premises of the flood zones is 1/10,000 and the area was determined by the coordinate method of interpolation

William Porcher
WILLIAM PORCHER
LAND SURVEYOR
S.C. Reg. No. 7407

The undersigned hereby certifies to NCNB National Bank of North Carolina and Chicago Title Insurance Corporation, as of February 8, 1990 that he is a duly registered land surveyor of the State of South Carolina that the attached plat of survey is made at least in adherence with the minimum standards established by the State of South Carolina for surveys and land surveyors, that to best of my knowledge, information and belief, said survey correctly shows the location of all buildings, structures and other improvements situated on the subject premises, and that except as shown, there are no visible easements or rights of way across said premises or any other easements or rights of way, no party walls, no encroachments onto adjoining premises, streets, alleys, easements, rights of way or across any setbacks, by any of said buildings, structures or other improvements, and no encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises

William Porcher
William Porcher
S.C. Reg. No. 7407

FLOOD CERTIFICATION

I have examined the Flood Insurance Rate Map for Isle of Palms South Carolina, Community Panel Number 450410 panel 3 of 3 dated September 19, 1987 and hereby certify that this property is located in a Special Flood Hazard Area as determined by the Department of Housing and Urban Development

William Porcher
S.C. Reg. No. 7407

100 50 0 100 200 300
SCALE IN FEET

ENGINEERING, SURVEYING, & PLANNING, INC.
18 CHARLOTTE ST., CHARLESTON, SOUTH CAROLINA

ACAD: LMP90J1.DWG 60L/70P CRO

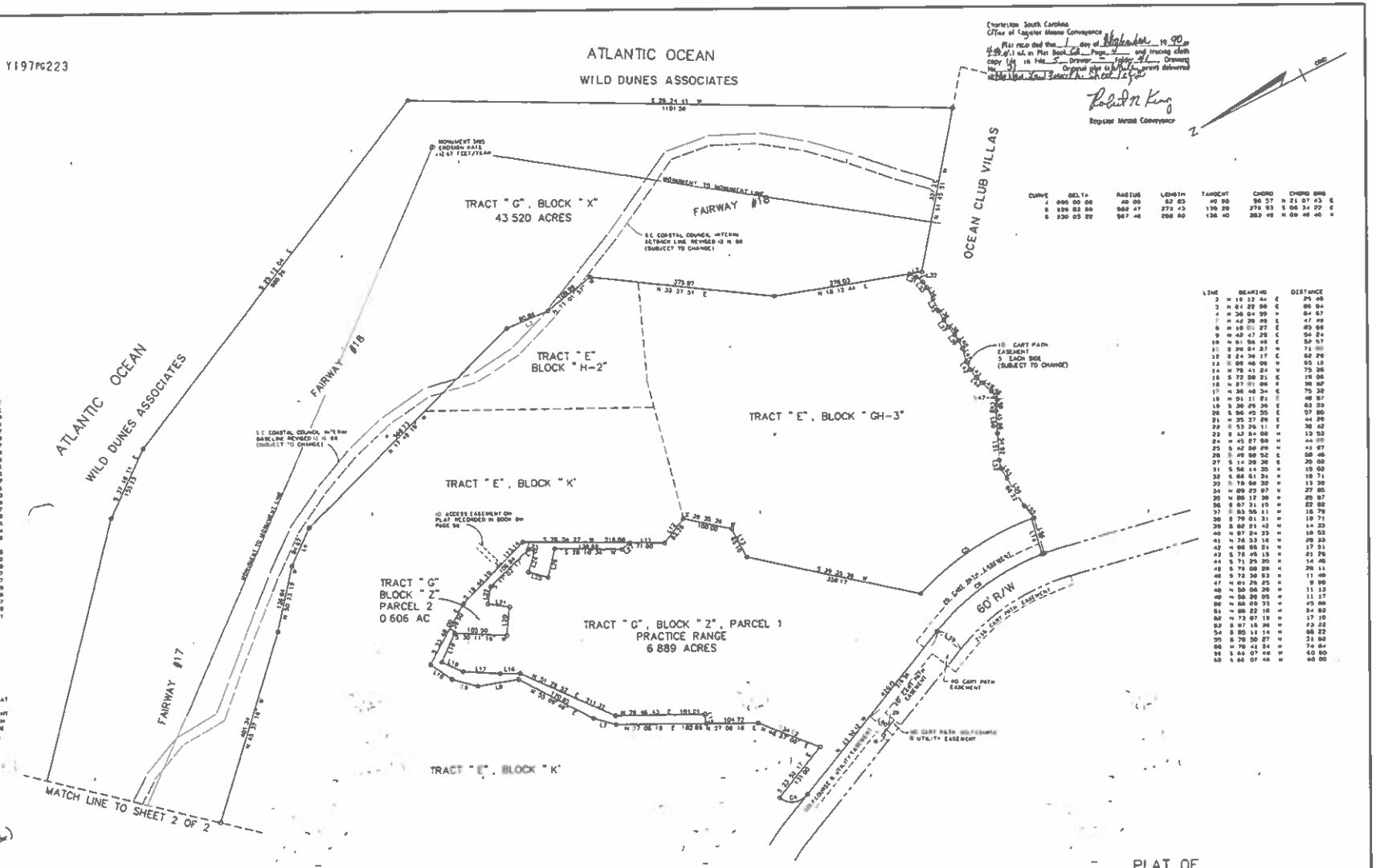
PLAT OF
A PORTION OF
WILD DUNES LINKS GOLF COURSE
TRACT "G", BLOCK "X" &
TRACT "G", BLOCK "Z", PARCELS 1 & 2
CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA
SCALE 1" = 100' OCTOBER 27, 1990

SHEET 1 OF 2
DWG. NO. LL-884-X2

BK Y197PG223

LOCATION MAP
N T S

ACREAGE FINAL
Approved by City Council
of the City of Isle of Palms
This ___ day of _____
Clerk



Charleston South Carolina
Office of Register Mesne Conveyance
Filed and Recorded this 1 day of November 19 90
at 1:00 o'clock in Plat Book C-8 Page 4 and tracing cloth copy 1 in File 5 Drawer 2 Folder 41 Drawing No 3 Original plat to Plat Department delivered
Robert N King
Register Mesne Conveyance

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
4	000 00 00	40 00	62 83	40 00	56 57	N 21 07 43 E
5	036 03 00	560 47	273 43	139 20	271 03	S 06 34 27 E
6	030 05 22	567 46	298 80	136 40	283 49	N 09 40 40 W

LINE	BEARING	DISTANCE
2	N 10 12 44 E	25 46
3	N 64 22 00 E	80 84
4	N 38 04 00 W	64 67
5	N 42 30 00 E	47 00
6	N 10 00 27 E	69 08
7	N 40 47 28 E	54 24
10	N 51 56 40 E	59 57
11	S 38 04 27 W	71 00
12	S 24 36 17 E	62 26
13	S 09 46 09 W	65 10
14	N 78 41 24 W	73 06
15	S 72 00 21 E	19 06
16	N 37 01 00 E	38 50
17	N 34 48 34 E	75 20
18	N 91 11 21 E	40 57
19	S 36 29 36 E	63 53
20	S 56 43 55 E	57 00
21	N 35 37 29 E	44 20
22	S 53 26 11 E	38 42
23	S 43 34 00 W	13 53
24	N 45 07 00 W	44 00
25	S 42 00 29 W	41 47
26	S 49 00 52 E	50 46
27	S 14 28 30 E	30 00
31	S 58 14 35 W	15 03
32	S 06 51 31 W	18 71
33	S 19 00 32 W	13 30
34	N 08 23 07 W	27 85
35	N 86 17 30 W	23 07
36	S 67 31 15 W	22 02
37	S 83 55 11 W	15 79
38	S 79 01 31 W	19 71
39	S 82 21 42 W	14 23
40	N 87 24 33 W	18 53
41	N 78 53 15 W	29 33
42	N 68 55 01 W	17 01
43	S 78 46 15 W	21 26
44	S 71 29 30 W	14 46
48	S 75 00 20 W	20 11
49	S 73 30 03 W	11 40
47	N 61 24 25 W	9 00
46	N 58 06 29 W	11 13
45	N 58 20 05 W	11 17
50	N 88 09 33 W	45 88
51	N 88 22 18 W	54 03
52	N 73 07 18 W	17 10
53	S 87 16 38 W	23 22
54	S 85 11 14 W	38 22
55	S 78 00 27 W	31 60
56	N 70 41 34 W	74 64
59	S 66 07 48 W	40 90
60	S 66 07 46 W	40 00

REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY R M C OFFICE

PLAT BY	DATE	BOOK	PAGE
WILLIAM PORCHER	MAY 28 1980	AG	43
WILLIAM PORCHER	JUNE 29 1980	AG	91
WILLIAM PORCHER	AUGUST 26 1980	AH	117
WILLIAM PORCHER	AUGUST 26 1980	AH	118
WILLIAM PORCHER	SEPTEMBER 22 1980	AH	27
JOEL P PORCHER	MAY 5 1980	BW	98
WILLIAM PORCHER	DECEMBER 18 1980	AS	20
JOEL P PORCHER	DECEMBER 22 1980	AS	1
WILLIAM PORCHER	MARCH 17 1981	AV	95
JOEL P PORCHER	MARCH 23 1981	AS	130
JOEL P PORCHER	APRIL 29 1981	AU	31
JOEL P PORCHER	JUNE 22 1981	AT	83
JOEL P PORCHER	JUNE 23 1981	AV	49
JOEL P PORCHER	JANUARY 18 1982	AU	147
WILLIAM PORCHER	JUNE 28 1982	AV	149
WILLIAM PORCHER	OCTOBER 5 1982	AW	46
JOEL P PORCHER	OCTOBER 01 1983	AY	164
JOEL P PORCHER	JULY 11 1986	BS	178
JOEL P PORCHER	FEBRUARY 24 1984	NOT RECORDED	
CURTIS W LYBRAND JR	JULY 16 1984	BB	16
JOEL P PORCHER	SEPTEMBER 25 1984	BC	100
WILLIAM PORCHER	AUGUST 15 1986	BT	79
WILLIAM PORCHER	APRIL 21 1986	BJ	7
WILLIAM PORCHER	OCTOBER 21 1986	BL	17
WILLIAM PORCHER	OCTOBER 31 1986	BL	19
WILLIAM PORCHER	OCTOBER 31 1986	BL	18
WILLIAM PORCHER	APRIL 21 1987	BO	37
WILLIAM PORCHER	APRIL 29 1987	BO	39
WILLIAM PORCHER	FEBRUARY 6 1989	BR	51
WILLIAM PORCHER	OCTOBER 16 1989	NOT RECORDED	

NOTE REGARDING DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT
A REASONABLE EFFORT HAS BEEN MADE TO DETERMINE THE HORIZONTAL LOCATION OF UNDERGROUND UTILITIES WHICH ARE OBVIOUS AND APPARENT SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS UNDERGROUND UTILITIES AS SHOWN HEREON ARE NOT WARRANTED TO BE EXACTLY AS SHOWN NOR ARE ALL UTILITIES WARRANTED TO BE SHOWN

SOUTH CAROLINA REGISTERED LAND SURVEYOR No 7407 WILLIAM PORCHER

Approved
City of Isle of Palms
(Administrator)
11/3/90

The undersigned hereby certifies to HCHB national bank of North Carolina and Chicago Title Insurance Corporation on or February 8 1990 that he is a duly registered land surveyor of the State of South Carolina that the attached plat of survey is made at least in accordance with the minimum standards established by the State of South Carolina for surveys and land surveyors that to best of my knowledge information and belief said survey correctly shows the location of all buildings structures and other improvements situated on the subject premises and that except as shown there are no visible easements or rights of way across said premises or any other easements or rights of way or party walls or encroachments onto adjoining premises across alleys easements rights of way or across any setbacks by any of said buildings structures or other improvements and no encroachments onto said premises by buildings structures or other improvements situated on adjoining premises

William Porcher
William Porcher
S C Reg No 7407

FLOOD CERTIFICATION
I have examined the Flood Insurance Rate Map for Isle of Palms South Carolina Community Panel Number 450418 panel 3 of 3 dated September 18 1987 and hereby certify that this property is located in a Special Flood Hazard Area as determined by the Department of Housing and Urban Development
William Porcher
William Porcher
S C Reg No 7407

I WILLIAM PORCHER a Professional Land Surveyor of the State of South Carolina hereby certify that I have surveyed the property shown hereon that this plat shows the true dimensions of the property that all necessary markers have been installed that the precision of the field survey is 1/10 000 and the area was determined by the coordinate method of computation
William Porcher
WILLIAM PORCHER
LAND SURVEYOR
S C Reg No 7407

ACAD LAN30LF1 DWG OCLTOP CRB

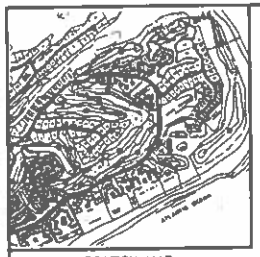
100 50 0 100 200 300
SCALE IN FEET

ENGINEERING, SURVEYING, & PLANNING, INC
16 CHARLOTTE ST CHARLESTON, SOUTH CAROLINA

PLAT OF
A PORTION OF
WILD DUNES LINKS GOLF COURSE
TRACT "G", BLOCK "X" &
TRACT "G", BLOCK "Z", PARCELS 1 & 2
CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA

SCALE 1" = 100
OCTOBER 27 1990

SHEET 1 OF 2
DWG NO 11-684-X2



LOCATION MAP
N.T.S.

ACREAGE FINAL
Approved by City Council
of the City of Isle of Palms
This ___ day of _____
_____
Clerk

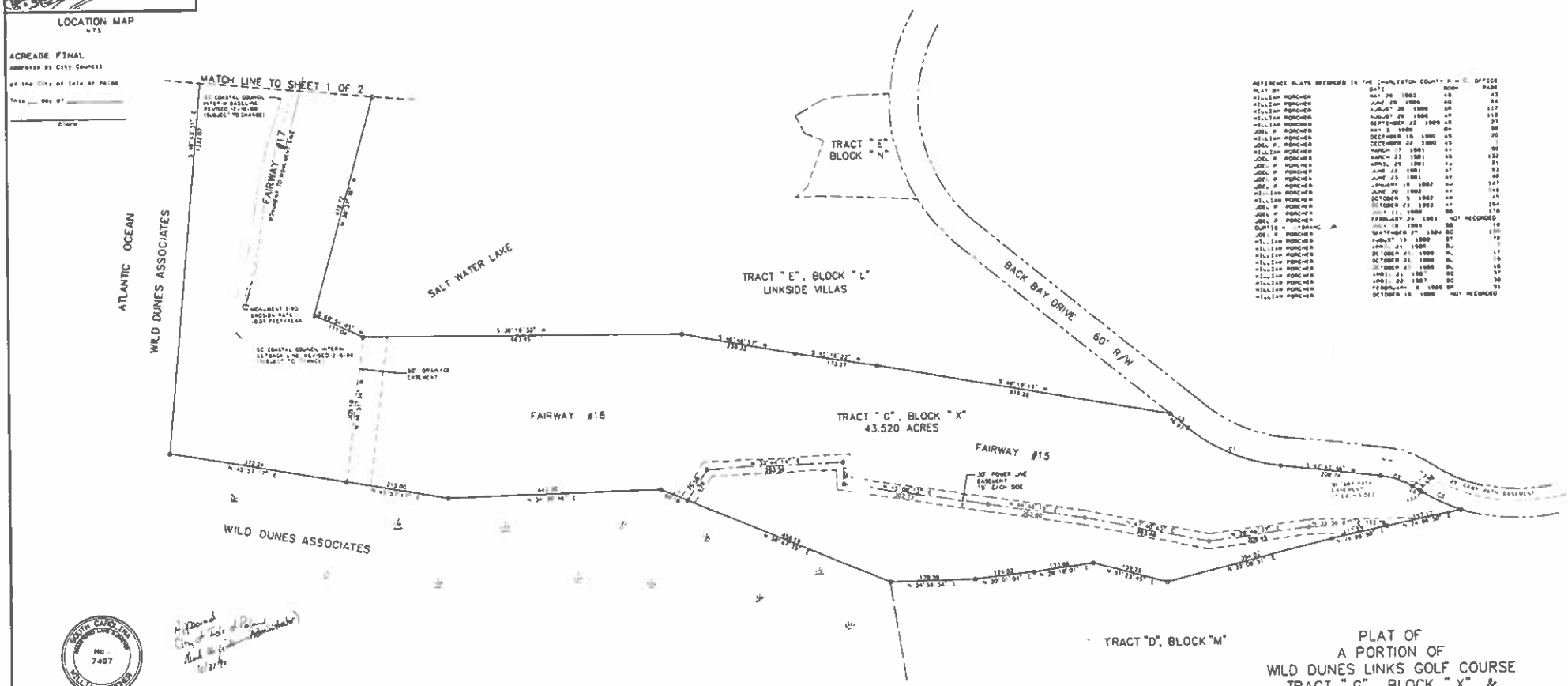
NOTE REGARDING DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT
A REASONABLE EFFORT HAS BEEN MADE TO DETERMINE THE HORIZONTAL
LOCATION OF UNDERGROUND UTILITIES WHICH ARE OBVIOUS AND APPARENT
SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN
FROM UTILITY RECORDS. UNDERGROUND UTILITIES AS SHOWN HEREON ARE
NOT WARRANTED TO BE EXACTLY AS SHOWN NOR ARE ALL UTILITIES
WARRANTED TO BE SHOWN.

LINE	BEARING	DISTANCE
1	N 50° 47' 52" E	66.16
7	S 75° 33' 28" W	46.8
8	S 87° 36' 09" W	16.0
20	S 26° 58' 54" E	40.83
25	N 26° 46' 47" W	73.56
51	S 67° 1[illegible]	[illegible]
54	S [illegible]	[illegible]

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
1	033° 46' 37"	369.40	211.60	109.04	208.61	S 58° 00' 33" W
2	125° 07' 17"	100.00	218.42	35.56	88.46	S 88° 17' 29" W
3	053° 10' 23"	300.00	278.31	150.18	268.73	N 81° 12' 51" W

REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE

PLAT BY	DATE	BOOK	PAGE
WILLIAM PORCHER	MAY 26 1983	48	43
WILLIAM PORCHER	JUNE 29 1983	48	84
WILLIAM PORCHER	AUGUST 30 1983	48	117
WILLIAM PORCHER	AUGUST 30 1983	48	118
WILLIAM PORCHER	SEPTEMBER 22 1983	48	27
JOEL R. PORCHER	MAY 5 1980	84	98
WILLIAM PORCHER	DECEMBER 15 1980	45	20
JOEL R. PORCHER	DECEMBER 22 1980	45	1
WILLIAM PORCHER	MARCH 17 1981	45	93
JOEL R. PORCHER	MARCH 23 1981	45	132
JOEL R. PORCHER	APRIL 29 1981	45	27
JOEL R. PORCHER	JUNE 22 1981	47	93
JOEL R. PORCHER	JUNE 23 1981	47	49
JOEL R. PORCHER	JANUARY 19 1982	47	147
WILLIAM PORCHER	JUNE 30 1982	47	149
WILLIAM PORCHER	OCTOBER 5 1982	48	47
JOEL R. PORCHER	OCTOBER 23 1982	47	184
JOEL R. PORCHER	JULY 11 1983	48	176
JOEL R. PORCHER	FEBRUARY 29 1984	NOT RECORDED	
CURTIS W. [illegible]	JULY 10 1984	88	10
JOEL R. PORCHER	SEPTEMBER 27 1984	88	100
WILLIAM PORCHER	AUGUST 13 1986	91	70
WILLIAM PORCHER	APRIL 21 1986	94	7
WILLIAM PORCHER	OCTOBER 21 1986	94	17
WILLIAM PORCHER	OCTOBER 21 1986	94	16
WILLIAM PORCHER	OCTOBER 21 1986	94	15
WILLIAM PORCHER	APRIL 21 1987	95	57
WILLIAM PORCHER	APRIL 22 1987	95	58
WILLIAM PORCHER	FEBRUARY 8 1988	98	31
WILLIAM PORCHER	OCTOBER 18 1988	NOT RECORDED	



SOUTH CAROLINA REGISTERED LAND SURVEYOR NO. 7487 WILLIAM PORCHER

Approved
City of Isle of Palms
Administrator
[illegible]

I, WILLIAM PORCHER, a Professional Land Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown hereon, that the plat shows the true dimensions of the property, that all necessary markers have been installed, that the precision of the field survey is 1/10,000 and the area was determined by the coordinate method of area calculation.

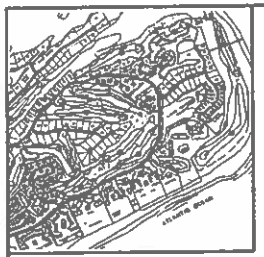
WILLIAM PORCHER
LAND SURVEYOR
S.C. Reg. No. 7487

100 50 0 100 200 300
SCALE IN FEET

ENGINEERING, SURVEYING, & PLANNING, INC.
18 CHARLOTTE ST., CHARLESTON, SOUTH CAROLINA

PLAT OF
A PORTION OF
WILD DUNES LINKS GOLF COURSE
TRACT "G", BLOCK "X" &
TRACT "G", BLOCK "Z", PARCELS 1 & 2
CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA
SCALE: 1" = 100' OCTOBER 27, 1990

SHEET 2 OF 2
DWG. NO. L-884-X2



LOCATION MAP
NTS

NOTE REGARDING DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT
A REASONABLE EFFORT HAS BEEN MADE TO DETERMINE THE HORIZONTAL LOCATION OF UNDERGROUND UTILITIES WHICH ARE OBVIOUS AND APPARENT. SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS. UNDERGROUND UTILITIES AS SHOWN HEREON ARE NOT WARRANTED TO BE EXACTLY AS SHOWN NOR ARE ALL UTILITIES UNDERGROUND TO BE SHOWN

BK Y197PG22

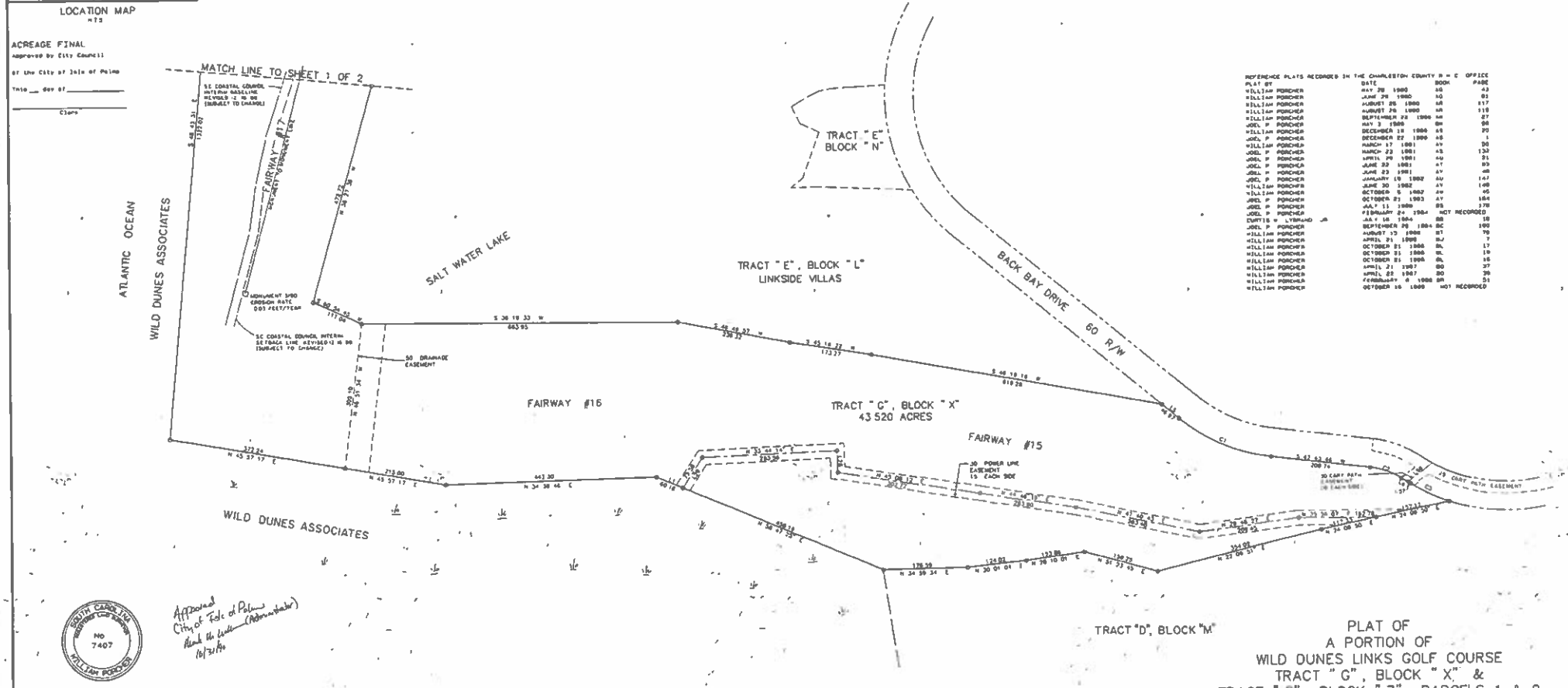
LINE	BEARING	DISTANCE
L	N 88 47 38 E	88 18
2	S 75 33 20 W	46 67
3	S 87 31 09 W	15 01
28	S 55 58 54 E	40 83
29	N 20 46 47 W	79 58
37	S 87 31 09 W	5 30
38	S 0 41 01 E	64 47

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
1	032 49 37	369 48	211 09	109 04	208 21	S 58 09 33 W
2	023 07 17	190 70	79 02	39 58	84 48	S 86 17 29 W
3	013 16 23	388 10	89 01	45 16	89 71	S 81 18 57 W

Charleston South Carolina
Office of Register Mesne Conveyance
Plat recorded the 1 day of November 19 90
4:41 o'clock in Plat Book CR Page 3 and having cloth
copy filed in File 3 Drawer - Folder 87 Drawing
No 15 Original plat (or Mylar print) delivered
to Mr Kline (Mac) Other 7 of 7 sheet dwg 1

Robert N King
Register Mesne Conveyance

ACREAGE FINAL
Approved by City Council
of the City of Isle of Palms
This __ day of _____
_____
Clerk



REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY R M C OFFICE

PLAT BY	DATE	BOOK	PAGE
WILLIAM PORCHER	MAY 28 1980	AG	43
WILLIAM PORCHER	JUNE 26 1980	AG	81
WILLIAM PORCHER	AUGUST 26 1980	AH	117
WILLIAM PORCHER	AUGUST 26 1980	AH	118
WILLIAM PORCHER	SEPTEMBER 22 1980	AH	27
JOEL P PORCHER	MAY 3 1980	BH	98
WILLIAM PORCHER	DECEMBER 18 1980	AS	70
JOEL P PORCHER	DECEMBER 22 1980	AS	1
WILLIAM PORCHER	MARCH 17 1981	AV	30
JOEL P PORCHER	MARCH 22 1981	AS	132
JOEL P PORCHER	APRIL 29 1981	AU	21
JOEL P PORCHER	JUNE 22 1981	AT	93
JOEL P PORCHER	JUNE 23 1981	AV	48
JOEL P PORCHER	JANUARY 19 1982	AU	147
WILLIAM PORCHER	JUNE 30 1982	AY	148
WILLIAM PORCHER	OCTOBER 5 1982	AW	45
JOEL P PORCHER	OCTOBER 21 1983	AY	184
JOEL P PORCHER	JULY 11 1980	BS	178
JOEL P PORCHER	FEBRUARY 24 1984	NOT RECORDED	
CURTIS W LYBRAND JR	JULY 18 1984	BB	18
JOEL P PORCHER	SEPTEMBER 28 1984	BC	189
WILLIAM PORCHER	AUGUST 13 1986	BT	78
WILLIAM PORCHER	APRIL 21 1986	BJ	7
WILLIAM PORCHER	OCTOBER 21 1986	BL	17
WILLIAM PORCHER	OCTOBER 21 1986	BL	19
WILLIAM PORCHER	OCTOBER 21 1986	BL	16
WILLIAM PORCHER	APRIL 21 1987	BO	37
WILLIAM PORCHER	APRIL 22 1987	BO	38
WILLIAM PORCHER	FEBRUARY 6 1988	BR	51
WILLIAM PORCHER	OCTOBER 16 1989	NOT RECORDED	

SOUTH CAROLINA REGISTERED LAND SURVEYOR NO 7407 WILLIAM PORCHER

Approved
City of Isle of Palms
Mark Allen (Administrator)
10/31/90

I WILLIAM PORCHER a Professional Land Surveyor of the State of South Carolina hereby certify that I have surveyed the property shown hereon that this plat shows the true dimensions of the property that all necessary markers have been installed that the precision of the field survey is 1/10 000 and the area was determined by the coordinate method of area calculation

William Porcher
WILLIAM PORCHER
LAND SURVEYOR
S C Reg No 7407

100 50 0 100 200 300
SCALE IN FEET

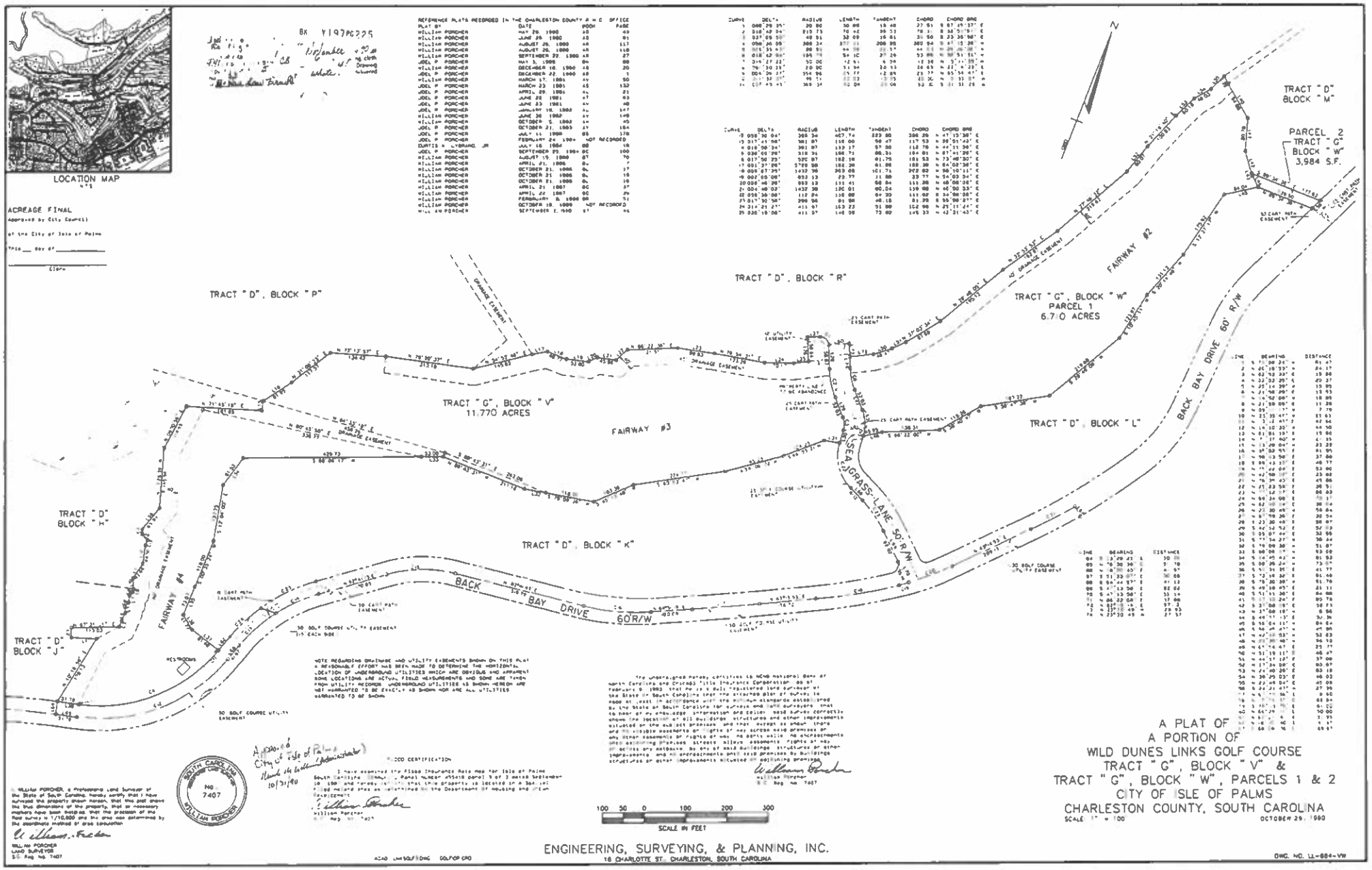
ENGINEERING, SURVEYING, & PLANNING, INC
18 CHARLOTTE ST CHARLESTON SOUTH CAROLINA

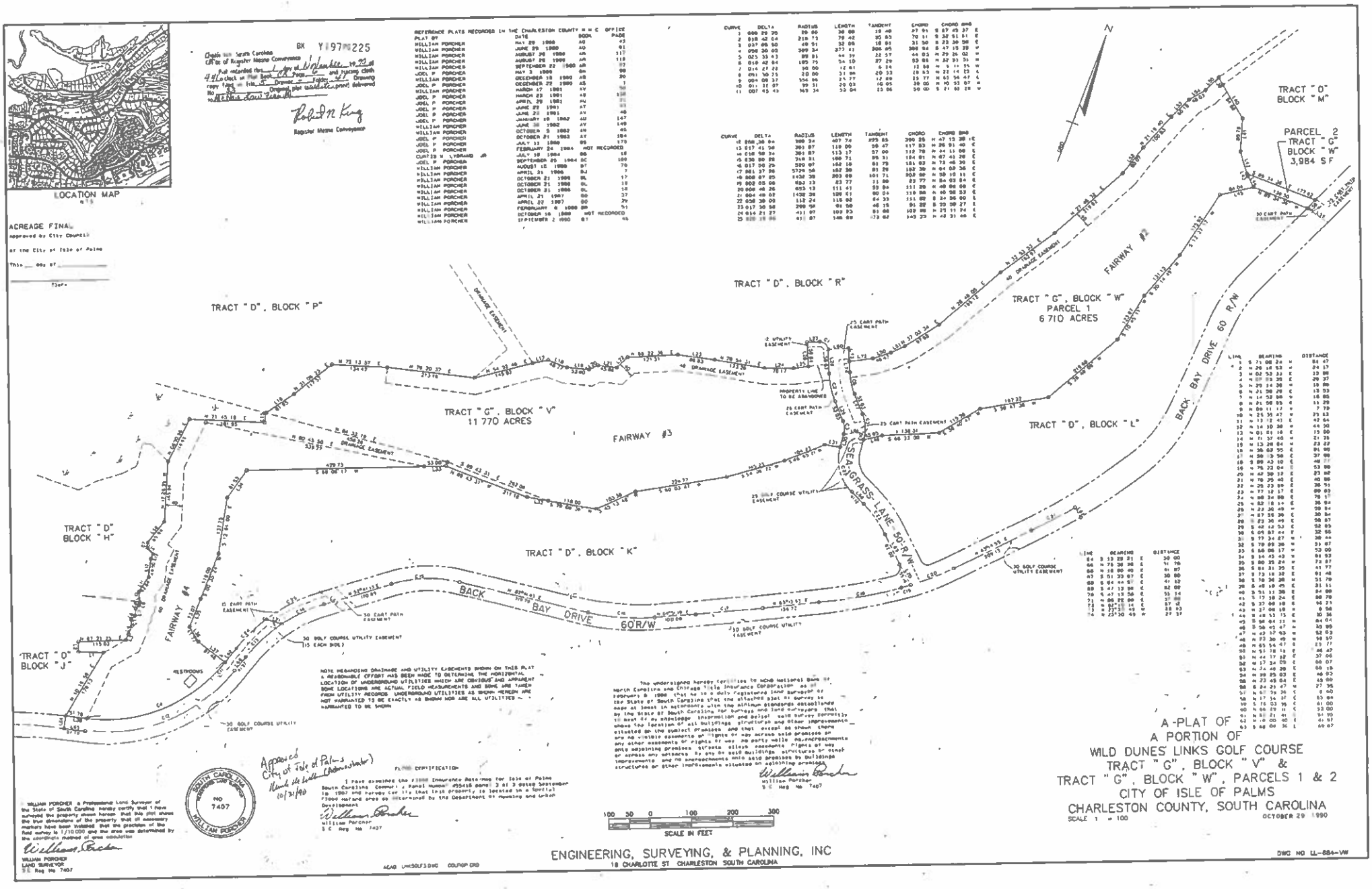
ACAD LINCSOLT DWG SOLTOP CRC

PLAT OF
A PORTION OF
WILD DUNES LINKS GOLF COURSE
TRACT "G", BLOCK "X" &
TRACT "G", BLOCK "Z", PARCELS 1 & 2
CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA

SCALE 1 = 100
OCTOBER 27 1990

SHEET 2 OF 2
DWG NO LL-684-X2


LOCATION MAP
ACREAGE FINAL
TRACT "D", BLOCK "P"
TRACT "D", BLOCK "R"
TRACT "G", BLOCK "V"
11.770 ACRES
FAIRWAY #3
TRACT "G", BLOCK "W"
PARCEL 1
6.710 ACRES
FAIRWAY #2
TRACT "D"
BLOCK "M"
PARCEL 2
TRACT "G"
BLOCK "W"
3,984 S.F.
TRACT "D"
BLOCK "H"
TRACT "D", BLOCK "K"
TRACT "D", BLOCK "L"
TRACT "D"
BLOCK "J"
FAIRWAY #4
BACK BAY DRIVE 60' R/W
SEA GRASS LANE 50' R/W
A PLAT OF
A PORTION OF
WILD DUNES LINKS GOLF COURSE
TRACT "G", BLOCK "V" &
TRACT "G", BLOCK "W", PARCELS 1 & 2
CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA
SCALE 1" = 100'
OCTOBER 29, 1990
SCALE IN FEET
ENGINEERING, SURVEYING, & PLANNING, INC.
18 CHARLOTTE ST. CHARLESTON, SOUTH CAROLINA
DWG. NO. 11-884-VW



BK Y197PG225

Recorded this 1 day of November, 1990 at 4:41 o'clock on Plat Book 106 Page 6 and having cloth copy filed in File 5 Drawer 7 Folder 47. Drawing No. Original plat (satellite print) delivered to ALENA Land Planning

Robert N King
Register Mesne Conveyance

ACREAGE FINAL
approved by City Council
of the City of Isle of Palms
This ___ day of _____
Mayor

REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY R M C OFFICE			
PLAT BY	DATE	BOOK	PAGE
WILLIAM PORCHER	MAY 29 1980	AQ	43
WILLIAM PORCHER	JUNE 29 1980	AQ	81
WILLIAM PORCHER	AUGUST 26 1980	AR	117
WILLIAM PORCHER	AUGUST 26 1980	AR	118
WILLIAM PORCHER	SEPTEMBER 22 1980	AR	77
JOEL P PORCHER	MAY 3 1980	BH	98
WILLIAM PORCHER	DECEMBER 18 1980	AS	20
JOEL P PORCHER	DECEMBER 22 1980	AS	1
WILLIAM PORCHER	MARCH 17 1981	AV	[illegible]
JOEL P PORCHER	MARCH 23 1981	AU	138
JOEL P PORCHER	APRIL 29 1981	AV	[illegible]
JOEL P PORCHER	JUNE 27 1981	AY	83
JOEL P PORCHER	JUNE 22 1981	AY	48
WILLIAM PORCHER	JANUARY 29 1982	AU	147
WILLIAM PORCHER	JUNE 30 1982	AY	149
WILLIAM PORCHER	OCTOBER 5 1982	AW	45
JOEL P PORCHER	OCTOBER 21 1983	AY	154
JOEL P PORCHER	JULY 11 1980	BS	178
JOEL P PORCHER	FEBRUARY 24 1984	NOT RECORDED	
CURTIS N LYBRAND JR	JULY 18 1984	BB	18
JOEL P PORCHER	SEPTEMBER 25 1984	BC	100
WILLIAM PORCHER	AUGUST 16 1985	BT	76
WILLIAM PORCHER	APRIL 24 1986	BJ	7
WILLIAM PORCHER	OCTOBER 21 1986	BL	17
WILLIAM PORCHER	OCTOBER 21 1986	BL	18
WILLIAM PORCHER	OCTOBER 21 1986	BL	19
WILLIAM PORCHER	APRIL 21 1987	BO	37
WILLIAM PORCHER	APRIL 22 1987	BO	39
WILLIAM PORCHER	FEBRUARY 4 1988	BR	51
WILLIAM PORCHER	OCTOBER 16 1989	NOT RECORDED	
WILLIAM PORCHER	SEPTEMBER 2 1990	BT	46

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
1	000 29 35	89 90	30 00	15 06	27 91	S 87 45 37 E
2	018 42 04	218 73	79 42	40 03	79 11	S 32 51 51 E
3	037 06 50	48 51	32 05	16 61	31 50	S 23 30 58 E
4	006 30 05	309 34	377 11	208 05	366 84	S 47 15 38 W
5	023 33 43	88 91	44 39	22 57	44 03	N 29 26 02 W
6	010 42 04	185 75	34 10	17 29	33 86	N 32 33 34 W
7	016 27 22	50 00	12 61	6 34	12 58	N 5 11 35 W
8	091 16 15	20 00	31 84	20 33	28 63	N 22 14 13 E
9	004 08 37	354 96	25 37	12 69	25 37	N 65 56 47 E
10	011 32 07	99 31	20 03	10 05	20 00	N 40 53 07 E
11	007 45 43	363 34	32 04	15 06	50 00	S 21 03 28 W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
12	058 38 04	388 34	407 74	223 63	390 26	N 47 13 38 E
13	017 41 50	393 87	119 00	59 47	117 53	N 26 51 40 E
14	010 50 34	393 87	113 17	57 00	112 78	N 44 15 08 E
15	030 50 08	318 31	168 71	86 31	164 01	N 67 41 20 E
16	017 50 25	530 97	162 19	81 79	161 63	N 73 46 30 E
17	061 37 06	5729 58	182 38	91 29	182 36	N 64 02 36 E
18	008 07 05	1432 38	203 08	101 71	202 98	N 58 10 11 E
19	002 05 06	1432 13	63 77	31 88	63 77	N 54 03 34 E
20	008 48 26	803 13	111 41	55 84	111 28	N 48 06 06 E
21	004 49 02	1432 38	126 01	63 04	125 96	N 40 58 53 E
22	050 30 00	112 24	118 02	64 33	111 82	S 34 06 00 E
23	017 30 58	298 58	91 06	46 15	91 22	S 33 38 27 E
24	014 21 27	411 87	102 23	51 68	102 00	N 25 11 34 E
25	020 15 06	411 87	146 08	73 62	145 23	N 42 31 46 E

LINE	BEARING	DISTANCE
1	S 71 08 24 W	84 47
2	N 29 18 53 W	24 17
3	N 02 53 33 E	13 88
4	N 00 03 38 E	29 37
5	N 25 14 38 W	18 88
6	N 21 50 28 E	13 33
7	N 14 53 58 E	18 80
8	N 21 50 03 E	13 29
9	N 05 11 17 W	7 79
10	N 25 38 47 W	23 13
11	N 13 12 41 E	42 44
12	N 14 30 38 W	44 30
13	N 01 03 16 E	13 00
14	N 71 37 40 W	21 35
15	N 13 28 04 W	23 27
16	N 36 02 55 E	81 98
17	N 88 13 58 E	37 98
18	S 89 43 10 E	48 [illegible]
19	N 76 23 04 E	53 98
20	N 42 38 12 E	23 88
21	N 78 35 48 E	48 88
22	N 35 23 39 E	38 91
23	N 77 12 17 E	89 83
24	N 88 34 08 E	78 17
25	N 82 18 19 E	36 84
26	N 23 26 48 W	59 84
27	N 87 55 36 E	30 84
28	S 23 30 49 E	52 88
29	S 42 12 53 E	52 85
30	S 05 57 24 W	32 65
31	S 73 34 27 W	30 44
32	S 78 08 36 W	31 87
33	S 58 06 17 W	53 00
34	S 16 45 43 W	81 93
35	S 80 35 24 W	73 87
36	S 83 31 35 E	41 77
37	S 73 18 32 E	81 48
38	S 38 38 28 W	31 79
39	S 48 18 05 E	31 11
40	S 51 11 38 E	84 88
41	S 17 38 24 E	88 79
42	S 37 08 18 E	54 71
43	N 37 08 18 W	9 58
44	S 18 53 13 E	30 34
45	S 58 44 11 W	84 04
46	S 36 45 47 W	30 95
47	N 02 57 53 W	52 03
48	N 73 30 49 W	38 50
49	N 65 34 47 E	23 77
50	N 51 18 13 E	48 47
51	N 44 17 32 E	37 06
52	N 17 34 09 E	60 07
53	N 74 40 28 E	60 18
54	N 39 25 03 E	48 03
55	N 23 48 04 E	45 00
56	S 24 21 47 W	27 36
57	N 67 39 36 E	6 60
58	N 17 34 37 E	53 84
59	S 76 03 35 E	61 00
60	N 66 29 11 E	53 00
61	N 80 21 41 E	54 95
62	N 18 00 00 E	61 97
63	S 68 08 36 E	66 07

LINE	BEARING	DISTANCE
64	S 13 29 21 E	30 00
65	N 75 30 38 E	51 78
66	N 18 00 40 E	61 87
67	S 51 23 07 E	30 00
68	S 04 44 51 E	41 62
69	S 47 13 38 E	82 02
70	S 47 13 38 E	33 74
71	N 86 22 08 E	37 [illegible]
72	N 83 [illegible] 45 W	57 [illegible]
73	N 83 [illegible] 45 W	38 53
74	N 25 30 49 W	27 37

NOTE REGARDING DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT
A REASONABLE EFFORT HAS BEEN MADE TO DETERMINE THE HORIZONTAL LOCATION OF UNDERGROUND UTILITIES WHICH ARE OBVIOUS AND APPARENT SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS UNDERGROUND UTILITIES AS SHOWN HEREON ARE NOT WARRANTED TO BE EXACTLY AS SHOWN NOR ARE ALL UTILITIES ~ WARRANTED TO BE SHOWN

The undersigned hereby certifies to WCHO National Bank of North Carolina and Chicago Title Insurance Corporation as of February 8 1990 that he is a duly registered land surveyor of the State of South Carolina that the attached plat of survey is made at least in accordance with the minimum standards established by the State of South Carolina for surveys and land surveyors that to best of my knowledge information and belief said survey correctly shows the location of all buildings structures and other improvements situated on the subject premises and that except as shown there are no visible easements or rights of way across said premises or any other easements or rights of way no party walls encroachments onto adjoining premises visible alleys easements rights of way or appears any setbacks by any of said buildings structures or other improvements and no encroachments onto said premises by buildings structures or other improvements situated on adjoining premises

William Porcher
S C Reg No 7407

Approved
City of Isle of Palms
Mark [illegible]
10/31/90

FLOOD CERTIFICATION

I have examined the FIRM Insurance Rate Map for Isle of Palms South Carolina Community Panel Number 455416 dated 2 of 3 dated September 18 1987 and hereby certify that this property is located in a Special Flood Hazard area as determined by the Department of Housing and Urban Development

William Porcher
S C Reg No 7407

SOUTH CAROLINA REGISTERED LAND SURVEYOR NO 7407 WILLIAM PORCHER

I WILLIAM PORCHER a Professional Land Surveyor of the State of South Carolina hereby certify that I have surveyed the property shown hereon that this plat shows the true dimensions of the property that all necessary markers have been installed that the precision of the field survey is 1/10 000 and the area was determined by the coordinate method of area computation

William Porcher
LAND SURVEYOR
S C Reg No 7407

A-PLAT OF
A PORTION OF
WILD DUNES LINKS GOLF COURSE
TRACT "G", BLOCK "V" &
TRACT "G", BLOCK "W", PARCELS 1 & 2
CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA

SCALE 1 = 100

OCTOBER 29 1990

DWG NO LL-884-VW

ACAD LMSOLF3DWG COUNOP CRD

LOCATION MAP
(NOT TO SCALE)

CURVE	RADIUS	LENGTH	CHORD	CHORD BRG
1	1875.00	201.31	201.31	S 73°53'36" W
2	1115.92	66.28	66.27	N 08°14'46" W
3	40.00	123.57	79.87	N 70°02'16" E

LINE	BEARING	DISTANCE
1	S 17°29'06" E	9.62
2	S 77°48'43" W	10.0
3	N 80°30'36" E	17.84

LEGEND
IPF OT - IRON PIPE FOUND, OPEN TOP
IPF CT - IRON PIPE FOUND, CRIMPED TOP
IPS OT - IRON PIPE SET, OPEN TOP
PKS - PK NAIL SET
PMS - PUNCH MARK SET

NOTE: TOTAL NUMBER OF PARKING SPACES IS 113 SPACES

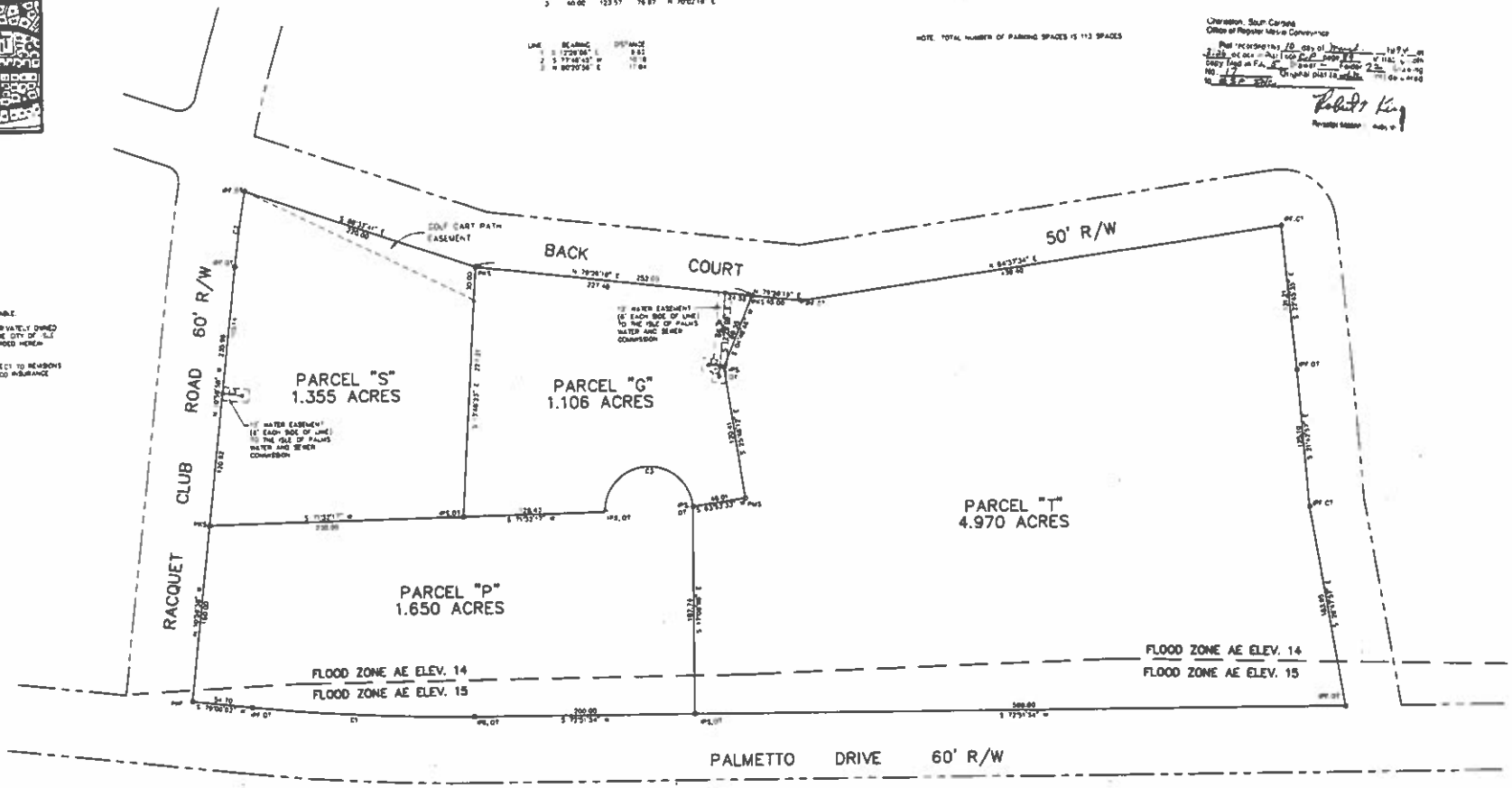
REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE

PLAT BY	DATE	BOOK	PAGE
BRUCE B. JOHNSON	JUNE 16, 1980	AQ	79
JOEL P. PORCHER	JUNE 30, 1980	AQ	80
JOEL P. PORCHER	MARCH 8, 1981	AS	79
JOEL P. PORCHER	NOVEMBER 8, 1984	BC	77

Charleston, South Carolina
Office of Register Mesne Conveyance
Plat recorded this 10 day of March 19 84
in Book AS page 79 of Plats
Entry fee on File
No. 17 Original plat to follow
Robert King
Register Mesne Conveyance

NOTES:
1. WATER AND SEWER ARE PROVIDED
2. TAX MAP NO. 604-10-00-306
3. ZONING FOR THIS PLAT IS P.A.D.
4. DENSITY REQUIREMENTS ARE NOT APPLICABLE.
5. THE STREETS WHICH ARE AND WILL BE PRIVATELY OWNED ARE NOT NOR WILL BE DEDICATED TO THE CITY OF ISLE OF PALMS AND NO ACCEPTANCE IS PROVIDED HEREIN NOR TO BE INFERRED HEREFROM.
6. FLOOD ZONES SHOWN HEREON ARE SUBJECT TO REVISIONS BY F.E.M.A. CONSULT THE CURRENT FLOOD INSURANCE RATE MAP FOR VERIFICATION.

SUBDIVISION
approved by the City of Isle of Palms Planning and Zoning Commission
This 7th day of March 1984
Clerk



SOUTH CAROLINA REGISTERED LAND SURVEYOR No. 7407 WILLIAM PORCHER

SOUTH CAROLINA ENGINEERING, SURVEYING & PLANNING, INC. No. C00133 CERTIFICATE OF AUTHORIZATION

I, WILLIAM PORCHER, a Professional Land Surveyor of the State of South Carolina, hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of 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.

WILLIAM PORCHER
LAND SURVEYOR
S.C. Reg. No. 7407

50 25 0 50 100 150
SCALE IN FEET

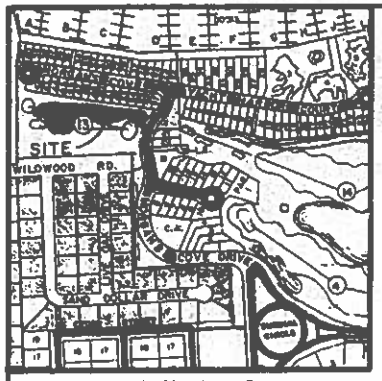
ENGINEERING, SURVEYING, & PLANNING, INC.
(803) 577-4025 880 MORRISON DRIVE, CHARLESTON, SOUTH CAROLINA 29403

HPTENNIS.DWG TENNISP1.DWG ROT=17.135

SUBDIVISION
FOR MORTGAGE PURPOSES
HARBOR GOLF COURSE PRO SHOP AND TENNIS CENTER
TRACT "B", BLOCK "N"
A 9.081 ACRE TRACT
INTO PARCELS G, P, S, & T
WILD DUNES
CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA

SCALE: 1"=50'
FEBRUARY 21, 1984

DWG. NO. LL-1198-P2



LOCATION MAP
NOT TO SCALE

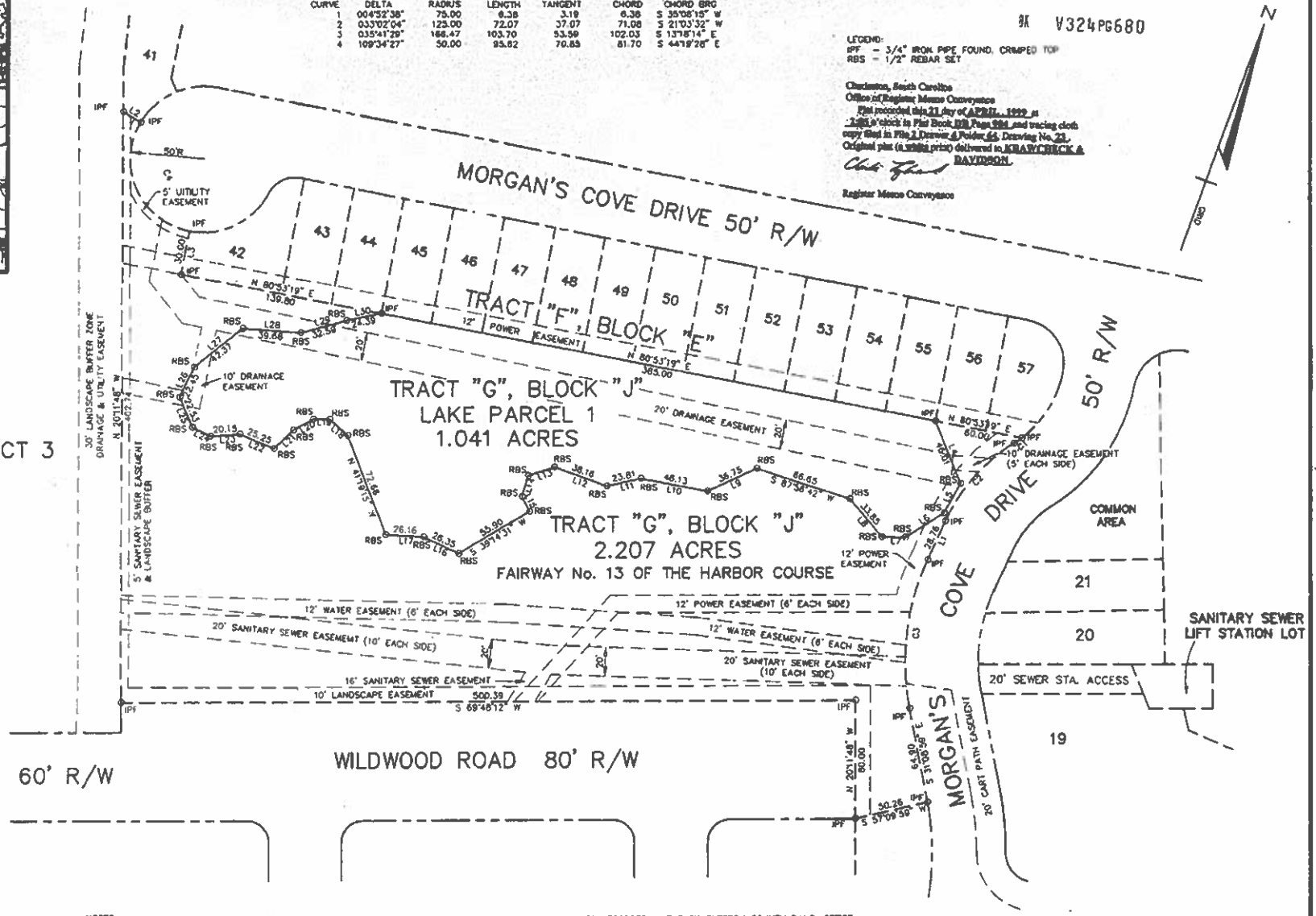
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
1	004°52'38"	75.00	6.38	3.19	6.36	S 35°08'15" W
2	033°02'04"	123.00	72.07	37.07	71.08	S 21°03'32" W
3	035°41'29"	166.47	103.70	53.59	102.03	S 13°18'14" E
4	109°34'27"	50.00	95.62	70.83	81.70	S 44°19'28" E

BK V324PG680

LEGEND:
IPF - 3/4" IRON PIPE FOUND, CRIMPED TOP
RBS - 1/2" REBAR SET

Charleston, South Carolina
Office of Register Mesne Conveyance
Plat recorded this 21 day of APRIL, 1999 at
2:45 o'clock in Plat Book 101 Page 584 and tracing cloth
copy filed in File 2 Drawer 4 Folder 66, Drawing No. 23.
Original plat (a white print) delivered to KRAWCHECK & DAVIDSON.

Register Mesne Conveyance



LINE	BEARING	DISTANCE
1	S 04°32'30" W	28.76
2	S 79°32'14" E	13.94
3	S 08°08'41" E	30.00
4	S 42°10'14" E	46.01
5	S 08°51'22" W	23.24
6	S 37°46'27" W	31.23
7	S 71°03'51" W	16.15
8	N 59°56'27" W	33.85
9	S 45°14'14" W	36.75
10	S 80°36'33" W	46.13
11	S 57°27'48" W	23.81
12	S 89°40'34" W	38.18
13	S 51°43'03" W	18.75
14	S 03°44'18" E	14.95
15	S 47°06'32" E	11.44
16	N 84°56'36" W	26.35
17	S 73°11'16" W	26.16
18	N 66°36'37" W	16.64
19	S 69°43'07" W	11.50
20	S 41°28'00" W	15.47
21	S 28°00'22" W	18.27
22	N 86°50'10" W	45.20
23	S 65°41'04" W	20.15
24	N 84°02'20" W	13.69
25	N 42°38'10" W	22.53
26	N 05°37'01" E	22.45
27	N 31°01'27" E	42.37
28	N 74°09'53" E	39.68
29	N 55°15'04" E	32.59
30	N 88°03'39" E	24.39

FINAL
Approved by The City of
Isle of Palms Planning
and Zoning Commission
This 11 day of May 1994.
Merrie S. McDuffie
Clerk

SOUTH CAROLINA REGISTERED LAND SURVEYOR No. 7407 WILLIAM PORCHER

SOUTH CAROLINA ENGINEERING, SURVEYING & PLANNING, INC. No. C00155 CERTIFICATE OF AUTHORIZATION

I, WILLIAM PORCHER, a Professional Land Surveyor of the State of South Carolina, hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of 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.

William Porcher
WILLIAM PORCHER
LAND SURVEYOR
S.C. Reg. No. 7407

NOTES:

1. THIS SURVEY CREATES A BOUNDARY AROUND AN EXISTING LAKE OR LAKES THAT FORM PART OF THE OVERALL DRAINAGE AND IRRIGATION SYSTEM FOR WILD DUNES. EASEMENTS CONNECTING THE SYSTEM HAVE BEEN PROVIDED WHERE THEY CROSS LANDS OTHER THAN THOSE OF WILD DUNES COMMUNITY ASSOCIATION.
2. THE LAKE PARCEL OR PARCELS CREATED ARE NONBUILDABLE PARCELS.
3. THE PURPOSE OF THIS PLAT IS TO HELP VALIDATE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR THE LAKE OR LAKES SHOWN HEREON. THEREFORE THE GENERALLY REQUIRED NOTES REGARDING WATER AND SEWER, DENSITY REQUIREMENTS, FLOOD ZONES AND ELEVATIONS, ROAD DEDICATIONS, SETBACKS, AND ARCHITECTURAL REVIEW COMMISSION'S APPROVAL ARE NOT APPLICABLE.
4. ZONING FOR THIS PLAT IS P.R.D.
5. TAX MAP NUMBER FOR THIS AREA IS 571-08-00-

REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE

No.	PLAT BY	DATE	BOOK	PAGE
1.	E.M. SEABROOK, JR.	JANUARY 5,1977	AH	100
2.	JOEL P. PORCHER	JULY 23, 1984	BB	82
3.	WILLIAM PORCHER	DECEMBER 16, 1985	BL	15
4.	E.M. SEABROOK, JR.	APRIL 17,1986	BM	168
5.	WILLIAM PORCHER	MAY 20, 1987	NOT RECORDED	
6.	WILLIAM PORCHER	SEPTEMBER 9, 1987	BP	101
7.	WILLIAM PORCHER	AUGUST 9, 1987	B-140	615
8.	WILLIAM PORCHER	JUNE 15, 1988	BS	140
7.	WILLIAM PORCHER	SEPTEMBER 12, 1989	BX	159
8	WILLIAM PORCHER	SEPTEMBER 5, 1989	BX	160
9.	WILLIAM PORCHER	APRIL 25, 1990	BZ	85
10.	WILLIAM PORCHER	OCTOBER 29, 1990	CB	124
11.	WILLIAM PORCHER	JULY 1, 1991	BX	104

50 25 0 50 100 150
SCALE IN FEET

PLAT OF
TRACT "G", BLOCK "J"
LAKE PARCEL 1
WILD DUNES
CITY OF ISLE OF PALMS
CHARLESTON COUNTY, S.C.

SCALE: 1" = 50' MARCH 1, 1994

ENGINEERING, SURVEYING & PLANNING, INC.
(803)577-1826 990 MORRISON DR. CHARLESTON, SOUTH CAROLINA 29403

WDLAKE2.DWG YAHAVI.CRD ROTATE 20.1967

DWG. NO. LL-1506-L2

DH 24006488

ACREAGE TOTAL

TRACT "F", BLOCK "F"

TRACT "F", BLOCK "G"

TRACT "G", BLOCK "F"

FAIRWAY No. 14 OF THE HARBOR COURSE

50' R/W

MORGAN CREEK DRIVE 60' R/W

ENVIRONMENTAL LAGOON AREA

TRACT "D", BLOCK "F"

MATCH LINE TO SHEET 2 OF 2

TRACT "C", BLOCK "A"

TREATMENT PLANT AREA

FAIRWAY No. 3 OF THE HARBOR COURSE

HARBOR WAY 60' R/W

TRACT "G", BLOCK "F"
19.018 ACRES

FAIRWAY No. 4 OF THE HARBOR COURSE

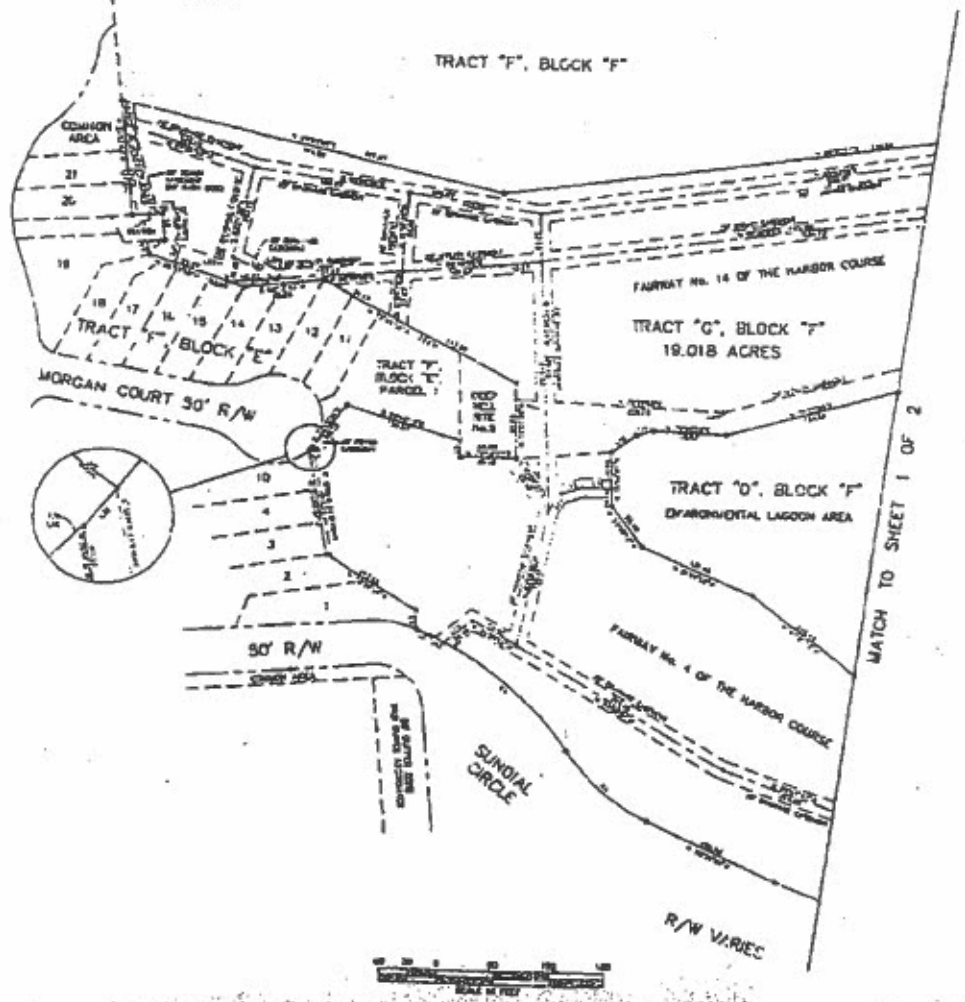
R/W VARIES

PALMETTO DRIVE 60' R/W

PLAT SHOWING
TRACT "G", BLOCK "F"
THE HARBOR COURSE
WILD DUNES - CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA

ENGINEERING, SURVEYING & PLANNING, INC.

BK 240 PG 489

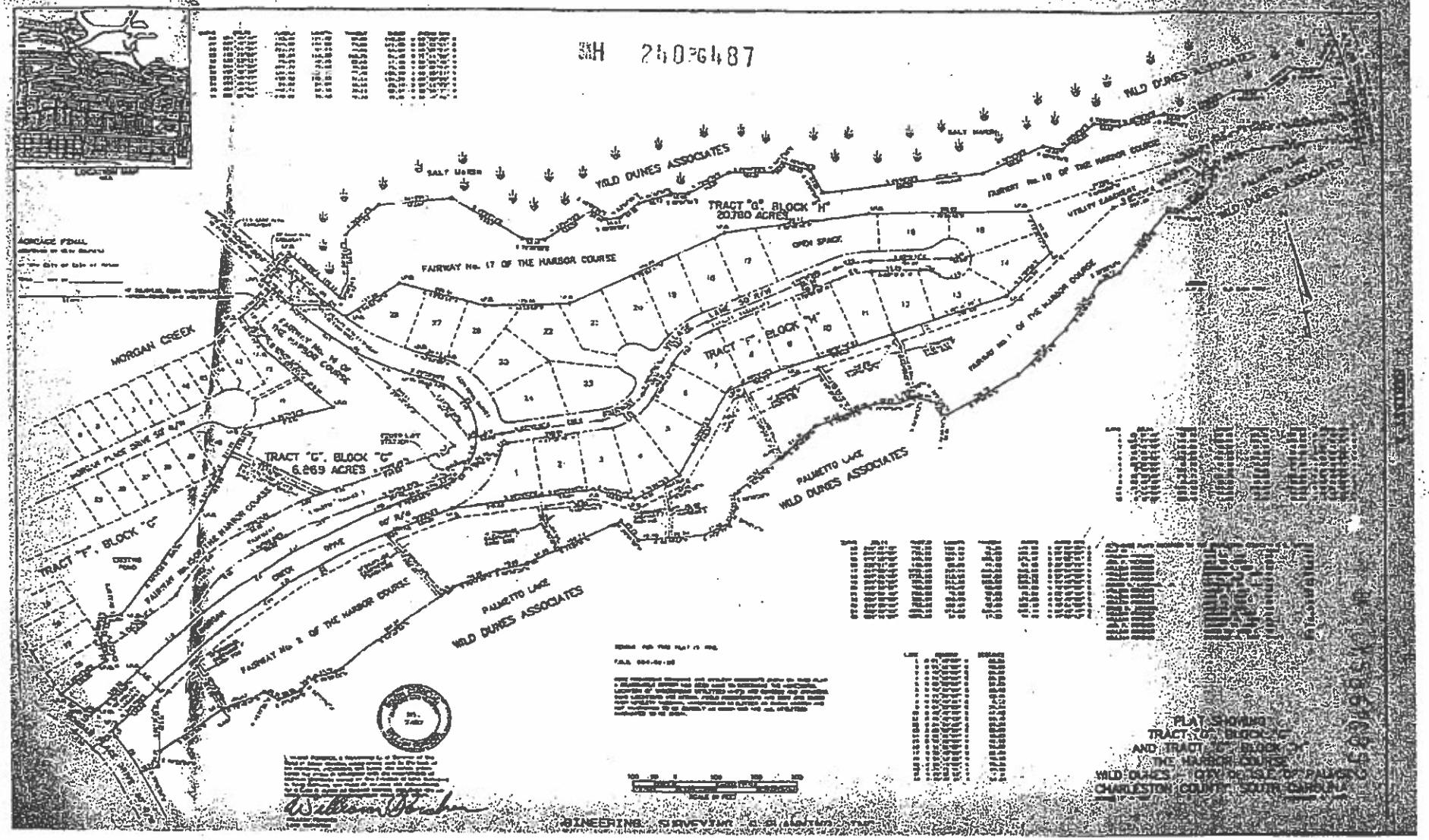


LOCATION MAP

ENGINEERING, SURVEYING, & PLANNING, INC.

PLAT SHOWING
TRACT "G", BLOCK "F"
THE HARBOR COURSE
WILD DUNES — CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA

BK Y56 PG 854


BK 2406487
WILD DUNES ASSOCIATES
SALT MARSH
TRACT "G", BLOCK "H"
20.780 ACRES
FAIRWAY No. 17 OF THE HARBOR COURSE
OPEN SPACE
UTILITY EASEMENT
FAIRWAY No. 18 OF THE HARBOR COURSE
MORGAN CREEK
TRACT "F", BLOCK "H"
TRACT "G", BLOCK "C"
6.269 ACRES
TRACT "F", BLOCK "C"
PALMETTO LAKE
WILD DUNES ASSOCIATES
FAIRWAY No. 2 OF THE HARBOR COURSE
FAIRWAY No. 1 OF THE HARBOR COURSE
PLAT SHOWING
TRACT "G", BLOCK "H"
AND TRACT "F", BLOCK "H"
THE HARBOR COURSE
WILD DUNES - CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA

ORDINANCE 2022-11

AN ORDINANCE AMENDING TITLE 5, PLANNING AND DEVELOPMENT, CHAPTER 4, ZONING, ARTICLE 2, DISTRICT REGULATIONS, SECTION 5-4-39, PDD PLANNED DEVELOPMENT DISTRICT, OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO PROVIDE CLARIFICATION BY CORRECTING SCRIVENER'S ERRORS AND DELETING PROVISIONS RELATED TO THE WILD DUNES PRD.

BE IT ORDAINED AND ENACTED BY THE MAYOR AND COUNCIL MEMBERS OF THE CITY OF ISLE OF PALMS, SOUTH CAROLINA, IN CITY COUNCIL ASSEMBLED:

SECTION 1. That Section 5-4-39, "PDD planned development district," is hereby deleted in its entirety and replaced with a new Section 5-4-39 to state as follows:

"Sec. 5-4-39. PDD planned development district.

(1) *Purpose of district.* The purpose of the PDD planned development district is to permit a mixture of different types of housing with compatible commercial uses, shopping centers, office parks and other mixed use developments. Flexibility in design, character and quality of development and preservation of natural and scenic features are made possible through the approval of a plan which describes the specific uses, densities, setbacks, and other requirements for a planned development. The approved plan constitutes the district regulations for a particular planned development.

(2) *District regulations.* The following regulations shall apply to all uses in PDD planned development districts, other provisions in this chapter to the contrary notwithstanding:

Minimum site area	Ten (10) acres
Minimum lot area for structure	Set in approved plan.
Minimum lot width, yards, setbacks	Set in approved plan.
Maximum structure height	Forty feet (40').
Off-street parking and loading requirements	Set in approved plan.
Screening	Set in approved plan, but not less than landscaping required by this chapter.
Signs	Set in approved plan, but not greater than signs

	allowed by this chapter.
Subdivision regulations	Applicable regulations must be met.
Additional development regulations	See sections 5-4-12 and 5-4-15

(3) *PDD application and review procedures.* The following procedures shall apply to establishment of a PDD district, other provisions in this chapter to the contrary notwithstanding:

a.	Zoning amendment required:	PDD districts are established by amendment to the zoning ordinance in the manner prescribed for rezoning.
b.	District regulations:	The applicable regulations in this section and those in the approved plan and descriptive statement shall constitute the PDD district regulations for the site.
c.	Pre-application conference optional:	An applicant for PDD zoning is encouraged, but not required, to contact the Planning Commission prior to submission of the application for information and review of the regulations and procedures applicable to the proposed plan and descriptive statement.
d.	Amendment application required:	Amendment application required: Initiation of a PDD amendment shall be by submission of an application form provided by the Zoning Administrator with required attachments.
e.	Development plans required:	A site development plan is a required attachment to application for PDD amendment. The site development plan shall indicate the proposed uses of all land areas and such other information as the Zoning Administrator deems reasonably necessary for review.
f.	Descriptive statement required:	A descriptive statement is a required attachment to the application for PDD amendment. The descriptive statement shall indicate the characteristics and standards to be used for development of the site, and shall include at least the following items:
		1. Legal description of site boundaries, and total area of the site;
		2. Area and location of each type of use;
		3. Number and density of dwelling units by type;

		4. Description of open space locations, uses and proposed dedication for public use;
		5. Ownership and maintenance of streets, and proposed dedication to public;
		6. Methods for dealing with parking and the impact of projected traffic on the uses on the site and adjacent districts and streets;
		7. Steps proposed to comply with sediment control and storm drainage regulations.
		8. Steps proposed to comply with landscaping regulations;
		9. Details of association or organization involved in ownership and maintenance, including procedures and methods of operation;
		10. Outline for development phasing with anticipated timeframes;
		11. Design standards, procedures and methods demonstrating that development will result in an integrated use district, functional and compatible with the area;
		12. Proposed restrictive covenants to be recorded to ensure future compliance with the standards in the plan; and
		13. Such other information as may be appropriate for Planning Commission review.
g.	Planning Commission review:	Upon determination that the application meets above requirements, the Zoning Administrator shall forward the application to the Planning Commission for review and recommendation to City Council as required for zoning amendments.
h.	City Council action:	Upon receipt of the Planning Commission recommendation, City Council shall conduct a public hearing as required for zoning amendments, and may approve, approve with modifications accepted by applicant, or disapprove the proposed amendment.
i.	Zoning and building permits:	Zoning and building permits shall not be issued until the zoning is approved by City Council, and approved plats, the approved descriptive statement and all required restrictive covenants are filed for record with the City Clerk and the County ROD Office, and all required bonds are posted with the City Clerk.

j.	District map:	The site development plan approved by City Council shall be the zoning district map for the PDD and shall be the basis for issuance of zoning and building permits.
k.	Changes to plan:	1. Minor changes. Changes proposed in writing by the applicant which do not alter district boundaries and which involve revision of minor characteristics of the PDD such as relocation of driveways, revision of floor plans, facades, landscaping, relocation of required parking, drainage structures, and features which do not materially affect the approved plan concept or violate any applicable regulations may be approved by the Zoning Administrator. Approval or rejection of the change is subject to review and final determination by the Planning Commission if the applicant or any party whose property is adversely affected files a written objection with the Planning Commission within ten (10) days after action by the Zoning Administrator. An applicant may submit a rejected change as an amendment to the plan under the normal zoning amendment procedures.
		2. Major changes. Changes proposed in writing by the applicant which alter district boundaries or which materially affect the characteristics of the PDD shall be submitted under normal zoning amendment procedures applicable to establishment of the PDD.
		3. Permits. No zoning or building permits involving a minor or major change of the PDD descriptive statement or map shall be issued until the written change is filed with the City Clerk and recorded in the County ROD Office.
l.	Failure to begin; failure to progress; failure to complete:	If the responsible party fails to begin, fails to progress, or fails to complete development as agreed in the descriptive statement, the City Council may charge the developer with violation of the zoning ordinance, may rezone the property, or may take any combination of these actions. In any event, if the planned development is not initiated within two (2) years of its establishment, the Planning Commission shall initiate the rezoning of the property to an appropriate district classification

		in conformity with the comprehensive plan.”

SECTION 2. That should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 3. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 4. That this Ordinance take effect and be in full force immediately.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF ISLE OF PALMS, ON THE _____ DAY OF _____, 2022.

_____
Phillip Pounds, Mayor

(Seal)
Attest:

_____
Nicole DeNeane, City Clerk
First Reading:_____
Public Hearing:_____
Second Reading:_____
Ratification:_____

Sec. 5-4-39. PDD planned development district.

(1) *Purpose of district.* The purpose of the ~~POD~~ PDD planned development district is to permit a mixture of different types of housing with compatible commercial uses, shopping centers, office parks and other mixed use developments. Flexibility in design, character and quality of development and preservation of natural and scenic features are made possible through the approval of a plan which describes the specific uses, densities, setbacks, and other requirements for a planned development. The approved plan constitutes the district regulations for a particular planned development.

(2) *District regulations.* The following regulations shall apply to all uses in PDD planned development districts, other provisions in this chapter to the contrary notwithstanding:

Minimum site area	Ten (10) acres
Minimum lot area for structure	Set ~~it~~ in approved plan.
Minimum lot width, yards, setbacks	Set ~~it~~ in approved plan.
Maximum structure height	Forty feet (40').
Off-street parking and loading requirements	Set in approved plan.
Screening	Set in approved plan, but not less than landscaping required by this chapter.
Signs	Set in approved plan, but not greater than signs allowed by this chapter.
Subdivision regulations	Applicable regulations must be met.
Additional development regulations	See sections 5-4-12 and 5-4-15

(3) *PDD application and review procedures.* The following procedures shall apply to establishment of a PDD district, other provisions in this chapter to the contrary notwithstanding:

a.	Zoning amendment required:	PDD districts are established by amendment to the zoning ordinance in the manner prescribed for rezoning.
b.	District regulations:	The applicable regulations in this section and those in the approved plan and descriptive statement shall constitute the PDD district regulations for the site.
c.	Pre-application conference optional:	An applicant for PDD zoning is encouraged, but not required, to contact the Planning Commission prior to submission of the application for information and review of the regulations and procedures applicable to the proposed plan and descriptive statement.
d.	Amendment application required:	Amendment application required: Initiation of a PDD amendment shall be by submission of an application form provided by the Zoning Administrator with required attachments.
e.	Development plans required:	A site development plan is a required attachment to application for PDD amendment. The site development plan shall indicate the proposed uses of all land areas and such other information as the Zoning Administrator deems reasonably necessary for review.
f.	Descriptive statement required:	A descriptive statement is a required attachment to the application for PDD amendment. The descriptive statement shall indicate the characteristics and standards to be used for development of the site, and shall include at least the following items:
		1. Legal description of site boundaries, and total area of the site;

		2. Area and location of each type of use;
		3. Number and density of d~~s~~welling units by type;
		4. Description of open space locations, uses and proposed dedication for public use;
		5. Ownership and maintenance of streets, and proposed dedication to public;
		6. Methods for dealing with parking and the impact of projected traffic on the uses on the site and adjacent districts and streets;
		7. Steps proposed to comply with sediment control and storm drainage regulations.
		8. Steps proposed to comply with landscaping regulations;
		9. Details of association or organization involved in ownership and maintenance, including procedures and methods of operation;
		10. Outline for development phasing with anticipated timeframes;
		11. Design standards, procedures and methods demonstrating that development will result in an integrated use district, functional and compatible with the area;
		12. Proposed restrictive covenants to be recorded to ensure future compliance with the standards in the plan; and
		13. Such other information as may be appropriate for Planning Commission review.
g.	Planning Commission review:	Upon determination that the application meets above requirements, the Zoning Administrator shall forward the application to the Planning Commission for review and recommendation to City Council as required for zoning amendments.
h.	City Council action:	Upon receipt of the Planning Commission recommendation, City Council shall conduct a public hearing as required for zoning amendments, and may approve, approve with modifications accepted by applicant, or disapprove the proposed amendment.
i.	Zoning and building permits:	Zoning and building permits shall not be issued until the zoning is approved by City Council, and approved plats, the approved descriptive statement and all required restrictive covenants are filed for record with the City Clerk and the County ~~RMC~~ ROD Office, and all required bonds are posted with the City Clerk.
j.	District map:	The site development plan approved by City Council shall be the zoning district map for the PDD and shall be the basis for issuance of zoning and building permits.
k.	Changes to plan:	1. Minor changes. Changes proposed in writing by the applicant which do not alter district boundaries and which involve revision of minor characteristics of the PDD such as relocation of driveways, revision of floor plans, facades, landscaping, relocation of required parking, drainage structures, and features which do not materially affect the approved plan concept or violate any applicable regulations may be approved by the Zoning Administrator. Approval or rejection of the change is subject to review and final determination by the Planning Commission if the applicant or any party whose property is adversely affected files a written objection with the Planning Commission within ten (10) days after action by the Zoning Administrator. An applicant may submit a rejected change as an amendment to the plan under the normal zoning amendment procedures.
		2. Major changes. Changes proposed in writing by the applicant which alter district boundaries or which materially affect the characteristics of the PDD shall be submitted under normal zoning amendment procedures applicable to establishment of the PDD.
		3. Permits. No zoning or building permits involving a minor or major change of the PDD descriptive statement or map shall be issued until the written change is filed with the City Clerk and recorded in the County ~~RMC~~ ROD Office.
l.	Failure to begin; failure to progress;	If the responsible party fails to begin, fails to progress, or fails to complete development as agreed in the descriptive statement, the City Council may charge

	failure to complete:	the developer with violation of the zoning ordinance, may rezone the property, or may take any combination of these actions. In any event, if the planned development is not initiated within two (2) years of its establishment, the Planning Commission shall initiate the rezoning of the property to an appropriate district classification in conformity with the comprehensive plan.

~~(4) *Wild Dunes PRD.* The existing Wild Dunes PRD development is hereby recognized as a legal nonconforming PDD district under this chapter. Any future modification to the Wild Dunes PRD agreement shall be subject to the requirements of this section.~~

(Ord. No. 2015-15, § 1, 2-23-2016)

ORDINANCE 2022-12

AN ORDINANCE AMENDING THE CITY OF ISLE OF PALMS ZONING ORDINANCE BY AMENDING CERTAIN PROVISIONS OF THE ORIGINAL BEACH AND RACQUET CLUB PRD (ALSO KNOWN AS THE WILD DUNES PRD) TO EXCLUDE CERTAIN PROPERTIES FROM THE PRD DISTRICT, TO REDUCE THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IN THE PRD DISTRICT FROM 2,449 UNITS TO 2,119 UNITS, AND TO REDUCE THE MAXIMUM NUMBER OF INN UNITS PERMITTED IN THE PRD DISTRICT FROM 350 UNITS TO 297 UNITS.

WHEREAS, the City adopted the Original Beach and Racquet Club PRD on May 29, 1975, including the May 28, 1975 Addendum, as the zoning and development standards for the development known as Wild Dunes; and

WHEREAS, the Original Beach and Racquet Club PRD was amended by the July 7, 1977 Beach and Racquet Club PRD Amendment, adopted by the City on July 14, 1977; and

WHEREAS, the City adopted Ordinance 2016-01 on February 23, 2016 further amending certain provisions of the Original Beach and Racquet Club PRD to exclude certain properties from the PRD district, to reduce the maximum number of dwelling units permitted in the PRD district from 2,500 to 2,449 units, and to preserve the existing height limitations in the PRD district (together the Original Beach and Racquet Club PRD and amendments are also known as the "Wild Dunes PRD"); and

WHEREAS, the Wild Dunes PRD is recognized as a legal nonconforming PDD district by section 5-4-39(4) of the City of Isle of Palms Zoning Ordinance; and

WHEREAS, City Council has initiated the rezoning of certain recreational facilities properties from the Wild Dunes PRD district to a new CR Conservation-Recreation district to ensure the preservation of existing public and/or private recreation activities; and

WHEREAS, City Council desires to reduce the maximum number of dwelling units and inn units permitted in the Wild Dunes PRD to reflect the current number of existing units and approved lots to ensure against undesirable development; and

WHEREAS, City Council finds that such amendments to the Wild Dunes PRD will serve the interest of the public health, safety, welfare and general convenience of the residents of the City of Isle of Palms.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE MAYOR AND COUNCIL MEMBERS OF THE CITY OF ISLE OF PALMS, SOUTH CAROLINA, IN CITY COUNCIL ASSEMBLED:

SECTION 1. That the City of Isle of Palms Zoning Ordinance is hereby amended by amending certain provisions of the Original Beach and Racquet Club PRD, as amended, (also known as the "Wild Dunes PRD") to state as follows:

a) That the last paragraph on Page 2 is hereby amended by changing the reference from "2,449 dwelling units" to "2,119 dwelling units."

b) That the legal description on Page 3 is hereby amended by inserting two new paragraphs at the end of the section to state as follows:

   "Saving and excepting therefrom those areas of water, beaches, marshlands, and pieces of natural and manmade highland areas in the marshlands which contain less than two (2) acres, up to the mean high-water mark or abutting the primary highland, as generally shown on the Official Zoning Map as being within the CR Conservation-Recreation District.

   Saving and excepting therefrom those parcels known and designated as TMS# 571-00-00-001, TMS# 571-08-00-226, TMS# 604-00-00-032, TMS# 604-00-00-033, TMS# 604-00-00-034, TMS# 604-00-00-035, TMS# 604-00-00-036, TMS# 604-05-00-185, TMS# 604-10-00-206, TMS# 604-01-00-001, and TMS# 604-01-00-059, as generally shown on the Official Zoning Map as being within the CR Conservation-Recreation District."

c) That Section "Master Land Use Plan Summary" on Page 5 is hereby amended in the third paragraph by changing the reference from "2,499 dwelling units" to "2,119 dwelling units."

d) That Table 2 on Page 7 is hereby amended by changing the maximum number of dwelling units permitted in the PRD District from "2,449" to "2,119" and by changing the maximum number of inn units permitted in the PRD District from "350" to "297."

e) That Table 3 on Page 8 is hereby amended by changing the maximum number of dwelling units permitted in the PRD District from "2,449" to "2,119."

f) That the first paragraph on Page 10 is hereby amended by changing the reference from "350 inn units" to "297 inn units" and to delete the number "200" from the last sentence.

g) That Section "Criteria for Residential 'B' Sub-District" on Page 22 is hereby amended by changing the reference from "350 inn units" to "297 inn units."

h) That all other provisions of the Original Beach and Racquet Club PRD, as amended, which are not inconsistent herewith shall remain in full force and effect.

SECTION 2. That should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 3. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 4. That this Ordinance take effect and be in full force immediately.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF ISLE OF PALMS, ON THE _____ DAY OF _____, 2022.

_____
Phillip Pounds, Mayor

(Seal)
Attest:

_____
Nicole DeNeane, City Clerk
First Reading:_____
Public Hearing:_____
Second Reading:_____
Ratification:_____