



Public Hearing

5:00 p.m., Tuesday, October 18, 2022
Council Chambers
1207 Palm Boulevard, Isle of Palms, SC

Public Comment:

All citizens who wish to speak during the Public Hearing must email their first and last name, address 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. **Call to Order** and acknowledgment that the press and the public were duly notified of the Public Hearing in accordance with the Freedom of Information Act.
2. **Public comments** on the following ordinances: All comments will have a time limit of three (3) minutes.
 - 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 12 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, TMS#604-02-00-053 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.

3. 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~~ 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 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 ~~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~~ 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: _____

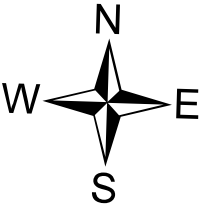
Second Reading: _____

Ratification: _____

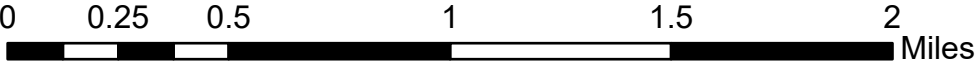
EXHIBIT I

(Attach New Zoning Map Dated _____, 2022)

City of Isle of Palms Official Zoning Map



Isle of Palms Connector



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

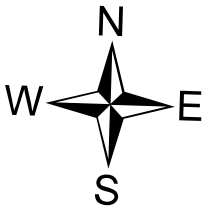
Created August 2022

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.

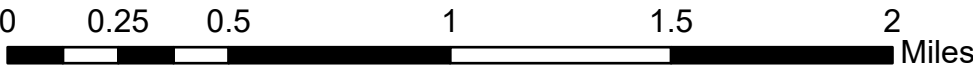
Approved by: _____

Attested by: _____

City of Isle of Palms Official Zoning Map



Isle of Palms Connector



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.

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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).



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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.

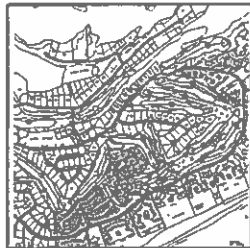
Phillip Pounds, Mayor

(Seal)
Attest:

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

EXHIBIT I

(Attach Plats)



LOCATION MAP
N.T.S.

ACREAGE FINAL
Approved by City Council
at the City of Isle of Palms

This map was prepared by

City of

NOTE REGARDING DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAN:
A REASONABLE EFFORT HAS BEEN MADE TO DETERMINE THE APPROPRIATE
LOCATION OF UNDERGROUND UTILITIES WHICH ARE OVERHEAD LINES AND ADJACENT
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 HEREON ARE ALL UTILITIES
WARRANTED TO BE SHOWN.

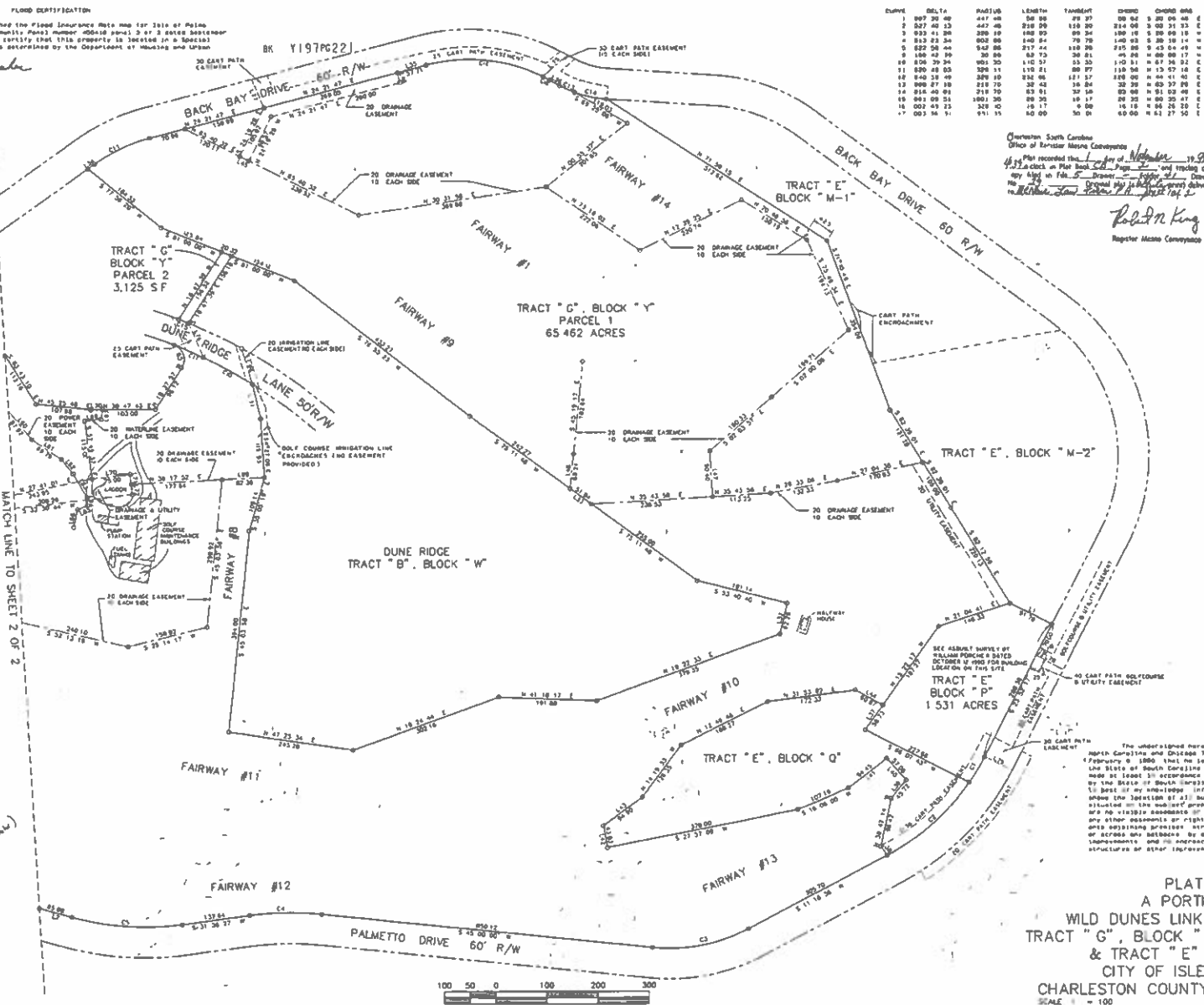
REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE	DATE	BOOK	PAGE
WILLIAM PORTER	MAY 28 1980	AD	43
WILLIAM PORTER	JUNE 25 1980	AD	41
WILLIAM PORTER	AUGUST 28 1980	AD	117
WILLIAM PORTER	SEPTEMBER 22 1980	AD	98
WILLIAM PORTER	MAY 3 1980	AD	98
WILLIAM PORTER	DECEMBER 18 1980	AD	20
WILLIAM PORTER	DECEMBER 22 1980	AD	1
WILLIAM PORTER	MARCH 27 1981	AD	150
WILLIAM PORTER	APRIL 28 1981	AD	21
WILLIAM PORTER	JUNE 22 1981	AD	40
WILLIAM PORTER	JULY 30 1981	AD	147
WILLIAM PORTER	OCTOBER 9 1982	AD	45
WILLIAM PORTER	OCTOBER 31 1982	AD	184
WILLIAM PORTER	JULY 12 1980	AD	278
WILLIAM PORTER	FEBRUARY 24 1984	AD	100
WILLIAM PORTER	JULY 15 1984	AD	100
WILLIAM PORTER	SEPTEMBER 22 1984	AD	100
WILLIAM PORTER	AUGUST 15 1986	AD	100
WILLIAM PORTER	APRIL 21 1986	AD	100
WILLIAM PORTER	OCTOBER 31 1986	AD	100
WILLIAM PORTER	OCTOBER 31 1986	AD	100
WILLIAM PORTER	APRIL 23 1987	AD	100
WILLIAM PORTER	APRIL 23 1987	AD	100
WILLIAM PORTER	FEBRUARY 8 1988	AD	100
WILLIAM PORTER	OCTOBER 18 1988	AD	100



I, WILLIAM PORTER, a Professional Land Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown hereon, that this plan shows the true dimensions of the property, that all necessary markers have been located, that the position of the land survey is 1/10,000 and the area not determined by the coordinate method of area calculation.

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

Approved
City of Isle of Palms
10/3/90

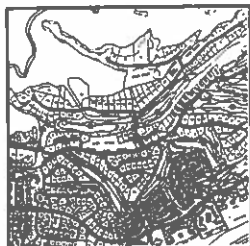


ENGINEERING, SURVEYING, & PLANNING, INC.
18 CHARLOTTE ST. CHARLESTON SOUTH CAROLINA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
2	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
3	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
4	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
5	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
6	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
7	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
8	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
9	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
10	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
11	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
12	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
13	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
14	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
15	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
16	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
17	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
18	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
19	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
20	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
21	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
22	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
23	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
24	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
25	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
26	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
27	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
28	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
29	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
30	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
31	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
32	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
33	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
34	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
35	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
36	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
37	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
38	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
39	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
40	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
41	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
42	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
43	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
44	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
45	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
46	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
47	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
48	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
49	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
50	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
51	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
52	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
53	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
54	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
55	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
56	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
57	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
58	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
59	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
60	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
61	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
62	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
63	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
64	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
65	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
66	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
67	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
68	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
69	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
70	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
71	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
72	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
73	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
74	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
75	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
76	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
77	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
78	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
79	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
80	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
81	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
82	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
83	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
84	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
85	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
86	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
87	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
88	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
89	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
90	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
91	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
92	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
93	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
94	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
95	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
96	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
97	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
98	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
99	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E
100	89° 27' 00"	447.46	58.00	29.27	98.64	S 89° 27' 00" E

Overseas, South Carolina
Office of Executive Planning
433 A Check on Plot Book 2, Page 2, and recording clerk
my Map on Feb. 5, 1990. Drawn by Robert N. King
Original this (date) (month) (year) delivered
to William Porter, P.L.S., No. 7407.

LINE	BEARING	DISTANCE
1	N 89° 27' 00" E	81.75
2	S 89° 27' 00" E	80.00
3	N 89° 27' 00" E	82.00
4	S 89° 27' 00" E	80.00
5	N 89° 27' 00" E	82.00
6	S 89° 27' 00" E	80.00
7	N 89° 27' 00" E	82.00
8	S 89° 27' 00" E	80.00
9	N 89° 27' 00" E	82.00
10	S 89° 27' 00" E	80.00
11	N 89° 27' 00" E	82.00
12	S 89° 27' 00" E	80.00
13	N 89° 27' 00" E	82.00
14	S 89° 27' 00" E	80.00
15	N 89° 27' 00" E	82.00
16	S 89° 27' 00" E	80.00
17	N 89° 27' 00" E	82.00
18	S 89° 27' 00" E	80.00
19	N 89° 27' 00" E	82.00
20	S 89° 27' 00" E	80.00
21	N 89° 27' 00" E	82.00
22	S 89° 27' 00" E	80.00
23	N 89° 27' 00" E	82.00
24	S 89° 27' 00" E	80.00
25	N 89° 27' 00" E	82.00
26	S 89° 27' 00" E	80.00
27	N 89° 27' 00" E	82.00
28	S 89° 27' 00" E	80.00
29	N 89° 27' 00" E	82.00
30	S 89° 27' 00" E	80.00
31	N 89° 27' 00" E	82.00
32	S 89° 27' 00" E	80.00
33	N 89° 27' 00" E	82.00
34	S 89° 27' 00" E	80.00
35	N 89° 27' 00" E	82.00
36	S 89° 27' 00" E	80.00
37	N 89° 27' 00" E	82.00
38	S 89° 27' 00" E	80.00
39	N 89° 27' 00" E	82.00
40	S 89° 27' 00" E	80



ACREAGE FINAL
APPROVED BY CITY COUNCIL
OF THE CITY OF ISLE OF PALMS
THIS DAY OF _____
CLERK

REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY REC'D OFFICE

PLAT BY	DATE	BOOK	PAGE
WILLIAM PORCHER	MAY 20 1980	43	43
WILLIAM PORCHER	JUNE 26 1980	43	81
WILLIAM PORCHER	AUGUST 26 1980	44	157
WILLIAM PORCHER	SEPTEMBER 22 1980	44	27
JOEL P. PORCHER	MAY 1 1980	44	86
WILLIAM PORCHER	DECEMBER 13 1980	45	80
JOEL P. PORCHER	DECEMBER 22 1980	45	1
WILLIAM PORCHER	MARCH 17 1981	45	50
JOEL P. PORCHER	MARCH 23 1981	45	150
JOEL P. PORCHER	APRIL 29 1981	46	23
JOEL P. PORCHER	JUNE 22 1981	47	63
JOEL P. PORCHER	JUNE 22 1981	47	46
JOEL P. PORCHER	JANUARY 19 1982	47	147
WILLIAM PORCHER	JUNE 30 1982	47	146
WILLIAM PORCHER	SEPTEMBER 5 1982	47	47
JOEL P. PORCHER	SEPTEMBER 11 1982	47	146
JOEL P. PORCHER	JAN. 11 1983	48	179
JOEL P. PORCHER	FEBRUARY 22 1983	48	179
JOEL P. PORCHER	MAY 19 1984	49	18
JOEL P. PORCHER	SEPTEMBER 29 1984	49	86
WILLIAM PORCHER	FEBRUARY 15 1985	49	1
WILLIAM PORCHER	APRIL 21 1985	49	17
WILLIAM PORCHER	OCTOBER 31 1985	50	10
WILLIAM PORCHER	OCTOBER 31 1985	50	10
WILLIAM PORCHER	APRIL 21 1987	50	31
WILLIAM PORCHER	APRIL 22 1987	50	30
WILLIAM PORCHER	FEBRUARY 9 1988	50	71
WILLIAM PORCHER	OCTOBER 14 1988	NOT RECORDED	

NOTE: REASONABLE DILIGENCE AND UTILITY EASEMENTS SHOWN ON THIS PLAT
A REASONABLE EFFORT HAS BEEN MADE TO DETERMINE THE HORIZONTAL
LOCATION OF UNDERGROUND UTILITIES WHICH ARE SHOWN AND ADJACENT
TOWN LOCATIONS ARE ACTUAL. FIELD MEASUREMENTS AND SOME ARE TAKEN
FROM UTILITY RECORDS. UNDERGROUND UTILITIES AS SHOWN HEREON ARE
NOT GUARANTEED TO BE EXACTLY AS SHOWN HEREON AND ALL UTILITIES
GUARANTEED TO BE SHOWN.



*Approved
City of Isle of Palms
Board of Commissioners
10/3/88*

WILLIAM PORCHER, a Professional Land Surveyor of
the State of South Carolina, hereby certifies that I have
examined the property shown herein, that the plat shows
the true dimensions of the property, that all necessary
markers have been indicated, that the position of the
line shown is 1/16,000 and that the area was determined by
the appropriate method of area calculation.

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

Y1974222

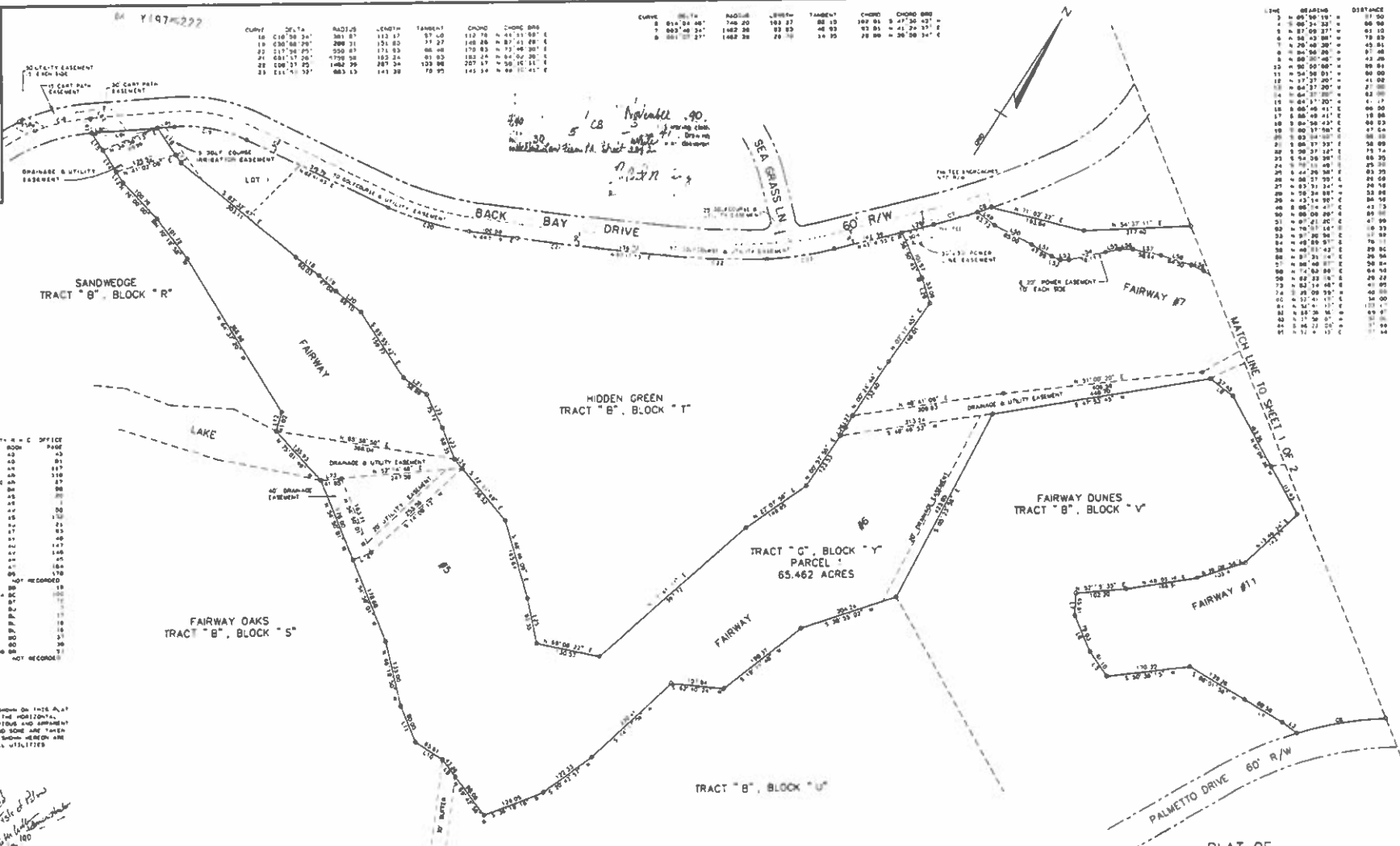
CURVE	DELTA	ALDIOS	LENGTH	TANGENT	CHORD	CHORD BEG
10	134° 58' 34"	381.87	112.17	87.40	112.78	N 43° 51' 58" E
19	130° 58' 20"	280.31	131.83	77.27	148.28	N 37° 41' 28" E
22	117° 58' 25"	150.67	171.53	66.48	179.83	N 73° 48' 20" E
21	131° 11' 20"	1790.58	183.24	81.83	183.24	N 84° 04' 20" E
22	130° 11' 25"	1482.59	287.24	133.86	287.24	N 50° 14' 51" E
23	111° 11' 10"	683.13	141.38	78.95	141.34	N 68° 10' 41" E

CURVE	DELTA	ALDIOS	LENGTH	TANGENT	CHORD	CHORD BEG
5	81° 24' 48"	746.20	183.27	88.13	183.27	N 47° 30' 43" E
8	88° 48' 24"	1482.28	83.83	46.83	83.85	N 41° 24' 31" E
9	101° 22' 27"	1482.28	28.19	14.10	28.19	N 36° 58' 34" E

MEASUREMENTS

STATION	MEASUREMENT	DISTANCE
1	N 00° 50' 10" E	81.50
2	N 00° 13' 32" E	60.90
3	N 87° 09' 27" E	81.10
4	N 87° 09' 27" E	78.10
5	N 25° 48' 38" E	45.81
6	N 88° 30' 48" E	37.48
7	N 88° 30' 48" E	42.80
8	N 88° 30' 48" E	80.81
9	N 88° 30' 48" E	80.80
10	N 17° 27' 20" E	41.82
11	N 84° 37' 20" E	87.88
12	N 84° 37' 20" E	82.88
13	N 84° 37' 20" E	41.17
14	N 84° 37' 20" E	86.80
15	N 84° 37' 20" E	86.80
16	N 84° 37' 20" E	86.80
17	N 84° 37' 20" E	86.80
18	N 84° 37' 20" E	86.80
19	N 84° 37' 20" E	86.80
20	N 84° 37' 20" E	86.80
21	N 84° 37' 20" E	86.80
22	N 84° 37' 20" E	86.80
23	N 84° 37' 20" E	86.80
24	N 84° 37' 20" E	86.80
25	N 84° 37' 20" E	86.80
26	N 84° 37' 20" E	86.80
27	N 84° 37' 20" E	86.80
28	N 84° 37' 20" E	86.80
29	N 84° 37' 20" E	86.80
30	N 84° 37' 20" E	86.80
31	N 84° 37' 20" E	86.80
32	N 84° 37' 20" E	86.80
33	N 84° 37' 20" E	86.80
34	N 84° 37' 20" E	86.80
35	N 84° 37' 20" E	86.80
36	N 84° 37' 20" E	86.80
37	N 84° 37' 20" E	86.80
38	N 84° 37' 20" E	86.80
39	N 84° 37' 20" E	86.80
40	N 84° 37' 20" E	86.80
41	N 84° 37' 20" E	86.80
42	N 84° 37' 20" E	86.80
43	N 84° 37' 20" E	86.80
44	N 84° 37' 20" E	86.80
45	N 84° 37' 20" E	86.80

Handwritten notes:
1 CB - November 90
30 - 10/27/88
10/27/88 - 10/27/88
10/27/88 - 10/27/88



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 24, 1988



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

SHEET 2 OF 2
DWG. NO. 14-88A-1



approved by City Council

100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

of the City of Toledo of Ohio

	Total	Govt.	NT
1970-71	86.0	10.0	76.0
1971-72	100.0	10.0	90.0
1972-73	100.0	10.0	90.0
1973-74	100.0	10.0	90.0
1974-75	100.0	10.0	90.0
1975-76	100.0	10.0	90.0
1976-77	100.0	10.0	90.0
1977-78	100.0	10.0	90.0
1978-79	100.0	10.0	90.0
1979-80	100.0	10.0	90.0
1980-81	100.0	10.0	90.0
1981-82	100.0	10.0	90.0
1982-83	100.0	10.0	90.0
1983-84	100.0	10.0	90.0
1984-85	100.0	10.0	90.0
1985-86	100.0	10.0	90.0
1986-87	100.0	10.0	90.0
1987-88	100.0	10.0	90.0
1988-89	100.0	10.0	90.0
1989-90	100.0	10.0	90.0
1990-91	100.0	10.0	90.0
1991-92	100.0	10.0	90.0
1992-93	100.0	10.0	90.0
1993-94	100.0	10.0	90.0
1994-95	100.0	10.0	90.0
1995-96	100.0	10.0	90.0
1996-97	100.0	10.0	90.0
1997-98	100.0	10.0	90.0
1998-99	100.0	10.0	90.0
1999-00	100.0	10.0	90.0
2000-01	100.0	10.0	90.0
2001-02	100.0	10.0	90.0
2002-03	100.0	10.0	90.0
2003-04	100.0	10.0	90.0
2004-05	100.0	10.0	90.0
2005-06	100.0	10.0	90.0
2006-07	100.0	10.0	90.0
2007-08	100.0	10.0	90.0
2008-09	100.0	10.0	90.0
2009-10	100.0	10.0	90.0
2010-11	100.0	10.0	90.0
2011-12	100.0	10.0	90.0
2012-13	100.0	10.0	90.0
2013-14	100.0	10.0	90.0
2014-15	100.0	10.0	90.0
2015-16	100.0	10.0	90.0
2016-17	100.0	10.0	90.0
2017-18	100.0	10.0	90.0
2018-19	100.0	10.0	90.0
2019-20	100.0	10.0	90.0
2020-21	100.0	10.0	90.0
2021-22	100.0	10.0	90.0
2022-23	100.0	10.0	90.0
2023-24	100.0	10.0	90.0
2024-25	100.0	10.0	90.0
2025-26	100.0	10.0	90.0
2026-27	100.0	10.0	90.0
2027-28	100.0	10.0	90.0
2028-29	100.0	10.0	90.0
2029-30	100.0	10.0	90.0
2030-31	100.0	10.0	90.0
2031-32	100.0	10.0	90.0
2032-33	100.0	10.0	90.0
2033-34	100.0	10.0	90.0
2034-35	100.0	10.0	90.0
2035-36	100.0	10.0	90.0
2036-37	100.0	10.0	90.0
2037-38	100.0	10.0	90.0
2038-39	100.0	10.0	90.0
2039-40	100.0	10.0	90.0
2040-41	100.0	10.0	90.0
2041-42	100.0	10.0	90.0
2042-43	100.0	10.0	90.0
2043-44	100.0	10.0	90.0
2044-45	100.0	10.0	90.0
2045-46	100.0	10.0	90.0
2046-47	100.0	10.0	90.0
2047-48	100.0	10.0	90.0
2048-49	100.0	10.0	90.0
2049-50	100.0	10.0	90.0
2050-51	100.0	10.0	90.0
2051-52	100.0	10.0	90.0
2052-53	100.0	10.0	90.0
2053-54	100.0	10.0	90.0
2054-55	100.0	10.0	90.0
2055-56	100.0	10.0	90.0
2056-57	100.0	10.0	90.0
2057-58	100.0	10.0	90.0

CLASS

NOTES REGARDING DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT A REASONABLE EFFORT HAS BEEN MADE TO DETERMINE THE APPROPRIATE 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 GUARANTEED TO BE EXACTLY AS SHOWN NOR ARE ALL UTILITIES NECESSARILY TO BE SHOWN.



I, **WILLIAM PORCHER**, a Professional Land Surveyor of the State of South Carolina hereby certify that I have surveyed the property shown herein that this plat shows the true dimensions of the property that all necessary markers have been installed and the position of the field survey is 1/16 000 and the area was determined by the coordinate method of area calculation.

WILLIAM FORNER
LAND SURVEYOR
33 Box No 240

ACAD LMS3252 0000 000000 0000

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRD
0	0.4 0.4 .06	7.06 29	1.95 27	82 15	1.82 81	0 47 30 .45
7	0.03 48 34	1.462 36	83 83	80 83	93 81	0 61 24 37
8	0.01 87 87	1.462 36	20 78	14 95	20 68	0 59 80 34

Investigator: S. J. Aronson
Office of the Chief Magistrate Commissioner
440-1111
File recorded on 11/1/90
Check on File Back 18-Page 2 and tracing check
copy filed in File 9- Brown - 10/1/90
File 9- Brown - 10/1/90
Original filed in File 9- Brown - 10/1/90
Submitted on 11/1/90

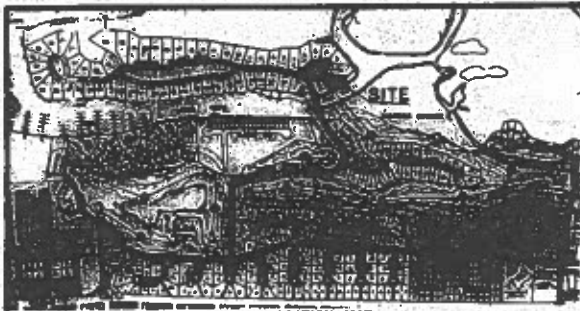
Register Home Contents

100 50 0 100 200 300

SCALE IN FEET

OCTOBER 28 1990

OCTOBER 28 1990



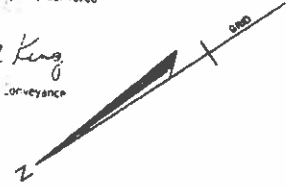
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	28°04'50"	210.00	82.21	48.88	91.48	N 60°39'33"W
2	101°22'57"	20.00	37.18	38.78	32.08	N 18°57'53"W
3	84°42'54"	180.87	86.31	38.20	88.77	N 40°38'24"E
4	53°31'08"	79.00	70.06	37.82	67.84	N 84°48'54"E
5	43°38'38"	50.00	38.04	20.00	37.13	N 88°44'08"E
6	11°30'22"	210.88	42.30	21.22	42.23	N 48°21'06"W

Charleston, South Carolina
Office of Register Mesne Conveyance

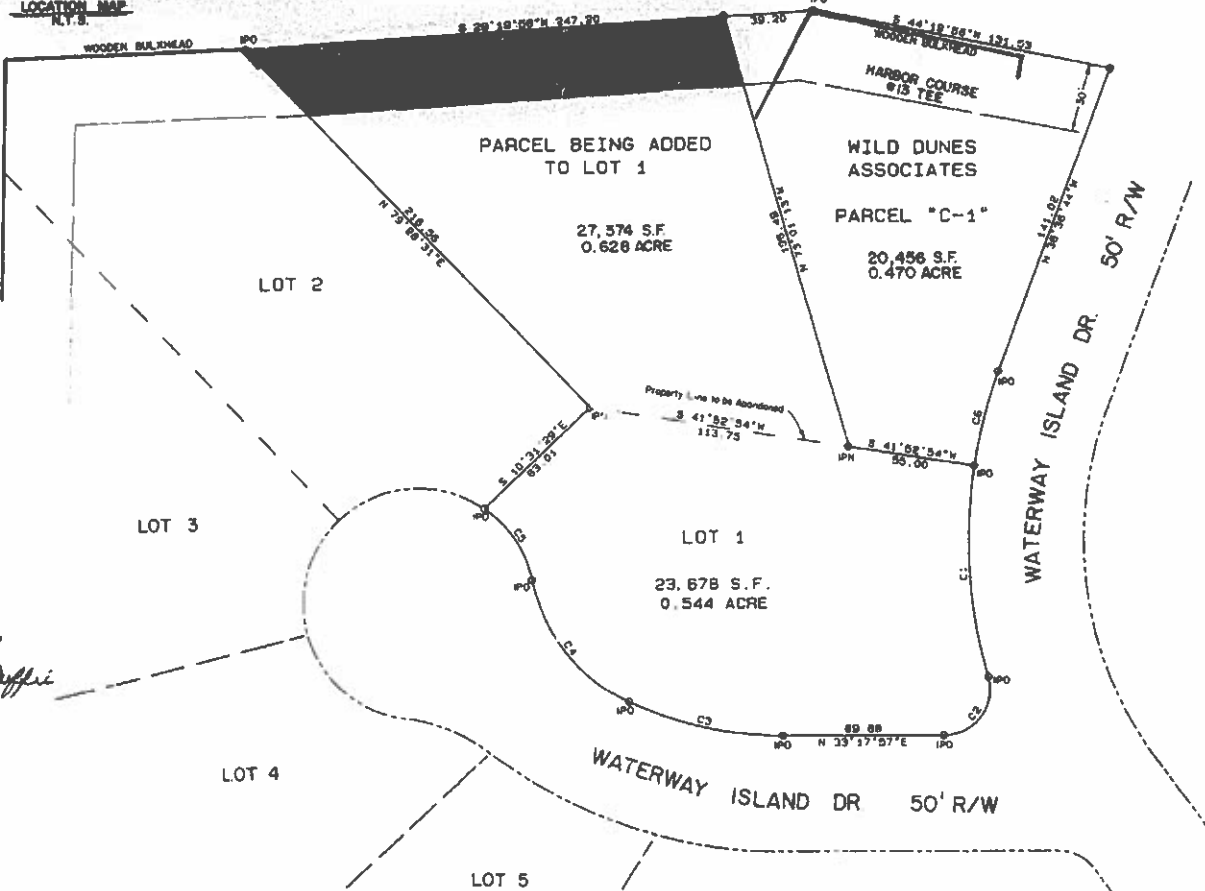
CK 7 95 658

Plat recording this 10 day of June 1987
in Plat Book 311 Page 10 and tracing chain
copy filed in File 2 of 1987 Drawing
No. 10 Original plat to be delivered
to Robert N. King

Robert N. King
Register Mesne Conveyance



LOCATION MAP
N.Y.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 25, 1984 AND RECORDED
IN PLAT BOOK 80, PAGE 28 IN THE
CHARLESTON COUNTY R.H.C. OFFICE.

SUBDIVISION FINAL
Approved by City Council

of the City of Isle of Palms

This 10 day of June 1987

William S. McDuffie
Clerk



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



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

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



LOCATION MAP
N.T.S.

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

Charleston, South Carolina
Office of Register Meigs Connerney
Plat recorded this 23rd day of August 1990 at
11:00 a.m. in Plat Book 88, Page 20, and today clerk
copy filed in the Office of the Register Meigs Connerney.
Original plat (to be returned) delivered
to the Office of the Register Meigs Connerney.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 89° 40' 30" E	83.28	26	S 87° 38' 50" W	40.89
2	N 82° 28' 00" E	100.82	27	N 17° 34' 40" W	187.63
3	N 46° 58' 50" E	117.43	28	S 88° 27' 10" E	100.90
4	N 14° 21' 10" E	41.71	29	S 88° 27' 10" E	100.90
5	N 79° 28' 00" E	100.87	30	S 88° 27' 10" E	100.90
6	N 61° 21' 00" E	100.87	31	S 88° 27' 10" E	100.90
7	N 61° 21' 00" E	100.87	32	S 88° 27' 10" E	100.90
8	N 61° 21' 00" E	100.87	33	S 88° 27' 10" E	100.90
9	N 61° 21' 00" E	100.87	34	S 88° 27' 10" E	100.90
10	N 61° 21' 00" E	100.87	35	S 88° 27' 10" E	100.90
11	N 61° 21' 00" E	100.87	36	S 88° 27' 10" E	100.90
12	N 61° 21' 00" E	100.87	37	S 88° 27' 10" E	100.90
13	N 61° 21' 00" E	100.87	38	S 88° 27' 10" E	100.90
14	N 61° 21' 00" E	100.87	39	S 88° 27' 10" E	100.90
15	N 61° 21' 00" E	100.87	40	S 88° 27' 10" E	100.90
16	N 61° 21' 00" E	100.87	41	S 88° 27' 10" E	100.90
17	N 61° 21' 00" E	100.87	42	S 88° 27' 10" E	100.90
18	N 61° 21' 00" E	100.87	43	S 88° 27' 10" E	100.90
19	N 61° 21' 00" E	100.87	44	S 88° 27' 10" E	100.90
20	N 61° 21' 00" E	100.87	45	S 88° 27' 10" E	100.90
21	N 61° 21' 00" E	100.87	46	S 88° 27' 10" E	100.90
22	N 61° 21' 00" E	100.87	47	S 88° 27' 10" E	100.90
23	N 61° 21' 00" E	100.87	48	S 88° 27' 10" E	100.90
24	N 61° 21' 00" E	100.87	49	S 88° 27' 10" E	100.90
25	N 61° 21' 00" E	100.87	50	S 88° 27' 10" E	100.90

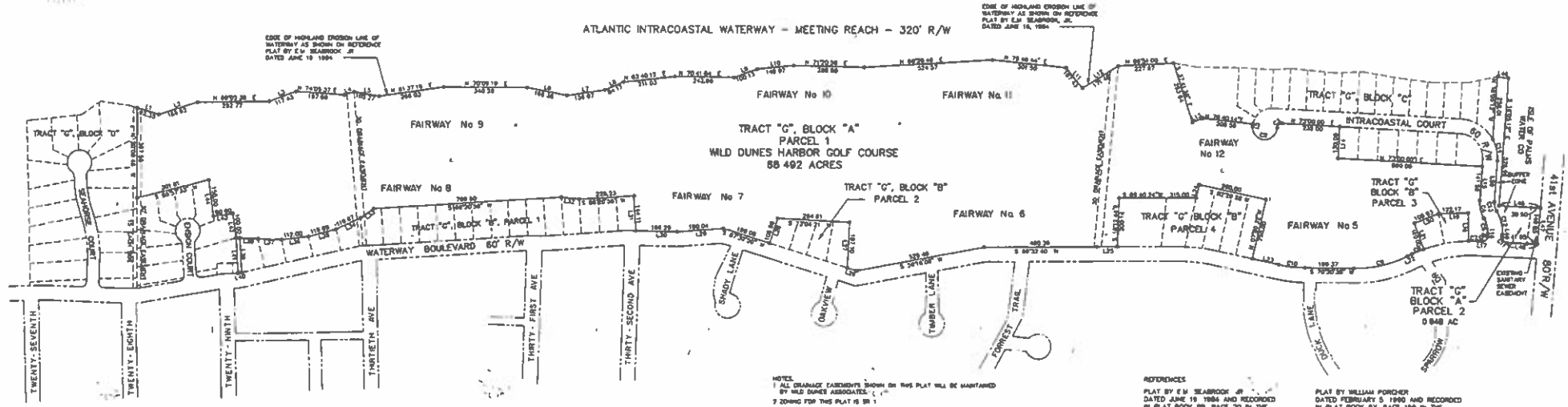
CLINE	DELTA	PARSUS	LENGTH	FAIRWAY	CHORD	CHORD	CHORD
1	89° 40' 30"	80.00	10.00	8.01	10.00	5.12	99.00
2	82° 28' 00"	80.00	10.00	8.01	10.00	5.12	99.00
3	46° 58' 50"	80.00	10.00	8.01	10.00	5.12	99.00
4	14° 21' 10"	80.00	10.00	8.01	10.00	5.12	99.00
5	79° 28' 00"	80.00	10.00	8.01	10.00	5.12	99.00
6	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
7	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
8	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
9	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
10	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
11	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
12	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
13	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
14	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
15	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
16	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
17	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
18	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
19	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
20	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
21	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
22	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
23	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
24	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00
25	61° 21' 00"	80.00	10.00	8.01	10.00	5.12	99.00

NO 1956118



LEGEND
— BORN PIPE OLD (TOLUB)
— BORN PIPE NEW (TOLUB)

ATLANTIC INTRACOASTAL WATERWAY - MEETING REACH - 320' R/W



NOTES
1. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT WILL BE MAINTAINED BY WILD DUNES ASSOCIATES, INC.
2. ZONING FOR THIS PLAT IS IN 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 SHOWN AND APPROPRIATE LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS. UNDERGROUND UTILITIES AS SHOWN HEREIN 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 1986 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 81 PAGE 28 IN THE
CHARLESTON COUNTY R.M.C. OFFICE
PLAT BY WILLIAM PORCHER
DATED APRIL 22 1988 AND RECORDED
IN PLAT BOOK 81 PAGE 31 IN THE
CHARLESTON COUNTY R.M.C. OFFICE
PLAT BY WILLIAM PORCHER
DATED JANUARY 8 1980 AND RECORDED
IN PLAT BOOK BY PAGE 138 IN THE
CHARLESTON COUNTY R.M.C. OFFICE

PLAT BY WILLIAM PORCHER
DATED FEBRUARY 5 1980 AND RECORDED
IN PLAT BOOK BY PAGE 138 IN THE
CHARLESTON COUNTY R.M.C. OFFICE
PLAT BY WILLIAM PORCHER
DATED JANUARY 8 1980 AND RECORDED
IN PLAT BOOK BY PAGE 138 IN THE
CHARLESTON COUNTY R.M.C. OFFICE
PLAT BY WILLIAM PORCHER
DATED JANUARY 8 1980 AND RECORDED
IN PLAT BOOK BY PAGE 138 IN THE
CHARLESTON COUNTY R.M.C. OFFICE



WILLIAM PORCHER, a Professional Land Surveyor of the State of South Carolina, hereby certifies that I have compared the property shown herein with the plat shown the true dimensions of the property, that all necessary portions have been located, that the position 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



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

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 28 1990

DWG NO. 842-GA



ACBEAGE FINAL

Approved by City Council

at the City of Salt Lake

to be seen if

[illegible]

NOTE: MEASUREMENTS OF LATITUDE AND UTILITY ELEMENTS SHOWN ON THIS MAP
A MEASUREMENT EFFORT HAS BEEN MADE TO DETERMINE THE HORIZONTAL
LOCATION OF UNDERGROUND UTILITY MAINS AND BRANCHES AND APPARENT
SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN
FROM UTILITY RECORDS. UNDERGROUND UTILITIES AS SHOWN HEREON ARE
NOT GUARANTEED TO BE EXACTLY AS SHOWN NOR ARE ALL UTILITIES
GUARANTEED TO BE SHOWN.



Approved
City of Los Angeles
Head of Council (Administrative)
10/2/90

WILLIAM PORTCHER, a professional land surveyor of the State of South Carolina, hereby certifies that I have surveyed the property shown herein, that the grant shows the true dimensions of the property, that all necessary returns have been made, and that the perimeter of the tract shown is 1,18,000 and the area was determined by the standard method of triangulation.

W. William Portcher

WILLIAM PORTCHER
and
Surveyor
S.E. Reg. No. 7907

97P223

ATLANTIC OCEAN
WILD DUNES ASSOCIATES

TRACT "G", BLOCK "X"
43.520 ACRES

TRACT "E"
BLOCK "H-2"

TRACT "E", BLOCK "GH-3"

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

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

TRACT "E", BLOCK "K"

PLANNED CERTIFICATION

I have examined the Flood Insurance Rate Map for the City of Palm Beach, Community Flood Insurance Policy Number 000001 and 3 of 5 dated September 10, 1969 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 Archer
William Archer
7107

100 50 0 100 200 300

SCALE IN FEET

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

OCEAN CLUB VILLAGE

Chloride	SO ₄ Fe	NaOH	Fe	Fe	Fe	Fe	Fe
1	0.00 38 00	0.00 00	0.00 00	0.00 00	0.00 00	0.00 00	0.00 00
2	0.00 38 00	0.00 00	0.00 00	0.00 00	0.00 00	0.00 00	0.00 00
3	0.00 38 00	0.00 00	0.00 00	0.00 00	0.00 00	0.00 00	0.00 00

[illegible]

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
DATE: NOV 11-2004-10



ACREAGE FINAL

at the City of Isla de Palma

Page ____ day of ____

REFERENCE PLAT PROCURED IN THE CHARLESTON COURT IN RE MPT					
PLAT BY	DATE	BORN	AGE		
WILLIAM PORTER	JUNE 29 1890	AS			
WILLIAM PORTER	AUGUST 29 1890	AS			
WILLIAM PORTER	MAY 26 1893	AS			
WILLIAM PORTER	JUNE 10 1893	AS			
WILLIAM PORTER	OCTOBER 28 1890	AM			
JOEL P. PORTER	JULY 5 1890	GM			
WILLIAM PORTER	DECEMBER 10 1890	AS			
WILLIAM PORTER	NOVEMBER 17 1891	AV			
JOEL P. PORTER	APRIL 3 1891	AM			
JOEL P. PORTER	APRIL 29 1891	AV			
JOEL P. PORTER	JANUARY 1 1891	AM			
JOEL P. PORTER	JUNE 23 1891	AV			
JOEL P. PORTER	AUGUST 18 1892	AS			
WILLIAM PORTER	AUGUST 26 1892	S	1	14	
JOEL P. PORTER	OCTOBER 11 1893	AV			
JOEL P. PORTER	JULY 11 1898	DS			
JOEL P. PORTER	FEBRUARY 24 1898	RECORDED			
CURTIS S. VERNARD JR.	AUGUST 18 1904	BS			
WILLIAM PORTER	SEPTEMBER 15 1894	AM			
WILLIAM PORTER	AUGUST 15 1895	AS			
WILLIAM PORTER	JUNE 29 1896	AS			
WILLIAM PORTER	OCTOBER 21 1898	DL			
WILLIAM PORTER	OCTOBER 21 1898	DL			
WILLIAM PORTER	OCTOBER 21 1898	DL			
WILLIAM PORTER	OCTOBER 21 1898	DL			
WILLIAM PORTER	OCTOBER 21 1898	DL			
WILLIAM PORTER	OCTOBER 21 1898	DL			
WILLIAM PORTER	OCTOBER 21 1898	DL			
WILLIAM PORTER	FEBRUARY 8 1899	AM			
WILLIAM PORTER	OCTOBER 18 1898	RECORDED			

NOTE REGARDING GRAINAGE 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 EXACT, AS SHOWN NOR ARE ALL UTILITIES WARRANTED TO BE SHOWN.



Approved
City of Lake of Palms
Hank H. Kuttner (Administrator)
2/1/90

WILLIAM FORCHER a Professional Land Surveyor of the State of South Carolina hereby certify that I have surveyed the property shown herein that this plat shows the true dimensions of the property that all necessary markers have been installed that the perimeter of the said survey is 7,710,000 and the area was determined by the coordinate method of computation.

the coordinate method of surveying

William Forcher

WILLIAM FORCHER
LAND SURVEYOR
S.C. REG. NO. 7407

[illegible]

William Parker
P. O. Box 107, 748

ACADEMIC LINKSOLFP1.DWG COURTESY OF

FLOOD CERTIFICATION

I have examined the Flood Insurance Rate Map for Isle of Palms South Carolina; Community Panel Number 499418 dated 1-1-64 and dated September 1, 1967 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 Parker
William Parker
E E Page 44 7407

11/1/96 10:44 AM
11/1/96 10:44 AM 740



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

ATLANTIC OCEAN
WILD DUNES ASSOCIATES

Charleston, South Carolina
Office of Register Marine Conveyance

Please read the title _____ day of _____ 19 90
if it is not in the Book _____ Page _____ and tracing the
copy file in file _____ Drawer _____ folder _____ Drawer
No. _____ Original paper is in _____ print delivery
in the _____ folder _____

Robert N. King

CURVE	DELTA	RAJ136	LEH11M	TANGENT	CHORO	CHORO GRG
J	000 00 06	66 00	52 53	40 50	96 37	N 21 07 43
S	030 03 50	96 47	273 43	136 20	371 83	S 06 34 22
E	070 03 32	96 76	268 50	138 40	383 49	N 08 46 46

LINE	BEARING	DISTANCE
1	12 12 64 E	25 49
2	10 00 00 E	25 49
3	26 04 09 W	84 87
4	10 00 00 E	84 87
5	18 00 00 E	84 87
6	18 00 00 E	84 87
7	18 00 00 E	84 87
8	40 07 28 E	84 87
9	10 00 00 E	84 87
10	30 04 37 E	71 00
11	10 00 00 E	62 82
12	10 00 00 E	62 82
13	10 00 00 E	62 82
14	10 00 00 E	62 82
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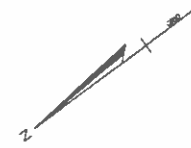
PLAT OF
A PORTION OF
WILD DUNES LINKS GOLF COURSE
TRACT "G", BLOCK "X" &
TRACT "G", BLOCK "Z", PARCELS 1 & 2
CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA
SCF. 1-1000 OCTOBER 27 1990

SHEET 1 OF
DWG NO. 11-484-X



NOTE REGARDING DRAINAGE AND UTILITY ELEMENTS SHOWN ON THIS MAP AT A REASONABLE EFFORT HAS BEEN MADE TO DETERMINE THE HORIZONTAL LOCATION OF UNDERGROUND UTILITIES WHICH ARE OBVIOUS AND APPARENT. SOME LOCATIONS ARE OBTAINED FROM RECONNAISSANCE AND SOME ARE TAKEN FROM UTILITY RECORDS. UNDERGROUND UTILITIES AS SHOWN HEREON ARE NOT GUARANTEED TO BE EXACTLY AS SHOWN NOR ARE ALL UTILITIES

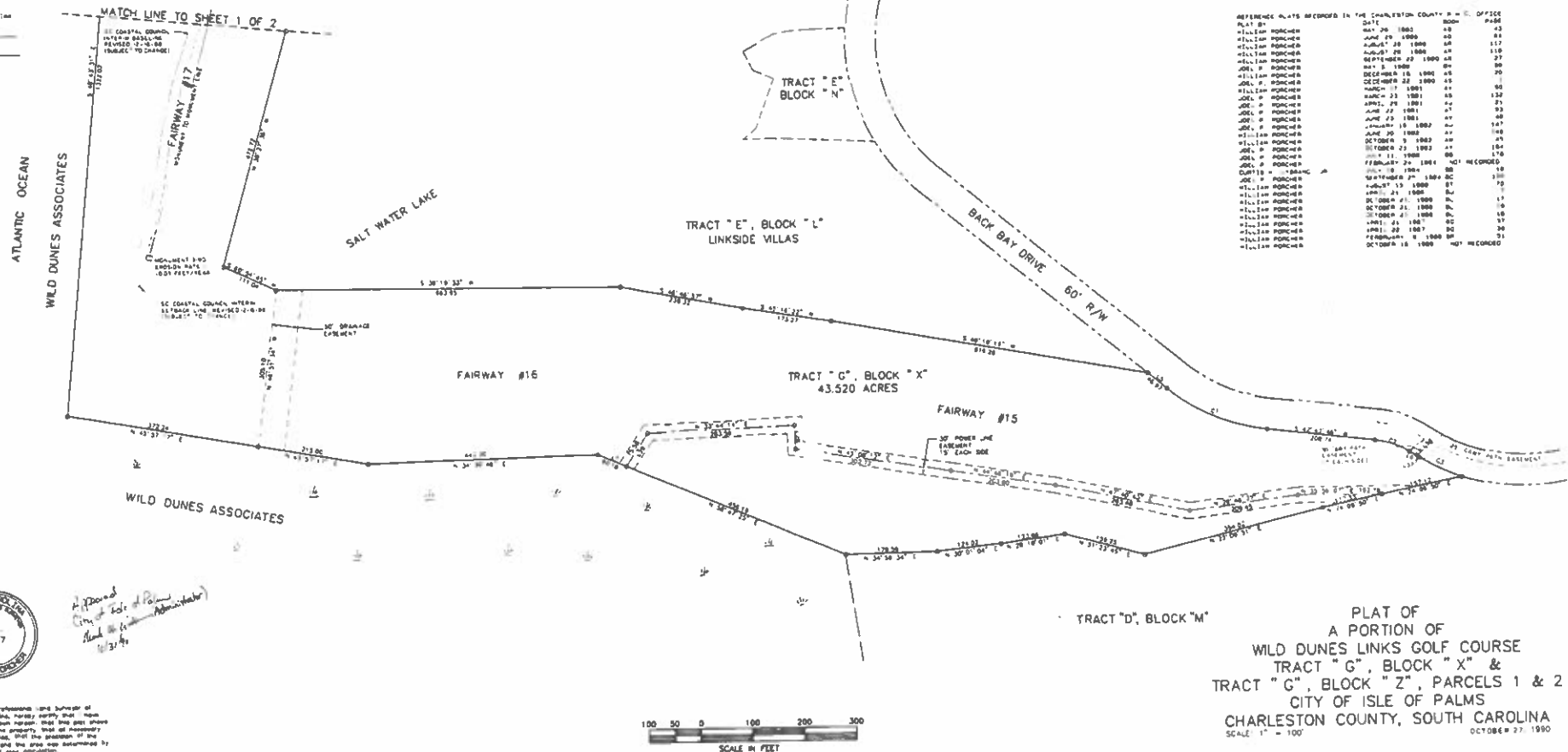
LINE	DATE TIME	DISTANCE	COURSE	DEG. °	RADIUS	LENGTH	FADE TIME	CHORD	CHORD END
1	00 00 00.00	00 00	1	332 40 37"	300 00	211 00	100 00	200 00	00 00 00 33"
2	00 00 00.00	00 00	2	120 00 00"	100 00	00 00	00 00	00 00	00 00 00 00"
3	00 00 00.00	00 00	3	012 00 00"	300 00	00 00	00 00	00 00	00 00 00 00"
4	00 00 00.00	00 00	4	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
5	00 00 00.00	00 00	5	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
6	00 00 00.00	00 00	6	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
7	00 00 00.00	00 00	7	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
8	00 00 00.00	00 00	8	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
9	00 00 00.00	00 00	9	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
10	00 00 00.00	00 00	10	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
11	00 00 00.00	00 00	11	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
12	00 00 00.00	00 00	12	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
13	00 00 00.00	00 00	13	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
14	00 00 00.00	00 00	14	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
15	00 00 00.00	00 00	15	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
16	00 00 00.00	00 00	16	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
17	00 00 00.00	00 00	17	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
18	00 00 00.00	00 00	18	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
19	00 00 00.00	00 00	19	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
20	00 00 00.00	00 00	20	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
21	00 00 00.00	00 00	21	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
22	00 00 00.00	00 00	22	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
23	00 00 00.00	00 00	23	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
24	00 00 00.00	00 00	24	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
25	00 00 00.00	00 00	25	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
26	00 00 00.00	00 00	26	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
27	00 00 00.00	00 00	27	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
28	00 00 00.00	00 00	28	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
29	00 00 00.00	00 00	29	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
30	00 00 00.00	00 00	30	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
31	00 00 00.00	00 00	31	00 00 00"	00 00	00 00	00 00	00 00	00 00 00 00"
32	00 00 00.00	00 00	32	00 00 00"	00 00	00 00	00 00		

[illegible]ACREAGE FINAL
 (ACRES) BY CITY (SHEET)

as per the date of sale of shares

as per the date of sale of shares

Total 55.4%



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
ONE NO. 1-886-X

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

1500-1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1542 1543 1544 1545 1546 1547 1548 1549 1550 1551 1552 1553 1554 1555 1556 1557 1558 1559 1560 1561 1562 1563 1564 1565 1566 1567 1568 1569 1570 1571 1572 1573 1574 1575 1576 1577 1578 1579 1580 1581 1582 1583 1584 1585 1586 1587 1588 1589 1590 1591 1592 1593 1594 1595 1596 1597 1598 1599 1600 1601 1602 1603 1604 1605 1606 1607 1608 1609 1610 1611 1612 1613 1614 1615 1616 1617 1618 1619 1620 1621 1622 1623 1624 1625 1626 1627 1628 1629 1630 1631 1632 1633 1634 1635 1636 1637 1638 1639 1640 1641 1642 1643 1644 1645 1646 1647 1648 1649 1650 1651 1652 1653 1654 1655 1656 1657 1658 1659 1660 1661 1662 1663 1664 1665 1666 1667 1668 1669 1670 1671 1672 1673 1674 1675 1676 1677 1678 1679 1680 1681 1682 1683 1684 1685 1686 1687 1688 1689 1690 1691 1692 1693 1694 1695 1696 1697 1698 1699 1700 1701 1702 1703 1704 1705 1706 1707 1708 1709 1710 1711 1712 1713 1714 1715 1716 1717 1718 1719 1720 1721 1722 1723 1724 1725 1726 1727 1728 1729 1730 1731 1732 1733 1734 1735 1736 1737 1738 1739 1740 1741 1742 1743 1744 1745 1746 1747 1748 1749 1750 1751 1752 1753 1754 1755 1756 1757 1758 1759 1760 1761 1762 1763 1764 1765 1766 1767 1768 1769 1770 1771 1772 1773 1774 1775 1776 1777 1778 1779 1780 1781 1782 1783 1784 1785 1786 1787 1788 1789 1790 1791 1792 1793 1794 1795 1796 1797 1798 1799 1800 1801 1802 1803 1804 1805 1806 1807 1808 1809 1810 1811 1812 1813 1814 1815 1816 1817 1818 1819 1820 1821 1822 1823 1824 1825 1826 1827 1828 1829 1830 1831 1832 1833 1834 1835 1836 1837 1838 1839 1840 1841 1842 1843 1844 1845 1846 1847 1848 1849 1850 1851 1852 1853 1854 1855 1856 1857 1858 1859 1860 1861 1862 1863 1864 1865 1866 1867 1868 1869 1870 1871 1872 1873 1874 1875 1876 1877 1878 1879 1880 1881 1882 1883 1884 1885 1886 1887 1888 1889 1890 1891 1892 1893 1894 1895 1896 1897 1898 1899 1900 1901 1902 1903 1904 1905 1906 1907 1908 1909 1910 1911 1912 1913 1914 1915 1916 1917 1918 1919 1920 1921 1922 1923 1924 1925 1926 1927 1928 1929 1930 1931 1932 1933 1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318



LOCATION MAP
#13

ACREAGE FINAL
approved by City Council

By the City of Isle of Palms

This day of _____

City

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

BK Y197PC

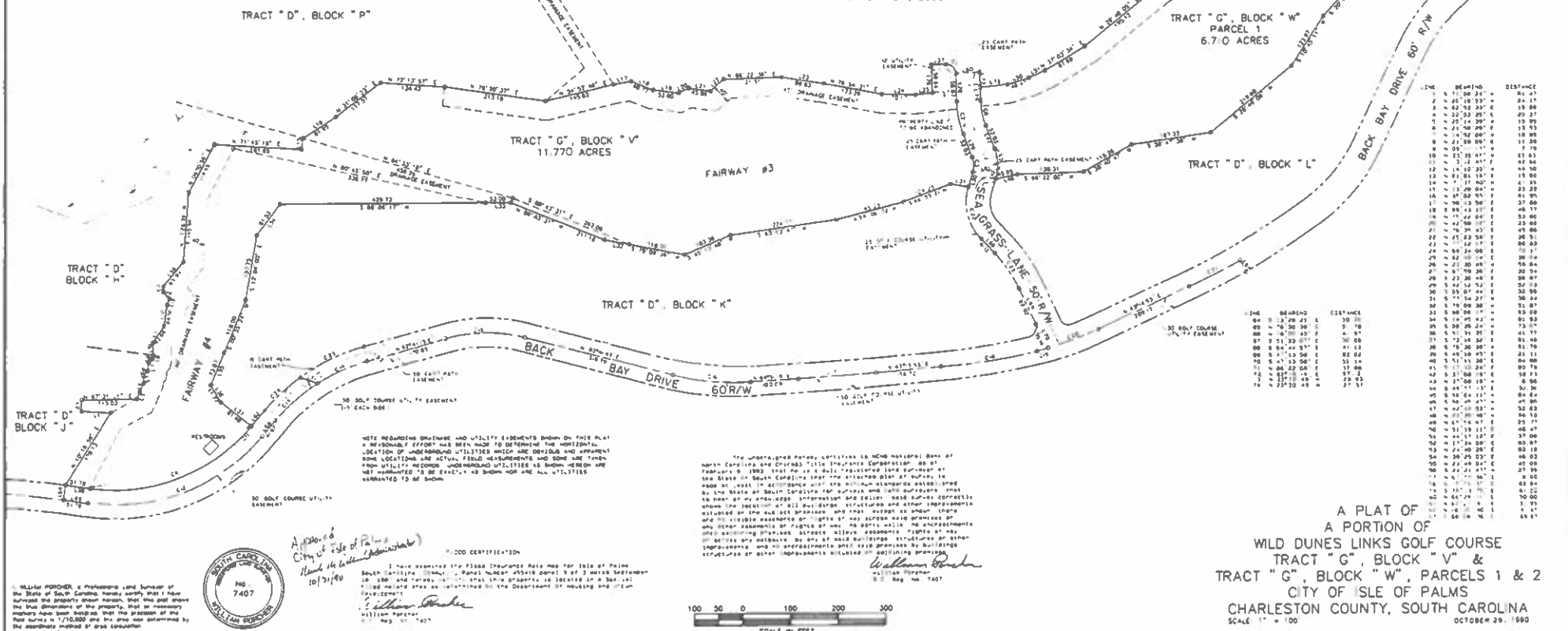
LINE	APPROX	DISTANCE	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEG
1	H 38 47 28 E	89.29	1	932 49 27	368.48	715.88	156.86	298.81	S 38 00 33 W
2	S 75 33 20 W	48.87	2	025 07 12	189.70	70.82	38.08	88.48	S 38 17 30 E
3	S 87 51 09 W	15.01	3	013 10 23	380.10	89.81	45.10	89.71	S 51 13 57 E
4	S 25 58 54 E	45.93							
5	H 20 46 47 W	78.86							
6	S 17 11 08 W	1.86							
7	S 0 41 01 E	64.47							

Unrecorded South Carolina
Office of Register of Deeds
This recorded map was filed on November 19, 1990
441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 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LOCATION MAP

ACREAGE FINAL
Approved by City Council
of the City of Isle of Palms
This day of _____
1990



William R. Fisher
Professional Land Surveyor
of the State of South Carolina
No. 7407



William R. Fisher
Professional Land Surveyor
of the State of South Carolina
No. 7407

ACAD. LAND SURVEYING, CO. OF PA.

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

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. 11-884-VW

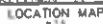


Figure 1

Robert N. King
Hansford Agency Conveyances

PLAY BY	DATE	ROOM	OFFICE	PAGE
WILLIAM PORCHER	MAY 28 1900	40	61	1
WILLIAM PORCHER	JUNE 18 1900	40	61	2
WILLIAM PORCHER	AUGUST 28 1900	40	61	3
WILLIAM PORCHER	SEPTEMBER 18 1900	40	61	4
WILLIAM PORCHER	SEPTEMBER 22 1900	40	61	5
JOEL P. PORCHER	OCTOBER 18 1900	40	61	6
JOEL P. PORCHER	DECEMBER 18 1900	40	61	7
JOEL P. PORCHER	DECEMBER 27 1900	40	61	8
JOEL P. PORCHER	JANUARY 23 1901	40	61	9
JOEL P. PORCHER	MARCH 23 1901	40	61	10
JOEL P. PORCHER	MAY 29 1901	40	61	11
JOEL P. PORCHER	JUNE 29 1901	40	61	12
JOEL P. PORCHER	JULY 29 1901	40	61	13
WILLIAM PORCHER	JUNE 18 1902	40	61	14
WILLIAM PORCHER	OCTOBER 18 1902	40	61	15
WILLIAM PORCHER	OCTOBER 21 1903	40	61	16
JOEL P. PORCHER	FEBRUARY 24 1904	40	61	17
JOEL P. PORCHER	MAY 10 1904	40	61	18
CURTIS T. LEBMAN JR	JULY 10 1904	40	61	19
WILLIAM PORCHER	AUGUST 15 1900	40	61	20
WILLIAM PORCHER	OCTOBER 23 1900	40	61	21
WILLIAM PORCHER	OCTOBER 23 1900	40	61	22
WILLIAM PORCHER	OCTOBER 23 1900	40	61	23
WILLIAM PORCHER	APRIL 21 1907	40	61	24
WILLIAM PORCHER	MAY 29 1907	40	61	25
WILLIAM PORCHER	FEBRUARY 6 1909	40	61	26
WILLIAM PORCHER	DECEMBER 18 1900	40	61	27
WILLIAM PORCHER	DECEMBER 2 1900	40	61	28

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD E
1	400 29 10	70 60	100 00	15 00	100 00	15 00 00 00
2	310 10 10	70 60	99 42	15 03	70 11	9 32 51 10 E
3	237 00 00	49 51	32 08	18 03	31 50	9 23 30 00
4	158 10 10	20 11	10 11	20 06	10 00	8 47 13 00
5	92 35 33	89 31	94 39	22 57	44 03	9 29 35 02
6	61 02 42	190 00	190 00	24 00	190 00	24 00 00 00
7	30 10 10	70 60	100 00	15 03	70 11	9 32 51 10 E
8	00 10 10	20 00	21 00	20 13	21 00	9 35 11 00
9	30 10 10	70 60	100 00	15 03	70 11	9 32 51 10 E
10	01 21 07	79 31	23 03	15 05	30 00	9 30 01 00
11	007 43 43	163 34	32 04	12 06	30 00	9 21 50 10 E

PARCEL 2
TRACT "G"
BLOCK "W"
3,984 S.F.

6.710 ACRES

TRACT "D", BLOCK "L"

— 100 —

NOTE REGARDING CHAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT A REASONABLE EFFORT HAS BEEN MADE TO OBTAIN 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 ~

[illegible]

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

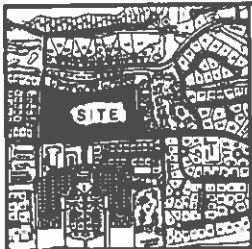
WILLIAM FORCHER a Professional Land Surveyor of the State of South Carolina hereby certifies that I have surveyed the property shown hereon that this plat shows the true dimensions of the property that all necessary markers have been visible that the protection of the said survey is 1/10,000 and the area was determined by

WILLIAM FORBES
LAND SURVEYOR

4240 UNIVERSITY BLVD. COLUMBIA, SC

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

DWC HQ LL-884-VW



LOCATION MAP
(NOT TO SCALE)

- NOTES:
1. WATER AND SEWER ARE PROVIDED
 2. TAX MAP NO. 804-1100-308
 3. ZONING FOR THIS PLAT IS P.R.D.
 4. DENSITY REQUIREMENTS ARE NOT APPLICABLE
 5. THE STREETS SHOWN 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 INFORMED 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 22nd day of March 1994
John M. Little
City

CURVE	RADIUS	LENGTH	CHORD	CHORD BEC
1	1870.88	331.21	331.21	S 73°52'56" W
2	1118.32	68.28	68.27	N 68°14'45" W
3	60.00	123.57	79.87	N 70°27'19" E

LINE	BEARING	DISTANCE
1	S 73°52'56" W	8.41
2	S 77°48'43" W	10.8
3	N 68°14'45" W	17.84

LEGEND
 PVI OT - 60" PIPE FOUND, OPEN TOP
 PVI CT - 60" PIPE FOUND, COVERED TOP
 PVI OT - 60" PIPE SET, OPEN TOP
 PVI CT - 60" PIPE SET
 PVI - PLUMBER MARK SET

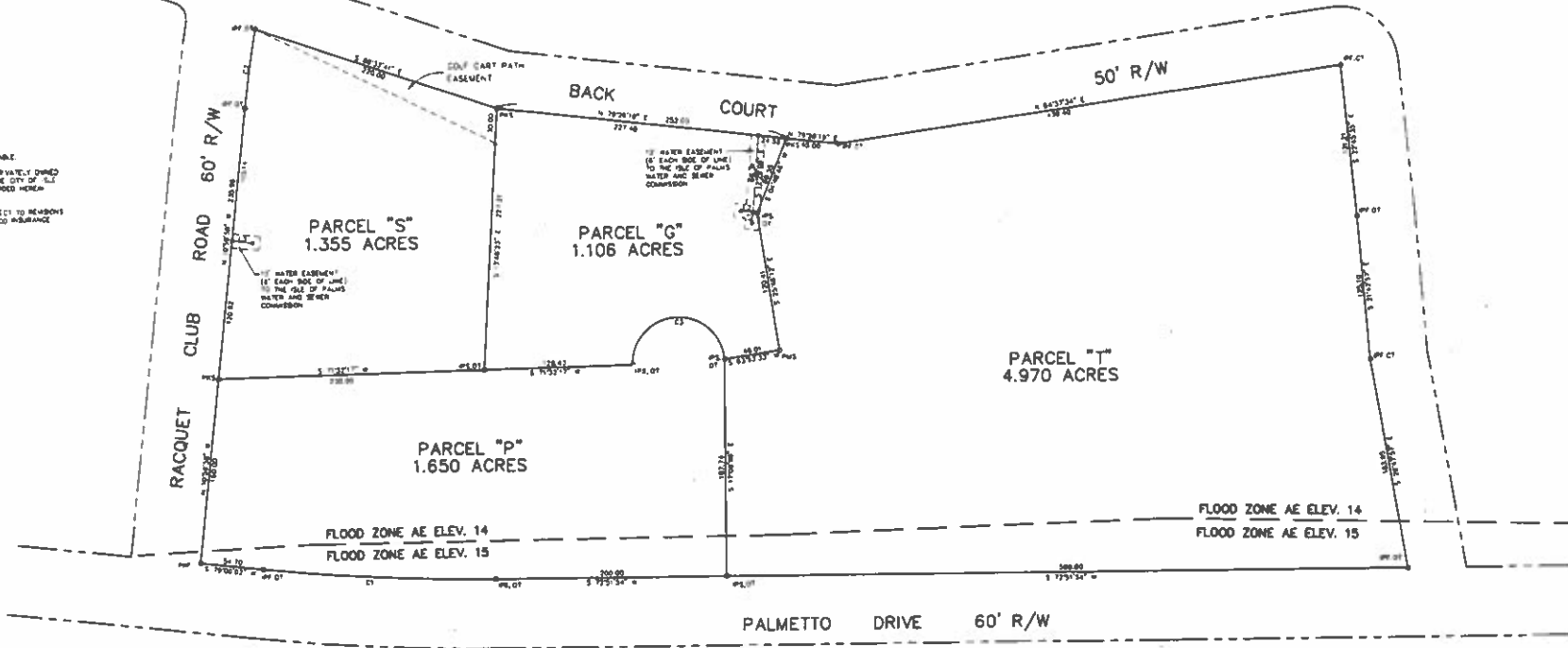
NOTE: TOTAL NUMBER OF PARKING SPACES IS 113 SPACES

PLAT BY	DATE	BOOK	PAGE
BRUCE S. JOHNSON	JUNE 18, 1980	43	78
JACK P. PORCHER	JUNE 30, 1980	43	80
JACK P. PORCHER	MARCH 8, 1991	43	79
JACK P. PORCHER	NOVEMBER 8, 1994	43	77

Charleston, South Carolina
Office of Register-Meals-Conveyance

Plat recorded by John M. Little on 12/9/94
 Book 43 Page 77
 Copy filed in F.A. 112 v. 28
 No. 17 of 17 pages
 Original plat is on file in the office of the Register-Meals-Conveyance

Robert King
Register-Meals-Conveyance



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

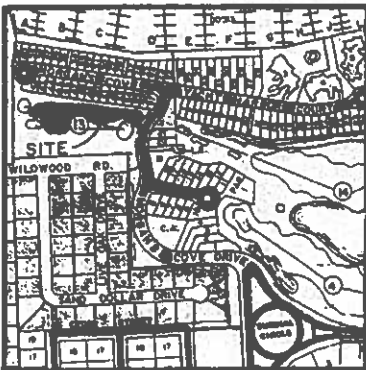
HP/ENR/LORD TPA/SP/L/HC RPT-11.1.25

ENGINEERING, SURVEYING, & PLANNING, INC.
 (803) 577-4826 890 MORRISON DRIVE, CHARLESTON, SOUTH CAROLINA 29403



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, 1994

DWG. NO. LL-1108-P2



LOCATION MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
1	S 04°37'36" W	28.76
2	S 78°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" E	23.24
6	S 37°46'27" N	31.23
7	S 73°02'51" N	16.15
8	S 22°46'27" N	33.00
9	S 45°14'14" N	36.75
10	S 80°36'31" W	46.13
11	S 57°27'48" N	23.81
12	S 89°40'34" N	38.10
13	S 51°43'03" N	18.75
14	S 03°44'15" E	14.90
15	S 47°06'32" E	11.44
16	N 84°58'36" N	26.39
17	S 73°11'18" N	26.16
18	N 66°36'37" N	16.64
19	S 69°43'07" N	11.50
20	S 61°28'00" N	15.47
21	S 28°00'22" N	18.27
22	N 86°50'10" N	25.20
23	S 65°41'04" N	20.35
24	N 84°02'20" N	13.69
25	N 42°38'10" N	22.93
26	N 05°37'05" E	22.45
27	N 34°51'27" E	42.37
28	N 74°09'53" E	39.68
29	N 55°15'04" E	32.59
30	N 58°53'39" E	24.39

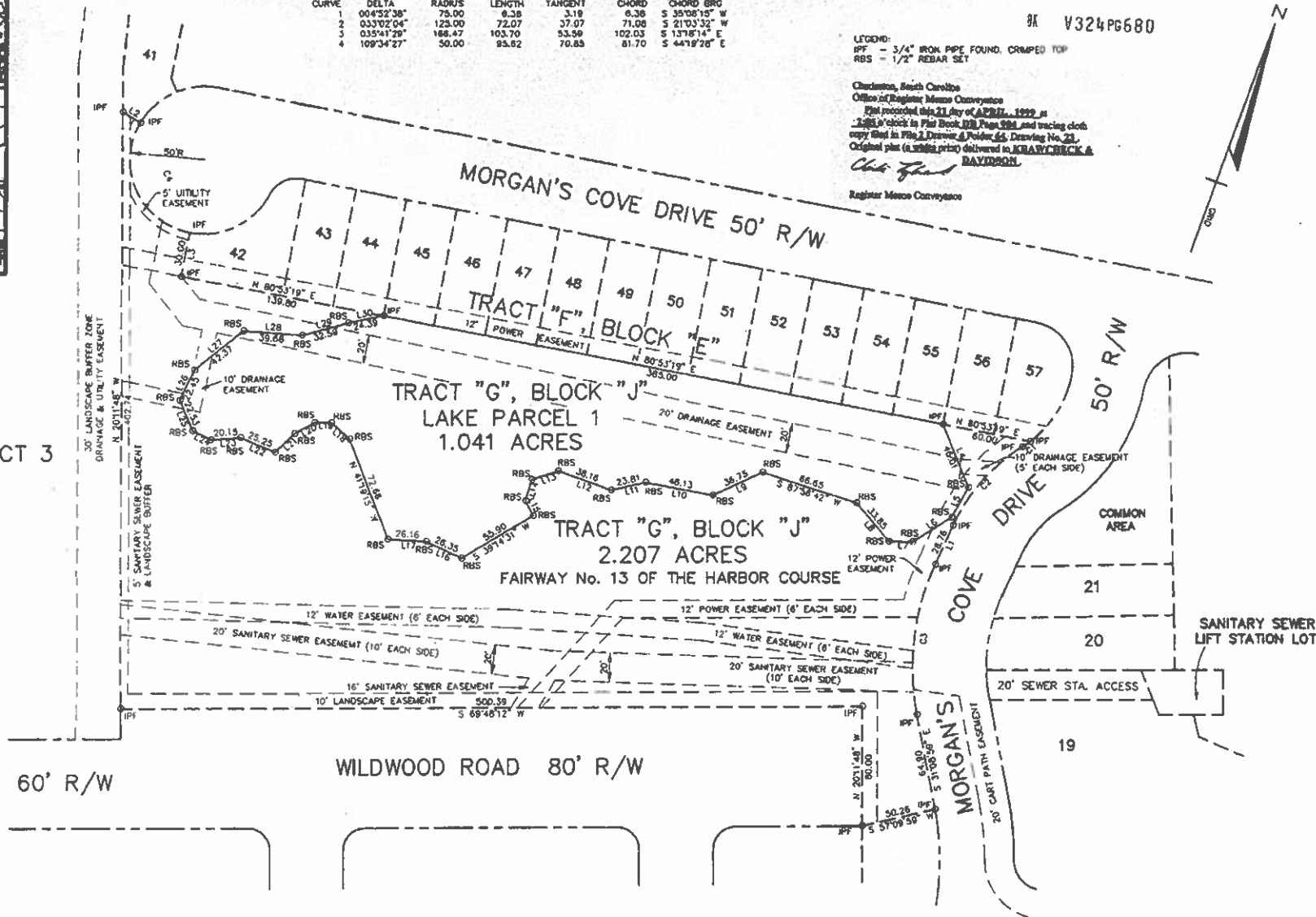
TRACT 3

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
1	004°52'36"	75.00	6.38	3.19	6.38	S 35°05'15" W
2	033°02'04"	125.00	72.07	37.07	71.08	S 21°03'32" W
3	035°41'29"	186.47	103.70	53.59	102.03	S 13°16'14" E
4	109°34'27"	50.00	95.82	70.83	81.70	S 44°19'28" E

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

Charleston, South Carolina
Office of Register Mease Conveyances
This recorded this 21 day of APRIL, 1994.
This is a check to Plat Book 100, Page 584, and tracing cloth
copy filed in File 2, Drawings & Poles 66, Drawing No. 23.
Original plat (a selling price) delivered to KRAWCHECK &
DAVIDSON.
Chas. F. Davidson
Register Mease Conveyances

9A V324PG680



FINAL

Approved by The City of

Isle of Palms Planning

and Zoning Commission

This 11 day of May 1994

William B. Porcher
Clerk



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:

- 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.
- THE LAKE PARCEL OR PARCELS CREATED ARE NONBUILDABLE PARCELS.
- 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.
- ZONING FOR THIS PLAT IS P.R.D.
- TAX MAP NUMBER FOR THIS AREA IS 571-06-00-

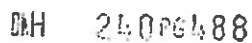
REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE

No. PLAT BY	DATE	BOOK	PAGE
1. E.M. SEABROOK, JR.	JANUARY 5, 1977	88	100
2. JORD P. PORCHER	JULY 23, 1984	88	82
3. WILLIAM PORCHER	DECEMBER 10, 1985	BL	15
4. E.M. SEABROOK, JR.	APRIL 17, 1986	8M	168
5. WILLIAM PORCHER	MAY 20, 1987	NOT RECORDED	
6. WILLIAM PORCHER	SEPTEMBER 9, 1987	B7	101
7. WILLIAM PORCHER	AUGUST 9, 1987	B-140	015
8. WILLIAM PORCHER	JUNE 15, 1988	85	148
9. WILLIAM PORCHER	SEPTEMBER 12, 1988	8X	159
10. WILLIAM PORCHER	SEPTEMBER 5, 1989	UX	180
11. WILLIAM PORCHER	APRIL 25, 1990	B2	85
12. WILLIAM PORCHER	OCTOBER 29, 1990	CB	124
13. WILLIAM PORCHER	JULY 1, 1991	BX	104

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) 577-2828 990 MORRISON DR. CHARLESTON, SOUTH CAROLINA 29403

[illegible]

10. *Other* _____



[Handwritten signature]

WATCH LINE TO SHEET 2 OF 2

R/W VARIES

TRACT "F", BLOCK "F"

TRACT "F", BLOCK "G"

TRACT "G", BLOCK "F"

FAIRWAY No. 14 OF THE HARTER COURSE

ENVIRONMENTAL LIQUOR AREA

TRACT "D", BLOCK "F"

TRACT "C"
BLOCK "A"

TREATMENT
PLANT LEGA

TRACT "G", BLOCK

19.018 ACRES
COURSE

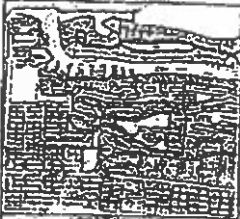
PALMETTO DRIVE 80' R/W

ENGINEERING, SURVEYING & PLANNING INC.

HARBOR WAY 60' R/W

MORGAN CREEK
DRIVE 60' R/W

PLAY SHOWING
TRACT OF 80 AC.
THE HARBOR DRIVE
WILD DUNES -- CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA
TRAC. PLAN



DKH 240P6489

TRACT "F", BLOCK "F"

ACRES: 19.018
TRACT "G", BLOCK "F"
19.018 ACRES

TRACT "D", BLOCK "F"
DRAINAGE LAGOON AREA

TRACT "E", BLOCK "F"
MORGAN COURT 30' R/W



50' R/W

SUNDIAL
CIRCLE

R/W VARIES

FAIRWAY NO. 14 OF THE HARBOR COURSE

TRACT "G", BLOCK "F"
19.018 ACRES

TRACT "D", BLOCK "F"
DRAINAGE LAGOON AREA

FAIRWAY NO. 4 OF THE HARBOR COURSE

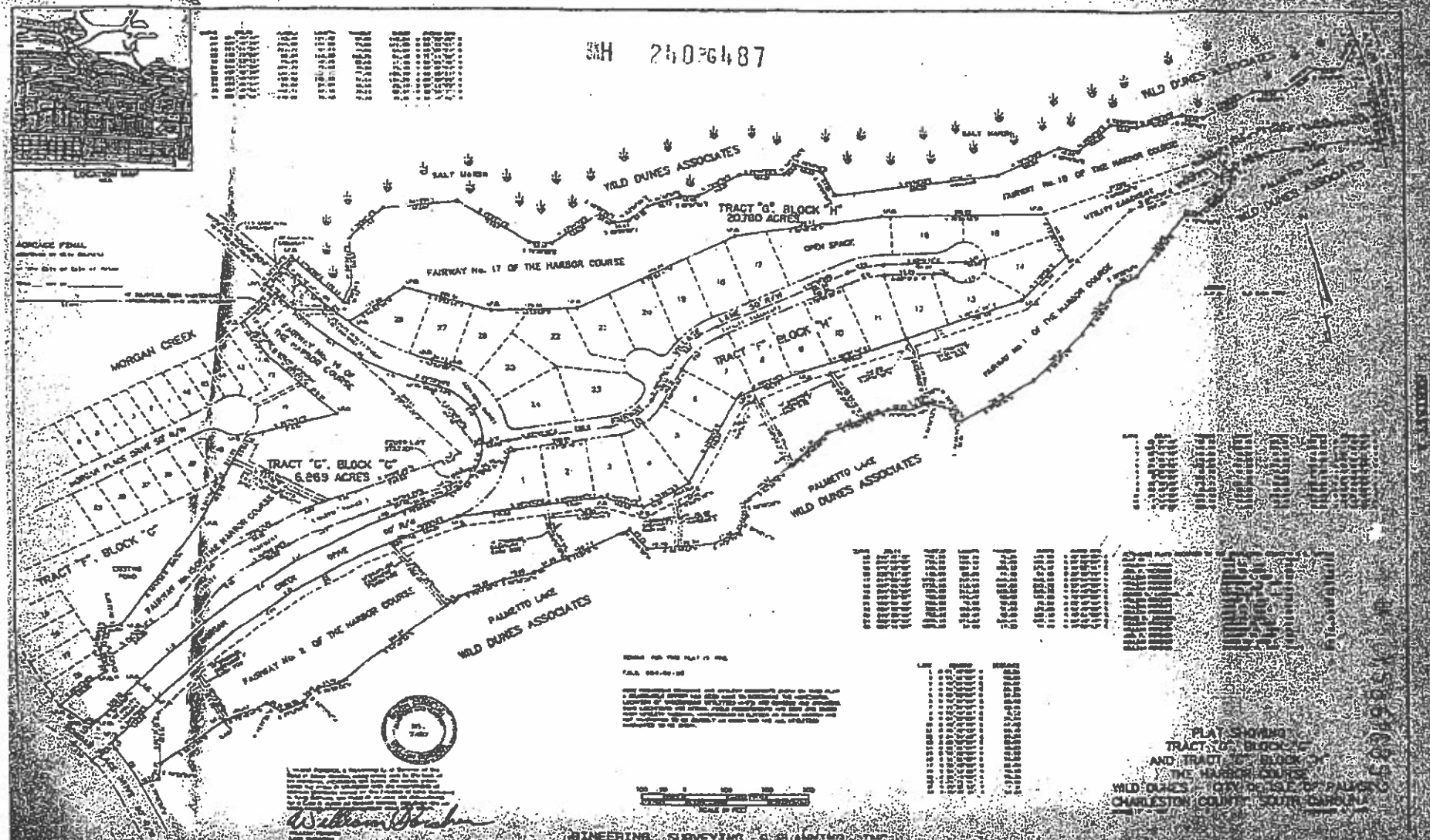
MATCH TO SHEET 1 OF 2



PLAT SHOWING
TRACT "G", BLOCK "F"
THE HARBOR COURSE
WILD DUNES - CITY OF ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA
SCALE 1" = 40'

ENGINEERING, SURVEYING & PLANNING, INC.
1000 PINE BLVD., SUITE 100, CHARLOTTE, NC 28202
(704) 371-1111

34H 24036487



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.”
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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 [PDD-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 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.
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~~(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:_____