

FILE

LINE	BEARING	DISTANCE
1	N 66° 57' 42"E	33.58
2	N 66° 57' 42"E	33.58
3	N 01° 33' 00"W	25.00
4	S 17° 42' 10"E	44.24
5	S 23° 05' 20"E	10.49
6	S 17° 42' 10"E	6.04
7	S 17° 42' 10"E	10.00
8	N 01° 33' 00"W	43.42
9	N 01° 33' 00"W	43.42
10	N 01° 33' 00"W	43.42
11	N 01° 33' 00"W	43.42
12	N 01° 33' 00"W	43.42
13	N 01° 33' 00"W	43.42
14	N 01° 33' 00"W	43.42
15	N 01° 33' 00"W	43.42
16	N 01° 33' 00"W	43.42
17	N 01° 33' 00"W	43.42
18	N 01° 33' 00"W	43.42
19	N 01° 33' 00"W	43.42
20	N 01° 33' 00"W	43.42
21	N 01° 33' 00"W	43.42
22	N 01° 33' 00"W	43.42
23	N 01° 33' 00"W	43.42
24	N 01° 33' 00"W	43.42
25	N 01° 33' 00"W	43.42
26	N 01° 33' 00"W	43.42
27	N 01° 33' 00"W	43.42
28	N 01° 33' 00"W	43.42
29	N 01° 33' 00"W	43.42
30	N 01° 33' 00"W	43.42
31	N 01° 33' 00"W	43.42
32	N 01° 33' 00"W	43.42
33	N 01° 33' 00"W	43.42
34	N 01° 33' 00"W	43.42
35	N 01° 33' 00"W	43.42
36	N 01° 33' 00"W	43.42
37	N 01° 33' 00"W	43.42
38	N 01° 33' 00"W	43.42
39	N 01° 33' 00"W	43.42
40	N 01° 33' 00"W	43.42
41	N 01° 33' 00"W	43.42
42	N 01° 33' 00"W	43.42
43	N 01° 33' 00"W	43.42
44	N 01° 33' 00"W	43.42
45	N 01° 33' 00"W	43.42
46	N 01° 33' 00"W	43.42
47	N 01° 33' 00"W	43.42
48	N 01° 33' 00"W	43.42
49	N 01° 33' 00"W	43.42
50	N 01° 33' 00"W	43.42
51	N 01° 33' 00"W	43.42
52	N 01° 33' 00"W	43.42
53	N 01° 33' 00"W	43.42
54	N 01° 33' 00"W	43.42
55	N 01° 33' 00"W	43.42
56	N 01° 33' 00"W	43.42
57	N 01° 33' 00"W	43.42
58	N 01° 33' 00"W	43.42
59	N 01° 33' 00"W	43.42
60	N 01° 33' 00"W	43.42
61	N 01° 33' 00"W	43.42
62	N 01° 33' 00"W	43.42
63	N 01° 33' 00"W	43.42
64	N 01° 33' 00"W	43.42
65	N 01° 33' 00"W	43.42
66	N 01° 33' 00"W	43.42
67	N 01° 33' 00"W	43.42
68	N 01° 33' 00"W	43.42
69	N 01° 33' 00"W	43.42
70	N 01° 33' 00"W	43.42
71	N 01° 33' 00"W	43.42
72	N 01° 33' 00"W	43.42
73	N 01° 33' 00"W	43.42
74	N 01° 33' 00"W	43.42
75	N 01° 33' 00"W	43.42
76	N 01° 33' 00"W	43.42
77	N 01° 33' 00"W	43.42
78	N 01° 33' 00"W	43.42
79	N 01° 33' 00"W	43.42
80	N 01° 33' 00"W	43.42
81	N 01° 33' 00"W	43.42
82	N 01° 33' 00"W	43.42
83	N 01° 33' 00"W	43.42
84	N 01° 33' 00"W	43.42
85	N 01° 33' 00"W	43.42
86	N 01° 33' 00"W	43.42
87	N 01° 33' 00"W	43.42
88	N 01° 33' 00"W	43.42
89	N 01° 33' 00"W	43.42
90	N 01° 33' 00"W	43.42
91	N 01° 33' 00"W	43.42
92	N 01° 33' 00"W	43.42
93	N 01° 33' 00"W	43.42
94	N 01° 33' 00"W	43.42
95	N 01° 33' 00"W	43.42
96	N 01° 33' 00"W	43.42
97	N 01° 33' 00"W	43.42
98	N 01° 33' 00"W	43.42
99	N 01° 33' 00"W	43.42
100	N 01° 33' 00"W	43.42

LINE	BEARING	DISTANCE
1	N 34° 27' 27"E	29.40
2	N 43° 12' 39"E	7.64
3	N 43° 12' 39"E	0.97
4	N 02° 05' 12"E	17.52
5	N 01° 04' 14"E	13.72
6	N 76° 32' 56"W	20.93
7	S 44° 05' 44"W	16.48
8	S 44° 05' 44"W	47.88
9	S 54° 30' 06"W	12.66
10	S 76° 20' 01"W	13.53
11	N 79° 39' 32"E	24.73
12	S 67° 20' 20"W	52.06
13	S 50° 01' 44"W	44.47
14	S 38° 24' 42"E	45.89
15	S 27° 06' 06"W	36.52
16	S 51° 04' 01"E	24.34
17	S 82° 08' 57"W	21.28
18	S 54° 36' 51"W	15.46
19	N 37° 18' 01"W	58.42
20	N 40° 17' 58"W	58.43
21	N 24° 35' 44"E	43.43
22	N 04° 18' 38"E	35.46
23	N 03° 49' 12"E	42.76
24	N 35° 37' 28"E	42.74
25	N 44° 48' 22"E	44.98
26	N 68° 39' 46"E	40.45
27	N 32° 40' 18"E	25.15
28	N 08° 49' 04"E	37.43
29	N 14° 58' 49"E	4.98
30	N 33° 55' 10"W	51.83
31	N 81° 20' 39"E	46.88
32	N 12° 50' 25"E	12.74

NOTES TO CONDITIONAL PLAT:
 1. FINAL APPROVAL CANNOT BE OBTAINED FOR THIS SUBDIVISION UNTIL APPLICATION NO. HAS RECEIVED FINAL APPROVAL.
 2. OCCUPANCY PERMITS CANNOT BE GRANTED UNTIL FINAL APPROVAL OF THIS PLAT IS GRANTED.
 3. THIS PLAT IS SUBMITTED FOR PRESELLING UNDER THE IRREVOCABLE LETTER OF CREDIT PURSUANT TO PROVISIONS OF THE SUBDIVISION REGULATIONS.
 4. ALL PROPERTY LINES SHOWN ON THIS CONDITIONAL PLAT ARE PROPOSED AND ARE SUBJECT TO BEING REVISED FOR THE FINAL PLAT.
 5. ALL LOTS ARE SUBJECT TO EASEMENTS FOR UTILITIES AND DRAINAGE.

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

NO.	PLAT BY	DATE	BOOK	PAGE
1	JOEL P. PORCHER	DECEMBER 10, 1989	NOT RECORDED	
2	WILLIAM PORCHER	APRIL 21, 1988	8J	7
3	WILLIAM PORCHER	JULY 14, 1987	8D	84
4	WILLIAM PORCHER	JULY 15, 1987	8D	75
5	WILLIAM PORCHER	JULY 18, 1987	8D	70
6	WILLIAM PORCHER	SEPTEMBER 15, 1987	8D	5
7	WILLIAM PORCHER	JUNE 14, 1988	8D	132

NOTES:
 1. THE STREETS WHICH ARE AND WILL BE PRIVATELY OWNED ARE NOT, NOR WILL BE DEDICATED TO THE CITY OF ISLE OF PALMS AND NO ACCEPTANCE IS PROVIDED HEREIN NOR TO BE IMPLIED HEREAFTER.
 2. WATER AND SEWER SERVICES WILL BE PROVIDED AT EACH LOT BY WILD DUNES UTILITIES, INC.
 3. THE MAXIMUM ALLOWABLE DENSITY OF THIS 19.480 ACRE SUBDIVISION IS 12 UNITS PER ACRE. DUPLEX STRUCTURES MAY BE PLACED ON LOTS 18 THROUGH 25. THE HIGHEST DENSITY OF THE ENTIRE SUBDIVISION IS 108 UNITS, WHICH INCLUDES 38 SINGLE FAMILY HOMES AND 4 POSSIBLE 35 DUPLEX UNITS. OR 5.47 UNITS PER ACRE. THE LOWEST DENSITY FOR 71 UNITS OF SINGLE FAMILY LOTS ONLY IS 3.648 UNITS PER ACRE.
 4. ANY IMPROVEMENTS CONSTRUCTED ON LOTS REQUIRES WILD DUNES ARCHITECTURAL REVIEW BOARD APPROVAL.
 5. PORTIONS OF THE PROPERTY SHOWN ON THIS PLAT MAY LIE BELOW THE COASTAL COUNCIL CRITICAL LINE AND THEREFORE BE SUBJECT TO THEIR JURISDICTION.
 6. ALL LOTS ARE ABOVE MEAN HIGH WATER LINE AS OF THE DATE OF THIS PLAT.

WILD DUNES ASSOCIATES
 TRACT G, BLOCK Z
 326,463 S.F.



Approved by City Council
 of the City of Isle of Palms
 this 14 day of September 1989
 Kevin S. McWhorter
 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, that the precision of the field survey is 1/10,000 and the area was determined by the coordinate method of area calculation.
 WILLIAM PORCHER
 LAND SURVEYOR
 No. 7407

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEG	CHORD END	CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEG	CHORD END	
1	43° 02' 43"	152.14	114.30	111.63	N 44° 38' 21"E	32	35° 51' 34"	50.00	25.19	44.92	S 20° 21' 18"E	31	35° 51' 34"	50.00
2	88° 38' 00"	813.13	254.84	252.04	N 37° 18' 00"E	33	35° 56' 57"	60.00	30.23	31.87	N 25° 30' 12"E	32	35° 56' 57"	60.00
3	30° 50' 28"	501.83	53.39	52.76	N 37° 18' 00"E	34	31° 19' 05"	60.00	2.90	2.90	N 05° 53' 12"E	33	31° 19' 05"	60.00
4	97° 30' 05"	170.00	370.61	162.54	N 37° 18' 00"E	35	21° 07' 42"E	75.00	27.49	27.34	N 14° 33' 09"E	34	21° 07' 42"E	75.00
5	27° 38' 37"	152.78	73.30	72.60	N 37° 18' 00"E	36	10° 52' 12"	75.00	20.77	20.77	N 29° 38' 22"E	35	10° 52' 12"	75.00
6	28° 18' 00"	100.65	48.15	47.78	N 37° 18' 00"E	37	10° 52' 12"	75.00	20.77	20.77	N 29° 38' 22"E	36	10° 52' 12"	75.00
7	48° 57' 41"	108.95	103.07	108.64	N 41° 18' 10"E	38	3° 48' 45"	200.35	13.39	13.39	N 39° 40' 48"E	37	3° 48' 45"	200.35
8	42° 11' 18"	121.60	88.59	88.52	N 37° 18' 00"E	39	9° 28' 40"	200.35	33.20	33.20	N 32° 01' 05"E	38	9° 28' 40"	200.35
9	16° 13' 42"	175.35	48.67	48.30	N 37° 18' 00"E	40	2° 54' 17"	200.35	10.16	10.16	N 25° 48' 07"E	39	2° 54' 17"	200.35
10	90° 00' 00"	40.00	82.83	86.57	N 21° 07' 42"E	41	11° 48' 00"	146.60	30.16	30.16	N 12° 16' 44"E	40	11° 48' 00"	146.60
11	25° 57' 58"	124.83	96.48	95.00	N 37° 18' 00"E	42	11° 48' 00"	146.60	30.24	30.24	N 06° 28' 12"E	41	11° 48' 00"	146.60
12	17° 04' 45"	124.83	37.13	37.01	N 31° 37' 23"E	43	12° 22' 59"	146.60	31.68	31.68	N 11° 37' 50"E	42	12° 22' 59"	146.60
13	11° 24' 14"	124.83	96.16	95.00	N 37° 18' 00"E	44	0° 41' 28"	223.95	2.70	2.70	N 18° 10' 03"E	43	0° 41' 28"	223.95
14	11° 24' 14"	124.83	118.50	118.30	N 41° 31' 10"E	45	7° 31' 45"	223.95	30.73	30.73	N 22° 21' 56"E	44	7° 31' 45"	223.95
15	2° 57' 55"	423.13	25.00	25.00	N 00° 02' 03"E	46	7° 31' 45"	223.95	11.06	11.06	N 05° 23' 06"E	45	7° 31' 45"	223.95
16	90° 00' 00"	20.00	31.42	31.42	N 83° 28' 00"E	47	8° 11' 35"	223.95	32.03	32.03	N 20° 10' 30"E	46	8° 11' 35"	223.95
17	26° 18' 00"	125.52	57.63	57.12	N 51° 38' 00"E	48	8° 11' 35"	223.95	34.28	34.28	N 46° 28' 38"E	47	8° 11' 35"	223.95
18	6° 14' 19"	173.82	85.01	84.29	N 60° 39' 51"E	49	8° 11' 35"	223.95	24.83	24.83	N 54° 13' 11"E	48	8° 11' 35"	223.95
19	16° 11' 50"	173.82	95.29	95.00	N 47° 28' 56"E	50	8° 11' 35"	223.95	17.82	17.82	N 18° 10' 03"E	49	8° 11' 35"	223.95
20	11° 18' 21"	173.82	34.33	34.27	N 32° 48' 01"E	51	7° 31' 45"	223.95	11.06	11.06	N 05° 23' 06"E	50	7° 31' 45"	223.95
21	3° 13' 31"	173.82	88.01	87.86	N 83° 28' 00"E	52	48° 08' 54"	146.60	6.73	6.73	N 51° 39' 00"E	51	48° 08' 54"	146.60
22	10° 45' 32"	96.80	18.03	18.00	N 12° 29' 33"E	53	26° 18' 00"	75.56	24.68	24.68	N 20° 10' 30"E	52	26° 18' 00"	75.56
23	25° 33' 42"	96.80	43.00	42.74	N 50° 39' 04"E	54	19° 36' 56"	76.93	22.31	22.31	N 30° 10' 31"E	53	19° 36' 56"	76.93
24	3° 08' 03"	95.35	10.00	10.00	N 21° 28' 57"E	55	13° 23' 31"	76.93	17.98	17.98	N 10° 10' 17"E	54	13° 23' 31"	76.93
25	28° 28' 00"	150.35	33.07	33.00	N 30° 40' 01"E	56	27° 57' 03"	198.00	85.13	85.13	N 49° 49' 30"E	55	27° 57' 03"	198.00
26	3° 37' 39"	150.35	9.92	9.92	N 30° 40' 01"E	57	5° 21' 41"	198.00	23.89	23.89	N 61° 17' 45"E	56	5° 21' 41"	198.00
27	18° 22' 49"	75.00	24.08	24.08	N 49° 47' 05"E	58	48° 08' 54"	146.60	181.83	181.83	N 20° 10' 30"E	57	48° 08' 54"	146.60
28	18° 22' 49"	75.00	84.20	84.10	N 68° 19' 11"E	59	27° 39' 37"	127.76	61.30	61.30	N 52° 13' 40"E	58	27° 39' 37"	127.76
29	32° 58' 29"	50.00	28.79	28.75	N 80° 59' 38"E	60	34° 07' 52"	60.00	30.51	30.51	N 06° 57' 52"E	59	34° 07' 52"	60.00
30	38° 18' 12"	50.00	33.43	32.81	N 59° 22' 18"E	61	19° 07' 09"	60.00	19.30	19.30	N 64° 20' 28"E	60	19° 07' 09"	60.00
						62	28° 30' 42"	50.00	24.89	24.89	N 70° 10' 38"E	61	28° 30' 42"	50.00