Exhibit 13.15: Cassique PDD Application
10.04.13
(attached)

permar

Cassique Courtyard Homes

Planned Development District Application

Charleston County, South Carolina

Kiawah Development Partners, Inc.
7 Beachwalker Drive
Kiawah Island, SC 29455

November 2004

November 8, 2004

Ms. Brana S. Rerig, AICP
Project Officer II
Charleston County Planning Department
4045 Bridge View Drive
North Charleston, SC 29405-7464

RE: Cassique Courtyard Homes
Planned Development District Application

Dear Ms. Rerig:

In accordance with provisions of the Charleston County Zoning and Land Development Regulations, Articles 3.4 and 3.5, please find attached an application for a zoning map amendment request to rezone approximately 81 acres of property within Cassique, a recreation oriented community located between Kiawah Island and Seabrook Island, to a Planned Development District. It is the intent of the application to provide for certain standards (i.e. lot sizes, setbacks, building configuration, etc.) that would permit siting flexibility of detached and attached single family homes.

It is important to note the density limits/standards and listing of permitted uses for the existing RSL Zoning Classification would be retained. This application would specifically address those planning guidelines that would provide a diverse housing type for the market. The proposed application is consistent with the Charleston County Comprehensive Plan regarding long range land use patterns.

Included for your review and evaluation are a Charleston County Zoning Change application, fee, property description, and supporting graphics and exhibits.

The applicant and associated team members look forward to participating in your review.

Sincerely yours,

Mark Permar

cc: Mr. Charles P. Darby, III
Mr. Leonard L. Long, Jr.

Cassique Courtyard Homes

Planned Development District Application

Charleston County, South Carolina

Kiawah Development Partners, Inc.
7 Beachwalker Drive
Kiawah Island, SC 29455

Application History:

Submittal .....
Charleston County Planning .....
Charleston County Council .....
First Reading .....
Final Reading .....

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PROJECT TEAM

Master Developer/Planning
Kiawah Development Partners, Inc.
7 Beachwalker Drive
Kiawah Island, SC 29455

Civil Engineering
Thomas and Hutton Engineering Company
935 Houston Northcutt Boulevard – Suite 100
Mt. Pleasant, SC 29464

Legal
Pratt-Thomas, Pearce, Epting & Walker, P.A.
16 Charlotte Street
P. O. Drawer 22247
Charleston, SC 29413-2247

Conceptual Programming/Market Research
Permar Inc.
76 Wentworth Street
Suite 400
Charleston, SC 29401

Land Planning/Landscape Development
Design Works
50 George Street
Charleston, SC 29401

Surveying
Southeastern Surveying, Inc.
147 Wappoo Creek Drive
Suite 102
Charleston, SC 29412

SECTION 1
STATEMENT OF INTENT

Cassique Courtyard Homes is a series of residential neighborhoods within the Cassique community that will provide homesites organized around internal garden courtyards. Particular attention will be given to the creative integration of moderate home sizes, privacy courtyards and garages in such a way as to provide an alternative housing type to local/regional markets.

Land uses will be limited to those residential and recreational types presently permitted in the existing RSL classification. The applicant is requesting rezoning the property to a Planned Development District (PDD) to allow for flexibility of home/garage placement and courtyard configuration during the planning and development process, while maintaining the overall goals and objectives of the Charleston County Comprehensive Plan.

The proposed concept of a series of residential/recreation oriented neighborhoods providing for an alternative housing type to conventional single family subdivision development is consistent with established and anticipated Charleston County growth policies and applicable comprehensive planning objectives. The applicant commits that the proposed Project development is in conformance with such criteria for the following reasons:

1) The Project development is compatible with and complementary to the surrounding land uses.

2) Project improvements are planned to be in substantial compliance with all applicable regulations.

3) The Project development will promote design excellence by featuring amenities and permitting variations in siting, land usage, and a diverse residential use that respond to existing natural features.

4) The Project development will result in an efficient, economical extension of community facilities and services.

5) The Project development will be implemented in a manner that balances community needs, market preferences, and the natural environment.

SECTION 2
OWNERSHIP AND PROPERTY DESCRIPTION

2.01 Short Title

This ordinance shall be known and cited as the "The Cassique Courtyard Homes PDD ___ Ordinance".

2.02 Intent and General Location

It is the intent of the Applicant to plan and develop a Planned Development Project on a series of parcels totaling approximately 81 acres located in the Cassique community in the unincorporated area of Charleston County, South Carolina. The site is depicted on the Location Map attached as Exhibit A.

The Real Property is on Seabrook Island between the planned communities of Kiawah and Seabrook Islands, as depicted on the Survey of Real Property attached as Exhibit B. The series of parcels are generally bounded by Old Cedar Lane (which provides access) and surrounding lands composed of golf fairways or passive open space/ wetlands. Select parcels are further bounded by adjacent undeveloped lands.

2.03 Legal Description of the Property

The following describes each individual parcel as further described in Exhibit B:

Parcel 1 (Containing 51.037 Acres)
(including proposed Courtyard Homes site)

All that certain piece, parcel or tract of land situate, lying and being on Seabrook Island, in Charleston County, South Carolina, containing 51.037 acres total, more or less, and more particularly described as follows:

That tract of land known generally as "Parcel 1," containing 44.955 acres total, and shown on a plat prepared by Southeastern Surveying of Charleston, Inc., entitled "A Boundary Plat of Parcel 1, Which is Subdivided out of Parcel 1-A Containing 44.955 Acres Owned by Kiawah Resort Associates, L.P. and Kiawah Development Partners, Inc., Located on Seabrook Island Charleston County, South Carolina," dated August 31, 2004, last revised on October 7, 2004, and recorded in Plat Book EH at pages 440 and 441 in the R.M.C. Office for Charleston County, South Carolina.

The proposed Courtyard Homes site contains 6.082 acres, more or less, and is shown and designated as Lot 20, Lot 34, Lot 35, Lot 36, and Lot 37, on a plat prepared by Southeastern Surveying of Charleston, Inc., entitled "A Conditional Subdivision Plat of Lots 20 and 34 thru 37 Courtyard Homes Phase 1 Containing 7.200 (sic) Acres Total, Owned by Kiawah Resort Associates, L.P. and Kiawah Development Partners, Inc., Located on Seabrook Island Charleston County, South Carolina" dated August 6, 2004, last revised on August 30, 2004, and recorded in Plat Book EH at page 331, in the R.M.C. Office for Charleston County, South Carolina,

said properties have such location, butts and bounds, metes, courses and distances as will by reference to the aforesaid plats more fully appear.

TMS Numbers:

Parcel 1:	205-00-00-077
Lot 20:	205-00-00-082
Lot 34:	205-00-00-078
Lot 35:	205-00-00-079
Lot 36:	205-00-00-080
Lot 37:	205-00-00-081

ALSO

Parcel 2 (Containing 4.018 Acres)

All that certain piece, parcel or tract of land situate, lying and being on Seabrook Island, in Charleston County, South Carolina, containing 4.018 acres, more or less, shown and designated as “Parcel 2” on a plat prepared by Southeastern Surveying of Charleston, Inc., entitled “A Boundary Plat of Parcel 2, Which is Subdivided out of 1-C Containing 4.018 Acres Owned by Kiawah Resort Associates, L.P., Located on Seabrook Island Charleston County, South Carolina,” dated August 31, 2004, last revised on October 7, 2004, and recorded in Plat Book EH at page 442, in the R.M.C. Office for Charleston County, South Carolina.

TMS #205-00-00-198

ALSO

Parcel 3 (Containing 4.978 Acres)

All that certain piece, parcel or tract of land situate, lying and being on Seabrook Island, in Charleston County, South Carolina, containing 4.978 acres, more or less, shown and designated as “Parcel 3” on a plat prepared by Southeastern Surveying of Charleston, Inc., entitled “A Boundary Plat of Parcel 3, Which is Subdivided out of Tract 1-C Containing 4.978 Acres Owned by Kiawah Resort Associates, L.P., Located on Seabrook Island Charleston County, South Carolina,” dated August 31, 2004, last revised on October 7, 2004, and recorded in Plat Book EH at page 443, in the R.M.C. Office for Charleston County, South Carolina.

TMS #205-00-00-199

ALSO

Parcel 4 (Containing 3.385 Acres)

All that certain piece, parcel or tract of land situate, lying and being on Seabrook Island, in Charleston County, South Carolina, containing 3.385 acres, more or less, shown and designated as “Parcel 4” on a plat prepared by Southeastern Surveying

of Charleston, Inc., entitled “A Boundary Plat of Parcel 4, Which is Subdivided out of Tract 1-C Containing 3.385 Acres Owned by Kiawah Resort Associates, L.P., Located on Seabrook Island Charleston County, South Carolina,” dated August 31, 2004, last revised on October 7, 2004, and recorded in Plat Book EH at page 444, in the R.M.C. Office for Charleston County, South Carolina.

TMS #205-00-00-200

ALSO

Parcel 5 (Containing 17.838 Acres)

All that certain piece, parcel or tract of land situate, lying and being on Seabrook Island, in Charleston County, South Carolina, containing 6.731 acres of highland and 11.107 acres of marsh, more or less, shown and designated as “Parcel 5” on a plat prepared by Southeastern Surveying of Charleston, Inc., entitled “A Boundary Plat of Parcel 5, Which is Subdivided out of Tract 1-A Containing 17.838 Acres Owned by Kiawah Development Partners, Inc., Located on Seabrook Island Charleston County, South Carolina,” dated August 31, 2004, last revised on October 7, 2004, and recorded in Plat Book EH at pages 445 and 446, in the R.M.C. Office for Charleston County, South Carolina.

TMS #205-00-00-201

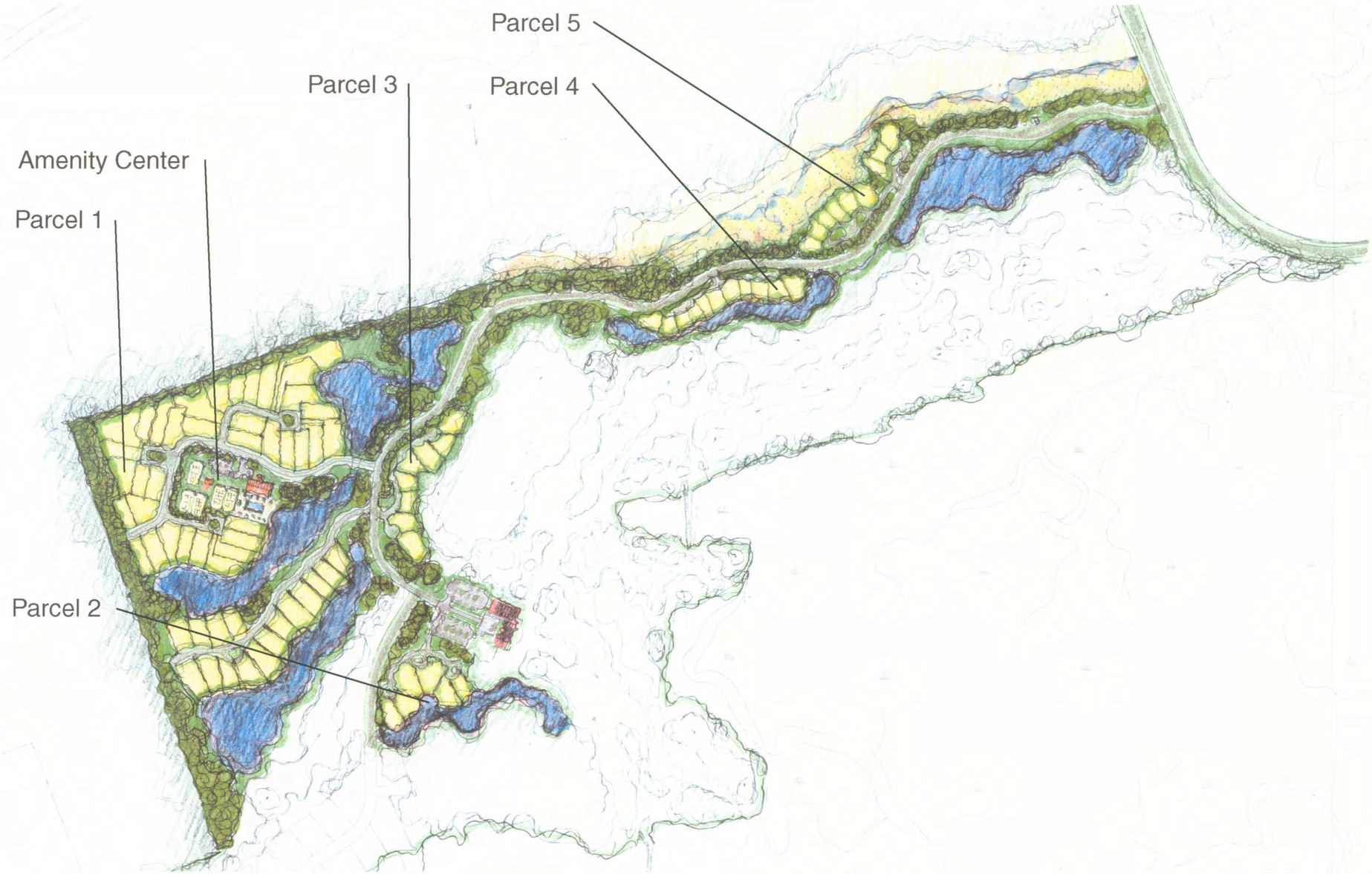
SECTION 3
GENERAL PLAN OF DEVELOPMENT

3.01 Purpose

The Project will be a series of residential neighborhoods organized by clusters of homesites that provide internal garden courtyards. The arrangement of homes, garden courtyards and garages with the internal roadway and lane system will provide an alternative residential type to the more conventional residential subdivision pattern.

This neighborhood development pattern is located within Cassique, a residential recreation oriented community of approximately 275 total dwelling units on approximately 465 acres. The community has integrated an 18 hole golf course designed by Tom Watson and will be planning a sports facility (fitness, tennis, and swimming pool) as part of the Cassique Courtyard Home neighborhood development.

The inclusion of the courtyard home residential type with the existing (55 lots) and future (approx. 100 lots) large lot pattern, will provide a diverse range of detached homes for the regional market. The courtyard home concept will be located on lands previously farmed and as such allow for site manipulation without adversely impacting more heavily treed areas of Cassique.



permar

76 Wentworth Street
Suite 400
Charleston, SC 29401
t 843.723.0002
f 843.722.8778

Cassique Courtyard Homes

Conceptual Master Plan

0 200 400 600 800
scale in feet

walking distance in minutes

1 acre

area

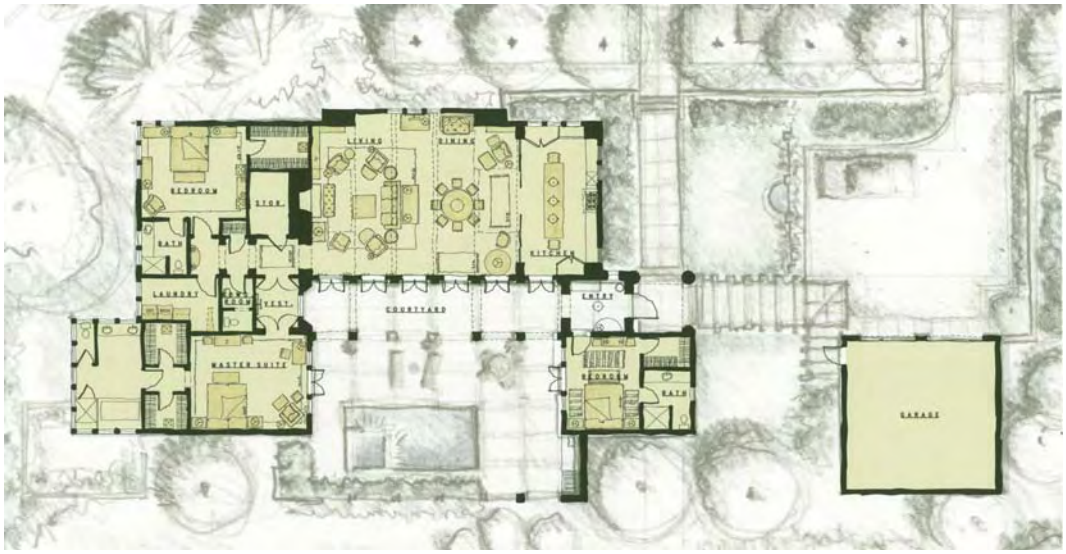
N

orientation

date **September , 2004**

The project will employ infrastructure design and placement that minimizes disruption to the mix of existing natural features while maintaining a high level of efficiency and economy. The purpose of this ordinance is to encourage environmentally sound development of the Real Property, improve the quality of life for area-wide residents and establish guidelines and standards for development of the Real Property.

The standards provided herein are intended to permit the innovation necessary to accomplish this purpose. This ordinance, therefore, contemplates slight modifications from the strict application of select requirements found in the Charleston County zoning and other regulations and ordinances. These modifications to the Charleston County Zoning and Land Development Regulations Ordinance are set forth in Exhibit H.



The Developer has had extensive experience applying similar criteria in environmentally sensitive coastal areas. The proposed standards strike a practical balance between more general countywide performance standards and the particular land areas comprising the Cassique Courtyard Homes.

The Applicant is requesting a Planned Development classification in order to allow for a more flexible residential development over a multiple phase time period. The proposed PDD would allow for a residential development pattern of integrating courtyard oriented homes in clustered neighborhoods. To address specific requirements of the Planned Development approach, the applicant outlines the following:

Art. 3.5. Planned Development
3.5.3. Results

A. Greater choice in the type of environment and living units available to the public.

This residential type will provide a diverse range of size and configuration when compared to the more conventional pattern of housing types existing in the immediate area. This housing type is not presently available within the immediate market area.

B. More open space

By concentrating this housing type on sites that allow for efficient circulation and utility placement, greater open space within the overall Cassique community will be retained.

C. A creative approach to the use of land and related physical development.

A key structuring element of the proposed concept is to orient the principal living areas to a private garden courtyard and to reduce the amount of paving attributed to driveways to garage structures. By more efficiently integrating yard areas normally attributed to side and rear yards into an internal court, the relationships of lot size, home placement, and circulation patterns are more efficient.

D. An efficient use of land resulting in smaller networks of utilities and streets, and thereby lower housing costs.

Concentration of clustering the courtyard homes/garages will result in a more efficient pattern of primary infrastructure (roads, water, sewer, power, etc.). This should positively impact housing costs attributed to normal site improvements.

E. Implementation of the Comprehensive Plan

The Comprehensive Plan for this property within Charleston County anticipated the need for a diversity of housing types while maintaining a balance with environmental conditions and market preferences.

3.02 Master Land Use Plan

Exhibit D, the Master Land Use Plan, is a conceptual representation which illustrates tentative schematic land uses and locations of potential use types. The Master Land Use Plan is not intended to indicate the final uses and lot/parcel boundaries, but a general representation of use distribution and circulation patterns.

The final design of development use and locations as well as lot/parcel boundaries may be shifted to respond to natural conditions and market preferences while still remaining consistent with the overall goals and approach for development provided herein. The Master Land Use Plan establishes an overall Project limit of 120 residential dwelling units.

3.03 Land Use Density

The Real Property contains approximately 81 (70.2 high ground) acres within the unincorporated area of Charleston County, South Carolina. Approximately 280 dwelling units could be authorized under current zoning within the Project (4 D.U./Acre). The Master Land Use Plan suggests a mix of single family detached and attached units and a 4 acre Sports Facility to provide for active recreation use. This Plan is consistent with the use allowances and land use pattern as outlined in the Charleston County Comprehensive Plan.

The intent of this application is to allow the Developer the ability to assign up to 4 D.U./ Acre to any one parcel provided the overall Project limit does not exceed 120 D.U. The proposed lot size, ground coverage, and structure setback limits are consistent with the courtyard residential type that is oriented toward an internal privacy garden. While individual lot development standards allow for moderately tight density, the overall density limits will be maintained with neighborhood open space and other pervious ground covered areas.

3.04 Development Sequence, Scheduling, Phasing

Phasing for the project will ultimately be based on economic and market preference factors influencing applicable demands. Throughout the development process, phasing will vary; however, based upon conditions at the time of this application it is anticipated neighborhood phasing would be implemented up to a 10-15 years time period.

3.05 Relationship to Zoning and Land Development Regulations Ordinance

The Project is consistent with the primary objectives of the Zoning and Land Development Regulations Ordinance (Nov 20, 2001), as outlined in Article 1.5 Purpose and Intent; however, the Developer is proposing certain modifications to select sections of the Ordinance so as to allow for innovative solutions consistent with such objectives. Alternatives to specific sections of the Ordinance, as outlined in Exhibit F, are intended to enhance the flexibility of achieving the objectives without adversely impacting goals of other sections of the Ordinance.

The modifications as outlined in Exhibit F and section 4.03 Building Development Standards are consistent with the courtyard residential use type when planned in a clustered/neighborhood pattern. These standards would maintain overall existing density and use limits while allowing for a more compact development pattern (i.e. less separation between structures and greater ground coverage associated with garden courtyard designs).

This flexibility is critical to creating a multi-phased development that must respond to changes in market conditions, and consumer preferences while balancing long range community-wide goals and objectives.

3.06 Utility Services and Easements

The Developer anticipates the Real Property will be served by a community water and sewer system. The Developer shall grant the easements necessary and/or required to insure the continued operation and maintenance of all storm water management features, utilities, and other essential services. The Developer anticipates that utility services will be provided by the following:

Electric:	Berkeley Electric Cooperative
Telephone	BellSouth
Water:	St. John's Water Company
Sewer:	Seabrook Island Utility Commission

Attached as Exhibit E are copies of letters from these utility providers indicating their willingness to provide service to the Real Property.

Water and sewer infrastructure shall be installed by the Developer and then transferred to the service provider.

3.07 Roadways

The developer will construct the roadways serving the Project. The Master Land Use Plan, Exhibit D, illustrates the approximate location of the circulation systems. These locations are subject to change by the Developer depending on topography, natural features, subdivision layouts, amenities, utilities' locations, and other pertinent considerations. All roads within the Project will be private.

The County shall have no maintenance obligation or responsibility for those roadways that remain private, which shall be maintained by the Developer and/or one or more duly organized homeowners' associations.

3.08 Signage, Buffers & Fencing, Tree Replacement

The Developer shall provide a uniform and integrated program of signage, buffers and fencing, and tree replacement, which will be enforced through restrictive covenants imposing architectural controls. This program will be implemented through the ARB standards adopted therefore, which shall be in place prior to the construction of any Lots, tracts, or building parcels and prior to the issuance of any building certificate(s) of occupancy. The ARB standards shall contain criteria governing placement, size, shape, and color, and shall conform to the following standards:

1. Signage, related feature walls, and landscaping shall be located such that they do not materially detract from the natural scenic beauty of the Project site.

2. Signage, related feature walls, and landscaping shall be located such that they do not obscure other identification, informational, or vehicular control signs.

3. Signage, related feature walls and landscaping, shall be permitted within rights-of-way providing they do not interfere with traffic or pedestrian safety.

These standards shall meet all development standards as outlined in the Charleston County Zoning and Development Regulations with the following exceptions that would be integrated in the PD-Cassique district:

Fencing/Garden Walls
Landscape fencing and/or garden walls will be permitted as tall as 8' above finish grade. This is to integrate privacy areas within the garden courtyards. Fencing or walls may be permitted within any of the required setbacks, provided vision site triangles at any street intersection are maintained.

SECTION 4
PROPOSED DEVELOPMENT STANDARDS

4.01 Permitted Uses

All uses listed under the heading PDD-Cassique within the Zoning and Land Development Regulations Ordinance, as modified by Exhibit F shall apply as a matter of right to the Property. This listing includes a range of residential and non-residential uses that is consistent with the vision of an environmentally oriented community adjacent to created freshwater wetlands.

4.02 Dwelling Units

The total number of single-family detached, single-family attached, or cluster housing residential Dwelling Units within the Project shall not exceed 120 ("Project Cap").

Specific housing types will be evaluated prior to each phase based upon market demand and appropriate fit with unique site conditions. Based upon analysis at the time of application, the following is a listing and mix of housing types:

a) Single Family Detached	100	
b) Single Family Attached	20	
TOTAL	120	D.U.

4.03 Building Development Standards

All development in the PDD-Cassique district shall be subject to the following density, intensity and dimensional standards:

PDD-CASSIQUE DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	4 dwelling units per acre [1]
MINIMUM LOT AREA	6,000 square feet
MINIMUM LOT WIDTH	60 feet
MINIMUM SETBACKS	
Front/Street Side	10 feet 5 feet (garage/studio) [2]
Interior Side	5 feet (house) 0 feet (garage/studio)
Rear	10 feet
OCRM Critical Line	30 feet (Ave.) (No less than 20 feet)
MAXIMUM BUILDING COVER	40% of parcel 60% of individual lot [3]
MAXIMUM HEIGHT	35 feet

[1] Total dwelling unit cap not to exceed 120. Any parcel not to exceed 4 D.U./Acre.
[2] Any wall up to 8 ft. above finish grade may be located within any of the required setbacks, provided vision site triangles at street intersections are maintained.
[3] The garden courtyard concept coverage includes house, garage, and pool cavity.

I. Statement of Purpose, Intent, Objectives

The PDD-Cassique district is a moderate density residential/recreation classification established to respond to unique environmental and siting constraints. The district is composed of various residential types in combination with certain recreational uses that are compatible with the Cassique community.

II. Land Uses

Uses permitted as a matter of right are as follows:

Residential
- Single Family Detached
- Single Family Attached
- Duplex
- Dwelling Group

Recreation
- Fitness/Exercise Activities
- Locker Rooms
- Spa
- Tennis
- Swimming Pool
- Lawn games (Badminton, Croquet, etc.)
- Snack Bar (Accessory Use)

Parks

Utility Service Minor
- Electric Distribution
- Sewage Collection/Transmission Service
- Water Service

III. Setback Criteria

Setback and dimensional standards are as outlined above.

IV. Lot Size Criteria

Lot sizes will vary according to site constraints and market preferences but will not be less than listed above.

V. Lighting Plan

A lighting plan will be developed with each phase that is consistent with Charleston County Standards.

VI. Off-Street Parking

Off-street parking will meet all dimensional requirements as outlined in Charleston County Standards. Off-street parking in the area of the sports garden will include shared parking for daily and night time operation. Supplemental off-street parking will be integrated within select areas of the proposed private right-of-ways and partially on lots.

Based upon the walking distance from the majority of proposed dwelling units, the minimum off-street parking requirements for the amenity center will be 60 spaces.

VII. Tree Survey (on lots)

The property is largely void of tree cover except for perimeter locations. Prior to more detailed planning of each phase/subphase, appropriate tree surveys will be conducted to evaluate development impact. This will be executed consistent with the Charleston County subdivision/Site Plan Review process.

VIII. Screening/Buffer Areas

Proper screening of uses as required will be identified on detailed site plans for each phase. Landscaping will meet or exceed Charleston County planting requirements at time the site is developed. The following are modified standards for buffer requirements:

MINIMUM BUFFER DEPTH:

- for amenity structures ..... 12' from property line
- by roadways for amenity structures ..... 12' from property line

IX. Fences and Walls

Fencing and walled elements are an important part of the design concept. The height, position and massing will be determined by the Cassique ARB, but shall not exceed 8' above finished grade elevation and shall not be located in such a way as to restrict vision site triangles at street intersections.

X. Streets

It is intent of the applicant to design, construct, and maintain all roadways and drainage improvements privately. Detailed drawings of the proposed improvements will be prepared and advanced to Charleston County for record purposes.

XI. Phasing

It is the intent of the Applicant to phase the proposed development up to a 10-15 year period. The PDD application recognizes the need for long-term development flexibility in order to respond to unanticipated opportunities and constraints; therefore, specifics regarding number or size of each phase cannot be determined at this point.

SECTION 5
GENERAL DEVELOPMENT COMMITMENTS

The Developer agrees, on behalf of itself, its successors and assigns, to the following commitments as part of the development of the Cassique Courtyard Homes:

- To act in good faith to implement the plan as described herein.
- To institute architectural restrictions and covenants ensuring quality development and augmenting governmental regulations.
- To establish the legal framework for one or more associations or some other appropriate organization to assume responsibility for any "common area" and community supported areas such as parks, wooded preserves, bike trails, private roads, etc.
- To employ high standards of planning, design, and management in all phases of development.
- To evaluate all express conditions adopted as part of this application, and if they are accepted, to faithfully abide by them.

SECTION 6
DEFINITIONS AND ABBREVIATIONS

In this Agreement, unless the word or phase is non-capitalized:

(a) "Agreement" means this Planned Development District Application, including the recitals and exhibits attached hereto.

(b) "ARB" means the architectural review board appointed by the Developer that will be established under a binding declaration of covenants, conditions, and restrictions imposed on the Real Property.

(c) "Comprehensive Plan" means the master plan for the County including the official map, adopted pursuant to S.C. Code § 6-29-310 et seq.

(d) "County" is Charleston County, South Carolina, a local governmental entity organized and existing under the laws of South Carolina.

(e) "Density" means the number of Dwelling Units per acre. Parcel Density equals the number of Dwelling Units divided by the gross acreage above DHEC-OCRM's critical line, including fresh water Wetlands and Water Bodies. In locations where the Property Owner has created new fresh water, Water Bodies or Wetlands, the calculation of Parcel Density shall include newly created lagoon acreage in determining gross acreage.

(f) "Developer" means Kiawah Development Partners, Inc., Kiawah Resort Associates, L.P., (or any one of them) and their successors in interest or successors in title and/or assigns.

(g) "Development" means the planning for or carrying out of a building activity or mining operation, the making of a material change in the use or appearance of any structure or property, or the dividing of land into three or more parcels. "Development", as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, development refers to the planning for or the act of developing or to the result of development. Reference to a specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit generality of this item.

(h) "Development Parcel" means any tract of land on which Development may occur, including platted Lots and unplatted parcels, but excluding street rights-of-way.

(i) "Dwelling Unit" has the same meaning as "Dwelling" in the County Zoning and Land Development Regulations Ordinance as modified by Exhibit F.

(j) "Lot" means Development Parcel identified in a Subdivision Plat recorded in the Charleston County RMC office.

(k) "Open Areas" means areas of Pervious Cover and includes, but is not limited to, yards, vegetated areas, lagoons, lakes, Wetlands, and Water Bodies.

(l) "Parties" are the Developer and Charleston County.

(m) “Parcel” means any of those tracts of the Real Property that are located in the approximate areas identified on the Master Plan.

(n) “Pervious Cover” Means land which permits the absorption of stormwater into the ground. This may include walkways and driveways, which are pervious to stormwater.

(o) “Project” is the Development that has occurred and will occur on the Real Property.

(p) “Project Cap” means the total number of Dwelling Units on the Real Property that shall not exceed 120.

(q) “Real Property” is the real property described in Section 2.03 and includes any improvements or structures customarily regarded as part of real property.

(r) “Setback” means and refers to the minimum distance to the nearest adjacent property line, street, or right-of-way.

(s) “Single Family Detached Dwelling” means a building containing one Dwelling Unit that is not attached to any other Dwelling Unit and is surrounded by yards or open space.

(t) “Subdivision Plat” means a recorded graphic description of property prepared and approved in compliance with the County’s Zoning and Land Development Regulations Ordinance as modified by Exhibit H.

(u) “Water Bodies” means property determined to be under water no less than eleven (11) months of the year and under such standing water for a continuous period of no less than nine (9) months of the year.

(v) “Wetlands” means those properties with elevations below the mean high water line, and properties within a pond, lagoon, or other Water Bodies.

(w) “Zoning Board of Adjustment” or “ZBA” means the duly appointed Zoning Board of Adjustment for the County.

EXHIBIT A
LOCATION MAP

CASSIQUE LOCATION MAP

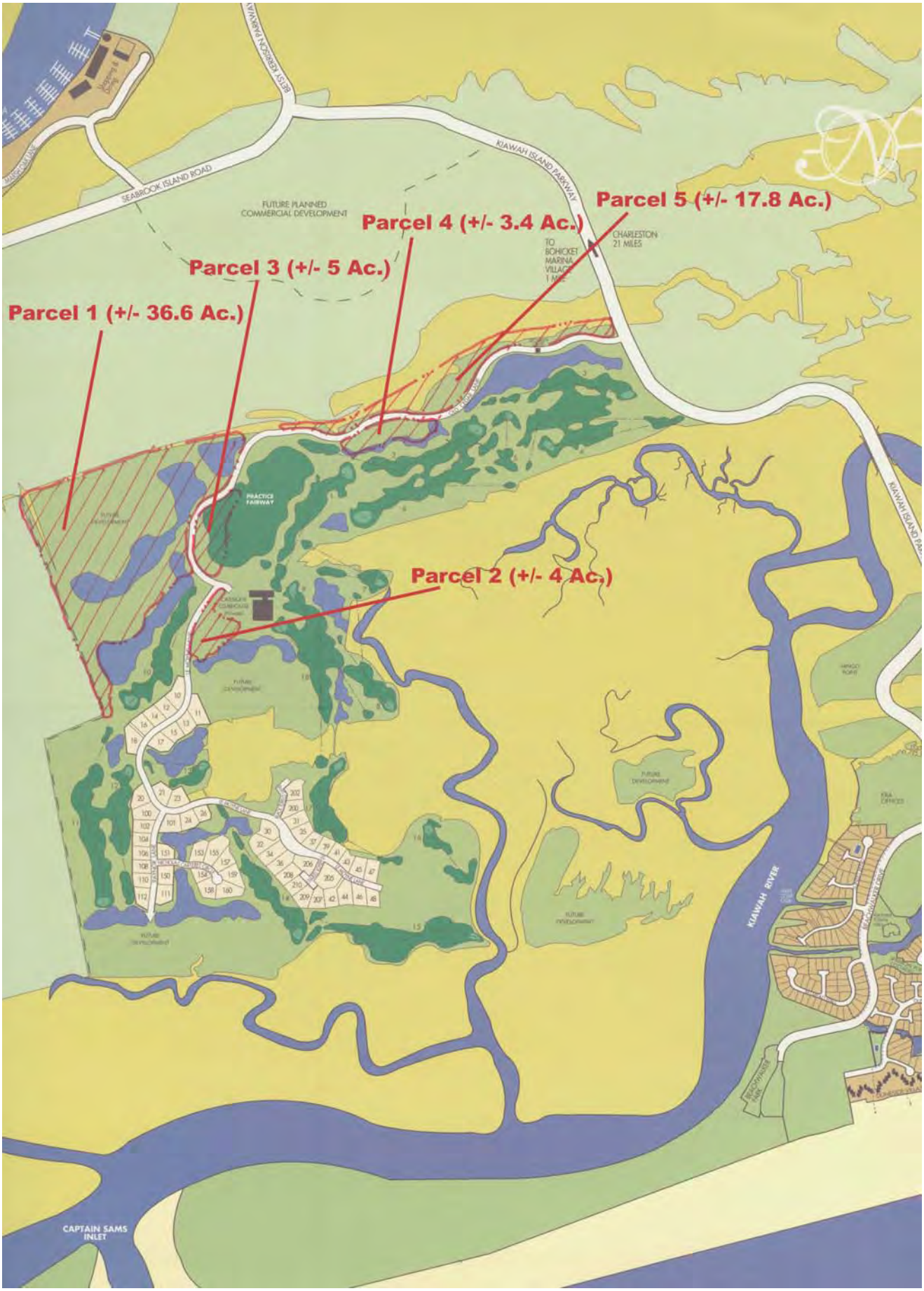


EXHIBIT B
SURVEY OF REAL PROPERTY

Included in this exhibit is a listing of legal descriptions of each of the parcels and a reduced drawing of the plat submitted for filing.

Cassique Planned Development

Property Description

Parcel 1
(including proposed Courtyard Homes site)

All that certain piece, parcel or tract of land situate, lying and being on Seabrook Island, in Charleston County, South Carolina, containing 51.037 acres total, more or less, and more particularly described as follows:

> That tract of land known generally as "Parcel 1," containing 44.955 acres total, and shown on a plat prepared by Southeastern Surveying of Charleston, Inc., entitled "A Boundary Plat of Parcel 1, Which is Subdivided out of Parcel 1-A Containing 44.955 Acres Owned by Kiawah Resort Associates, L.P. and Kiawah Development Partners, Inc., Located on Seabrook Island Charleston County, South Carolina," dated August 31, 2004, last revised on October 7, 2004, and recorded in Plat Book EH at pages 440 and 441 in the R.M.C. Office for Charleston County, South Carolina.
>
> The proposed Courtyard Homes site contains 6.082 acres, more or less, and is shown and designated as Lot 20, Lot 34, Lot 35, Lot 36, and Lot 37, on a plat prepared by Southeastern Surveying of Charleston, Inc., entitled "A Conditional Subdivision Plat of Lots 20 and 34 thru 37 Courtyard Homes Phase 1 Containing 7.200 (sic) Acres Total, Owned by Kiawah Resort Associates, L.P. and Kiawah Development Partners, Inc., Located on Seabrook Island Charleston County, South Carolina" dated August 6, 2004, last revised on August 30, 2004, and recorded in Plat Book EH at page 331, in the R.M.C. Office for Charleston County, South Carolina,
>
> said properties have such location, butts and bounds, metes, courses and distances as will by reference to the aforesaid plats more fully appear.
>
> TMS Numbers:
>
> | | |
> |---|---|
> | Parcel 1: | 205-00-00-077 |
> | Lot 20: | 205-00-00-082 |
> | Lot 34: | 205-00-00-078 |
> | Lot 35: | 205-00-00-079 |
> | Lot 36: | 205-00-00-080 |
> | Lot 37: | 205-00-00-081 |

ALSO

Parcel 2

All that certain piece, parcel or tract of land situate, lying and being on Seabrook Island, in Charleston County, South Carolina, containing 4.018 acres, more or less, shown and designated as "Parcel 2" on a plat prepared by Southeastern Surveying of Charleston, Inc., entitled "A Boundary Plat of Parcel 2, Which is Subdivided out of 1-C Containing 4.018 Acres Owned by Kiawah Resort Associates, L.P., Located on Seabrook Island Charleston County, South Carolina," dated August 31, 2004, last revised on October 7, 2004, and recorded in Plat Book EH at page 442 in the R.M.C. Office for Charleston County, South Carolina.

TMS #205-00-00-198

ALSO

Parcel 3

All that certain piece, parcel or tract of land situate, lying and being on Seabrook Island, in Charleston County, South Carolina, containing 4.978 acres, more or less, shown and designated as "Parcel 3" on a plat prepared by Southeastern Surveying of Charleston, Inc., entitled "A Boundary Plat of Parcel 3, Which is Subdivided out of Tract 1-C Containing 4.978 Acres Owned by Kiawah Resort Associates, L.P., Located on Seabrook Island Charleston County, South Carolina," dated August 31, 2004, last revised on October 7, 2004, and recorded in Plat Book EH at page 443, in the R.M.C. Office for Charleston County, South Carolina.

TMS #205-00-00-199

ALSO

Parcel 4

All that certain piece, parcel or tract of land situate, lying and being on Seabrook Island, in Charleston County, South Carolina, containing 3.385 acres, more or less, shown and designated as "Parcel 4" on a plat prepared by Southeastern Surveying of Charleston, Inc., entitled "A Boundary Plat of Parcel 4, Which is Subdivided out of Tract 1-C Containing 3.385 Acres Owned by Kiawah Resort Associates, L.P., Located on Seabrook Island Charleston County, South Carolina," dated August 31, 2004, last revised on October 7, 2004, and recorded in Plat Book EH at page 444, in the R.M.C. Office for Charleston County, South Carolina.

TMS #205-00-00-200

ALSO

Parcel 5

All that certain piece, parcel or tract of land situate, lying and being on Seabrook Island, in Charleston County, South Carolina, containing 6.731 acres of highland and 11.107 acres of marsh, more or less, shown and designated as "Parcel 5" on a plat prepared by Southeastern Surveying of Charleston, Inc., entitled "A Boundary Plat of Parcel 5, Which is Subdivided out of Tract 1-A Containing 17.838 Acres Owned by Kiawah Development Partners, Inc., Located on Seabrook Island Charleston County, South Carolina," dated August 31, 2004, last revised on October 7, 2004, and recorded in Plat Book EH at pages 445 and 446, in the R.M.C. Office for Charleston County, South Carolina.

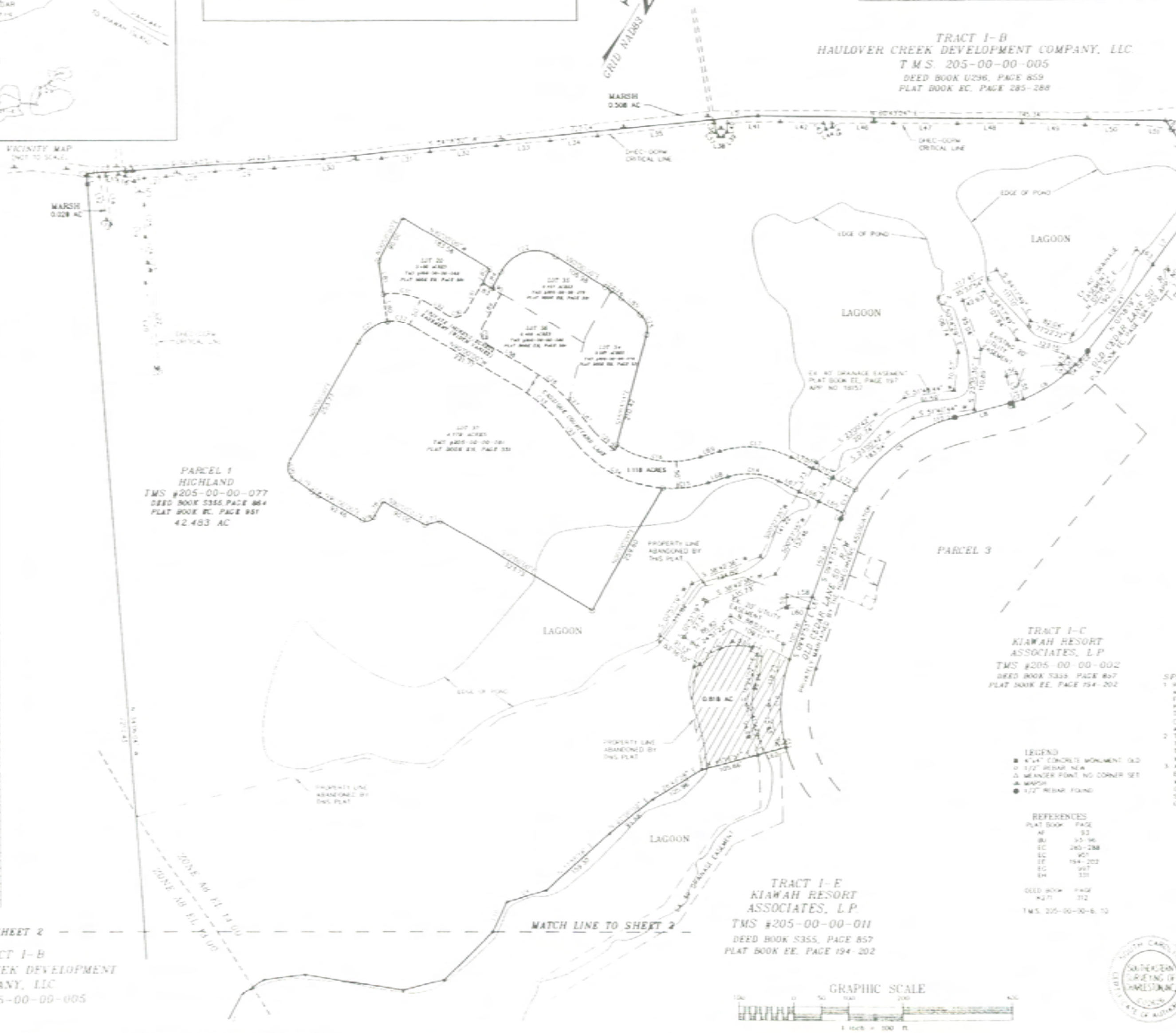
TMS #205-00-00-201

PLANNING AND PWC USE ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	325.00'	94.27'	47.47'	93.94'	S 15°36'25" W	16°37'12"
C2	263.93'	20.28'	10.14'	20.27'	N 28°30'23" E	4°24'09"
C3	263.93'	14.10'	7.05'	14.10'	N 32°14'18" E	3°03'42"
C4	263.93'	20.00'	10.01'	20.00'	N 15°36'26" E	4°20'34"
C6	263.93'	95.45'	48.25'	94.93'	N 29°28'22" E	20°43'17"
C7	263.93'	20.04'	10.03'	20.04'	N 42°09'31" E	4°21'02"
C8	263.93'	6.00'	3.00'	6.00'	N 44°50'28" E	1°18'09"
C9	305.00'	232.72'	122.35'	227.11'	S 23°37'42" W	43°43'01"
C10	275.00'	159.64'	82.14'	157.41'	S 26°25'42" E	33°15'40"
C11	275.00'	7.97'	3.98'	7.97'	S 43°52'21" E	1°39'36"
C12	305.00'	11.52'	5.76'	11.52'	S 08°42'57" E	2°09'52"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	305.00'	56.06'	28.08'	56.00'	S 09°35'55" E	9°24'12"
C14	125.00'	96.63'	52.99'	94.43'	S 64°52'35" W	44°17'30"
C15	225.00'	84.81'	42.91'	84.31'	N 23°28'52" E	21°35'46"
C16	175.00'	158.68'	85.39'	153.48'	N 68°41'37" E	52°19'25"
C17	175.00'	135.36'	71.39'	132.02'	S 64°52'35" W	44°18'00"
C18	15.00'	23.56'	15.00'	21.21'	N 45°00'00" E	90°00'00"
C19	390.00'	14.79'	7.40'	14.79'	S 87°38'45" E	2°10'21"
C20	25.00'	37.22'	23.05'	33.87'	S 42°38'45" E	85°17'29"
C21	75.00'	67.52'	36.24'	65.26'	S 25°47'28" W	51°34'55"
C22	75.00'	117.81'	75.00'	106.07'	S 45°00'00" W	90°00'00"
C23	206.00'	12.65'	6.33'	12.65'	N 88°11'17" W	3°31'26"
C24	206.00'	23.28'	11.66'	23.27'	N 83°02'27" W	6°28'15"
C25	35.00'	38.98'	22.49'	37.86'	N 46°20'10" W	63°47'06"
C26	185.00'	54.20'	27.30'	54.01'	S 79°00'45" E	16°47'12"
C27	215.00'	17.85'	8.93'	17.84'	N 71°14'32" W	3°34'46"
C28	215.00'	94.20'	47.46'	93.85'	N 81°25'38" W	17°58'05"
C29	25.00'	39.27'	25.00'	35.36'	S 45°00'00" E	90°00'00"
C30	25.00'	39.68'	25.39'	35.63'	N 45°28'50" E	90°57'41"
C31	125.00'	83.82'	43.55'	82.25'	S 70°47'28" W	38°25'05"
C32	75.00'	50.29'	26.13'	49.35'	S 70°47'28" W	38°25'05"
C33	275.00'	97.82'	49.43'	97.31'	N 79°48'35" W	20°22'51"
C34	225.00'	180.04'	95.74'	175.18'	N 87°18'28" E	46°09'01"

LINE TABLE		
LINE	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]



PARCEL 1 ACREAGE CHART	
HIGHLAND	42.483 ACRES
FROM TRACT 1-E	
MARSH	0.818 ACRES
	0.536 ACRES
INGRESS/EGRESS EASEMENT	1.118 ACRES
TOTAL	44.955 ACRES

NOTES:

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY D.M.D. METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. THIS TRACT IS CURRENTLY ZONED RSL, LOW DENSITY SUBURBAN RESIDENTIAL. SEE ZONING AND LAND DEVELOPMENT REGULATIONS FOR CURRENT STANDARDS.
5. PROPERTY SHOWN IS IN FLOOD ZONE A8 AS SCALED FROM FIRM PANEL NO. 455413 0440H, REVISED SEPT. 2, 1993.

SPECIAL NOTES:

1. ROAD RIGHTS-OF-WAY AND DRAINAGE EASEMENTS OWNED BY THE HOMEOWNERS' ASSOCIATION ARE REQUIRED TO BE MAINTAINED BY THE ASSOCIATION. THE ONLY FUNDS TO BE USED FOR THIS MAINTENANCE ARE THOSE GENERATED THROUGH PERIODIC ASSESSMENT OF LOTS OR PARCELS WITHIN THE ASSOCIATION'S JURISDICTION. THESE FUNDS WILL BE PAID TO THE ASSOCIATION BY THE INDIVIDUAL PROPERTY OWNERS. NO PUBLIC FUNDS MAY BE USED FOR THE MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
2. THE OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOT WITHIN THE HOMEOWNERS' ASSOCIATION UNDERSTANDS AND AGREES THAT APPROVAL OF THIS SUBDIVISION PLAT DOES NOT COMMIT THE COUNTY OF CHARLESTON TO ANY MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
3. ANY FURTHER SUBDIVISION OF THE PARCEL, OR ANY ROAD CONSTRUCTION, OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON, SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS. BEFORE CHARLESTON COUNTY CAN ACCEPT THE DEDICATION OF ANY ROAD INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROAD STRICTLY ACCORDING TO CHARLESTON COUNTY ROAD STANDARDS.

LEGEND

- ■ 4"x4" CONCRETE MONUMENT OLD
- ○ 1/2" REBAR NEW
- △ MEANDER POINT, NO CORNER SET
- MARSH
- ● 1/2" REBAR FOUND

REFERENCES

PLAT BOOK	PAGE
AF	53
BU	93-96
EC	285-288
EC	951
EE	194-202
EG	997
EH	331

DEED BOOK	PAGE
K271	312

T.M.S. 205-00-00-6, 10

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER SHOWN HEREON OR NOT.

Fred Boom [signature] 10-18-04
SIGNATURE DATE

The critical line shown on this plat is valid for three years from the date of this signature, subject to the cautionary language above.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 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.

[signature]
DOUGLAS E. DEWAR S.C.P.L.S. No. 17565

[Seal: SOUTH CAROLINA — SOUTHEASTERN SURVEYING OF CHARLESTON, INC. — CERTIFICATE OF AUTHORIZATION]
[Seal: SOUTH CAROLINA REGISTERED LAND SURVEYOR — DOUGLAS E. DEWAR — No. 17565]

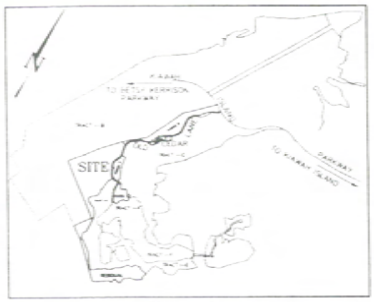
NO.	DATE	DESCRIPTION	BY
1	10/11/04	REVISED PER DHEC-OCRM	[illegible]

Southeastern Surveying of Charleston, Inc.
147 Wappoo Creek Drive - Suite 102
Charleston, South Carolina 29412
843-795-9330 FAX 795-2007 www.sesi-sc.com

A BOUNDARY PLAT OF PARCEL 1, WHICH IS SUBDIVIDED OUT OF PARCEL 1-A CONTAINING 44.955 ACRES

OWNED BY KIAWAH RESORT ASSOCIATES, LP AND KIAWAH DEVELOPMENT PARTNERS, INC
LOCATED ON SEABROOK ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

DATE	AUG. 31, 2004
DRAWN	KC
CHECK	DED
JOB	03262
DWG	03262 parcel 1
SHEET	1 OF 9



VICINITY MAP
NOT TO SCALE

GRID NORTH

MATCH LINE TO SHEET 1

MATCH LINE TO SHEET 1

ZONE AB EL 14.00
ZONE AB EL 13.00

ZONE AB EL 14.00
ZONE AB EL 13.00

LAGOON

TRACT 1-E
KIAWAH RESORT ASSOCIATES, L.P.
TMS #205-00-00-011
DEED BOOK S455, PAGE 857
PLAT BOOK EE, PAGE 194-202

TRACT 1-B
HAULOVER CREEK DEVELOPMENT COMPANY, LLC.
T.M.S. 205-00-00-005
DEED BOOK U296, PAGE 859
PLAT BOOK EC, PAGE 285-288

PARCEL 1
HIGHLAND
42.483 ACRES

TRACT 1-A
RESIDUAL
T.M.S. 205-00-00-006

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N 42°34'31" E	72.33'
L12	N 12°51'35" E	76.98'
L13	N 27°49'53" E	43.98'
L14	N 43°21'12" W	33.41'

LEGEND
- 5/8" CONCRETE MONUMENT SET
- 1/2" REBAR NEW
- MERIDIAN POINT NO CORNER SET
- MAGNAIL
- 1/2" REBAR FOUND

REFERENCES
PLAT BOOK PAGE
AC 33
AK 33-34
EC 285-288
EE 194-202
EF 147
EG 339
EH 339

DEED BOOK PAGE
U296 859
S455 857

TMS 205-00-00-005, -011

NOTES
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY C.M.D. METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. THIS TRACT IS CURRENTLY ZONED RSL, LOW DENSITY SUBURBAN RESIDENTIAL. SEE ZONING AND LAND DEVELOPMENT REGULATIONS FOR CURRENT STANDARDS.
5. PROPERTY SHOWN IS IN FLOOD ZONE AB AS SCALED FROM FIRM PANEL NO. 450415 0400H, REVISED SEPT. 2, 1993.

SPECIAL NOTES
- ROAD RIGHTS-OF-WAY AND DRAINAGE EASEMENTS OWNED BY THE HOMEOWNERS ASSOCIATION ARE REQUIRED TO BE MAINTAINED BY THE ASSOCIATION. THE ONLY FUNDS TO BE USED FOR THIS MAINTENANCE ARE THOSE GENERATED THROUGH PERIODIC ASSESSMENT OF LOTS OR PARCELS WITHIN THE ASSOCIATION'S JURISDICTION. THESE FUNDS WILL BE PAID TO THE ASSOCIATION BY THE INDIVIDUAL PROPERTY OWNERS. NO PUBLIC FUNDS MAY BE USED FOR THE MAINTENANCE OF THESE REGIONAL ROAD EASEMENTS.
- THE OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOT WITHIN THE HOMEOWNERS ASSOCIATION UNDERSTANDS AND AGREES THAT APPROVAL OF THIS SUBDIVISION PLAT DOES NOT COMMIT THE COUNTY OF CHARLESTON TO ANY MAINTENANCE OF THESE REGIONAL ROADWAYS AND EASEMENTS.
- ANY FURTHER SUBDIVISION OF THE PARCEL, OR ANY ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON, SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS BEFORE CHARLESTON COUNTY CAN ACCEPT THE DEDICATION OF ANY ROAD INTO THE COUNTY ROAD SYSTEM. THE PROPERTY OWNER SHALL CONSTRUCT THE ROAD STRICTLY ACCORDING TO CHARLESTON COUNTY ROAD STANDARDS.

PLANNING AND ZONING USE ONLY

PARCEL 1 ACREAGE CHART	
HIGHLAND	42.483 ACRES
TRACT 1-E	0.818 ACRES
MARSH	0.538 ACRES
INGRESS/EGRESS EASEMENT	1.116 ACRES
TOTAL	44.955 ACRES

GRAPHIC SCALE
100 0 50 100 200 400
1 inch = 100 ft.

SOUTH CAROLINA SOCIETY OF PROFESSIONAL SURVEYORS
SOUTHEASTERN SURVEYING OF CHARLESTON, INC.
No. 1705

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 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.

RICHARD T. DEWITT S.C.R.L. No. 11581

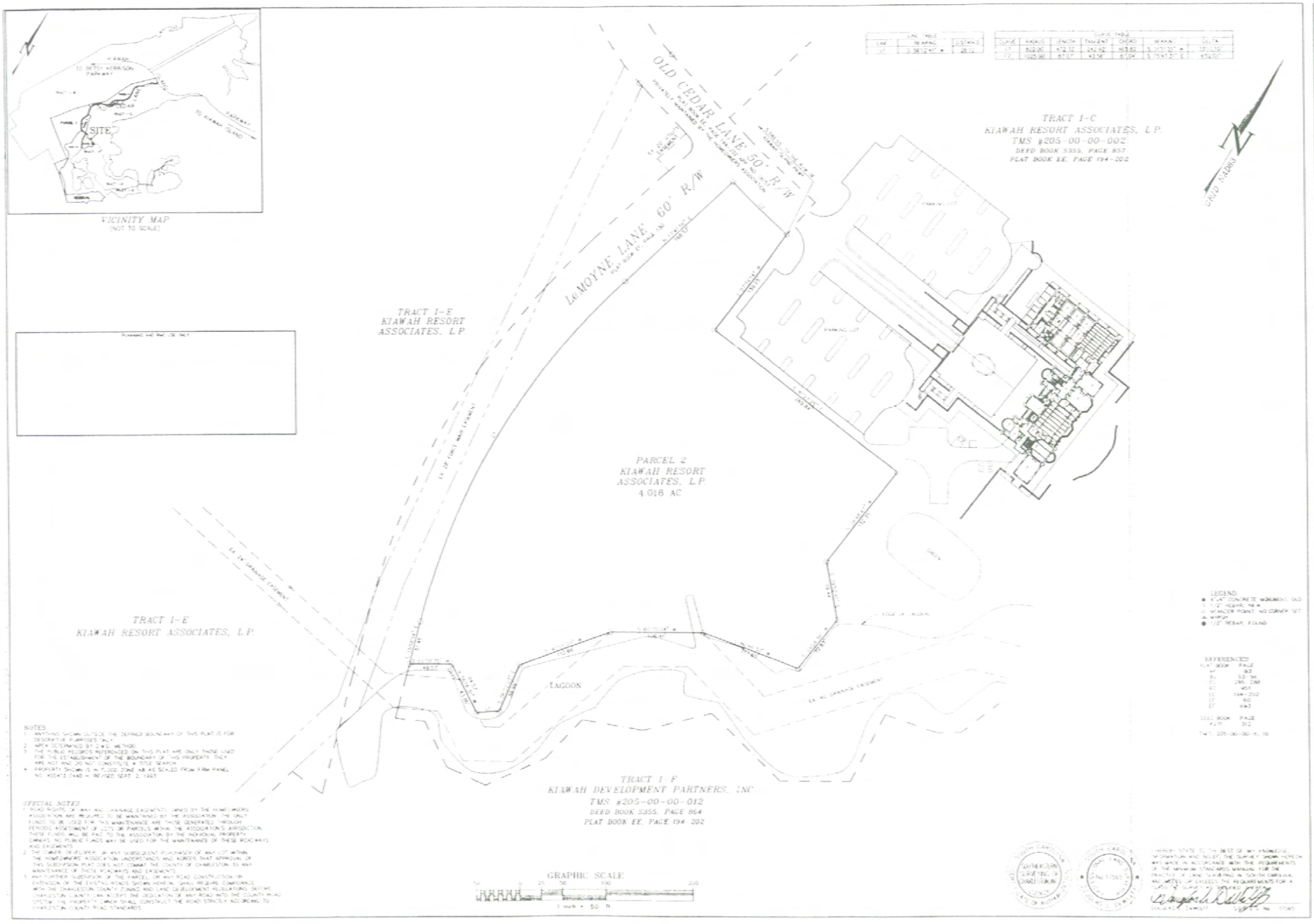
NO.	DATE	REVISION	BY
1	10/17/14	REVISED PER NEW AREAS	

Southeastern Surveying of Charleston, Inc.
147 Wappoo Creek Drive - Suite 102
Charleston, South Carolina 29412
PH. 795-9311 FAX 795-2007 www.sscinc.com

A BOUNDARY PLAT OF PARCEL 1, WHICH IS SUBDIVIDED OUT OF PARCEL 1-A CONTAINING 44.955 ACRES

OWNED BY KIAWAH RESORT ASSOCIATES, L.P. AND KIAWAH DEVELOPMENT PARTNERS, INC.
LOCATED ON SEABROOK ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

DATE	AUG 10, 2014
DRAWN BY	
CHECK BY	
FIELD	SANG
JOB	01167-BOUN
SHEET	2 OF 2



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°12'40" W	28.12'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	820.00'	472.12'	242.92'	465.82'	S 10°31'30" W	33°00'00"
C2	1025.00'	87.07'	43.56'	87.04'	S 75°47'31" E	4°52'01"

NOTES:
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY D.M.D. METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. PROPERTY SHOWN IS IN FLOOD ZONE A8 AS SCALED FROM FIRM PANEL NO. 455413 C440 H REVISED SEPT. 2, 1993.

SPECIAL NOTES:
1. ROAD RIGHTS OF WAY AND DRAINAGE EASEMENTS OWNED BY THE HOMEOWNERS ASSOCIATION ARE REQUIRED TO BE MAINTAINED BY THE ASSOCIATION. THE ONLY FUNDS TO BE USED FOR THIS MAINTENANCE ARE THOSE GENERATED THROUGH PERIODIC ASSESSMENT OF LOTS OR PARCELS WITHIN THE ASSOCIATION'S JURISDICTION. THESE FUNDS WILL BE PAID TO THE ASSOCIATION BY THE INDIVIDUAL PROPERTY OWNERS. NO PUBLIC FUNDS MAY BE USED FOR THE MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
2. THE OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOT WITHIN THE HOMEOWNERS ASSOCIATION UNDERSTANDS AND AGREES THAT APPROVAL OF THIS SUBDIVISION PLAT DOES NOT COMMIT THE COUNTY OF CHARLESTON TO ANY MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
3. ANY FURTHER SUBDIVISION OF THE PARCEL, OR ANY ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON, SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS BEFORE CHARLESTON COUNTY CAN ACCEPT THE DEDICATION OF ANY ROAD INTO THE COUNTY ROAD SYSTEM. THE PROPERTY OWNER SHALL CONSTRUCT THE ROAD STRICTLY ACCORDING TO CHARLESTON COUNTY ROAD STANDARDS.

LEGEND:
- ■ 4"x4" CONCRETE MONUMENT, OLD
- ○ 1/2" REBAR, NEW
- △ MEANDER POINT, NO CORNER SET
- ⊥ MARSH
- ● 1/2" REBAR, FOUND

REFERENCES:

PLAT BOOK	PAGE
AP	93
BU	93-96
EC	285-288
EC	958
EE	194-202
EF	60
EF	693

DEED BOOK	PAGE
P271	312

TMS 205-00-00-6, 10

CHEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 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.

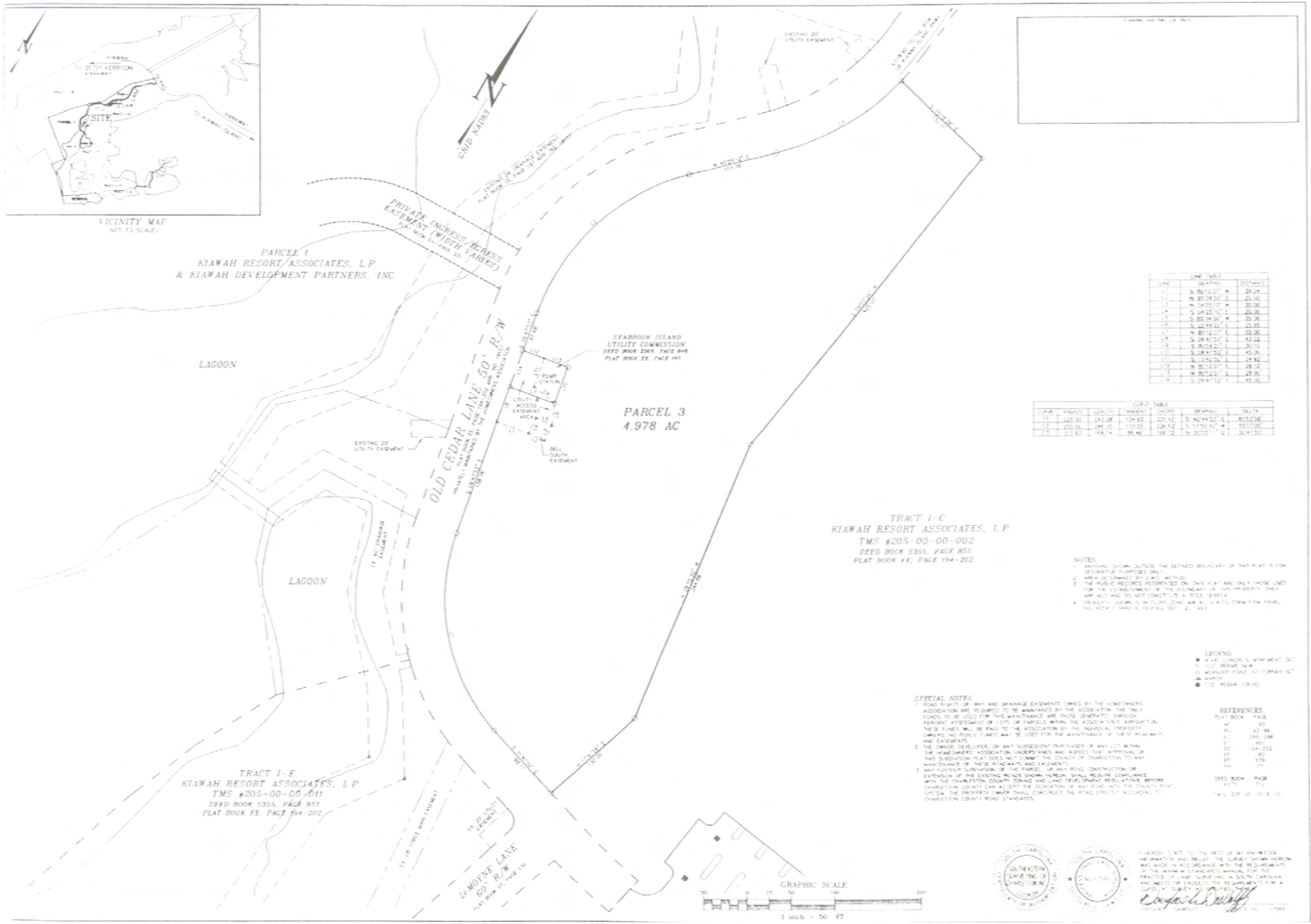
DAVID L. DUBOIS, CHARLES, SURVEYOR, No. 17560

NO	DATE	DESCRIPTION	BY
1	10/7/04	REVISED PER APPL #19752	KC

Southeastern Surveying of Charleston, Inc.
147 Wappoo Creek Drive - Suite 102
Charleston, South Carolina 29412
843-795-9330 FAX 795-2007 www.sms-sc.com

A BOUNDARY PLAT OF
PARCEL 2, WHICH IS SUBDIVIDED OUT OF I-C
CONTAINING 4.018 ACRES
OWNED BY KIAWAH RESORT ASSOCIATES, LP
LOCATED ON SEABROOK ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

DATE	AUG 31,2004
DRAWN	KC
CHECK	DLD
JOB	03262
DWG	03262 parcel2
SHEET	3 OF 9



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 80°12'27" W	29.64
L2	N 80°34'30" E	22.00
L3	N 54°35'10" W	20.00
L4	S 54°22'10" E	20.00
L5	S 80°34'30" W	29.30
L6	S 60°49'32" E	23.55
L7	N 80°12'27" E	55.30
L8	S 09°47'33" E	43.32
L9	S 80°34'27" E	30.12
L10	S 09°47'33" E	45.00
L11	S 10°50'26" E	24.92
L12	N 80°12'27" E	28.32
L13	N 80°12'27" E	28.30
L14	S 09°47'33" E	45.00

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	445.00'	242.08'	124.93'	239.42'	S 80°44'53" E	31°12'08"
C2	455.00'	246.05'	133.55'	238.62'	S 07°50'40" W	33°17'05"
C3	55.00'	148.74'	86.46'	108.72'	N 30°05'[illegible]" E	154°51'50"

NOTES:
1. BEARINGS SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY COORD METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THE PROPERTY THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. PROPERTY SHOWN IS IN FLOOD ZONE AE & X PER FIRM PANEL NO. 45114 2 0440 H REVISED SEPT. 6, 1991

LEGEND:
- 4"x4" CONCRETE MONUMENT SET
- 1/2" REBAR NEW
- MONUMENT FOUND SET CORNER SET
- NAIL
- 1/2" REBAR FOUND

SPECIAL NOTES:
1. ROAD RIGHTS OF WAY AND DRAINAGE EASEMENTS OWNED BY THE HOMEOWNERS ASSOCIATION ARE REQUIRED TO BE MAINTAINED BY THE ASSOCIATION. THE ONLY FUNDS TO BE USED FOR THIS MAINTENANCE ARE THOSE GENERATED THROUGH PERIODIC ASSESSMENT OF LOTS OR PARCELS WITHIN THE ASSOCIATION'S JURISDICTION. THESE FUNDS WILL BE PAID TO THE ASSOCIATION BY THE INDIVIDUAL PROPERTY OWNERS. NO PUBLIC FUNDS MAY BE USED FOR THE MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
2. THE OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOT WITHIN THE HOMEOWNERS ASSOCIATION UNDERSTANDS AND AGREES THAT APPROVAL OF THIS SUBDIVISION PLAT DOES NOT COMMIT THE COUNTY OF CHARLESTON TO ANY MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
3. ANY FURTHER SUBDIVISION OF THE PARCEL OR ANY ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON, SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS. BEFORE CHARLESTON COUNTY CAN ACCEPT THE DEDICATION OF ANY ROAD INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROAD STRICTLY ACCORDING TO CHARLESTON COUNTY ROAD STANDARDS.

REFERENCES

PLAT BOOK	PAGE
A	93
AA	93-94
CC	285-286
EE	90
EE	194-202
EE	80
EE	179
EE	11

DEED BOOK	PAGE
K379	112

TMS: 205-00-00-8, 10

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 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.

SOUTHEASTERN SURVEYING OF CHARLESTON, INC.

SOUTH CAROLINA REGISTERED LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
1	10/27/04	REVISED PER APPL. (PLAT)	

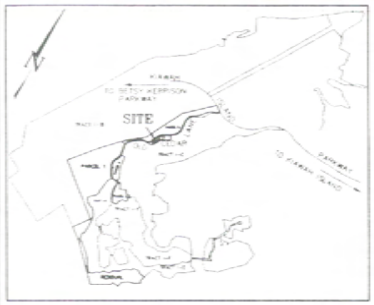
Southeastern Surveying of Charleston, Inc.
147 Wappoo Creek Drive - Suite 102
Charleston, South Carolina 29412
843-795-9330 FAX 795-2007 www.sscl.com

A BOUNDARY PLAT OF PARCEL 3, WHICH IS SUBDIVIDED OUT OF TRACT 1-C CONTAINING 4.978 ACRES

OWNED BY KIAWAH RESORT ASSOCIATES, L.P.
LOCATED ON SEABROOK ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

DATE	AUG. 30, 2004
DRAWN BY	
CHECK DWG	
JOB	03262
FIELD	03262 parcel 3
SHEET	4 OF 9

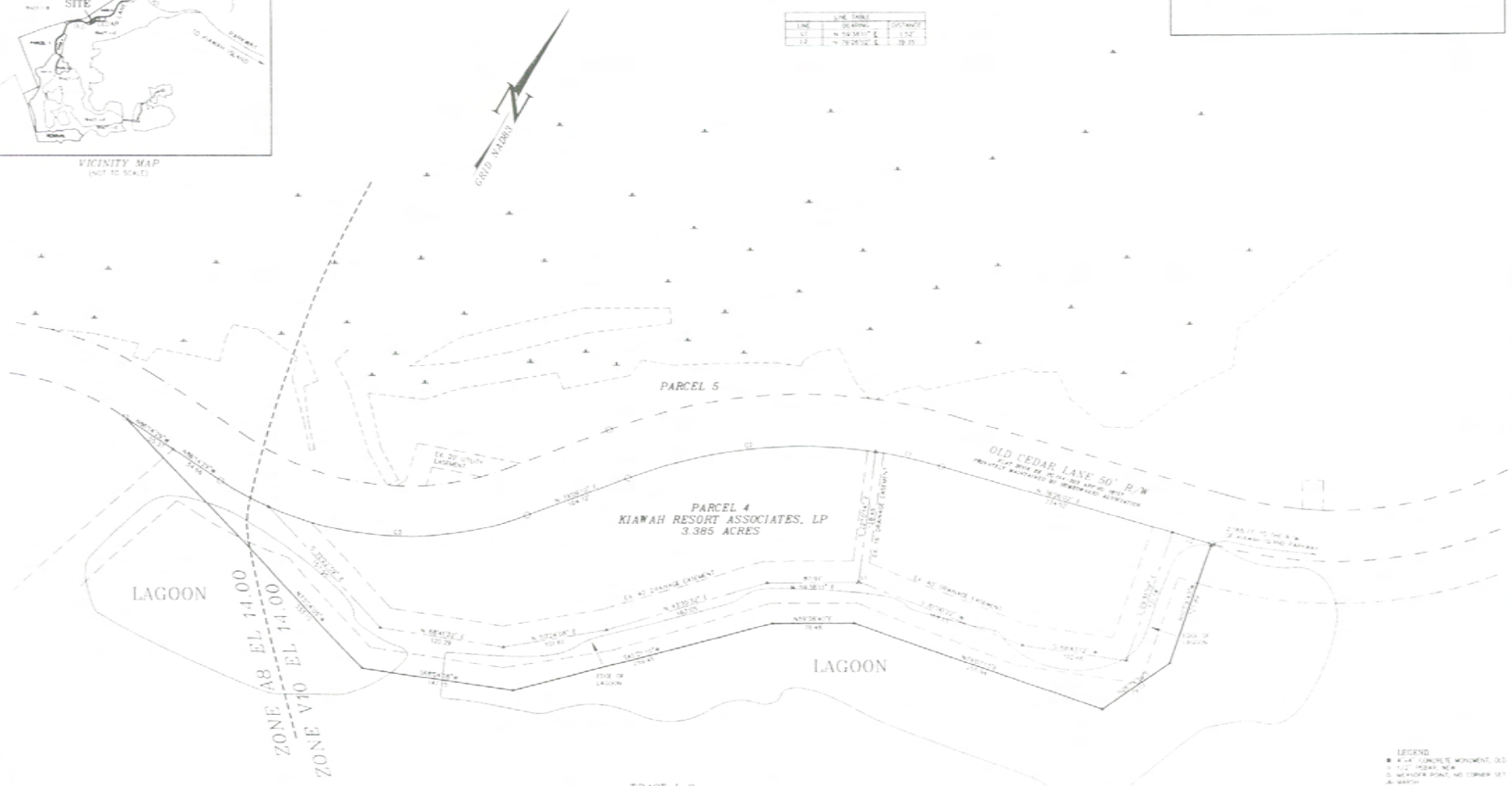
NOTES:
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY COMPUTER METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. THIS PROPERTY IS SUBJECT TO A BERKELEY ELECTRIC COOPERATIVE EASEMENT RECORDED IN DEED BOOK 798, PAGE 227.
5. PROPERTY IS IN FLOOD ZONE A8 AND V10 AS SCALE FROM FIRM PANEL NO. 450413 0440 H, REVISED SEPT. 2, 1983.



VICINITY MAP
(NOT TO SCALE)

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	475.00'	65.16'	32.64'	65.11'	S 72°27'59" W	7°36'01"
C2	475.00'	242.29'	124.08'	240.54'	S 53°43'14" W	29°22'41"
C3	325.00'	256.00'	135.55'	249.43'	N 61°42'56" E	45°02'16"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 54°56'17" E	1.57'
L2	N 79°26'59" E	39.35'



LEGEND
- ■ K.R.A. CONCRETE MONUMENT, OLD
- ○ 1/2" REBAR, NEW
- ⊙ WENDER POINT, NO CORNER SET
- ▲ WATER
- ● 1/2" REBAR FOUND

REFERENCES

PLAT BOOK	PAGE
BK	93-94
EE	195-199
GG	95
AD	93
TT	194-202
DEED BOOK	PAGE
425	512

TMS 205-00-00-6, 10

SPECIAL NOTES
1. ROAD RIGHTS-OF-WAY AND DRAINAGE EASEMENTS OWNED BY THE HOMEOWNERS ASSOCIATION ARE REQUIRED TO BE MAINTAINED BY THE ASSOCIATION. THE ONLY FUNDS TO BE USED FOR THIS MAINTENANCE ARE THOSE GENERATED THROUGH PERIODIC ASSESSMENT OF LOTS OR PARCELS WITHIN THE ASSOCIATION'S JURISDICTION. NOTE: FEES WILL BE PAID TO THE ASSOCIATION BY THE INDIVIDUAL PROPERTY OWNERS AND PUBLIC FUNDS MAY BE USED FOR THE MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
2. THE OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOT WITHIN THE HOMEOWNERS ASSOCIATION UNDERSTANDS AND AGREES THAT APPROVAL OF THE SUBDIVISION PLAT DOES NOT COMMIT THE COUNTY OF CHARLESTON TO ANY MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
3. ANY FURTHER SUBDIVISION OF THE PARCEL, OR ANY ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON, SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS BEFORE CHARLESTON COUNTY WILL ACCEPT THE DEDICATION OF ANY ROAD INTO THE COUNTY ROAD SYSTEM. THE PROPERTY OWNER SHALL CONSTRUCT THE ROAD SAFELY ACCORDING TO CHARLESTON COUNTY ROAD STANDARDS.

GRAPHIC SCALE
50 0 25 50 100 200
1 inch = 50 ft.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY.

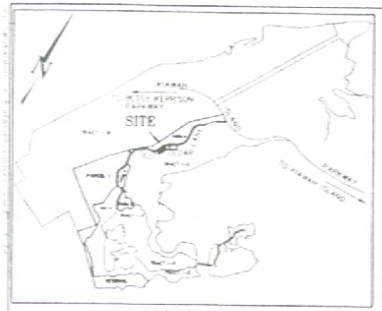
SIGNATURE: Douglas L. Dollhoff
DOUGLAS L. DOLLHOFF 17965

NO.	DATE	DESCRIPTION	BY
1	10/7/04	REVISED PER APP. A/9772	

Southeastern Surveying of Charleston, Inc.
147 Wando Creek Drive - Suite 102
Charleston, South Carolina 29412
843-795-9360 FAX 795-2007 www.sscsi.com

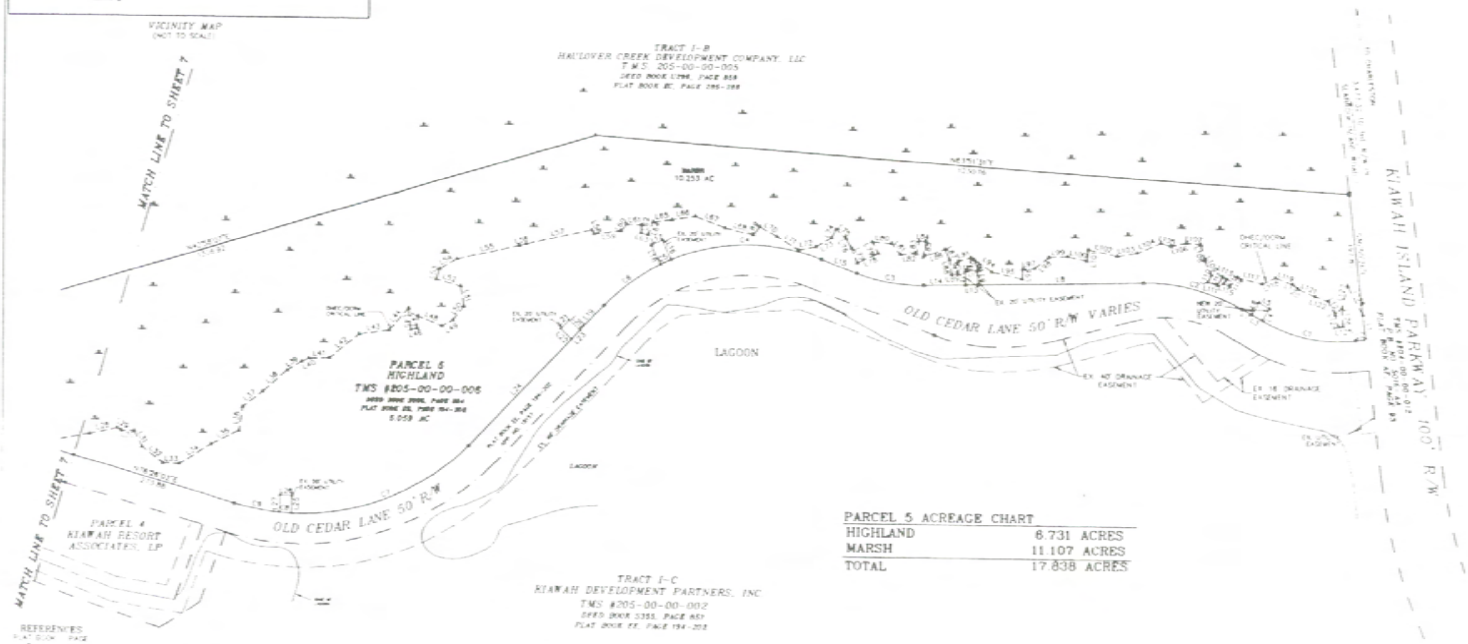
A BOUNDARY PLAT OF
PARCEL 4, WHICH IS SUBDIVIDED OUT OF TRACT 1-C
CONTAINING 3.385 ACRES
OWNED BY KIAWAH RESORT ASSOCIATE, LP
LOCATED ON SEABROOK ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

DATE	AUG. 31, 2004
DRAWN	KC
CHECK	DLD
JOB	03262
DWG	03262 parcel4
SHEET	5 OF 9



VICINITY MAP
(NOT TO SCALE)

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	244.17	152.55	81.63	154.83	S 78°21'13" E	36°56'12"
C2	309.48	188.88	97.03	187.56	N 75°34'31" W	37°24'49"
C3	284.54	108.87	55.15	108.27	S 80°18'27" E	22°00'29"
C4	320.00	152.45	132.94	246.16	S 89°00'27" W	44°30'32"
C5	320.00	20.05	10.00	20.00	S 64°28'34" W	3°35'05"
C6	320.00	114.86	58.03	114.28	S 52°05'44" W	20°14'53"
C7	320.00	238.28	125.70	232.73	N 67°28'51" E	48°31'02"
C8	372.00	26.01	13.01	26.01	S 86°32'24" E	3°53'19"
C9	375.00	74.94	37.61	74.84	S 79°17'34" E	11°27'11"



PARCEL 5 ACREAGE CHART	
HIGHLAND	6.731 ACRES
MARSH	11.107 ACRES
TOTAL	17.838 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 06°55'26" E	38.88
L2	N 82°59'34" E	14.82
L3	S 58°52'12" W	36.00
L4	S 30°07'47" E	23.99
L5	N 59°52'13" W	36.00
L6	N 30°07'47" E	22.99
L7	N 06°55'26" W	19.14
L8	N 88°12'06" E	287.39
L9	S 01°10'04" E	23.58
L10	N 88°22'02" E	17.38
L11	N 88°22'02" E	2.96
L12	S 01°10'04" E	24.25
L13	N 88°42'26" E	30.00
L14	N 88°42'26" E	88.58
L15	N 69°22'06" W	81.84
L16	S 23°00'24" E	24.72
L17	S 81°59'24" W	30.00
L18	S 23°00'24" E	24.72
L19	N 42°08'20" E	38.79
L20	S 47°51'40" E	23.58
L21	S 42°08'20" W	20.00
L22	S 47°51'40" E	23.58
L23	N 42°08'20" E	20.00
L24	N 42°08'20" E	242.23
L25	S 20°37'38" W	28.00
L26	N 88°22'47" W	45.05
L27	S 20°37'38" W	28.31
L28	N 77°02'28" E	45.57
L29	S 60°14'06" E	7.74
L30	S 79°29'15" E	22.32
L31	S 23°45'32" E	30.12
L32	S 50°08'24" E	42.32
L33	S 87°00'32" E	28.15
L34	N 38°35'57" E	62.34
L35	N 52°39'24" E	31.81
L36	N 32°28'59" E	38.63
L37	N 52°39'24" E	40.47
L38	N 48°28'41" E	33.72
L39	N 58°02'50" E	28.60
L40	N 52°39'24" E	15.72
L41	N 80°24'58" E	28.81
L42	N 50°24'48" E	81.86
L43	N 81°34'15" E	50.03
L44	N 41°12'04" E	48.01
L45	S 04°25'48" E	33.72
L46	N 78°32'24" E	11.08
L47	N 54°22'30" E	18.84
L48	S 88°32'31" E	41.37
L49	N 80°31'44" E	20.00
L50	N 78°18'06" E	28.54
L51	N 09°06'02" W	22.90
L52	N 73°06'28" W	60.72
L53	N 18°18'37" E	18.02
L54	N 78°16'06" E	34.60
L55	N 78°48'15" E	33.15
L56	N 15°12'06" E	13.90
L57	N 78°47'28" E	28.34
L58	S 23°00'24" E	7.37
L59	N 52°08'22" E	44.57
L60	N 39°11'06" E	14.17
L61	S 06°01'27" E	45.58
L62	S 20°33'39" W	12.38
L63	S 79°22'45" E	11.95
L64	N 20°36'37" E	12.15

LINE TABLE		
LINE	BEARING	DISTANCE
L65	N 82°22'42" E	21.50
L66	N 82°22'21" E	38.48
L67	S 79°21'13" E	52.90
L68	S 77°16'06" E	41.98
L69	N 38°52'06" E	17.11
L70	S 81°17'39" E	32.13
L71	S 57°24'32" E	28.72
L72	N 78°31'16" E	28.78
L73	N 61°06'06" E	28.45
L74	N 25°18'20" E	18.32
L75	S 41°52'21" E	28.21
L76	S 29°08'28" E	18.18
L77	S 20°31'21" E	23.69
L78	N 62°21'45" E	32.28
L79	N 27°52'18" W	20.92
L80	S 86°01'07" E	30.62
L81	S 28°53'12" E	22.58
L82	N 81°24'32" E	25.58
L83	N 14°30'18" E	21.25
L84	S 87°18'08" E	10.78
L85	S 11°55'41" W	28.28
L86	N 59°24'46" E	38.72
L87	S 23°24'02" E	17.91
L88	S 08°10'22" E	24.72
L89	N 86°52'00" E	12.95
L90	S 06°36'34" W	20.99
L91	N 72°06'18" E	21.34
L92	S 16°44'38" W	22.78
L93	S 16°38'46" E	18.15
L94	N 54°50'04" E	30.05
L95	N 17°08'42" W	31.24
L96	S 50°08'41" W	12.62
L97	S 83°42'27" W	18.32
L98	S 50°08'00" W	28.27
L99	S 87°08'00" W	28.27
L100	N 77°41'52" W	21.98
L101	S 05°48'18" W	18.59
L102	N 77°38'37" W	48.05
L103	S 80°08'38" W	32.47
L104	S 87°11'40" W	42.46
L105	N 74°42'06" W	18.32
L106	S 78°08'42" W	28.78
L107	N 84°08'12" W	24.23
L108	N 12°08'54" W	27.60
L109	N 25°22'00" W	23.62
L110	N 28°11'48" E	32.12
L111	N 74°28'18" W	38.41
L112	S 34°08'38" W	15.81
L113	N 82°40'21" W	7.82
L114	N 40°00'06" E	9.22
L115	N 83°28'14" W	11.44
L116	S 41°32'38" W	13.98
L117	N 75°14'32" E	41.41
L118	S 84°47'06" W	23.96
L119	N 69°23'40" W	30.17
L120	N 48°47'22" E	10.72
L121	N 83°32'22" W	30.35
L122	N 70°48'22" W	22.22
L123	N 28°32'48" W	23.87
L124	N 15°43'37" E	20.47
L125	S 85°39'14" W	7.71
L126	S 04°20'46" E	30.34
L127	S 17°29'32" W	34.59
L128	N 27°44'27" W	35.16

REFERENCES

PLAT BOOK	PAGE
P	87-88
EC	286-288
O	95
Y	93
EE	194-202
DEED BOOK	PAGE
K271	313

TMS 205-00-00-6, 10

LEGEND
- ■ 4"x4" CONCRETE MONUMENT, OLD
- ○ 1/2" REBAR, NEW
- △ MEANDER POINT, NO CORNER SET
- ▲ MARSH
- ● 1/2" REBAR, FOUND

NOTES
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY C.W.S. METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. PROPERTY SHOWN IS IN FLOOD ZONE AE AND VE AS SCALED FROM FIRM PANEL NO. 450413 (140) – REVISED SEPT. 2, 1993

SPECIAL NOTES
1. ROAD RIGHTS OF WAY AND DRAINAGE EASEMENTS OWNED BY THE HOMEOWNERS' ASSOCIATION ARE REQUIRED TO BE MAINTAINED BY THE ASSOCIATION. THE ONLY FUNDS TO BE USED FOR THIS MAINTENANCE ARE THOSE GENERATED THROUGH PERIODIC ASSESSMENT OF LOTS OR PARCELS WITHIN THE ASSOCIATION'S JURISDICTION. THOSE FUNDS WILL BE PAID TO THE ASSOCIATION BY THE INDIVIDUAL PROPERTY OWNERS. NO PUBLIC FUNDS MAY BE USED FOR THE MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
2. THE OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOT WITHIN THE HOMEOWNERS' ASSOCIATION UNDERSTANDS AND AGREES THAT APPROVAL OF THIS SUBDIVISION PLAT DOES NOT COMMIT THE COUNTY OF CHARLESTON TO ANY MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
3. ANY FURTHER SUBDIVISION OF THE PARCEL, OR ANY ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON, SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND DEVELOPMENT REGULATIONS. WITHIN CHARLESTON COUNTY CAN ACCEPT THE DEDICATION OF ANY ROAD INTO THE COUNTY ROAD SYSTEM. THE PROPERTY OWNER SHALL CONSTRUCT THE ROAD STRICTLY ACCORDING TO CHARLESTON COUNTY ROAD STANDARDS.

PLANNING AND ZONING USE ONLY

GRAPHIC SCALE
100 0 50 100 200 400
1 inch = 100 ft.

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF CHECK-DOWN PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PRIMARY AUTHORITY OF THE CHECK-DOWN, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT OFFICIAL JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER SHOWN HEREIN OR NOT.

10-18-04
SIGNATURE DATE

The critical line shown on this plat is valid for three years from the date of the signature, subject to the cautionary language above.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 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.

PROFESSIONAL SURVEYOR No. 17944

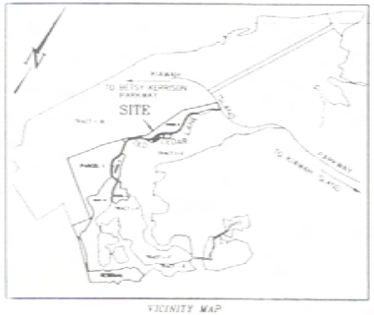
NO.	DATE	DESCRIPTION	BY
1	10/21/04	PLATS WITH CRITICAL LINE	

Southeastern Surveying of Charleston, Inc.
147 Wappoo Creek Drive – Suite 102
Charleston, South Carolina 29412
843-795-9330 FAX 795-2007 www.sscsurvey.com

A BOUNDARY PLAT OF PARCEL 5, WHICH IS SUBDIVIDED OUT OF TRACT 1-A CONTAINING 17.838 ACRES

OWNED BY KIAWAH DEVELOPMENT PARTNERS, INC.
LOCATED ON SEABROOK ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

DATE	AUG. 31, 2004
DRAWN	KC
CHECK	DLD
JOB	05262
DWG.	05262 parcel5-1
SHEET	6 OF 9



VICINITY MAP
(NOT TO SCALE)

PLANNING AND ZONE USE ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	325.00	251.79	132.50	245.54	S 46°03'12" W	44°22'10"
C2	325.00	31.82	15.92	31.81	S 21°52'46" W	5°36'07"
C3	325.00	113.32	57.24	112.75	S 63°46'10" W	19°58'41"
C4	275.00	141.94	72.54	140.37	N 78°56'21" E	29°34'20"
C5	275.00	28.93	14.51	28.91	N 58°21'44" E	6°02'26"
C6	275.00	54.57	27.38	54.48	N 50°41'24" E	11°22'14"
C7	275.00	28.07	14.06	28.06	N 42°04'39" E	5°51'18"
C8	325.00	255.29	133.22	248.78	S 57°05'00" W	45°00'39"

GRID NORTH

TRACT 1-B
HAULOVER CREEK DEVELOPMENT COMPANY, LLC
T.M.S. 205-00-00-005
DEED BOOK 0256, PAGE 859
PLAT BOOK EE, PAGE 285-288

MATCH LINE TO SHEET 6

MARSH
0.854 AC

HIGHLAND
0.270 AC

HIGHLAND
0.235 AC

HIGHLAND
0.124 AC

MARSH
10.253 AC

PARCEL 5
TMS #205-00-00-006
DEED BOOK 0366, PAGE 864
PLAT BOOK EE, PAGE 194-202&L

PARCEL 1

HIGHLAND
0.630 AC

HIGHLAND
0.813 AC

TRACT 1-C
KIAWAH RESORT ASSOCIATES, LP
T.M.S. #205-00-00-002
DEED BOOK 0355, PAGE 857
PLAT BOOK EE, PAGE 194-202

TRACT A
KIAWAH RESORT ASSOCIATES, LP

OLD CEDAR LANE 50' R/W
PLAT BOOK EE, PAGE 194-202

ZONE AE EL 14.00

ZONE VE1 EL 14.00

MATCH LINE TO SHEET 6

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 56°24'25" E	19.85
L2	S 87°31'27" W	40.78
L3	S 03°06'30" W	84.40
L4	S 69°14'16" W	94.83
L5	N 29°29'48" W	8.44
L6	S 67°37'24" W	16.95
L7	N 24°15'55" W	8.33
L8	N 58°33'00" E	63.49
L9	N 64°08'13" E	80.08
L10	N 55°47'01" E	41.92
L11	N 75°41'35" E	45.95
L12	S 09°34'46" E	13.98
L13	N 75°47'51" E	13.14
L14	N 10°04'30" E	15.54
L15	N 75°30'38" E	61.66
L16	N 75°20'25" W	23.08
L17	N 02°11'52" W	15.50
L18	N 70°34'50" E	24.98
L19	S 83°34'55" E	48.45
L20	S 11°33'43" E	21.49
L21	S 40°32'13" E	44.24
L22	S 40°36'17" E	37.79
L23	S 49°23'43" W	4.95
L24	S 42°26'40" E	27.72
L25	S 36°39'55" E	34.04
L26	S 36°26'44" E	14.52
L27	S 30°03'27" E	39.23
L28	S 78°31'28" E	42.89
L29	N 85°42'50" E	26.44
L30	N 42°58'01" E	15.31
L31	N 42°58'01" E	7.00
L32	N 42°58'01" E	12.74
L33	S 48°06'48" W	38.28
L34	S 42°46'40" W	23.82
L35	S 17°08'31" W	56.28
L36	N 59°44'08" E	46.54
L37	N 28°31'48" E	49.97
L38	N 46°08'14" E	92.15
L39	N 45°38'00" E	49.22
L40	N 45°39'04" E	98.50

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S 43°22'17" E	32.81
L42	N 41°18'36" W	32.24
L43	N 16°15'28" E	11.54
L44	S 55°36'13" E	28.81
L45	S 46°48'45" E	67.49
L46	S 58°38'50" E	26.16
L47	S 74°16'21" W	2.32
L48	N 58°33'11" W	26.02
L49	N 42°30'22" W	52.92
L50	N 65°48'24" E	15.12
L51	N 42°40'27" E	38.12
L52	N 51°52'47" E	50.94
L53	N 49°24'45" E	16.96
L54	N 49°24'55" E	25.12
L55	S 50°24'49" E	12.41
L56	N 46°44'47" E	65.07
L57	N 07°43'4" E	19.65
L58	N 68°47'37" E	31.54
L59	N 87°03'35" E	42.20
L60	N 59°34'37" E	56.21
L61	N 67°49'22" E	24.07
L62	N 02°54'28" W	5.97
L63	N 29°15'27" E	17.26
L64	N 50°08'08" E	19.90
L65	S 55°19'01" E	36.93
L66	S 69°46'24" E	42.28
L67	N 50°37'01" E	57.42
L68	S 50°33'1" W	45.62
L69	S 45°34'30" W	52.17
L70	S 45°33'28" W	83.07
L71	S 55°37'17" W	60.00
L72	S 34°34'36" E	19.02
L73	N 82°22'38" E	83.32
L74	N 46°31'01" E	75.67
L75	N 45°36'29" E	47.86
L76	N 42°23'35" E	31.98
L77	N 49°36'14" E	12.24
L78	S 85°10'36" E	7.07
L79	N 48°50'01" E	55.67
L80	N 39°37'1" E	13.32
L81	N 48°18'55" E	58.52

PARCEL 5 ACREAGE CHART

HIGHLAND	6.731 ACRES
MARSH	11.107 ACRES
TOTAL	17.838 ACRES

LEGEND
- 4"x4" CONCRETE MONUMENT, OLD
- 1/2" REBAR, NEW
- MEANDER POINT, NO CORNER SET
- MARSH
- 1/2" REBAR, FOUND

REFERENCES

PLAT BOOK	PAGE
AF	93
BN	93-96
EC	285-288
LC	151
EE	194-202
LP	110

DEED BOOK	PAGE
K271	312

T.M.S. 205-00-00-6, 10

NOTES:
ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
AREA, IF SHOWN, BY DWD METHOD.
THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
PROPERTY SHOWN IS IN FLOOD ZONES AE AND VE1 AS SCALED FROM FIRM PANEL NO. 455412 0440 H, REVISED SEPT. 2, 1993.

PRIVATE NOTES:
ROAD RIGHTS OF WAY AND DRAINAGE EASEMENTS OWNED BY THE HOMEOWNERS ASSOCIATION ARE REQUIRED TO BE MAINTAINED BY THE ASSOCIATION. THE ONLY FUNDS TO BE USED FOR THIS MAINTENANCE ARE THOSE GENERATED THROUGH ANNUAL ASSESSMENT OF LOTS OR PARCELS WITHIN THE ASSOCIATION'S JURISDICTION. THESE FUNDS WILL BE PAID TO THE ASSOCIATION BY THE INDIVIDUAL PROPERTY OWNERS. NO PUBLIC FUNDS MAY BE USED FOR THE MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
THE OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOT WITHIN THE HOMEOWNERS ASSOCIATION UNDERSTANDS AND AGREES THAT APPROVAL OF THIS SUBDIVISION PLAT DOES NOT COMMIT THE COUNTY OF CHARLESTON TO ANY MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
NO FURTHER SUBDIVISION OF THE PARCEL OR ANY ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS BEFORE CHARLESTON COUNTY CAN ACCEPT THE DEDICATION OF ANY ROAD INTO THE COUNTY ROAD SYSTEM. THE PROPERTY OWNER SHALL CONSTRUCT THE ROAD STRICTLY ACCORDING TO CHARLESTON COUNTY ROAD STANDARDS.

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER SHOWN HEREON OR NOT.

10-18-04
SIGNATURE DATE

The critical line shown on this plat is valid for three years from the date of this signature, subject to the cautionary language above.

GRAPHIC SCALE
1 inch = 100 ft

SOUTH CAROLINA
DELINEATION SURVEYOR
CERTIFICATION
SURVEYING & MAPPING

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 17565

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

DELINEATION SURVEYOR — S.C. No. 17565

NO.	REVISION	DATE	DESCRIPTION	BY
1	10/7/04	REVISED PER APP. #1512		

Southeastern Surveying of Charleston, Inc.
147 Wappoo Creek Drive - Suite 102
Charleston, South Carolina 29412
843-795-9330 fax 795-2007 www.sscsc.com

A BOUNDARY PLAT OF PARCEL 5, WHICH IS SUBDIVIDED OUT OF TRACT 1-A CONTAINING 17.838 ACRES

OWNED BY KIAWAH DEVELOPMENT PARTNERS, INC
LOCATED ON SEABROOK ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

DATE	AUG. 10, 2004
DRAWN	KC
CHECK	DLD
JOB	03262
DWG	03262 parcel5-2

EXHIBIT C
AERIAL PHOTOGRAPHY

permar

76 Wentworth Street
Suite 400
Charleston, SC 29401
t 843.723.0002
f 843.722.8778

Cassique Courtyard Homes

Aerial Photography

NTS

scale in feet

walking distance in minutes

area

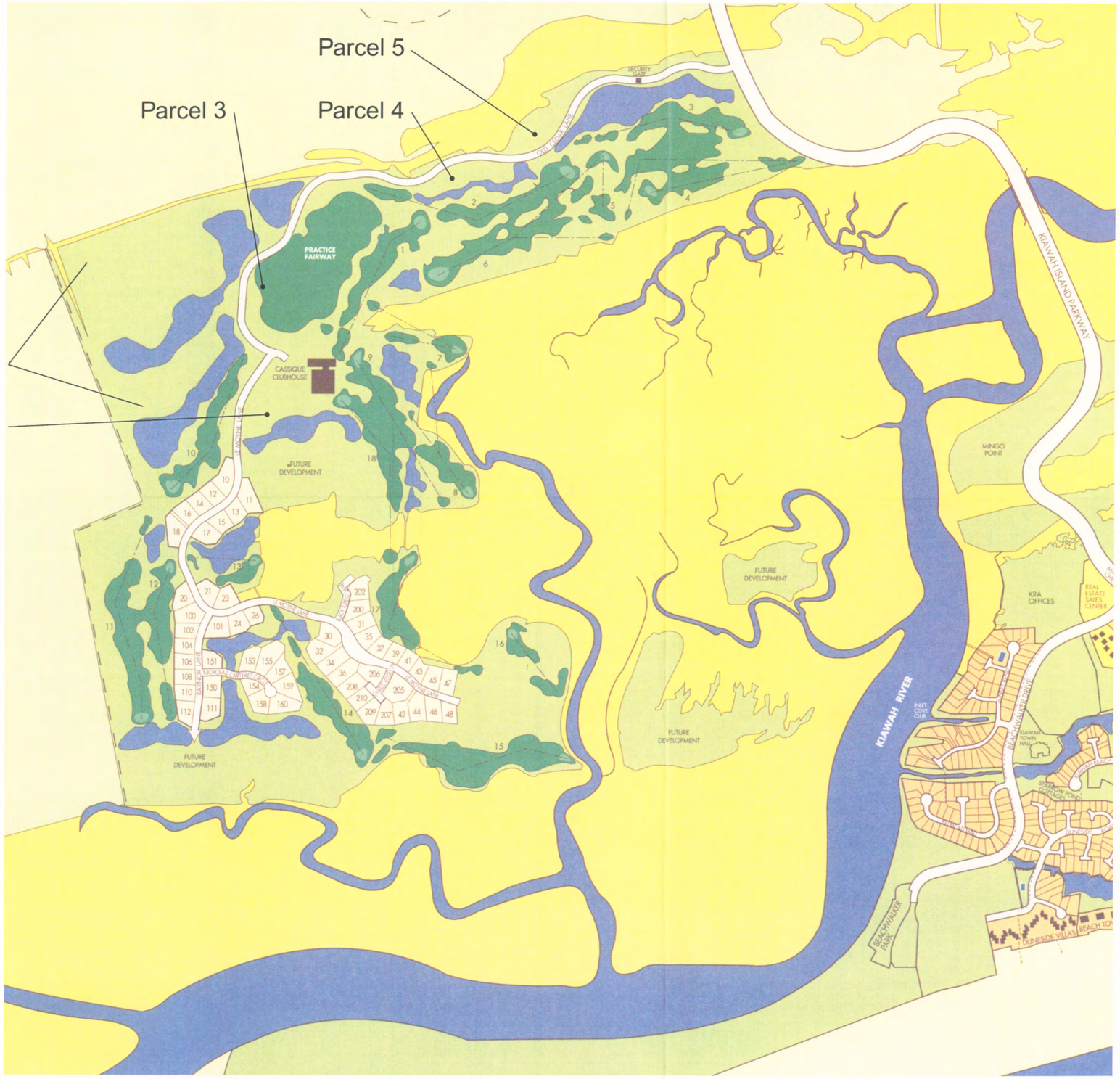
N

orientation

date June 15, 2004

EXHIBIT D
MASTER LAND USE PLAN

Included in this exhibit is a graphic indicating existing land use conditions and a graphic of a conceptual master land use plan indicating a general circulation system, residential clustering and amenity location.



permar

76 Wentworth Street
Suite 400
Charleston, SC 29401
t 843.723.0002
f 843.722.8778

Cassique Courtyard Homes

Existing Master Plan

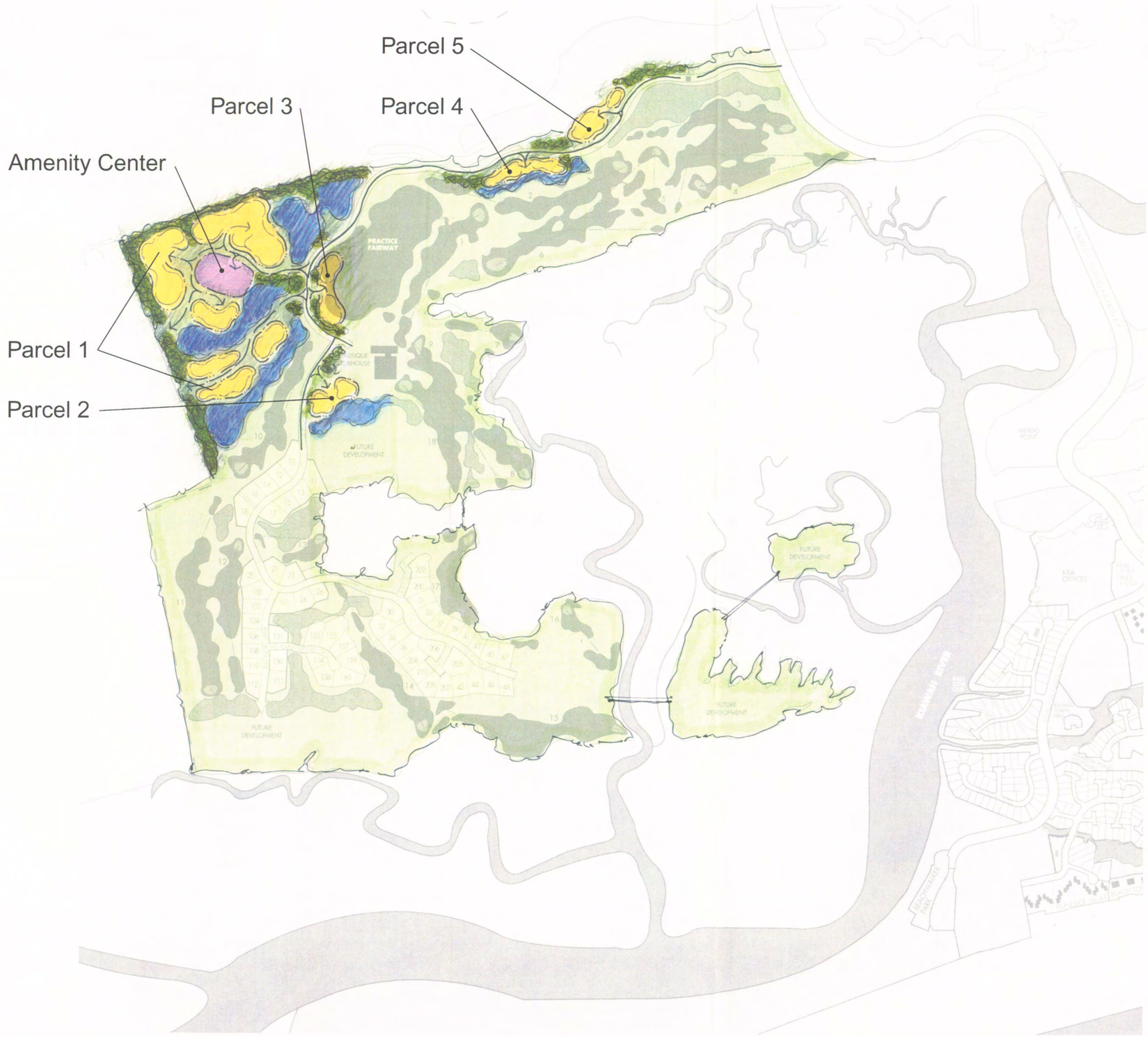
0 300 600 900 1200
scale in feet

5 min.
walking distance in minutes

area

N
orientation

date **September 1, 2004**



permar

76 Wentworth Street
Suite 400
Charleston, SC 29401
t 843.723.0002
f 843.722.8778

Cassique Courtyard Homes

Conceptual Master Plan

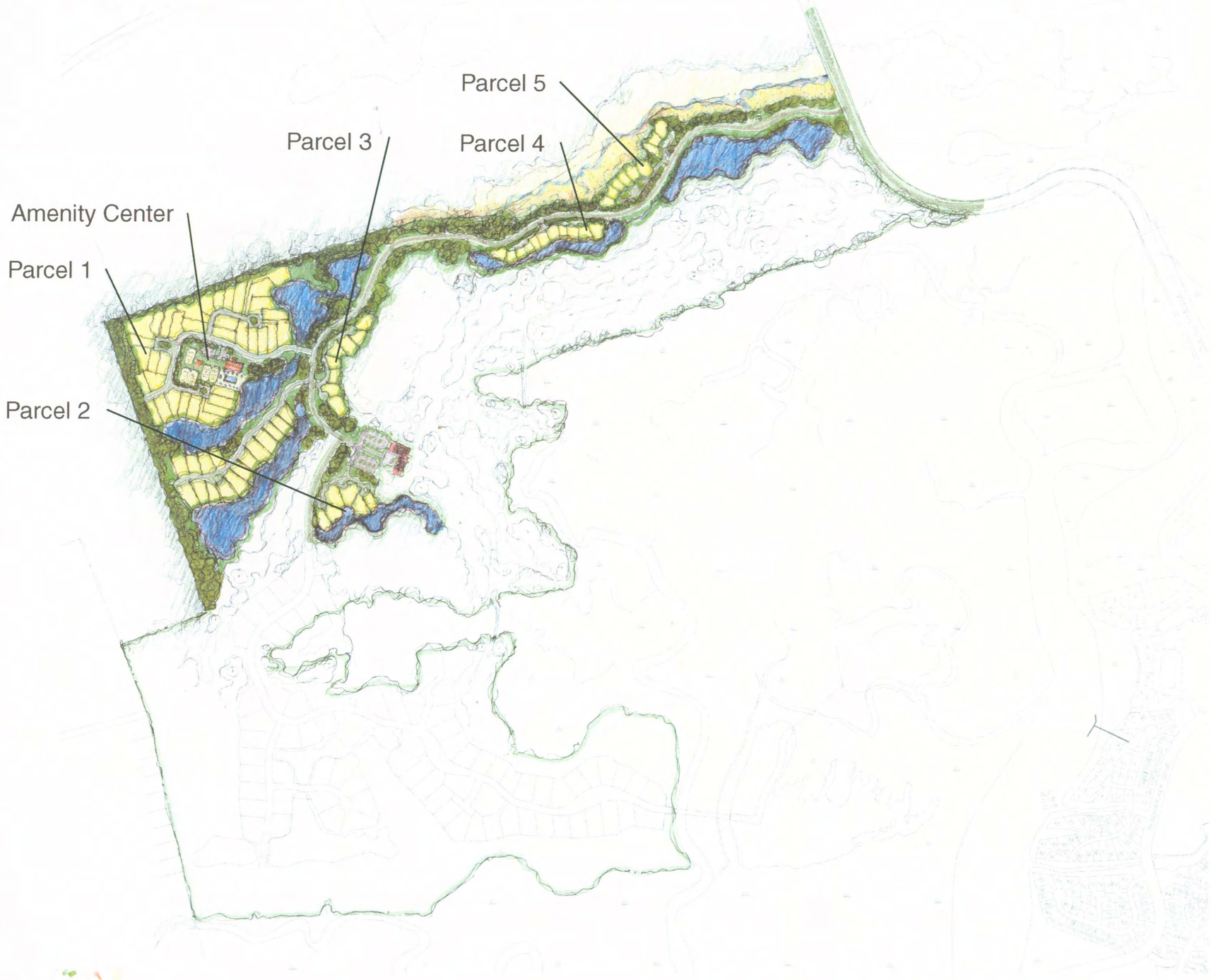
0 300 600 900 1200
scale in feet

5 min.
walking distance in minutes

area

N
orientation

date **September 1, 2004**



permar

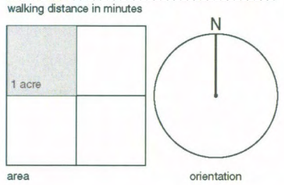
76 Wentworth Street
Suite 400
Charleston, SC 29401
t 843.723.0002
f 843.722.8778

Cassique Courtyard Homes

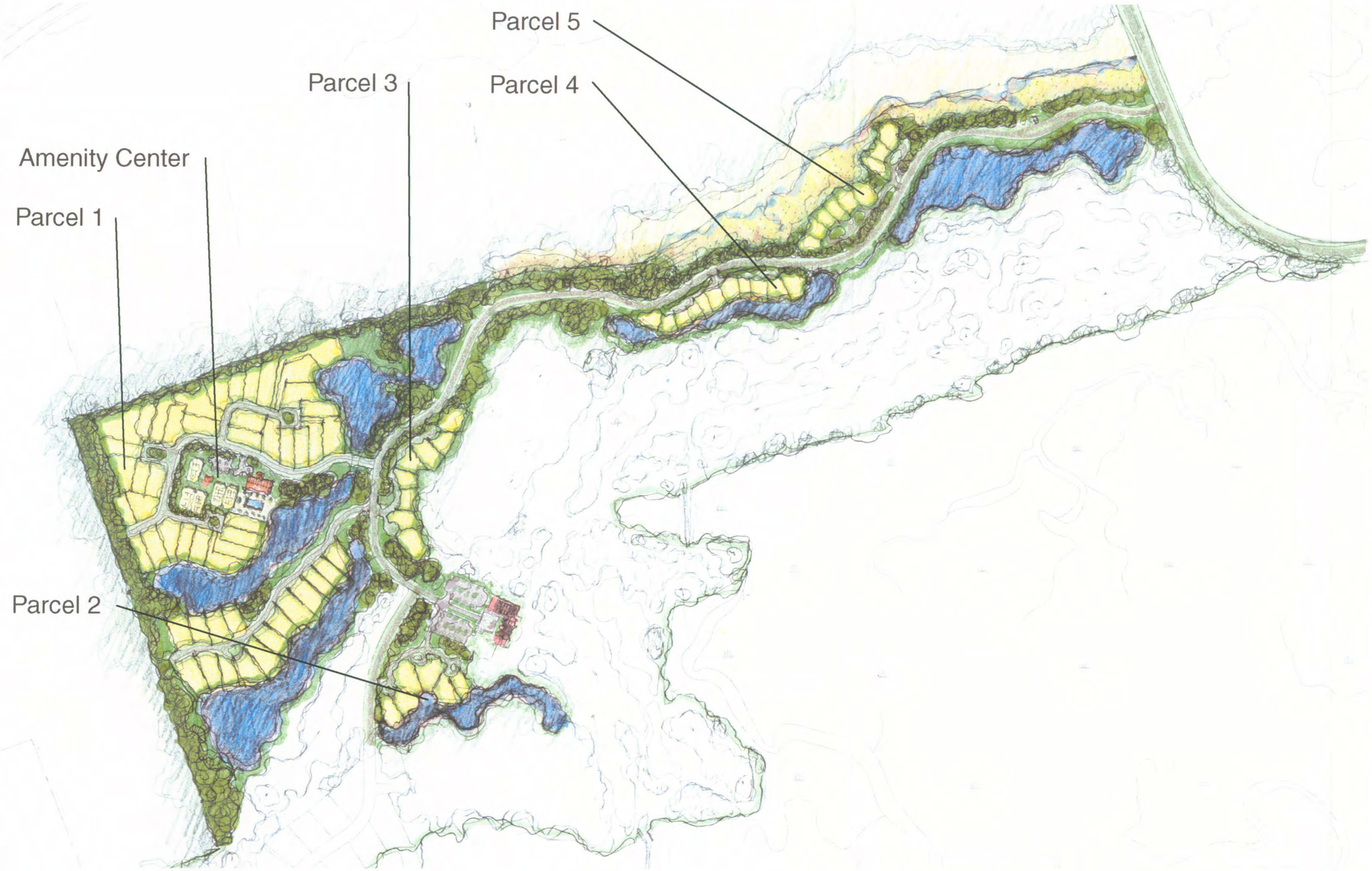
Conceptual Master Plan

0 200 400 600 800
scale in feet

walking distance in minutes



date **September , 2004**



permar

76 Wentworth Street
Suite 400
Charleston, SC 29401
t 843.723.0002
f 843.722.8778

Cassique Courtyard Homes

Conceptual Master Plan

0 200 400 600 800
scale in feet

walking distance in minutes

1 acre

area

N

orientation

date **September , 2004**

EXHIBIT E
LETTERS OF INTENT TO PROVIDE SERVICES

Included in this exhibit are letters from principal service providers for development of the Real Property.

Seabrook Island Utility Commission
2902A Seabrook Island Road
Johns Island, South Carolina 29455

Phone (843) 768-0102
Fax (843) 768-1075

August 30, 2004

Mr. Ray Pantlik, P.E.
Kiawah Resort Associates LP
7 Beachwalker Drive, Suite 10
Kiawah Island, SC 29455

Subject: Cassique PD Application – Letter of Service Availability Request, August 19, 2004

Dear Mr. Pantlik,

I have reviewed your request for sanitary sewer service to the areas as shown with your August 19, 2004, Cassique PD Application – Letter of Service Availability Request.

The above mentioned section of the Cassique development has sanitary sewer capacity reserved as per a December 1998 agreement between the Seabrook Island Utility Commission and Kiawah Resort Associates LP.

Therefore, the Seabrook Island Utility Commission (SIUC) has adequate sanitary sewer capacity to serve the above mentioned development.

Prior to the installation of the sanitary sewer pipeline system, all related fees must be paid to the SIUC and drawings illustrating the proposed sanitary sewers and connections shall be approved by the SIUC. All connections to the sanitary sewer system shall be made in accordance to SIUC specifications and will be subject to a final inspection by the SIUC.

If you have further questions regarding this matter, please feel free to contact me.

Respectfully,

Thomas A. Galitza
Manager
Seabrook Island Utility Commission

ST. JOHN'S WATER COMPANY, INC.
Post Office Box 629
John's Island, South Carolina 29457-0629
(843) 559-0186

RECEIVED
AUG 30 2004
BY: _____

August 26, 2004

Mr. Pay Pantlik, P.E.
Director of Development
Kiawah Development Partners, Inc.
Post Office Box 12001
Charleston, SC 29422

Re: The Cassique PD Application
Water Availability and Willingness to Serve

Dear Mr. Pantlik:

This letter is to confirm that the The Cassique Development Parcels 1 through 5 located off Old Cedar Lane are within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 14-inch water line on Old Cedar Lane based on the existing development density. Water has been available to The Cassique Development since placing the Andell Ground Storage Tank and Booster Station into operation September 7, 2001.

Our system is SC DHEC approved and we have the capacity and willingness to provide potable water to your site. Upon completion of your certification of water system construction, our final inspection, the satisfaction of all legal requirements, payment of all fees, and SC DHEC approval, SJWC will own, operate and maintain the water distribution system in the referenced project.

If you have any questions, please feel free to give me a call.

Sincerely,
ST. JOHN'S WATER COMPANY

Ava Robichaux

Ava Robichaux
General Manager

cc: Colleen Schild / BPB

ST. JOHN'S FIRE DISTRICT

P.O. BOX 56
JOHNS ISLAND, S.C. 29457
PHONE: (843) 559-9194
FAX: (843) 559-3687

COMMISSIONERS:

THOMAS KULICK, Chairman
JOHN HART, Vice-Chairman
ERIC P. BRITTON
SAMUEL BROWNLEE
WANDA FORD
SUSANNE HOLLOMAN
GENEVA SMITH

KARL E. RISTOW. Fire Chief

24 August 2004

RECEIVED
AUG 27 2004
BY: _____

Mr. Ray C. Pantlik, P.E.
Director of Development
Kiawah Development Partners, Inc.
Charleston, SC 29422

Re: Fire/Emergency Services Confirmation

Dear Mr. Pantlik:

Please accept this letter as statement to the confirmation that the St. Johns Fire District furnishes fire and emergency services contingent to the area to be called the *Courtyard at Cassique*, Johns Island, South Carolina.

However, pursuant to the infrastructure of this planned development community, the St. Johns Fire District shall enforce the requirements outlined in the National Fire Protection Association's (NFPA) 1141, *Standard for Fire Protection in Planned Building Groups*, 2003 Edition (enclosed). Additionally, adequate fire flow (available water supply for structure firefighting) shall be required from the established water supply to ratify size and access to the prospective residential structures.

Should your require any additional assistance regarding this issue or any further explanation regarding the aforementioned requirements, please contact the St. Johns Fire Prevention Division.

Sincerely,

D.S. Chase
Chief Fire Inspector

c.c. Karl E. Ristow
Chief of Department

Enclosure:

EXHIBIT F
MODIFICATIONS TO CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE

The applicant is proposing the following modifications to existing development regulations in order to provide flexibility for planning and design of the courtyard home concept. These proposed standards will allow for lot configuration and structure placement of moderate density fee-simple attached and detached residential dwellings without adversely impacting surrounding environmentally sensitive areas.

All references below are as outlined in the Charleston County Zoning and Land Development Regulations (adopted November 20, 2001).

Sect. 4.10.3 Density/Intensity and Dimensional Standards Table

DENSITY/INTENSITY AND DIMENSIONAL STANDARDS		
	EXISTING (RSL)	**PROPOSED (PDD)**
MAXIMUM DENSITY	4 dwelling units per acre	4 dwelling units per acre [3]
MINIMUM LOT AREA	8,000 square feet	6,000 square feet
MINIMUM LOT WIDTH	60 feet [1]	60 feet
MINIMUM SETBACKS		
Front/Street Side [2]	25 feet	10 feet 5 feet (garage/studio) [4]
Interior Side	5 feet	5 feet (house) 0 feet (garage/studio)
Rear	15 feet	10 feet
OCRM Critical Line	35 feet	30 feet (Ave.) (No less than 20 feet)
MAXIMUM BUILDING COVER	30% of lot	40% of parcel 60% of individual lot [5]
MAXIMUM HEIGHT	35 feet	35 feet

[1] 70 feet without public water and/or public sewer.

[2] Front/Street Side Setback reductions of 15 feet may be approved by the Planning Director when deemed compatible with existing development patterns or setbacks shown on approved plats.

[3] Total dwelling unit cap not to exceed 120. Any parcel not to exceed 4 D.U./Acre.

[4] Any wall up to 8 ft. above finish grade may be located within any of the required setbacks, provided vision site triangles at street intersections are maintained.

[5] The garden courtyard concept coverage includes house, garage, and pool cavity.

Art. 4.22. Waterfront Development Standards

Standard	Existing	Proposed
Min. Lot Area (RSL)	12,000 sq.ft.	8,000 sq.ft.
Min. Lot Width (ft)	90	60
Min. Lot Width Average (ft.)	100	60
Building Setback from OCRM Critical Line (ft.)	35	30 (ave.) (no less than 20')

Sect. 9.5.4 Landscape Buffers

	Existing	Proposed
4. Buffer Depth and County Standards		
Min. Buffer Depth (Buffer Type S1)	15'	12'
' For residential and amenity uses		
5. Buffer Depth and Landscaping Standards		
Min. Buffer Depth (Buffer Type B)	15'	12'

Sect. 9.7 Wetlands, Waterways and OCRM Critical Line

	Existing	Proposed
B. Buffer Depth and Setbacks		
Min. Buffers/Setbacks (RSL Classification)		
Setback from OCRM Critical Line	35'	30' (ave.) (no less than 20')

EXHIBIT G
DRAFT ARB GUIDELINES

Included in this exhibit is an example of the existing Cassique Community Architectural Review Board guidelines that will be revised to include the development standards proposed in this application.