



### **Public Hearing**

5:00 p.m., Tuesday, November 1, 2022  
Recreation Center  
24 28th Avenue, 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](mailto: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: \_\_\_\_\_

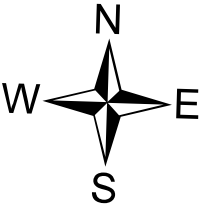
Second Reading: \_\_\_\_\_

Ratification: \_\_\_\_\_

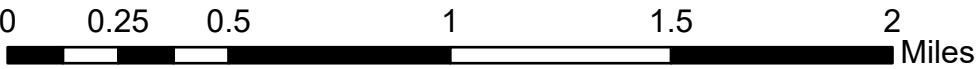
EXHIBIT I

(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

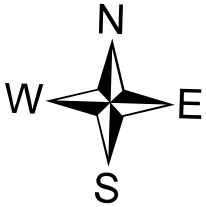
This is to certify that this is the Official Zoning Map referred to in section 5-4-3 of the Zoning Ordinance of the City of Isle of Palms, S.C. adopted pursuant to the 1994 Comprehensive Planning and Enabling Act on June 27, 2000.

Approved by: \_\_\_\_\_

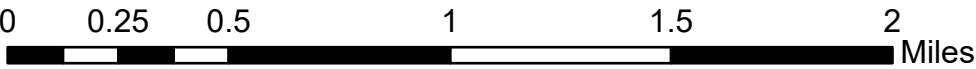
Attested by: \_\_\_\_\_



# 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.

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: \_\_\_\_\_

## 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: \_\_\_\_\_

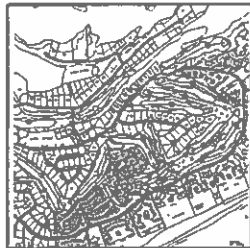
Public Hearing: \_\_\_\_\_

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

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 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 NOR ARE ALL UTILITIES  
WARRANTED TO BE SHOWN.

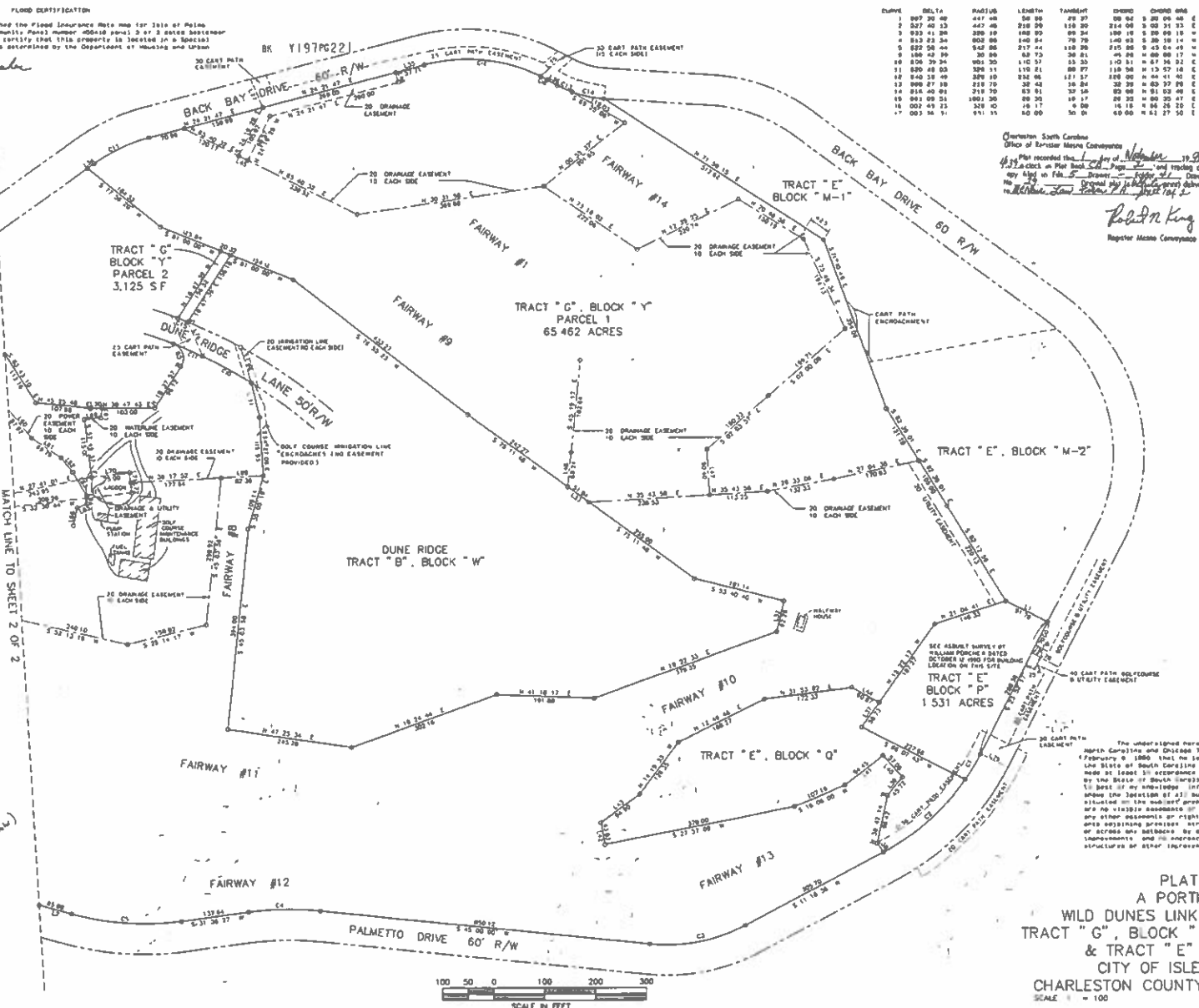
REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY R & C OFFICE	DATE	BOOK	PAGE
WILLIAM PORTER	MAY 28 1980	AD	43
WILLIAM PORTER	JUNE 29 1980	AD	41
WILLIAM PORTER	AUGUST 28 1980	AD	117
WILLIAM PORTER	SEPTEMBER 22 1980	AD	98
WILLIAM PORTER	MAY 3 1980	AD	98
WILLIAM PORTER	DECEMBER 18 1980	AD	20
WILLIAM PORTER	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 15 1981	AD	147
WILLIAM PORTER	AUGUST 17 1981	AD	148
WILLIAM PORTER	SEPTEMBER 17 1981	AD	149
WILLIAM PORTER	OCTOBER 17 1981	AD	150
WILLIAM PORTER	NOVEMBER 17 1981	AD	151
WILLIAM PORTER	DECEMBER 17 1981	AD	152
WILLIAM PORTER	JANUARY 17 1982	AD	153
WILLIAM PORTER	FEBRUARY 17 1982	AD	154
WILLIAM PORTER	MARCH 17 1982	AD	155
WILLIAM PORTER	APRIL 17 1982	AD	156
WILLIAM PORTER	MAY 17 1982	AD	157
WILLIAM PORTER	JUNE 17 1982	AD	158
WILLIAM PORTER	JULY 17 1982	AD	159
WILLIAM PORTER	AUGUST 17 1982	AD	160
WILLIAM PORTER	SEPTEMBER 17 1982	AD	161
WILLIAM PORTER	OCTOBER 17 1982	AD	162
WILLIAM PORTER	NOVEMBER 17 1982	AD	163
WILLIAM PORTER	DECEMBER 17 1982	AD	164
WILLIAM PORTER	JANUARY 17 1983	AD	165
WILLIAM PORTER	FEBRUARY 17 1983	AD	166
WILLIAM PORTER	MARCH 17 1983	AD	167
WILLIAM PORTER	APRIL 17 1983	AD	168
WILLIAM PORTER	MAY 17 1983	AD	169
WILLIAM PORTER	JUNE 17 1983	AD	170
WILLIAM PORTER	JULY 17 1983	AD	171
WILLIAM PORTER	AUGUST 17 1983	AD	172
WILLIAM PORTER	SEPTEMBER 17 1983	AD	173
WILLIAM PORTER	OCTOBER 17 1983	AD	174
WILLIAM PORTER	NOVEMBER 17 1983	AD	175
WILLIAM PORTER	DECEMBER 17 1983	AD	176
WILLIAM PORTER	JANUARY 17 1984	AD	177
WILLIAM PORTER	FEBRUARY 17 1984	AD	178
WILLIAM PORTER	MARCH 17 1984	AD	179
WILLIAM PORTER	APRIL 17 1984	AD	180
WILLIAM PORTER	MAY 17 1984	AD	181
WILLIAM PORTER	JUNE 17 1984	AD	182
WILLIAM PORTER	JULY 17 1984	AD	183
WILLIAM PORTER	AUGUST 17 1984	AD	184
WILLIAM PORTER	SEPTEMBER 17 1984	AD	185
WILLIAM PORTER	OCTOBER 17 1984	AD	186
WILLIAM PORTER	NOVEMBER 17 1984	AD	187
WILLIAM PORTER	DECEMBER 17 1984	AD	188
WILLIAM PORTER	JANUARY 17 1985	AD	189
WILLIAM PORTER	FEBRUARY 17 1985	AD	190
WILLIAM PORTER	MARCH 17 1985	AD	191
WILLIAM PORTER	APRIL 17 1985	AD	192
WILLIAM PORTER	MAY 17 1985	AD	193
WILLIAM PORTER	JUNE 17 1985	AD	194
WILLIAM PORTER	JULY 17 1985	AD	195
WILLIAM PORTER	AUGUST 17 1985	AD	196
WILLIAM PORTER	SEPTEMBER 17 1985	AD	197
WILLIAM PORTER	OCTOBER 17 1985	AD	198
WILLIAM PORTER	NOVEMBER 17 1985	AD	199
WILLIAM PORTER	DECEMBER 17 1985	AD	200



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 plat shows the true dimensions of the property, that all necessary markers have been located, that the position of the plat 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

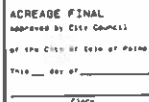
Approved  
City of Isle of Palms  
10/3/90



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

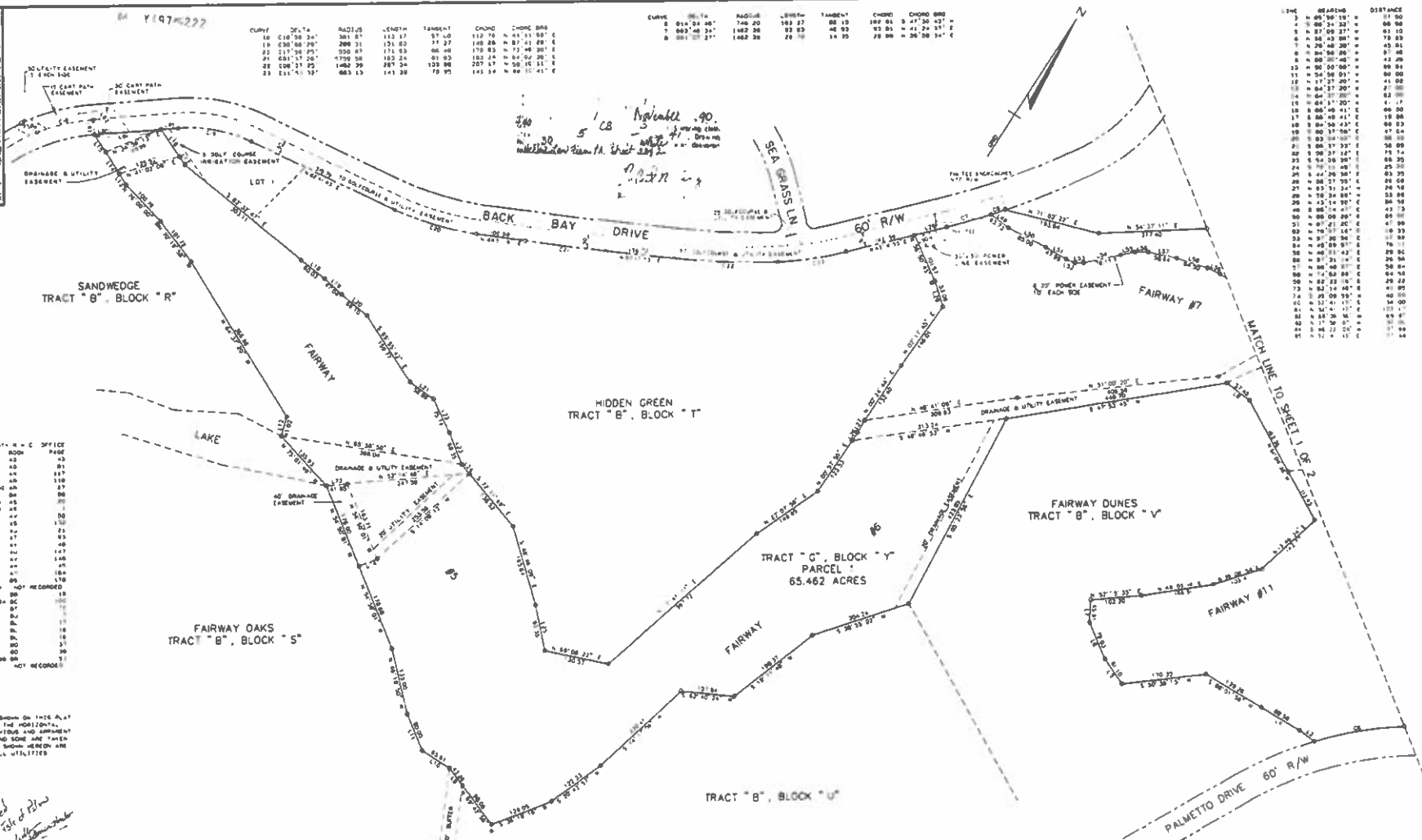
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEAR.
1	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
2	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
3	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
4	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
5	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
6	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
7	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
8	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
9	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
10	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
11	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
12	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
13	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
14	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
15	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
16	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
17	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
18	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
19	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
20	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
21	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
22	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
23	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
24	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
25	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
26	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
27	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
28	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
29	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
30	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
31	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
32	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
33	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
34	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
35	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
36	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
37	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
38	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
39	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
40	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
41	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
42	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
43	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
44	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
45	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
46	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
47	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
48	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
49	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
50	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
51	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
52	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
53	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
54	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
55	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
56	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
57	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
58	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
59	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
60	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
61	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
62	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
63	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
64	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
65	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
66	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
67	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
68	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
69	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
70	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
71	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
72	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
73	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
74	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
75	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
76	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
77	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
78	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
79	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
80	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
81	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
82	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
83	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
84	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
85	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
86	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
87	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
88	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
89	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
90	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
91	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
92	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
93	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
94	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
95	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
96	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
97	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
98	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
99	89° 27' 00"	447.48	58.00	29.27	98.64	S 89° 27' 00" E
100	89° 27' 00"	447.48	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



Curve	Time	Acid	Base	Temp	Conc	Conc
1	0.14 0.44 0.45	748 20	103 37	82 19	102 01	9 47 30 42 1
2	0.03 0.40 3.4	1462 26	83 33	46 93	93 01	41 26 35 1
3	0.04 0.02 3.4	1462 36	24 34	3.6 35	28 00	36 30 3.4

Year	Population	Distance
1	69,590,000	21,500
2	69,590,000	21,500
3	69,590,000	21,500
4	69,590,000	21,500
5	69,590,000	21,500
6	69,590,000	21,500
7	69,590,000	21,500
8	69,590,000	21,500
9	69,590,000	21,500
10	69,590,000	21,500
11	69,590,000	21,500
12	69,590,000	21,500
13	69,590,000	21,500
14	69,590,000	21,500
15	69,590,000	21,500
16	69,590,000	21,500
17	69,590,000	21,500
18	69,590,000	21,500
19	69,590,000	21,500
20	69,590,000	21,500
21	69,590,000	21,500
22	69,590,000	21,500
23	69,590,000	21,500
24	69,590,000	21,500
25	69,590,000	21,500
26	69,590,000	21,500
27	69,590,000	21,500
28	69,590,000	21,500
29	69,590,000	21,500
30	69,590,000	21,500
31	69,590,000	21,500
32	69,590,000	21,500
33	69,590,000	21,500
34	69,590,000	21,500
35	69,590,000	21,500
36	69,590,000	21,500
37	69,590,000	21,500
38	69,590,000	21,500
39	69,590,000	21,500
40	69,590,000	21,500
41	69,590,000	21,500
42	69,590,000	21,500
43	69,590,000	21,500
44	69,590,000	21,500
45	69,590,000	21,500
46	69,590,000	21,500
47	69,590,000	21,500
48	69,590,000	21,500
49	69,590,000	21,500
50	69,590,000	21,500
51	69,590,000	21,500
52	69,590,000	21,500
53	69,590,000	21,500
54	69,590,000	21,500
55	69,590,000	21,500
56	69,590,000	21,500
57	69,590,000	21,500
58	69,590,000	21,500
59	69,590,000	21,500
60	69,590,000	21,500
61	69,590,000	21,500
62	69,590,000	21,500
63	69,590,000	21,500
64	69,590,000	21,500
65	69,590,000	21,500
66	69,590,000	21,500
67	69,590,000	21,500
68	69,590,000	21,500
69	69,590,000	21,500
70	69,590,000	21,500
71	69,590,000	21,500
72	69,590,000	21,500
73	69,590,000	21,500
74	69,590,000	21,500
75	69,590,000	21,500
76	69,590,000	21,500
77	69,590,000	21,500
78	69,590,000	21,500
79	69,590,000	21,500
80	69,590,000	21,500
81	69,590,000	21,500
82	69,590,000	21,500
83	69,590,000	21,500
84	69,590,000	21,500
85	69,590,000	21,500
86	69,590,000	21,500
87	69,590,000	21,500
88	69,590,000	21,500
89	69,590,000	21,500
90	69,590,000	21,500
91	69,590,000	21,500
92	69,590,000	21,500
93	69,590,000	21,500
94	69,590,000	21,500
95	69,590,000	21,500
96	69,590,000	21,500
97	69,590,000	21,500
98	69,590,000	21,500
99	69,590,000	21,500
100	69,590,000	21,500



Approved  
City of Isle of Pines  
Charlotte Harbor  
190

WILLIAM POWDER, a Professional Land Surveyor of the State of South Carolina, hereby certifies that he has surveyed the property shown herein, that this plat shows the true dimensions of the property, that no necessary markers have been located, that the perimeter of the land surveyed is 1,150.00 and the area was determined by

WILLIAM FORCHES  
LAND SURVEYOR  
S.E. Reg. No. 7402



APPROVED BY CITY COUNCIL

of the City of Los Angeles

100

THIS DAY OF \_\_\_\_\_

[illegible]

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.



Approved  
City of 45th St. P.D. 10/21/90

WILLIAM FORCHER a Professional Land Surveyor of the State of South Carolina hereby certify that this plat shows the true dimensions of the property that all necessary markers have been installed and the position of the said survey is 1/16 008 and the area was determined by the standard method of area calculation.

WILLIAM FORNER  
LAND SURVEYOR  
33 Box 10 7407

ACAD LINGUIST 2000 66:1-20

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



PLAT OF  
A PORTION OF  
WILD DUNES LINKS GOLF COURSE  
TRACT "G", BLOCK "Y", PARCELS 1 & 2  
& TRACT "E", BLOCK "P"  
CITY OF ISLE OF PALMS  
CHARLESTON COUNTY, SOUTH CAROLINA  
SCALE 1" = 100' OCTOBER 28 1990

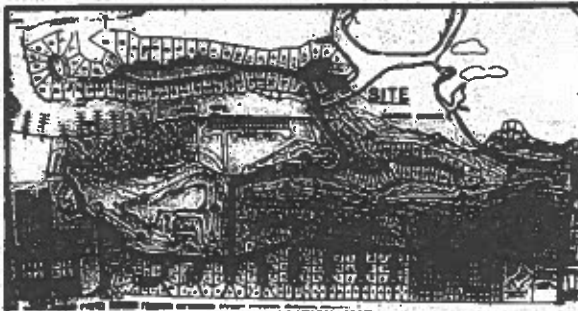
SHEET 2 OF 2  
DWG NO LL-684-Y

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	
					CHORD	CHORD BHD
	0 01 04 48	7 46 39	183 27		182 83	6 47 36 43
	7 00 34 34	1 46 32	83 03	48 83	93 91	6 44 34 37
	0 00 01 37	1 46 36	28 78	14 95	28 83	6 40 36 34

LINE	TIME	DISTANCE
3	8:05 09 18 W	27 50
4	8:06 09 18 W	27 50
5	8:07 09 27 W	81 01
6	8:08 09 27 W	81 01
7	8:09 09 36 W	28 50
8	8:10 09 36 W	28 50
9	8:11 09 45 W	42 28
10	8:12 09 45 W	42 28
11	8:13 09 54 W	80 01
12	8:14 09 54 W	80 01
13	8:15 17 37 00 W	51 00
14	8:16 17 37 00 W	51 00
15	8:17 37 00 W	27 50
16	8:18 37 00 W	27 50
17	8:19 37 00 W	81 01
18	8:20 37 00 W	81 01
19	8:21 00 41 C	86 03
20	8:22 00 41 C	86 03
21	8:23 00 41 C	86 03
22	8:24 00 41 C	86 03
23	8:25 00 41 C	86 03
24	8:26 00 41 C	86 03
25	8:27 00 41 C	86 03
26	8:28 00 41 C	86 03
27	8:29 00 41 C	86 03
28	8:30 00 41 C	86 03
29	8:31 00 41 C	86 03
30	8:32 00 41 C	86 03
31	8:33 00 41 C	86 03
32	8:34 00 41 C	86 03
33	8:35 00 41 C	86 03
34	8:36 00 41 C	86 03
35	8:37 00 41 C	86 03
36	8:38 00 41 C	86 03
37	8:39 00 41 C	86 03
38	8:40 00 41 C	86 03
39	8:41 00 41 C	86 03
40	8:42 00 41 C	86 03
41	8:43 00 41 C	86 03
42	8:44 00 41 C	86 03
43	8:45 00 41 C	86 03
44	8:46 00 41 C	86 03
45	8:47 00 41 C	86 03
46	8:48 00 41 C	86 03
47	8:49 00 41 C	86 03
48	8:50 00 41 C	86 03
49	8:51 00 41 C	86 03
50	8:52 00 41 C	86 03
51	8:53 00 41 C	86 03
52	8:54 00 41 C	86 03
53	8:55 00 41 C	86 03
54	8:56 00 41 C	86 03
55	8:57 00 41 C	86 03
56	8:58 00 41 C	86 03
57	8:59 00 41 C	86 03
58	9:00 00 41 C	86 03
59	9:01 00 41 C	86 03
60	9:02 00 41 C	86 03
61	9:03 00 41 C	86 03
62	9:04 00 41 C	86 03
63	9:05 00 41 C	86 03
64	9:06 00 41 C	86 03
65	9:07 00 41 C	86 03
66	9:08 00 41 C	86 03
67	9:09 00 41 C	86 03
68	9:10 00 41 C	86 03
69	9:11 00 41 C	86 03
70	9:12 00 41 C	86 03
71	9:13 00 41 C	86 03
72	9:14 00 41 C	86 03
73	9:15 00 41 C	86 03
74	9:16 00 41 C	86 03
75	9:17 00 41 C	86 03
76	9:18 00 41 C	86 03
77	9:19 00 41 C	86 03
78	9:20 00 41 C	86 03
79	9:21 00 41 C	86 03
80	9:22 00 41 C	86 03
81	9:23 00 41 C	86 03
82	9:24 00 41 C	86 03
83	9:25 00 41 C	86 03
84	9:26 00 41 C	86 03
85	9:27 00 41 C	86 03
86	9:28 00 41 C	86 03
87	9:29 00 41 C	86 03
88	9:30 00 41 C	86 03
89	9:31 00 41 C	86 03
90	9:32 00 41 C	86 03
91	9:33 00 41 C	86 03
92	9:34 00 41 C	86 03
93	9:35 00 41 C	86 03
94	9:36 00 41 C	86 03
95	9:37 00 41 C	86 03
96	9:38 00 41 C	86 03
97	9:39 00 41 C	86 03
98	9:40 00 41 C	86 03
99	9:41 00 41 C	86 03
100	9:42 00 41 C	86 03







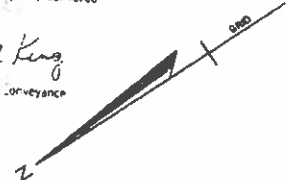
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	28°04'50"	210.00	82.21	48.88	91.48	N 60°30'33"W
2	108°28'57"	20.00	37.18	38.78	32.08	N 18°57'53"W
3	84°48'54"	180.87	86.31	38.20	88.77	N 40°38'24"E
4	53°31'08"	79.00	70.06	37.82	67.84	N 84°48'54"E
5	43°38'38"	50.00	38.04	20.00	37.13	N 88°44'08"E
6	11°30'22"	210.88	42.30	21.22	42.23	N 48°21'06"W

Charleston, South Carolina  
Office of Register Mesne Conveyance

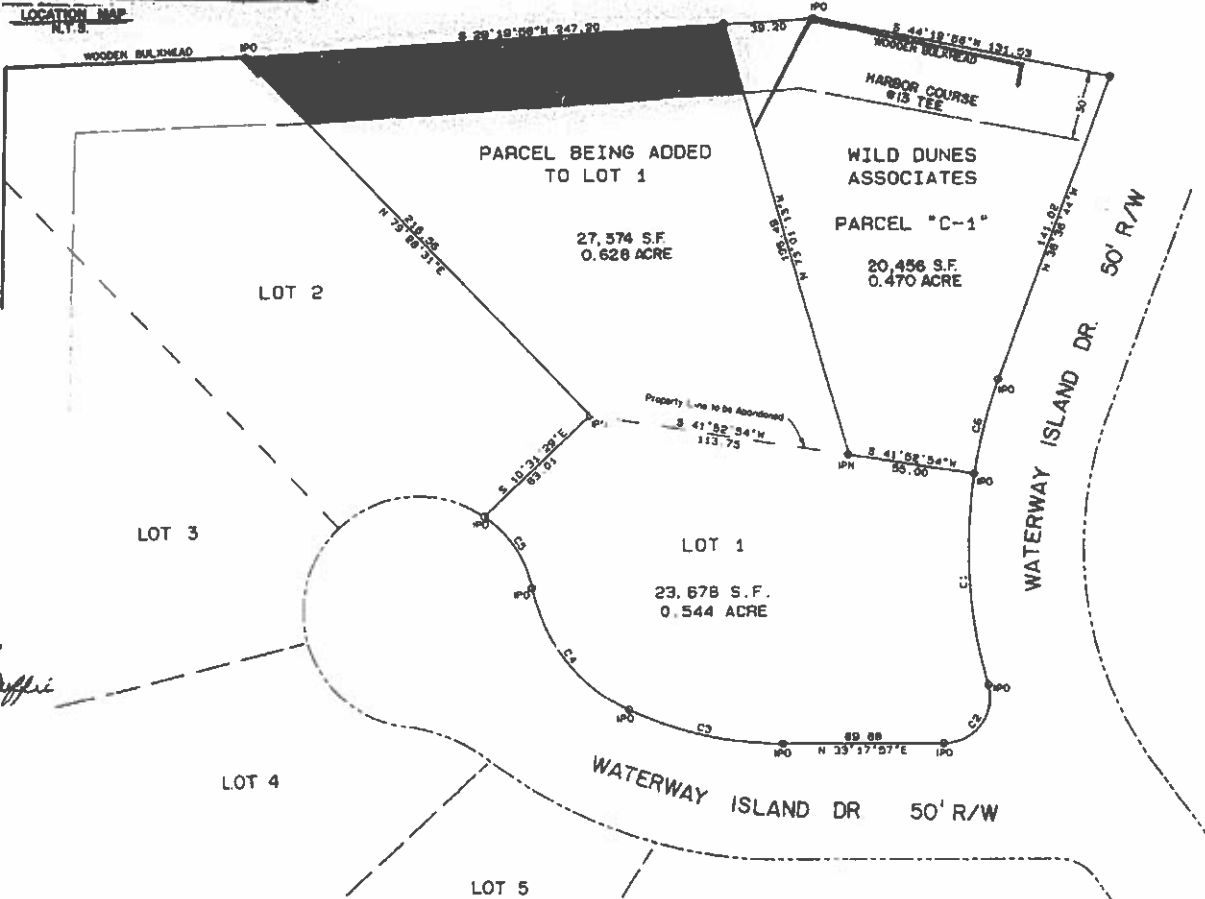
CK 7 95 658

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  
E - 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*

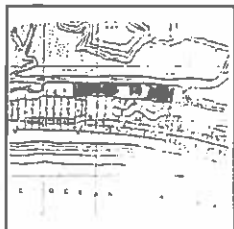
WILLIAM PORCHER  
LAND SURVEYOR  
S.C. Reg. No. 7407



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

ACREAGE FINAL  
Approved by: [Signature]  
at the City of Isle of Palms  
[Signature]  
[Signature]

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	DELTA	ARC LENGTH	CHORD	CHORD BEG	CHORD END
1	N 88° 45' 00" E	80.00	20	N 87° 30' 00" E	42.00	1	107° 14' 00" E	80.00	10.11	10.11	10.11
2	N 79° 28' 00" E	100.00	21	N 11° 30' 00" E	101.00	2	102° 00' 00" E	70.00	10.11	10.11	10.11
3	N 49° 50' 00" E	137.43	22	N 22° 37' 00" E	100.00	3	090° 00' 00" E	20.00	11.47	11.47	11.47
4	N 21° 18' 00" E	64.71	23	N 86° 37' 00" E	100.00	4	074° 40' 13" E	100.00	10.11	10.11	10.11
5	N 19° 30' 00" E	100.00	24	N 71° 15' 00" E	100.00	5	075° 30' 00" E	113.00	10.11	10.11	10.11
6	N 01° 23' 00" E	100.00	25	N 73° 30' 00" E	100.00	6	090° 00' 00" E	20.00	11.47	11.47	11.47
7	N 61° 30' 00" E	100.00	26	N 71° 15' 00" E	100.00	7	054° 41' 00" E	100.00	10.11	10.11	10.11
8	N 46° 07' 00" E	100.00	27	N 33° 30' 00" E	100.00	8	000° 00' 00" E	20.00	11.47	11.47	11.47
9	N 10° 10' 00" E	100.00	28	N 02° 30' 00" E	100.00	9	326° 30' 00" E	20.00	11.47	11.47	11.47
10	N 64° 27' 00" E	100.00	29	N 01° 30' 00" E	100.00	10	011° 30' 00" E	110.00	10.11	10.11	10.11
11	N 50° 53' 00" E	100.00	30	N 02° 30' 00" E	100.00	11	000° 00' 00" E	20.00	11.47	11.47	11.47
12	N 36° 00' 00" E	100.00	31	N 10° 00' 00" E	100.00	12	032° 30' 00" E	173.00	10.11	10.11	10.11
13	N 02° 00' 00" E	100.00	32	N 10° 00' 00" E	100.00	13	034° 42' 13" E	100.00	10.11	10.11	10.11
14	N 01° 00' 00" E	100.00	33	N 10° 00' 00" E	100.00	14	032° 27' 00" E	100.00	10.11	10.11	10.11
15	N 00° 00' 00" E	100.00	34	N 10° 00' 00" E	100.00						
16	N 01° 00' 00" E	100.00	35	N 10° 00' 00" E	100.00						
17	N 02° 00' 00" E	100.00	36	N 10° 00' 00" E	100.00						
18	N 03° 00' 00" E	100.00	37	N 10° 00' 00" E	100.00						
19	N 04° 00' 00" E	100.00	38	N 10° 00' 00" E	100.00						
20	N 05° 00' 00" E	100.00	39	N 10° 00' 00" E	100.00						
21	N 06° 00' 00" E	100.00	40	N 10° 00' 00" E	100.00						
22	N 07° 00' 00" E	100.00	41	N 10° 00' 00" E	100.00						
23	N 08° 00' 00" E	100.00	42	N 10° 00' 00" E	100.00						
24	N 09° 00' 00" E	100.00	43	N 10° 00' 00" E	100.00						
25	N 10° 00' 00" E	100.00	44	N 10° 00' 00" E	100.00						
26	N 11° 00' 00" E	100.00	45	N 10° 00' 00" E	100.00						
27	N 12° 00' 00" E	100.00	46	N 10° 00' 00" E	100.00						
28	N 13° 00' 00" E	100.00	47	N 10° 00' 00" E	100.00						
29	N 14° 00' 00" E	100.00	48	N 10° 00' 00" E	100.00						
30	N 15° 00' 00" E	100.00	49	N 10° 00' 00" E	100.00						
31	N 16° 00' 00" E	100.00	50	N 10° 00' 00" E	100.00						
32	N 17° 00' 00" E	100.00	51	N 10° 00' 00" E	100.00						
33	N 18° 00' 00" E	100.00	52	N 10° 00' 00" E	100.00						
34	N 19° 00' 00" E	100.00	53	N 10° 00' 00" E	100.00						
35	N 20° 00' 00" E	100.00	54	N 10° 00' 00" E	100.00						
36	N 21° 00' 00" E	100.00	55	N 10° 00' 00" E	100.00						
37	N 22° 00' 00" E	100.00	56	N 10° 00' 00" E	100.00						
38	N 23° 00' 00" E	100.00	57	N 10° 00' 00" E	100.00						
39	N 24° 00' 00" E	100.00	58	N 10° 00' 00" E	100.00						
40	N 25° 00' 00" E	100.00	59	N 10° 00' 00" E	100.00						
41	N 26° 00' 00" E	100.00	60	N 10° 00' 00" E	100.00						
42	N 27° 00' 00" E	100.00	61	N 10° 00' 00" E	100.00						
43	N 28° 00' 00" E	100.00	62	N 10° 00' 00" E	100.00						
44	N 29° 00' 00" E	100.00	63	N 10° 00' 00" E	100.00						
45	N 30° 00' 00" E	100.00	64	N 10° 00' 00" E	100.00						
46	N 31° 00' 00" E	100.00	65	N 10° 00' 00" E	100.00						
47	N 32° 00' 00" E	100.00	66	N 10° 00' 00" E	100.00						
48	N 33° 00' 00" E	100.00	67	N 10° 00' 00" E	100.00						
49	N 34° 00' 00" E	100.00	68	N 10° 00' 00" E	100.00						
50	N 35° 00' 00" E	100.00	69	N 10° 00' 00" E	100.00						
51	N 36° 00' 00" E	100.00	70	N 10° 00' 00" E	100.00						
52	N 37° 00' 00" E	100.00	71	N 10° 00' 00" E	100.00						
53	N 38° 00' 00" E	100.00	72	N 10° 00' 00" E	100.00						
54	N 39° 00' 00" E	100.00	73	N 10° 00' 00" E	100.00						
55	N 40° 00' 00" E	100.00	74	N 10° 00' 00" E	100.00						
56	N 41° 00' 00" E	100.00	75	N 10° 00' 00" E	100.00						
57	N 42° 00' 00" E	100.00	76	N 10° 00' 00" E	100.00						
58	N 43° 00' 00" E	100.00	77	N 10° 00' 00" E	100.00						
59	N 44° 00' 00" E	100.00	78	N 10° 00' 00" E	100.00						
60	N 45° 00' 00" E	100.00	79	N 10° 00' 00" E	100.00						
61	N 46° 00' 00" E	100.00	80	N 10° 00' 00" E	100.00						
62	N 47° 00' 00" E	100.00	81	N 10° 00' 00" E	100.00						
63	N 48° 00' 00" E	100.00	82	N 10° 00' 00" E	100.00						
64	N 49° 00' 00" E	100.00	83	N 10° 00' 00" E	100.00						
65	N 50° 00' 00" E	100.00	84	N 10° 00' 00" E	100.00						
66	N 51° 00' 00" E	100.00	85	N 10° 00' 00" E	100.00						
67	N 52° 00' 00" E	100.00	86	N 10° 00' 00" E	100.00						
68	N 53° 00' 00" E	100.00	87	N 10° 00' 00" E	100.00						
69	N 54° 00' 00" E	100.00	88	N 10° 00' 00" E	100.00						
70	N 55° 00' 00" E	100.00	89	N 10° 00' 00" E	100.00						
71	N 56° 00' 00" E	100.00	90	N 10° 00' 00" E	100.00						
72	N 57° 00' 00" E	100.00	91	N 10° 00' 00" E	100.00						
73	N 58° 00' 00" E	100.00	92	N 10° 00' 00" E	100.00						
74	N 59° 00' 00" E	100.00	93	N 10° 00' 00" E	100.00						
75	N 60° 00' 00" E	100.00	94	N 10° 00' 00" E	100.00						
76	N 61° 00' 00" E	100.00	95	N 10° 00' 00" E	100.00						
77	N 62° 00' 00" E	100.00	96	N 10° 00' 00" E	100.00						
78	N 63° 00' 00" E	100.00	97	N 10° 00' 00" E	100.00						
79	N 64° 00' 00" E	100.00	98	N 10° 00' 00" E	100.00						
80	N 65° 00' 00" E	100.00	99	N 10° 00' 00" E	100.00						
81	N 66° 00' 00" E	100.00	100	N 10° 00' 00" E	100.00						
82	N 67° 00' 00" E	100.00	101	N 10° 00' 00" E	100.00						
83	N 68° 00' 00" E	100.00	102	N 10° 00' 00" E	100.00						
84	N 69° 00' 00" E	100.00	103	N 10° 00' 00" E	100.00						
85	N 70° 00' 00" E	100.00	104	N 10° 00' 00" E	100.00						
86	N 71° 00' 00" E	100.00	105	N 10° 00' 00" E	100.00						
87	N 72° 00' 00" E	100.00	106	N 10° 00' 00" E	100.00						
88	N 73° 00' 00" E	100.00	107	N 10° 00' 00" E	100.00						
89	N 74° 00' 00" E	100.00	108	N 10° 00' 00" E	100.00						
90	N 75° 00' 00" E	100.00	109	N 10° 00' 00" E	100.00						
91	N 76° 00' 00" E	100.00	110	N 10° 00' 00" E	100.00						
92	N 77° 00' 00" E	100.00	111	N 10° 00' 00" E	100.00						
93	N 78° 00' 00" E	100.00	112	N 10° 00' 00" E	100.00						
94	N 79° 00' 00" E	100.00	113	N 10° 00' 00" E	100.00						
95	N 80° 00' 00" E	100.00	114	N 10° 00' 00" E	100.00						
96	N 81° 00' 00" E	100.00	115	N 10° 00' 00" E	100.00						
97	N 82° 00' 00" E	100.00	116	N 10° 00' 00" E	100.00						
98	N 83° 00' 00" E	100.00	117	N 10° 00' 00" E	100.00						
99	N 84° 00' 00" E	100.00	118	N 10° 00' 00" E	100.00						
100	N 85° 00' 00" E	100.00	119	N 10° 00' 00" E	100.00						
101	N 86° 00' 00" E	100.00	120	N 10° 00' 00" E	100.00						
102	N 87° 00' 00" E	100.00	121	N 10° 00' 00" E	100.00						
103	N 88° 00' 00" E	100.00	122	N 10° 00' 00" E	100.00						
104	N 89° 00' 00" E	100.00	123	N 10° 00' 00" E	100.00						
105	N 90° 00' 00" E	100.00	124	N 10° 00' 00" E	100.00						
106	N 91° 00' 00" E	100.00	125	N 10° 00' 00" E	100.00						
107	N 92° 00' 00" E	100.00	126	N 10° 00' 00" E	100.00						
108	N 93° 00' 00" E	100.00	127	N 10° 00' 00" E	100.00						
109	N 94° 00' 00" E	100.00	128	N 10° 00' 00" E	100.00						
110	N 95° 00' 00" E	100.00	129	N 10° 00' 00" E	100.00						
111	N 96° 00' 00" E	100.00	130	N 10° 00' 00" E	100.00						
112	N 97° 00' 00" E	100.00	131	N 10° 00' 00" E	100.00						
113	N 98° 00' 00" E	100.00	132	N 10° 00' 00" E	100.00						
114	N 99° 00' 00" E	100.00	133	N 10° 00' 00" E	100.00						
115	N 100° 00' 00" E	100.00	134	N 10° 00' 00" E	100.00						

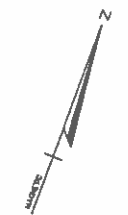


ACREAGE FINAL  
Approved by City Council  
of the City of Los Angeles  
This day of August 1990  
Clark

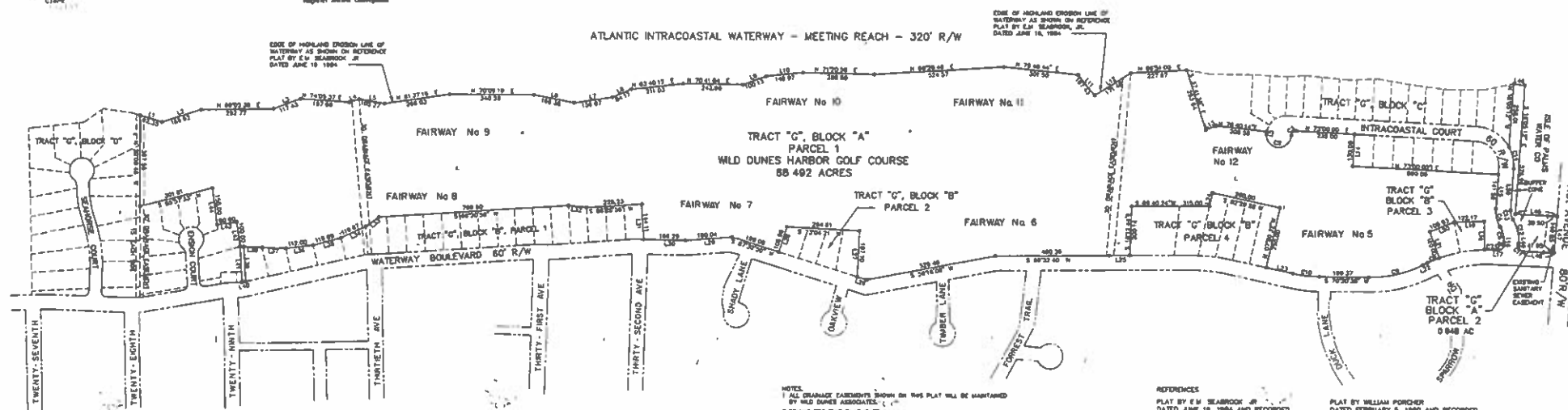
Plat recorded this 28<sup>th</sup> day of Aug 1990 at  
11:00 o'clock in Plat Book 663 Page 63 and tracing cloth  
copy filed in Feb 1991 Drawer 92 Drawing  
No. 4764 Original plat in 1991 (reprint delivered  
to James Adams)

Robert N. King  
Reporter Media Conference

LTIME	REARL	STARTANG	LTIME	STARTANG	DELTA	CURVE	RAIDLOS	LENGTH	TARGET	ENDANG	ENDANG-REARL
1	8:00:00.268 E	83.20	26	8:07:38.86 W	+83.69		1.0097 10.06	90.08	10.81		90.08
2	8:00:00.268 E	83.20	27	8:07:38.86 W	+83.69		1.0097 10.06	90.08	10.81	0.81	90.08
3	8:00:00.890 E	117.43	28	8:08:02.71 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
4	8:00:00.890 E	117.43	29	8:08:02.71 E	+100.00		4.0094 -0.13	100.01	31.47	26.06	90.01
5	8:00:00.890 E	100.07	30	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
6	8:00:00.890 E	100.07	31	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
7	8:01:32.477 E	100.07	32	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
8	8:01:32.477 E	100.07	33	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
9	8:01:32.477 E	100.07	34	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
10	8:01:32.477 E	100.07	35	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
11	8:01:32.477 E	100.07	36	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
12	8:01:32.477 E	100.07	37	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
13	8:01:32.477 E	100.07	38	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
14	8:01:32.477 E	100.07	39	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
15	8:01:32.477 E	100.07	40	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
16	8:01:32.477 E	100.07	41	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
17	8:01:32.477 E	100.07	42	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
18	8:01:32.477 E	100.07	43	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
19	8:01:32.477 E	100.07	44	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
20	8:01:32.477 E	100.07	45	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
21	8:01:32.477 E	100.07	46	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
22	8:01:32.477 E	100.07	47	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
23	8:01:32.477 E	100.07	48	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
24	8:01:32.477 E	100.07	49	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
25	8:01:32.477 E	100.07	50	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
26	8:01:32.477 E	100.07	51	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
27	8:01:32.477 E	100.07	52	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
28	8:01:32.477 E	100.07	53	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
29	8:01:32.477 E	100.07	54	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00
30	8:01:32.477 E	100.07	55	8:07:18.10 E	+100.00		3.0099 00.00	90.00	31.47	26.06	90.00



LEADS	FROM	TYPE	OLD	(YOUNG)
1	FROM	TYPE	OLD	(YOUNG)
2	FROM	TYPE	OLD	(YOUNG)
3	FROM	TYPE	OLD	(YOUNG)
4	FROM	TYPE	OLD	(YOUNG)
5	FROM	TYPE	OLD	(YOUNG)
6	FROM	TYPE	OLD	(YOUNG)
7	FROM	TYPE	OLD	(YOUNG)
8	FROM	TYPE	OLD	(YOUNG)
9	FROM	TYPE	OLD	(YOUNG)
10	FROM	TYPE	OLD	(YOUNG)
11	FROM	TYPE	OLD	(YOUNG)
12	FROM	TYPE	OLD	(YOUNG)
13	FROM	TYPE	OLD	(YOUNG)
14	FROM	TYPE	OLD	(YOUNG)
15	FROM	TYPE	OLD	(YOUNG)
16	FROM	TYPE	OLD	(YOUNG)
17	FROM	TYPE	OLD	(YOUNG)
18	FROM	TYPE	OLD	(YOUNG)
19	FROM	TYPE	OLD	(YOUNG)
20	FROM	TYPE	OLD	(YOUNG)
21	FROM	TYPE	OLD	(YOUNG)
22	FROM	TYPE	OLD	(YOUNG)
23	FROM	TYPE	OLD	(YOUNG)
24	FROM	TYPE	OLD	(YOUNG)
25	FROM	TYPE	OLD	(YOUNG)
26	FROM	TYPE	OLD	(YOUNG)
27	FROM	TYPE	OLD	(YOUNG)
28	FROM	TYPE	OLD	(YOUNG)
29	FROM	TYPE	OLD	(YOUNG)
30	FROM	TYPE	OLD	(YOUNG)
31	FROM	TYPE	OLD	(YOUNG)
32	FROM	TYPE	OLD	(YOUNG)
33	FROM	TYPE	OLD	(YOUNG)
34	FROM	TYPE	OLD	(YOUNG)
35	FROM	TYPE	OLD	(YOUNG)
36	FROM	TYPE	OLD	(YOUNG)
37	FROM	TYPE	OLD	(YOUNG)
38	FROM	TYPE	OLD	(YOUNG)
39	FROM	TYPE	OLD	(YOUNG)
40	FROM	TYPE	OLD	(YOUNG)
41	FROM	TYPE	OLD	(YOUNG)
42	FROM	TYPE	OLD	(YOUNG)
43	FROM	TYPE	OLD	(YOUNG)
44	FROM	TYPE	OLD	(YOUNG)
45	FROM	TYPE	OLD	(YOUNG)
46	FROM	TYPE	OLD	(YOUNG)
47	FROM	TYPE	OLD	(YOUNG)
48	FROM	TYPE	OLD	(YOUNG)
49	FROM	TYPE	OLD	(YOUNG)
50	FROM	TYPE	OLD	(YOUNG)
51	FROM	TYPE	OLD	(YOUNG)
52	FROM	TYPE	OLD	(YOUNG)
53	FROM	TYPE	OLD	(YOUNG)
54	FROM	TYPE	OLD	(YOUNG)
55	FROM	TYPE	OLD	(YOUNG)
56	FROM	TYPE	OLD	(YOUNG)
57	FROM	TYPE	OLD	(YOUNG)
58	FROM	TYPE	OLD	(YOUNG)
59	FROM	TYPE	OLD	(YOUNG)
60	FROM	TYPE	OLD	(YOUNG)
61	FROM	TYPE	OLD	(YOUNG)
62	FROM	TYPE	OLD	(YOUNG)
63	FROM	TYPE	OLD	(YOUNG)
64	FROM	TYPE	OLD	(YOUNG)
65	FROM	TYPE	OLD	(YOUNG)
66	FROM	TYPE	OLD	(YOUNG)
67	FROM	TYPE	OLD	(YOUNG)
68	FROM	TYPE	OLD	(YOUNG)
69	FROM	TYPE	OLD	(YOUNG)
70	FROM	TYPE	OLD	(YOUNG)
71	FROM	TYPE	OLD	(YOUNG)
72	FROM	TYPE	OLD	(YOUNG)
73	FROM	TYPE	OLD	(YOUNG)
74	FROM	TYPE	OLD	(YOUNG)
75	FROM	TYPE	OLD	(YOUNG)
76	FROM	TYPE	OLD	(YOUNG)
77	FROM	TYPE	OLD	(YOUNG)
78	FROM	TYPE	OLD	(YOUNG)
79	FROM	TYPE	OLD	(YOUNG)
80	FROM	TYPE	OLD	(YOUNG)
81	FROM	TYPE	OLD	(YOUNG)
82	FROM	TYPE	OLD	(YOUNG)
83	FROM	TYPE	OLD	(YOUNG)
84	FROM	TYPE	OLD	(YOUNG)
85	FROM	TYPE	OLD	(YOUNG)
86	FROM	TYPE	OLD	(YOUNG)
87	FROM	TYPE	OLD	(YOUNG)
88	FROM	TYPE	OLD	(YOUNG)
89	FROM	TYPE	OLD	(YOUNG)
90	FROM	TYPE	OLD	(YOUNG)



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

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

## REFERENCES

PLAT BY E M SEABROOK JR  
DATED JUNE 19 1884 AND RECORDED  
IN PLAT BOOK 88 PAGE 20 IN THE  
CHARLESTON COUNTY R & E OFFICE

PLAT BY WILLIAM PORCHER  
DATED APRIL 22 1888 AND RECORDED  
IN PLAT BOOK BJ PAGE 28 IN THE  
CHARLESTON COUNTY R M OFFICE

PLAT BY WILLIAM FORCHER  
DATED APRIL 22 1906 AND RECORDED  
IN PLAT BOOK BJ PAGE 31 IN THE  
CHARLESTON COUNTY REC OFFICE

PLAT BY WILLIAM PORCHER  
DATED JANUARY 8 1890 AND RECORDED  
IN PLAT BOOK BY PAGE 138 IN THE  
CHARLESTON COUNTY R M C OFFICE

PLAT BY WILLIAM FORCHER  
DATED FEBRUARY 5, 1980 AND RECORDED  
IN PLAT BOOK BY PAGE 190 IN THE  
CHARLESTON COUNTY R.M.C. OFFICE

PLAT BY WILLIAM PORCHER  
DATED JANUARY 8 1990 AND RECORDED  
IN PLAT BOOK BY PAGE 180 IN THE  
CHARLESTON COUNTY REC OFFICE

PLAY BY WILLIAM FORDNER  
DATED JANUARY 8, 1990 AND RECORDED  
IN PLAT BOOK BY PAGE 161 IN THE  
CHARLESTON COUNTY RMC OFFICE



I, 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 placed, that the position of the Red survey is 1/10,000 and the area was determined by the coordinate method of area calculation.

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



ENGINEERING, SURVEYING, & PLANNING, INC  
18 CHARLOTTE ST CHARLESTON, 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' APR 28, 1990



ACREAGE FINAL

Approved by City Council

at the City of Salt Lake

to be seen if

6129

[illegible]

NOTE: MEASUREMENTS OF LATITUDE AND UTILITY ELEMENTS SHOWN ON THIS MAP  
A REASONABLE EFFORT HAS BEEN MADE TO OBTAIN 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)  
10/2/49

WILLIAM PORTNER, a Notary Public and Surveyor of the State of North Carolina, hereby certify that I have surveyed the property above named, that the said area is the true dimensions of the property, that if necessary, waterborne boundaries included, that the perimeter of the above survey is 1,115,000 and the area was determined by the standard method of triangulation.

*W. William Portner*  
WILLIAM PORTNER  
NOTARY PUBLIC  
AND SURVEYOR  
S.E. Reg. No. 7407

[illegible]

William Parker  
10 Sep 44 7401

#### PLANO STATIFICACION

I have examined the Flood Insurance Rate Map for Title of Pease  
North Haven, Connecticut. Panel number 000416 panel 3 of 3 dated September  
1987 and hereby certify that this property is located in a Special  
Flood hazard area as determined by the Department of Housing and Urban  
Development.

*William Roeder*  
William Roeder  
208-390-7467

Age Group	Percentage
18-24	100
25-34	50
35-44	0
45-54	100
55-64	200
65-74	300
75-84	100
85-94	50
95-104	100

SCALE IN FEET

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

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

SHEET 1 OF 2  
DWG. NO. 11-884-X2

DWG. NO. 11-894-102

ACREAGE FINAL  
APPROVED BY: ELLA CAMPBELL

at the City of Isla de Palma

File \_\_\_\_\_ day of \_\_\_\_\_

[illegible]

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 EXACTLY AS SHOWN NOR ARE ALL UTILITIES. UNWARRANTED TELEPHONE RECORDS.



Approved  
City of Topeka  
Hank Williams (Adm. Sec.)  
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 7487

ACADEMIC LINKSOLFP1.DWG      COURTOP.DWG

FLOOD CERTIFICATE

I have enclosed the Flood Insurance Rate Map for Isle of Palms, South Carolina; Community Panel Number 08042 panel 2 of 2 dated September 28, 1994 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 Proctor*  
William Proctor  
Date: 09-28-97

815 240 222 740



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 \_\_\_\_\_ Drawn  
No. \_\_\_\_\_ Original paper is in \_\_\_\_\_ print delivery  
in the \_\_\_\_\_ folder \_\_\_\_\_

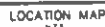
Robert N. King

CURVE	DELTA	RAJ136	LEH11M	TANGENT	CHORO	CHORO GRG
J	000 00 06	66 00	52 53	60 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	ORIGIN	DISTANCE
1	0 12 12.64	25.49
2	0 12 12.64	25.49
3	0 30 04.99	84.87
4	0 30 04.99	84.87
5	0 18 07.27	61.07
6	0 43 07.27	71.00
7	0 43 07.27	71.00
8	10 28 04.87	54.84
9	10 28 04.87	54.84
10	12 00 00.00	95.15
11	12 00 00.00	95.15
12	15 72 00.00	79.79
13	15 72 00.00	80.18
14	17 36 04.54	65.28
15	17 36 04.54	70.20
16	18 55 11.01	72.80
17	18 55 11.01	73.83
18	20 06 45.25	57.80
19	20 06 45.25	57.80
20	22 53 16.11	101.43
21	22 53 16.11	102.46
22	24 05 07.08	44.09
23	24 05 07.08	45.09
24	25 44 09.29	41.07
25	25 44 09.29	42.07
26	27 11 20.26	20.73
27	27 11 20.26	21.73
28	30 08 51.13	106.01
29	30 08 51.13	107.01
30	32 06 51.51	27.85
31	32 06 51.51	28.85
32	34 00 08.97	27.85
33	34 00 08.97	28.85
34	36 07 31.95	22.00
35	36 07 31.95	23.00
36	37 05 05.11	16.79
37	37 05 05.11	17.79
38	39 01 41.42	11.00
39	39 01 41.42	12.00
40	41 00 53.14	21.26
41	41 00 53.14	22.26
42	43 37 08.15	8.25
43	43 37 08.15	9.25
44	45 37 08.15	26.46
45	45 37 08.15	27.46
46	47 36 03.23	14.00
47	47 36 03.23	15.00
48	49 00 00.00	11.13
49	49 00 00.00	12.13
50	50 00 00.00	15.08
51	50 00 00.00	16.08
52	52 07 01.07	17.18
53	52 07 01.07	18.18
54	54 07 16.28	20.00
55	54 07 16.28	21.00
56	56 00 00.00	31.60
57	56 00 00.00	32.60
58	58 00 00.00	74.74
59	58 00 00.00	75.74
60	59 54 04.07	15.08
61	59 54 04.07	16.08

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



ACREAGE FINAL  
10000000 BY C13X SMOUS

at the time of sale of the stock

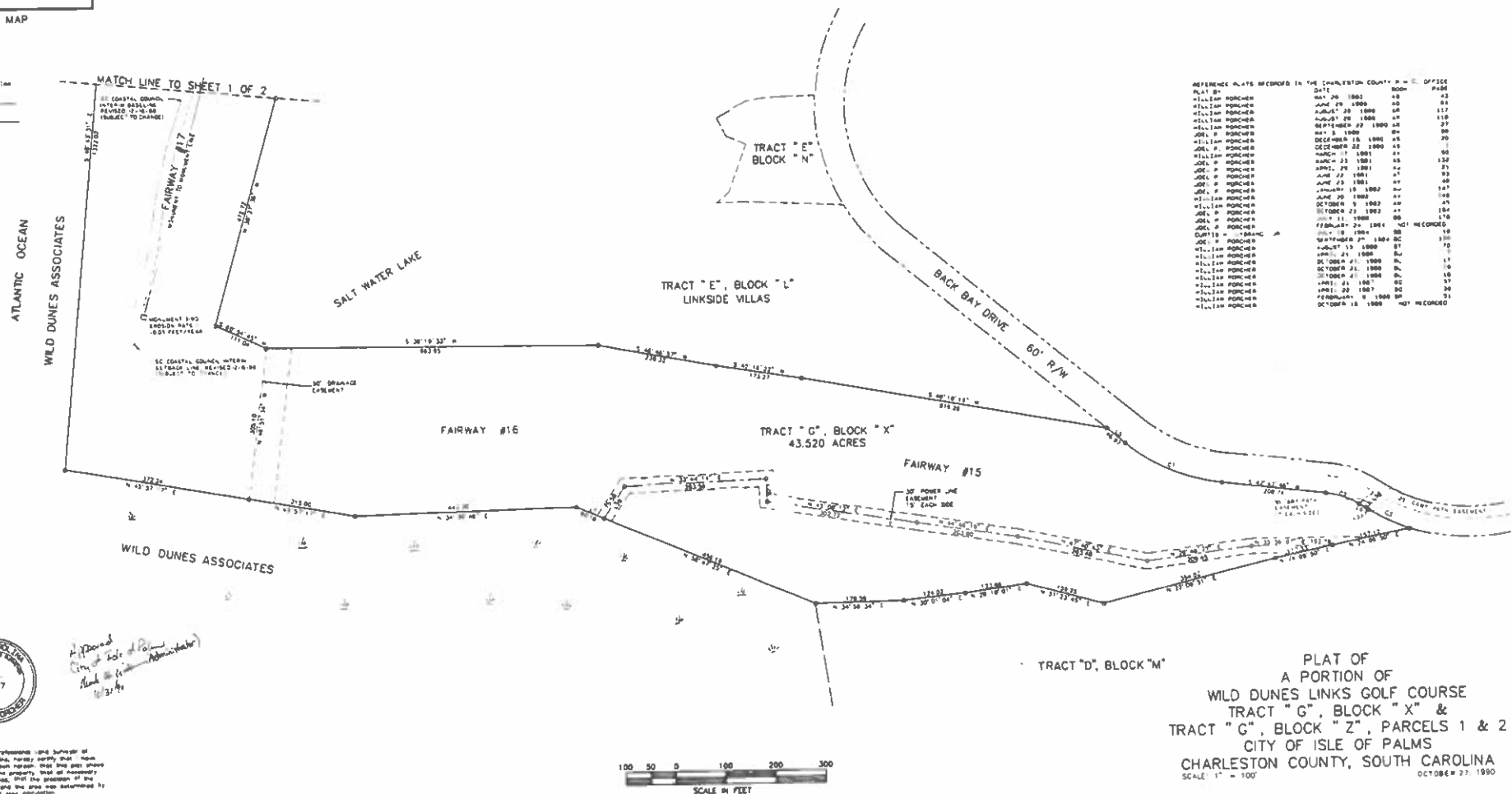
at the time of sale of the stock

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, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

\_\_\_\_\_

[illegible]

4501 1 11/10/80 1980  
5 CS 1 3 no trading clo  
12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 10



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

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

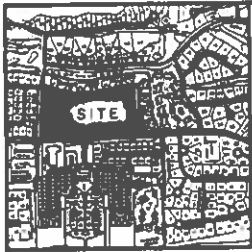
ENGINEERING, SURVEYING, & PLANNING, INC.  
18 CHARLOTTE ST., CHARLESTON, SOUTH CAROLINA











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

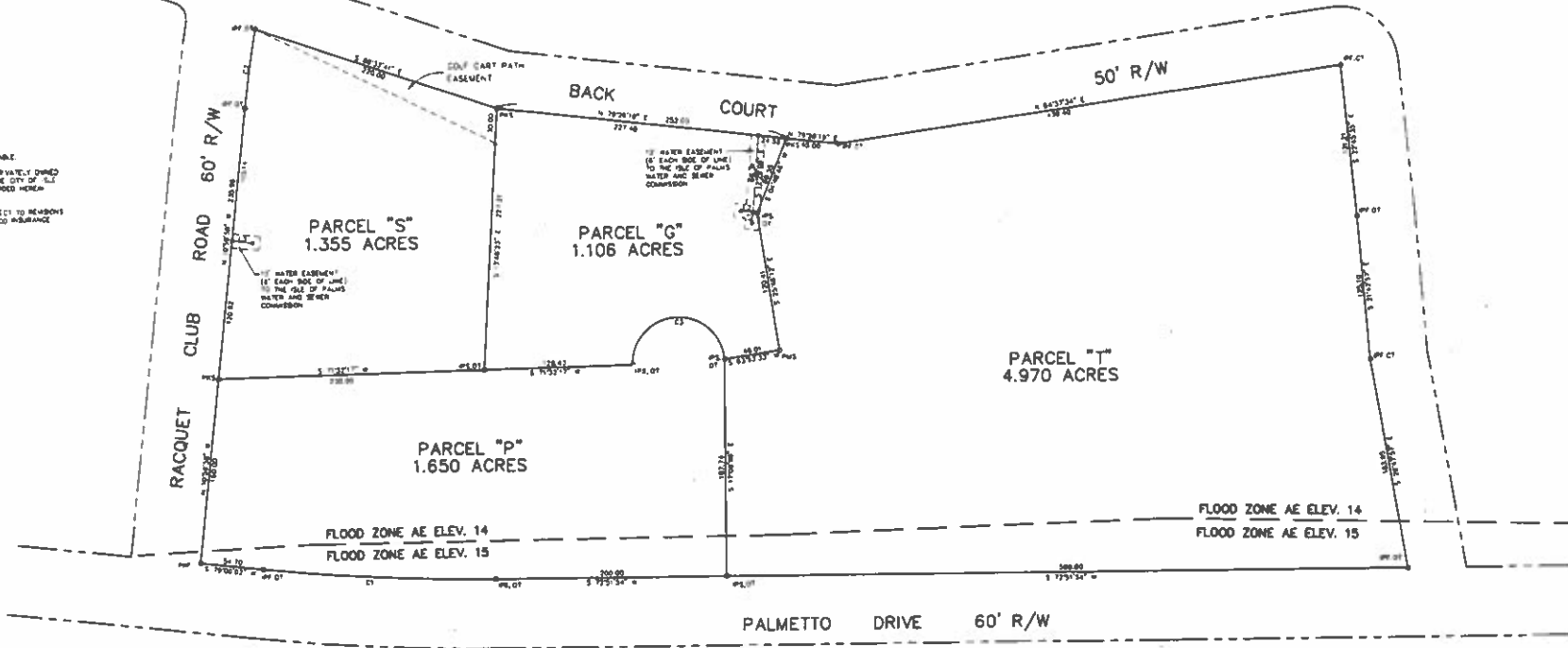
NOTE: TOTAL NUMBER OF PARKING SPACES IS 113 SPACES

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 this 22nd day of March 1994 at  
Isle of Palms, South Carolina, in Book 43, Page 77.  
Copy filed in F.A. 111-1100-308, Page 75.  
No. 177. Original plat is on file.  
J.P.P. 200

*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

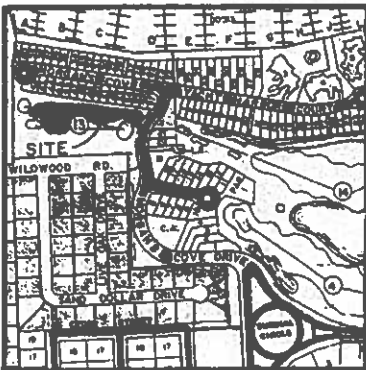
HP/ENR/LORD TPA/SP/L/HC RPT-11.1.25



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

DRG. 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" E	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" E	26.16
18	N 66°36'37" E	16.64
19	S 69°43'07" E	11.50
20	S 61°20'00" N	15.47
21	S 28°00'22" E	18.27
22	N 86°50'10" E	25.20
23	S 65°41'04" E	20.35
24	N 84°02'20" E	13.69
25	N 42°38'10" E	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

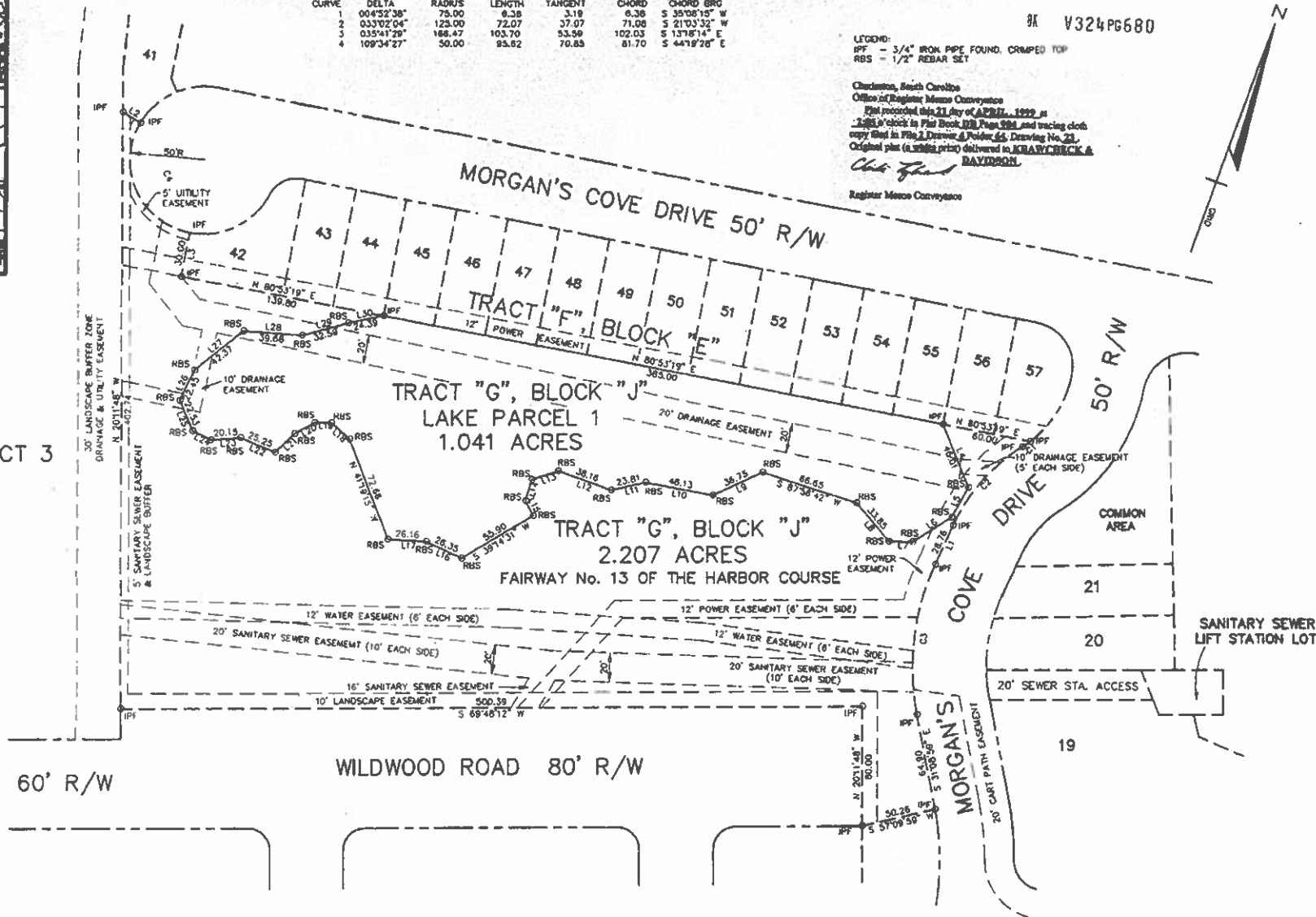
TRACT 3

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, at  
1:00 PM, in File 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.  
Chris Fland  
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-

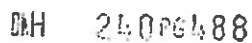
## REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE

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



DATE	DESCRIPTION	AMOUNT	BALANCE
1954			
1	TO BALANCE	100.00	100.00
2	BY CHECK	50.00	50.00
3	BY CHECK	25.00	25.00
4	BY CHECK	10.00	15.00
5	BY CHECK	5.00	10.00
6	BY CHECK	3.00	7.00
7	BY CHECK	2.00	5.00
8	BY CHECK	1.00	4.00
9	BY CHECK	1.00	3.00
10	BY CHECK	1.00	2.00
11	BY CHECK	1.00	1.00
12	BY CHECK	1.00	0.00
13	BY CHECK	1.00	1.00
14	BY CHECK	1.00	2.00
15	BY CHECK	1.00	3.00
16	BY CHECK	1.00	4.00
17	BY CHECK	1.00	5.00
18	BY CHECK	1.00	6.00
19	BY CHECK	1.00	7.00
20	BY CHECK	1.00	8.00
21	BY CHECK	1.00	9.00
22	BY CHECK	1.00	10.00
23	BY CHECK	1.00	11.00
24	BY CHECK	1.00	12.00
25	BY CHECK	1.00	13.00
26	BY CHECK	1.00	14.00
27	BY CHECK	1.00	15.00
28	BY CHECK	1.00	16.00
29	BY CHECK	1.00	17.00
30	BY CHECK	1.00	18.00
31	BY CHECK	1.00	19.00
32	BY CHECK	1.00	20.00
33	BY CHECK	1.00	21.00
34	BY CHECK	1.00	22.00
35	BY CHECK	1.00	23.00
36	BY CHECK	1.00	24.00
37	BY CHECK	1.00	25.00
38	BY CHECK	1.00	26.00
39	BY CHECK	1.00	27.00
40	BY CHECK	1.00	28.00
41	BY CHECK	1.00	29.00
42	BY CHECK	1.00	30.00
43	BY CHECK	1.00	31.00
44	BY CHECK	1.00	32.00
45	BY CHECK	1.00	33.00
46	BY CHECK	1.00	34.00
47	BY CHECK	1.00	35.00
48	BY CHECK	1.00	36.00
49	BY CHECK	1.00	37.00
50	BY CHECK	1.00	38.00
51	BY CHECK	1.00	39.00
52	BY CHECK	1.00	40.00
53	BY CHECK	1.00	41.00
54	BY CHECK	1.00	42.00
55	BY CHECK	1.00	43.00
56	BY CHECK	1.00	44.00
57	BY CHECK	1.00	45.00
58	BY CHECK	1.00	46.00
59	BY CHECK	1.00	47.00
60	BY CHECK	1.00	48.00
61	BY CHECK	1.00	49.00
62	BY CHECK	1.00	50.00
63	BY CHECK	1.00	51.00
64	BY CHECK	1.00	52.00
65	BY CHECK	1.00	53.00
66	BY CHECK	1.00	54.00
67	BY CHECK	1.00	55.00
68	BY CHECK	1.00	56.00
69	BY CHECK	1.00	57.00
70	BY CHECK	1.00	58.00
71	BY CHECK	1.00	59.00
72	BY CHECK	1.00	60.00
73	BY CHECK	1.00	61.00
74	BY CHECK	1.00	62.00
75	BY CHECK	1.00	63.00
76	BY CHECK	1.00	64.00
77	BY CHECK	1.00	65.00
78	BY CHECK	1.00	66.00
79	BY CHECK	1.00	67.00
80	BY CHECK	1.00	68.00
81	BY CHECK	1.00	69.00
82	BY CHECK	1.00	70.00
83	BY CHECK	1.00	71.00
84	BY CHECK	1.00	72.00
85	BY CHECK	1.00	73.00
86	BY CHECK	1.00	74.00
87	BY CHECK	1.00	75.00
88	BY CHECK	1.00	76.00
89	BY CHECK	1.00	77.00
90	BY CHECK	1.00	78.00
91	BY CHECK	1.00	79.00
92	BY CHECK	1.00	

**SECRET**



*[Handwritten signature]*

WATCH LINE TO SHEET 2 OF 2

R/W VARIES

TRACT "F", BLOCK "F"

TRACT "F", BLOCK "G"

TRACT "G", BLOCK "F"

SAWNEY No. 14 OF THE HARTON COURSE

ENVIRONMENTAL LAGOON AREA

TRACT "D" BLOCK "E"

TRACT "C",  
BLOCK "A"

TREATMENT  
PLANT AREA

TRACT "G", BLOCK  
19.018 ACRES

FAIRWAY No. 4 OF THE HARBOR CRUISE

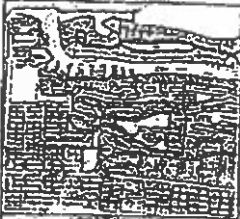
PALMETTO DRIVE 80' R/W

ENGINEERING, SURVEYING & PLANNING LTD

HARBOR WAY 60' R/W

MORGAN CREEK  
DRIVE 60' R/W

PLAT SHORING  
TRACT, G. B. DON  
THE HARBOR DRIVE  
WILD DUNES - CITY OF FLE. IN PALMS  
CHARLESTON COUNTY, SOUTH CAROLINA



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

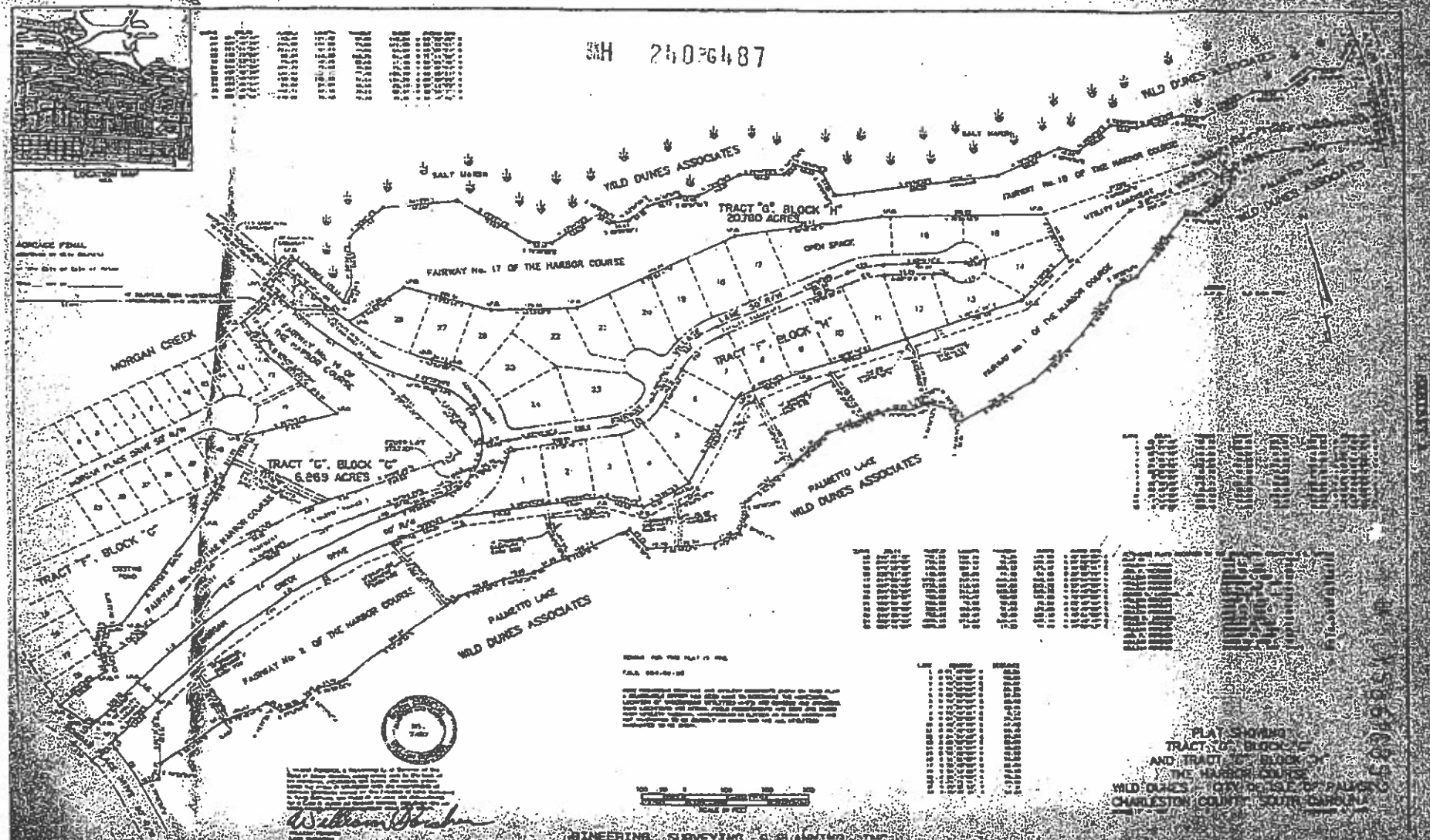
MATCH TO SHEET 1 OF 2



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

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.”
--	--	---

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 <del>it</del> <a href="#">in</a> approved plan.
Minimum lot width, yards, setbacks	Set <del>it</del> <a href="#">in</a> 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 <del>total</del> <a href="#">total</a> 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 <a href="#">RMC ROD</a> 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 <a href="#">RMC-ROD</a> Office.
l.	Failure to begin; failure to progress;	If the responsible party fails to begin, fails to progress, or fails to complete development as agreed in the descriptive statement, the City Council may charge

---

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

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

(Ord. No. 2015-15, § 1, 2-23-2016)

## ORDINANCE 2022-12

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

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

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

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

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

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

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

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



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

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

- a) That the last paragraph on Page 2 is hereby amended by changing the reference from “2,449 dwelling units” to “2,119 dwelling units.”
- b) That the legal description on Page 3 is hereby amended by inserting two new paragraphs at the end of the section to state as follows:

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

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

- c) That Section “Master Land Use Plan Summary” on Page 5 is hereby amended in the third paragraph by changing the reference from “2,499 dwelling units” to “2,119 dwelling units.”
- d) That Table 2 on Page 7 is hereby amended by changing the maximum number of dwelling units permitted in the PRD District from “2,449” to “2,119” and by changing the maximum number of inn units permitted in the PRD District from “350” to “297.”
- e) That Table 3 on Page 8 is hereby amended by changing the maximum number of dwelling units permitted in the PRD District from “2,449” to “2,119.”
- f) That the first paragraph on Page 10 is hereby amended by changing the reference from “350 inn units” to “297 inn units” and to delete the number “200” from the last sentence.
- g) That Section “Criteria for Residential ‘B’ Sub-District” on Page 22 is hereby amended by changing the reference from “350 inn units” to “297 inn units.”

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

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

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

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

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

\_\_\_\_\_  
Phillip Pounds, Mayor

(Seal)  
Attest:

\_\_\_\_\_  
Nicole DeNeane, City Clerk

First Reading:\_\_\_\_\_

Public Hearing:\_\_\_\_\_

Second Reading:\_\_\_\_\_

Ratification:\_\_\_\_\_