

**Town of Kiawah Island Subdivision Request**  
**Case SBD25-000003**

**Planning Commission Meeting: April 2, 2025**

**CASE INFORMATION**

Applicant: 1CM LLC

Property Owner(s): 1CM LLC

Surveyor: Southeastern Land Surveying LLC

Location: 1 Captain Maynard's Island, Kiawah Island, SC 29455

Parcel Identification: TMS#: 209-11-00-050

Property Size: Total            11.376 acres  
                         Highlands    6.595 acres  
                         Marshlands 4.781 acres

Proposed Property Sizes:

Lot 1:            Total            5.603 acres  
                         Highlands    3.228 acres  
                         Marshlands 2.375 acres

Lot 2:            Total            5.773 acres  
                         Highlands    3.366 acres  
                         Marshlands 2.406 acres

Deed: Book 0605, Page 764

Plat: Book CP, Page 192

Application:

The subdivision request is sited at the northern part of Kiawah Island off Rhett's Bluff Road known as Captain Maynard's Island. The Kiawah River sits adjacent to the property to the north, and a Tributary to Kiawah River is located to the south. The subject property is located in the R-1 Zoning District and is subject to the restrictions set forth in Sec. 12-65. Adjacent properties to the east are also located in the R-1 Zoning District. The subject parcel is principally developed.

The subject parcel was brought to Planning Commission on November 8, 2017 for a Preliminary Subdivision Plat. The proposed subdivision consisted of 6 new lots, and a private road. The Preliminary Plat was approved. No further action was taken. The preliminary plat expired.

On April 23, 2019, a fire burned down the principal residence. The property was not redeveloped following the fire. The property currently has two existing dock structures one going to Kiawah River, and the other going to the Tributary to Kiawah River. The property is serviced by public sewer and water. The property contains a DHEC OCRM Critical Line survey dated and signed by Bradley Jaynes on 08/31/2022.

The proposed subdivision plat contains two lots with a shared 30' access and utility easement. The access easement is centered off of the two proposed lots (15' on each side of the parcel line).

The applicant has submitted to the St. Johns Fire District for comments. Please see attached referenced letter.

On March 5, 2025, the Planning Commission unanimously approved with conditions, the Preliminary Plat for the two lot subdivision of the parcel known as Captain Maynards Island Case # SBD25-000001 (TMS# 209-11-00-050). The conditions were as follows:

1. The applicant shall maintain an unobstructed vertical clearance for the driveway of not less than 14 feet to accommodate high ladder trucks and high water rescue vehicles.
2. The following statements shall be placed on the plat:
  - a. "The approval of this plat does not obligate the Town of Kiawah Island in any way to accept for maintenance any of the roads or easements shown hereon."
  - b. "Warning! Approval of this plat by the Planning Commission does not indicate approval nor adjudicate title of the access to right-of-way shown hereon."
3. If the subject property shall maintain gated entry to the property prior to issuance of any zoning permit for future development, the applicant shall increase the width of the gated entrance from 11 feet 7 inches to no less than 20 feet.

The conditions have been placed on the Final Plat for the subdivision to be known as Lot #1 THRU #2, Tract 26, Phase 3 known as Captain Maynards Island.

#### **DECISION OF THE PLANNING COMMISSION**

Pursuant to Sec. 12-246. - Administration. (b) *Planning Commission*.

The Kiawah Island Planning Commission shall act to:

- (1) Approve, disapprove or approve with conditions, all preliminary plats and final plats;
- (2) Review concept or site plans; and
- (3) Consider any waiver requests with respect to the requirements contained in this article.

#### **STAFF REVIEW AND APPROVAL CRITERIA**

The Planning Department has reviewed this document for FINAL PLAT APPROVAL of this subdivision to be known as Lot #1 THRU #2, Tract 26, Phase 3 Known as Captain Maynards Island and finds that it is consistent with Chapter 12 Article III Subdivision Regulations.

**Should the Planning Commission consider approval of Case #SBD24-000003, Planning staff recommends Planning Commission consider the following condition(s):**

- 1) The conditions of the preliminary plat shall still apply regarding access to the subject property.
- 2) Prior to any permits being issued for development, the property owner shall record an access easement across property lines for the subject lots with the Charleston County Register of Deeds.

#### **PLANNING COMMISSION MEETING APRIL 2, 2025**

Notifications: Notice of this meeting has been published and posted in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island.

# Town of Kiawah Island

Town of Kiawah Island Municipal Center  
4475 Betsy Kerrison Parkway  
Kiawah Island, SC 29455

## April 2, 2025



The seal of the Town of Kiawah Island is circular. It features a central illustration of a bird, likely a heron or egret, standing on a small island or rock in the water. The bird is facing right. The words "TOWN of KIAWAH ISLAND" are written in a circular path around the top of the seal, and "ESTABLISHED 1988" is written around the bottom. The seal is rendered in a light green or teal color.

# SUBDIVISION APPLICATION

#SBD25-000003

# #SBD25-000003

**A Final Plat Lot #1 Thru #2, Tract 26, Phase 3 Known as Captain Maynards Island (#TMS 209-11-00-050)**

**Applicant/Property Owner:** 1CM LLC

**Surveyor:** Southeastern Land Surveying, LLC.

**Location:** Captain Maynards Island

**Parcel(s):** #TMS 209-11-00-050

**Zoning District:** R-1, Residential

<b>Proposed Lots</b>	<b>Lot 1:</b>	<b>Total</b>	<b>5.603 acres</b>
		<b>Highlands</b>	<b>3.228 acres</b>
		<b>Marshlands</b>	<b>2.375 acres</b>
	<b>Lot 2:</b>	<b>Total</b>	<b>5.773 acres</b>
		<b>Highlands</b>	<b>3.366 acres</b>
		<b>Marshlands</b>	<b>2.406 acres</b>

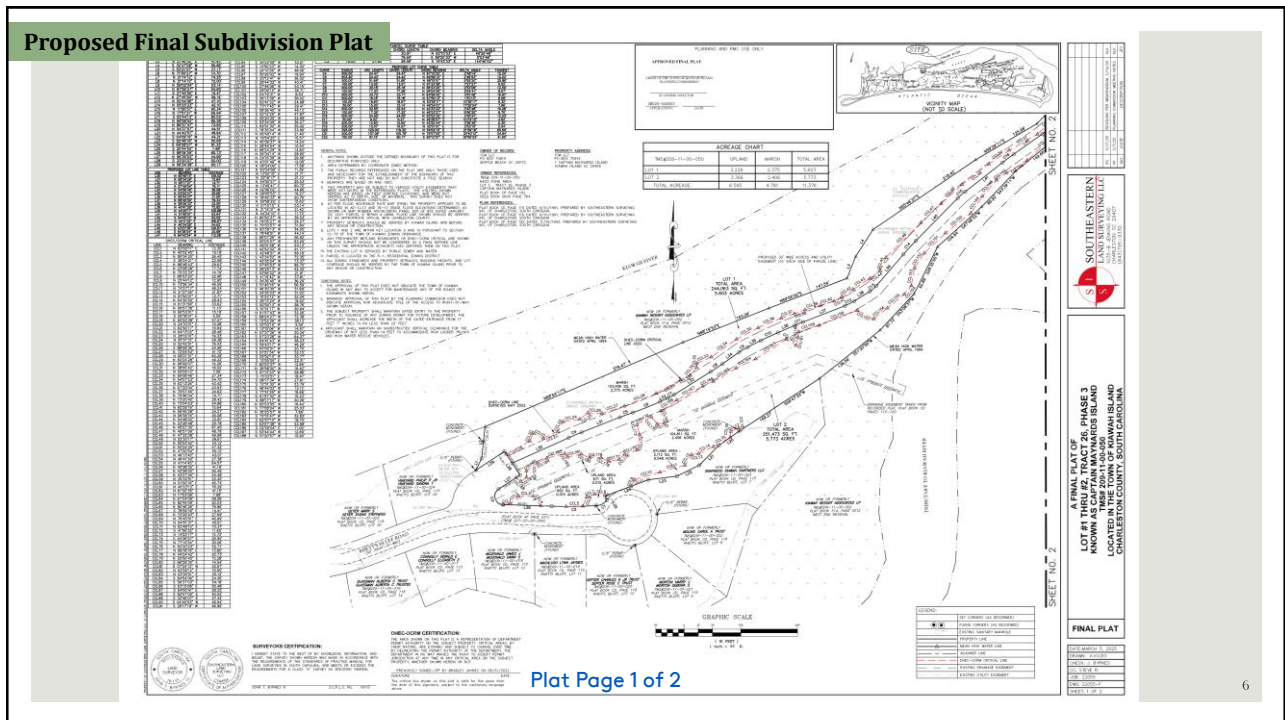
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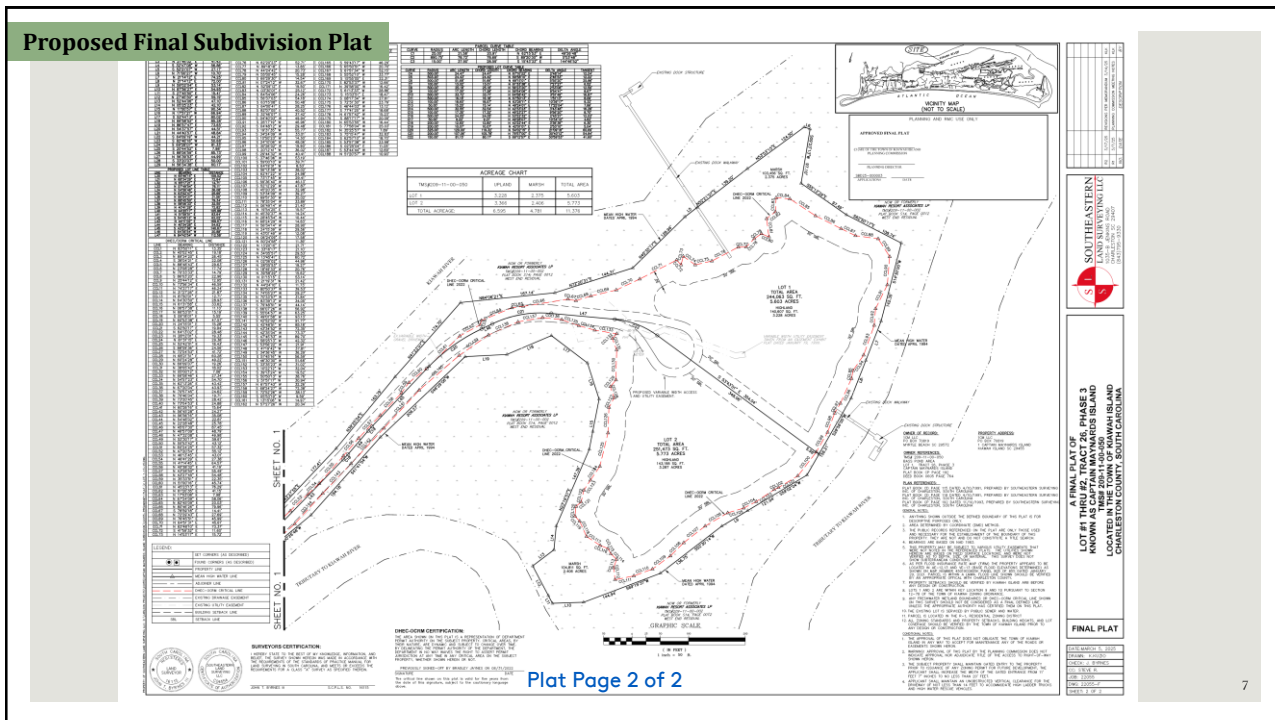


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# #SBD25-000003 | Case Information

- The subdivision request is sited at the northern part of Kiawah Island off Rhett's Bluff Road known as Captain Maynard's Island. The Kiawah River sits adjacent to the property to the north, and a Tributary to Kiawah River is located to the south. The subject property is located in the R-1 Zoning District and is subject to the restrictions set forth in Sec. 12-65. Adjacent properties to the east are also located in the R-1 Zoning District. The subject parcel is principally developed. The property contains a DHEC OCRM Critical Line survey dated and signed by Bradley Jaynes on 08/31/2022.
- The subject parcel was brought to Planning Commission on November 8, 2017 for a Preliminary Subdivision Plat. The Preliminary Plat was approved. No further action taken resulting in expiration of Preliminary Plat.
- A fire burned down the principal residence on April 23, 2019. The property was not redeveloped following the fire.
- The subject parcel is part of the Key Locations map. It is allowed one dock to the North to the Kiawah River, and one dock to the South towards the Tributary to Kiawah River. The lot currently has two (2) existing docks.
- The Planning Commission unanimously approved the preliminary plat with conditions on March 5, 2025. The conditions have been placed on the Final Plat for the subdivision to be known as Lot #1 THRU #2, Tract 26, Phase 3 known as Captain Maynard's Island.





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## #SBD25-000003 | Staff Review

**A Final Subdivision Plat| Lot #1 Thru #2, Tract 26, Phase 3 Known as Captain Maynards Island #TMS 209-11-00-050**

The Planning Department has reviewed this document for FINAL PLAT APPROVAL of this subdivision to be known as Lot #1 THRU #2, Tract 26, Phase 3 Known as Captain Maynards Island and finds that it is consistent with Chapter 12 Article III Subdivision Regulations.

In the event the Planning Commission considers approval of preliminary plat application #SBD25-000003, planning staff recommends that:

1. The approved conditions of the preliminary plat shall still apply regarding access to the subject property.
2. Prior to any permits being issued for development, the property owner shall record an access easement across property lines for the subject lots with the Charleston County Register of Deeds.

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LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 26°04'46" E	22.69	CCL92	S 04°48'12" W	29.48
L2	S 08°18'03" W	56.64	CCL93	S 19°31'35" W	55.77
L3	N 21°46'02" E	41.43	CCL94	S 34°24'09" W	33.01
L4	S 32°47'08" W	56.86	CCL95	S 10°50'23" W	14.30
L5	S 52°21'07" W	27.17	CCL96	S 24°10'06" W	48.06
L6	N 71°02'39" W	10.70	CCL97	S 30°26'02" W	19.90
L7	N 21°14'12" E	74.25	CCL98	S 20°12'41" W	36.02
L8	N 21°14'12" E	72.00	CCL99	S 29°44'32" W	40.41
L9	N 59°02'04" E	53.14	CCL100	S 37°46'06" W	53.19
L10	N 87°46'59" E	54.99	CCL101	S 59°00'10" W	39.27
L11	S 27°45'50" E	15.41	CCL102	S 64°19'31" W	8.53
L12	N 27°45'50" W	59.19	CCL103	S 56°13'38" W	38.02
L13	N 52°44'08" E	47.10	CCL104	S 62°41'22" W	24.98
L14	N 05°25'03" E	42.10	CCL105	S 73°17'24" W	29.41
L15	N 11°00'57" E	90.34	CCL106	S 59°16'40" W	43.74
L16	N 17°51'21" W	66.94	CCL107	S 52°12'28" W	47.87
L17	S 52°44'13" E	80.02	CCL108	S 45°20'35" W	32.98
L18	N 86°57'47" E	88.28	CCL109	S 53°34'30" W	39.27
L19	N 86°57'47" E	73.65	CCL110	S 69°51'30" W	35.02
L20	N 54°37'57" E	44.51	CCL111	S 78°35'04" W	33.89
L21	N 44°40'57" E	48.84	CCL112	N 06°49'14" W	21.40
L22	S 64°09'19" W	44.21	CCL113	N 19°54'57" W	15.57
L23	S 82°48'18" W	50.68	CCL114	N 45°39'57" W	14.24
L24	S 69°28'07" W	81.33	CCL115	N 28°45'54" W	10.44
L25	S 20°44'52" E	7.98	CCL116	N 68°24'29" W	14.83
L26	S 88°04'59" E	88.73	CCL117	N 56°51'39" W	28.90
L27	N 56°39'53" E	44.99	CCL118	N 24°15'39" W	29.56
L28	S 33°20'07" E	50.00	CCL119	N 43°01'49" W	12.08
L29	N 58°34'38" E	60.17	CCL120	N 06°24'09" E	17.58
L30	N 85°46'15" E	109.64	CCL121	N 50°24'58" E	11.39
L31	N 85°46'15" E	109.64	CCL122	N 13°20'10" E	21.71
L32	N 85°46'15" E	14.71	CCL123	N 33°16'17" E	21.10
L33	N 57°49'54" E	76.11	CCL124	N 34°05'57" E	29.53
L34	N 57°49'54" E	36.08	CCL125	N 13°40'41" E	60.72
L35	N 83°02'47" E	25.86	CCL126	N 02°06'02" E	44.86
L36	N 86°54'37" E	31.96	CCL127	N 28°05'53" E	19.27
L37	N 86°54'37" E	78.34	CCL128	N 18°49'33" W	20.76
L38	N 86°54'37" E	32.55	CCL129	N 39°58'29" W	15.62
L39	N 40°41'29" E	72.82	CCL130	N 01°15'15" E	53.14
L40	N 44°21'29" E	106.86	CCL131	N 21°19'31" W	21.42
L41	N 81°59'51" E	83.64	CCL132	N 44°24'10" E	11.73
L42	S 54°45'24" W	62.02	CCL133	N 80°50'37" W	39.53
L43	N 81°59'51" E	169.87	CCL134	N 74°05'27" W	29.22
L44	N 40°34'28" E	54.62	CCL135	N 70°33'57" W	31.84
L45	S 43°48'54" W	140.87	CCL136	N 83°39'13" W	34.05
L46	S 43°48'54" W	20.88	CCL137	S 79°48'51" W	44.74
L47	N 84°42'54" W	112.58	CCL138	N 66°07'26" W	56.92
L48	N 84°42'54" W	112.58	CCL139	S 55°04'57" W	63.25
L49	N 84°42'54" W	112.58	CCL140	S 49°01'58" W	93.13
L50	N 84°42'54" W	112.58	CCL141	N 45°52'02" W	81.77
L51	N 84°42'54" W	112.58	CCL142	S 42°48'51" W	85.18
L52	N 84°42'54" W	112.58	CCL143	S 43°34'52" W	72.35
L53	N 84°42'54" W	112.58	CCL144	S 42°35'04" W	73.37
L54	N 84°42'54" W	112.58	CCL145	S 47°45'53" W	89.10
L55	N 84°42'54" W	112.58	CCL146	S 58°25'13" W	49.12
L56	N 84°42'54" W	112.58	CCL147	S 53°56'22" W	21.91
L57	N 84°42'54" W	112.58	CCL148	S 41°19'42" W	37.81
L58	N 84°42'54" W	112.58	CCL149	S 34°36'43" W	36.29
L59	N 84°42'54" W	112.58	CCL150	S 51°45'16" W	56.59
L60	N 84°42'54" W	112.58	CCL151	S 46°30'30" W	51.68
L61	N 84°42'54" W	112.58	CCL152	S 33°35'23" W	31.02
L62	N 84°42'54" W	112.58	CCL153	S 10°22'12" E	32.04
L63	N 84°42'54" W	112.58	CCL154	S 39°13'24" W	19.52
L64	N 84°42'54" W	112.58	CCL155	S 50°50'13" W	38.76
L65	N 84°42'54" W	112.58	CCL156	S 51°51'17" W	30.94
L66	N 84°42'54" W	112.58	CCL157	N 61°57'43" W	32.28
L67	N 84°42'54" W	112.58	CCL158	S 68°24'27" W	72.58
L68	N 84°42'54" W	112.58	CCL159	S 72°52'26" W	38.13
L69	N 84°42'54" W	112.58	CCL160	S 05°53'19" W	9.59
L70	N 84°42'54" W	112.58	CCL161	S 13°15'06" W	14.97
L71	N 84°42'54" W	112.58	CCL162	N 57°27'26" W	20.34
L72	N 84°42'54" W	112.58	CCL163	S 57°23'28" W	64.37
L73	N 84°42'54" W	112.58	CCL164	S 64°41'43" W	38.23
L74	N 84°42'54" W	112.58	CCL165	S 59°43'17" W	46.29
L75	N 84°42'54" W	112.58	CCL166	S 65°50'51" W	20.70
L76	N 84°42'54" W	112.58	CCL167	S 61°51'34" W	52.15
L77	N 84°42'54" W	112.58	CCL168	S 55°52'10" W	33.77
L78	N 84°42'54" W	112.58	CCL169	S 15°58'05" E	22.31
L79	N 84°42'54" W	112.58	CCL170	S 82°53'37" W	12.66
L80	N 84°42'54" W	112.58	CCL171	N 39°58'00" W	16.42
L81	N 84°42'54" W	112.58	CCL172	S 61°13'33" W	28.86
L82	N 84°42'54" W	112.58	CCL173	S 15°13'51" E	18.47
L83	N 84°42'54" W	112.58	CCL174	S 08°17'34" W	27.61
L84	N 84°42'54" W	112.58	CCL175	S 72°31'30" W	23.79
L85	N 84°42'54" W	112.58	CCL176	S 46°44'03" W	13.12
L86	N 84°42'54" W	112.58	CCL177	S 77°41'25" W	18.68
L87	N 84°42'54" W	112.58	CCL178	N 61°57'42" W	15.23
L88	N 84°42'54" W	112.58	CCL179	S 88°17'17" W	20.09
L89	N 84°42'54" W	112.58	CCL180	N 65°53'55" W	16.44
L90	N 84°42'54" W	112.58	CCL181	S 77°58'04" W	23.03
L91	N 84°42'54" W	112.58	CCL182	N 35°25'57" W	7.89
L92	N 84°42'54" W	112.58	CCL183	S 75°15'47" W	32.83
L93	N 84°42'54" W	112.58	CCL184	S 62°57'10" W	18.70
L94	N 84°42'54" W	112.58	CCL185	S 53°57'38" W	23.98
L95	N 84°42'54" W	112.58	CCL186	S 02°25'04" E	11.05
L96	N 84°42'54" W	112.58	CCL187	S 53°44'44" W	12.69
L97	N 84°42'54" W	112.58	CCL188	N 51°20'57" W	10.90

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 26°04'46" E	22.69	CCL92	S 04°48'12" W	29.48
L2	S 08°18'03" W	56.64	CCL93	S 19°31'35" W	55.77
L3	N 21°46'02" E	41.43	CCL94	S 34°24'09" W	33.01
L4	S 32°47'08" W	56.86	CCL95	S 10°50'23" W	14.30
L5	S 52°21'07" W	27.17	CCL96	S 24°10'06" W	48.06
L6	N 71°02'39" W	10.70	CCL97	S 30°26'02" W	19.90
L7	N 21°14'12" E	74.25	CCL98	S 20°12'41" W	36.02
L8	N 21°14'12" E	72.00	CCL99	S 29°44'32" W	40.41
L9	N 59°02'04" E	53.14	CCL100	S 37°46'06" W	53.19
L10	N 87°46'59" E	54.99	CCL101	S 59°00'10" W	39.27
L11	S 27°45'50" E	15.41	CCL102	S 64°19'31" W	8.53
L12	N 27°45'50" W	59.19	CCL103	S 56°13'38" W	38.02
L13	N 52°44'08" E	47.10	CCL104	S 62°41'22" W	24.98
L14	N 05°25'03" E	42.10	CCL105	S 73°17'24" W	29.41
L15	N 11°00'57" E	90.34	CCL106	S 59°16'40" W	43.74
L16	N 17°51'21" W	66.94	CCL107	S 52°12'28" W	47.87
L17	S 52°44'13" E	80.02	CCL108	S 45°20'35" W	32.98
L18	N 86°57'47" E	88.28	CCL109	S 53°34'30" W	39.27
L19	N 86°57'47" E	73.65	CCL110	S 69°51'30" W	35.02
L20	N 54°37'57" E	44.51	CCL111	S 78°35'04" W	33.89
L21	N 44°40'57" E	48.84	CCL112	N 06°49'14" W	21.40
L22	S 64°09'19" W	44.21	CCL113	N 19°54'57" W	15.57
L23	S 82°48'18" W	50.68	CCL114	N 45°39'57" W	14.24
L24	S 69°28'07" W	81.33	CCL115	N 28°45'54" W	10.44
L25	S 20°44'52" E	7.98	CCL116	N 68°24'29" W	14.83
L26	S 88°04'59" E	88.73	CCL117	N 56°51'39" W	28.90
L27	N 56°39'53" E	44.99	CCL118	N 24°15'39" W	29.56
L28	S 33°20'07" E	50.00	CCL119	N 43°01'49" W	12.08
L29	N 58°34'38" E	60.17	CCL120	N 06°24'09" E	17.58
L30	N 85°46'15" E	109.64	CCL121	N 50°24'58" E	11.39
L31	N 85°46'15" E	109.64	CCL122	N 13°20'10" E	21.71
L32	N 85°46'15" E	14.71	CCL123	N 33°16'17" E	21.10
L33	N 57°49'54" E	76.11	CCL124	N 34°05'57" E	29.53
L34	N 57°49'54" E	36.08	CCL125	N 13°40'41" E	60.72
L35	N 83°02'47" E	25.86	CCL126	N 02°06'02" E	44.86
L36	N 86°54'37" E	31.96	CCL127	N 28°05'53" E	19.27
L37	N 86°54'37" E	78.34	CCL128	N 18°49'33" W	20.76
L38	N 86°54'37" E	32.55	CCL129	N 39°58'29" W	15.62
L39	N 40°41'29" E	72.82	CCL130	N 01°15'15" E	53.14
L40	N 44°21'29" E	106.86	CCL131	N 21°19'31" W	21.42
L41	N 81°59'51" E	83.64	CCL132	N 44°24'10" E	11.73
L42	S 54°45'24" W	62.02	CCL133	N 80°50'37" W	39.53
L43	N 81°59'51" E	169.87	CCL134	N 74°05'27" W	29.22
L44	N 40°34'28" E	54.62	CCL135	N 70°33'57" W	31.84
L45	S 43°48'54" W	140.87	CCL136	N 83°39'13" W	34.05
L46	S 43°48'54" W	20.88	CCL137	S 79°48'51" W	44.74
L47	N 84°42'54" W	112.58	CCL138	N 66°07'26" W	56.92
L48	N 84°42'54" W	112.58	CCL139	S 55°04'57" W	63.25
L49	N 84°42'54" W	112.58	CCL140	S 49°01'58" W	93.13
L50	N 84°42'54" W	112.58	CCL141	N 45°52'02" W	81.77
L51	N 84°42'54" W	112.58	CCL142	S 42°48'51" W	85.18
L52	N 84°42'54" W	112.58	CCL143	S 43°34'52" W	72.35
L53	N 84°42'54" W	112.58	CCL144	S 42°35'04" W	73.37
L54	N 84°42'54" W	112.58	CCL145	S 47°45'53" W	89.10
L55	N 84°42'54" W	112.58	CCL146	S 58°25'13" W	49.12
L56	N 84°42'54" W	112.58	CCL147	S 53°56'22" W	21.91
L57	N 84°42'54" W	112.58	CCL148	S 41°19'42" W	37.81
L58	N 84°42'54" W	112.58	CCL149	S 34°36'43" W	36.29
L59	N 84°42'54" W	112.58	CCL150	S 51°45'16" W	56.59
L60	N 84°42'54" W	112.58	CCL151	S 46°30'30" W	51.68
L61	N 84°42'54" W	112.58	CCL152	S 33°35'23" W	31.02
L62	N 84°42'54" W	112.58	CCL153	S 10°22'12" E	32.04
L63	N 84°42'54" W	112.58	CCL154	S 39°13'24" W	19.52
L64	N 84°42'54" W	112.58	CCL155	S 50°50'13" W	38.76
L65	N 84°42'54" W	112.58	CCL156	S 51°51'17" W	30.94
L66	N 84°42'54" W	112.58	CCL157	N 61°57'43" W	32.28
L67	N 84°42'54" W	112.58	CCL158	S 68°24'27" W	72.58
L68	N 84°42'54" W	112.58	CCL159	S 72°52'26" W	38.13
L69	N 84°42'54" W	112.58	CCL160	S 05°53'19" W	9.59
L70	N 84°42'				

LINE	BEARING	DISTANCE
L1	N 26°04'48" E	22.69
L2	S 06°18'30" W	56.64
L3	N 21°46'02" E	41.43
L4	S 32°47'08" W	56.86
L5	S 52°21'07" W	27.17
L6	N 71°00'17" W	10.70
L7	N 21°14'12" E	74.25
L8	N 21°14'12" E	72.00
L9	N 59°02'04" E	53.14
L10	N 27°56'27" E	54.35
L11	S 27°45'00" E	15.41
L12	N 27°45'00" W	59.19
L13	N 52°44'06" E	47.10
L14	N 09°29'23" E	42.10
L15	N 11°00'57" E	90.34
L16	N 17°51'21" W	66.94
L17	S 52°44'13" E	80.02
L18	N 69°59'52" E	85.28
L19	N 86°57'47" E	73.65
L20	N 54°37'57" E	44.51
L21	S 44°00'57" E	48.84
L22	S 64°09'19" W	44.21
L23	S 82°48'18" W	50.68
L24	S 69°28'07" W	81.33
L25	S 20°44'52" E	7.96
L26	S 89°06'49" E	85.73
L27	N 56°39'53" E	44.99
L28	S 33°20'07" E	50.00
L29	N 56°34'38" E	60.17

LINE	BEARING	DISTANCE
L30	N 85°46'15" E	106.52
L31	N 85°46'15" E	106.52
L32	N 85°46'15" E	106.52
L33	N 85°46'15" E	106.52
L34	N 85°46'15" E	106.52
L35	N 85°46'15" E	106.52
L36	N 85°46'15" E	106.52
L37	N 85°46'15" E	106.52
L38	N 85°46'15" E	106.52
L39	N 85°46'15" E	106.52
L40	N 85°46'15" E	106.52
L41	N 85°46'15" E	106.52
L42	N 85°46'15" E	106.52
L43	N 85°46'15" E	106.52
L44	N 85°46'15" E	106.52
L45	N 85°46'15" E	106.52
L46	N 85°46'15" E	106.52
L47	N 85°46'15" E	106.52

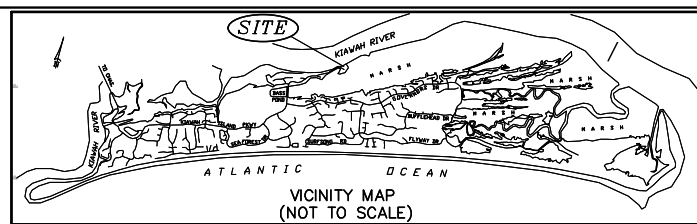
LINE	BEARING	DISTANCE
CCL1	N 83.5311° E	19.18
CCL2	N 45.0245° E	19.18
CCL3	N 89.3420° E	26.45
CCL4	S 38.0421° E	22.08
CCL5	N 88.9443° E	29.63
CCL6	N 23.0828° E	17.74
CCL7	N 70.3333° E	14.79
CCL8	S 86.0320° E	22.96
CCL9	N 81.5412° E	12.93
CCL10	N 73.5634° E	46.59
CCL11	N 74.2717° E	46.24
CCL12	N 31.2726° E	21.87
CCL13	N 81.5041° E	12.71
CCL14	N 64.3050° E	28.93
CCL15	N 61.3158° E	33.62
CCL16	N 06.5738° E	11.10
CCL17	N 66.9401° E	15.19
CCL18	S 09.1801° E	5.55
CCL19	N 60.5338° E	47.57
CCL20	N 24.1501° E	15.28
CCL21	S 62.5017° E	19.94
CCL22	N 64.1302° E	28.48
CCL23	N 28.1201° E	19.33
CCL24	N 81.3115° E	29.38
CCL25	N 82.4201° E	18.43
CCL26	S 88.0936° E	24.58
CCL27	N 72.0453° E	41.72
CCL28	N 88.2151° E	60.28
CCL29	N 60.7428° E	49.25
CCL30	N 66.0907° E	19.26
CCL31	N 38.0542° E	18.02
CCL32	N 05.0012° E	7.06
CCL33	N 66.0846° E	27.34
CCL34	N 54.5723° E	54.70
CCL35	N 62.1326° E	43.42
CCL36	N 67.2004° E	43.93
CCL37	N 60.7445° E	24.62
CCL38	N 70.4604° E	19.71
CCL39	N 73.2045° E	28.42
CCL40	N 73.2045° E	24.88
CCL41	N 60.6116° E	15.64
CCL42	N 56.4528° E	24.27
CCL43	N 56.5616° E	35.08
CCL44	N 54.4802° E	22.61
CCL45	N 22.7848° E	25.78
CCL46	N 45.0730° E	87.45
CCL47	N 46.5709° E	48.79
CCL48	N 47.5208° E	49.98
CCL49	N 52.9174° E	59.61
CCL50	N 55.5342° E	43.12
CCL51	N 60.7425° E	57.32
CCL52	N 60.7425° E	57.32
CCL53	N 46.1133° E	43.01
CCL54	N 46.4129° E	27.38
CCL55	N 41.1445° E	64.57
CCL56	N 40.3837° E	41.19
CCL57	N 43.2950° E	55.49
CCL58	N 43.2745° E	54.48
CCL59	N 35.3351° E	22.35
CCL60	N 51.0074° E	45.74
CCL61	N 45.2313° E	76.39
CCL62	N 61.2035° E	41.15
CCL63	N 17.0308° E	7.98
CCL64	N 67.2409° E	58.88
CCL65	N 82.4809° E	20.03
CCL66	N 80.4626° E	79.96
CCL67	S 78.5918° E	14.41
CCL68	N 72.9174° E	23.63
CCL69	N 76.4551° E	45.99
CCL70	N 64.5131° E	45.61
CCL71	N 62.4810° E	73.37
CCL72	S 41.5932° E	11.60
CCL73	N 14.0317° E	15.72

LINE	BEARING	DISTANCE
CCL74	S 54.3657° E	25.95
CCL75	N 77.1054° E	30.06
CCL76	N 62.2023° E	52.71
CCL77	N 89.1818° E	13.85
CCL78	N 44.2442° E	20.73
CCL79	N 59.0045° E	15.28
CCL80	S 68.2930° E	14.64
CCL81	N 07.2412° W	32.67
CCL82	N 52.0912° E	19.50
CCL83	N 03.3001° E	25.12
CCL84	S 84.0404° E	24.26
CCL85	S 56.3703° E	54.18
CCL86	S 63.1508° E	50.48
CCL87	S 64.0041° E	28.25
CCL88	S 82.0708° E	40.82
CCL89	S 32.4607° E	37.42
CCL90	S 04.4003° W	49.94
CCL91	S 26.1719° W	46.96
CCL92	S 04.4403° W	29.48
CCL93	S 19.3135° W	55.77
CCL94	S 34.2409° W	33.01
CCL95	S 10.5023° W	14.30
CCL96	S 24.0106° W	48.06
CCL97	S 30.2802° W	19.90
CCL98	S 20.1241° W	36.02
CCL99	S 29.4433° W	40.41
CCL100	S 37.4206° W	53.19
CCL101	S 59.0010° W	39.71
CCL102	S 64.1931° W	8.53
CCL103	S 56.1358° W	38.02
CCL104	S 62.4129° W	24.98
CCL105	S 73.1745° W	29.41
CCL106	S 59.3640° W	46.13
CCL107	S 52.1729° W	47.87
CCL108	S 42.0358° W	32.98
CCL109	S 53.5409° W	39.27
CCL110	S 69.5130° W	35.02
CCL111	S 78.3504° W	33.89
CCL112	N 08.9104° W	21.40
CCL113	N 19.5425° E	15.57
CCL114	N 45.3937° W	14.24
CCL115	N 28.4554° W	10.44
CCL116	N 68.2429° W	14.83
CCL117	N 56.3414° W	28.90
CCL118	N 24.1539° W	29.56
CCL119	N 43.0149° W	12.08
CCL120	N 08.2409° W	17.58
CCL121	N 50.2458° E	11.39
CCL122	N 13.2010° E	21.71
CCL123	N 33.1617° E	21.10
CCL124	N 34.0512° E	29.53
CCL125	N 13.4541° E	60.72
CCL126	N 02.0609° E	44.96
CCL127	N 28.0039° E	19.27
CCL128	N 18.4933° W	20.78
CCL129	N 39.5829° E	15.62
CCL130	N 01.1515° E	53.14
CCL131	N 21.1910° E	21.42
CCL132	N 44.2410° E	11.73
CCL133	N 80.5037° W	39.53
CCL134	N 74.0527° W	29.27
CCL135	N 70.3353° W	31.84
CCL136	N 83.9133° W	34.05
CCL137	S 79.4851° W	44.14
CCL138	S 66.0726° W	56.92
CCL139	S 55.0421° W	63.25
CCL140	S 49.0158° W	83.13
CCL141	S 42.5202° W	91.77
CCL142	S 42.4851° W	85.18
CCL143	S 43.5453° W	72.35
CCL144	S 42.3504° W	73.37
CCL145	S 47.4553° W	89.70
CCL146	S 56.2513° W	42.32
CCL147	S 53.5622° W	21.97
CCL148	S 41.1942° W	37.81
CCL149	S 34.3645° W	36.29
CCL150	S 51.4518° W	56.59
CCL151	S 46.3030° W	51.68
CCL152	S 35.3923° W	31.02
CCL153	S 10.2212° W	32.04
CCL154	S 39.1324° W	19.52
CCL155	S 50.9013° W	38.76
CCL156	S 51.5117° W	30.94
CCL157	N 61.5743° W	32.26
CCL158	S 68.2427° W	72.38
CCL159	S 72.5208° W	38.17
CCL160	S 05.5319° W	9.59
CCL161	S 13.1506° W	14.97
CCL162	N 57.2726° W	20.34

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	21.58	20.91	N 62°15'53" E	49°26'48"
C2	890.75	78.72	78.69	S 89°20'30" W	5°03'48"
C3	15.00	37.90	28.59	S 15°43'33" E	144°46'52"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C4	500.00	24.47	24.47	N 67°02'22" E	2°48'14"	12.24
C5	500.00	24.47	24.47	N 69°58'10" E	2°48'14"	12.24
C6	500.00	31.68	31.68	N 68°19'01" E	2°48'14"	15.86
C7	500.00	33.09	33.09	N 67°33'58" E	2°48'14"	16.52
C8	500.00	25.18	25.18	N 56°23'08" E	2°48'14"	12.59
C9	100.00	17.30	17.30	N 59°42'06" E	9°44'41"	8.67
C10	500.00	24.26	24.26	N 67°02'22" E	2°48'14"	12.24
C11	500.00	16.18	16.18	N 67°02'22" E	2°48'14"	8.09
C12	100.00	18.60	18.60	N 62°28'11" E	10°39'17"	9.32
C13	500.00	24.26	24.26	N 67°02'22" E	2°48'14"	12.24
C14	500.00	25.30	25.30	N 42°33'23" E	3°43'38"	12.78
C15	100.00	17.30	17.30	N 59°42'06" E	9°44'41"	8.67
C16	500.00	24.26	24.26	N 67°02'22" E	2°48'14"	12.24
C17	50.00	8.22	8.21	N 49°28'07" E	10°34'10"	4.62
C18	200.00	12.60	12.60	N 42°22'44" E	3°36'38"	6.30
C19	500.00	24.26	24.26	N 67°02'22" E	2°48'14"	12.24
C20	325.00	170.00	119.32	N 54°02'15" E	21°09'18"	60.69
C21	200.00	107.08	108.78	N 79°27'00" E	30°40'12"	54.84
C22	150.00	81.19	80.17	S 69°12'57" E	30°59'53"	41.60

TMS#209-11-00-050	UPLAND	MARSH	TOTAL AREA
LOT 1	3.228	2.375	5.603
LOT 2	3.366	2.406	5.773
<b>TOTAL ACREAGE:</b>	<b>6.595</b>	<b>4.781</b>	<b>11.376</b>



PLANNING AND RMC USE ONLY

APPROVED FINAL PLAT

CHAIR OF THE TOWN OF KIAWAH ISLAND  
PLANNING COMMISSION

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

SBD25-000003 APPLICATION# \_\_\_\_\_ DATE \_\_\_\_\_

NO.	DATE	DESCRIPTION
R2	3/7/25	REVISED PER MEMORANDUM 3/7/25
R1	3/7/25	PLANNING COMMISSION MEETING NOTES
NO.	DATE	DESCRIPTION

**SOUTHEASTERN**  
LAND SURVEYING LLC

1035-B JENKINS ROAD  
CHARLESTON, SC 29407  
(843)795-9330

**A FINAL PLAT OF**  
**LOT #1 THRU #2, TRACT 26, PHASE 3**  
**KNOWN AS CAPTAIN MAYNARDS ISLAND**  
**LOCATED IN THE TOWN OF KIAWAH ISLAND**  
**CHARLESTON COUNTY, SOUTH CAROLINA**

**FINAL PLAT**

DATE: MARCH 5, 2025  
DRAWN: K.KUZIO  
CHECK: J. BYRNES  
CC: STEVE R.  
JOB: 22055  
DWG: 22055-F  
SHEET: 2 OF 2

LEGEND:

- SET CORNERS (AS DESCRIBED)
- FOUND CORNERS (AS DESCRIBED)
- PROPERTY LINE
- MEAN HIGH WATER LINE
- ADJOINER LINE
- DHEC-OCRM CRITICAL LINE
- EXISTING DRAINAGE EASEMENT
- EXISTING UTILITY EASEMENT
- BUILDING SETBACK LINE
- SETBACK LINE

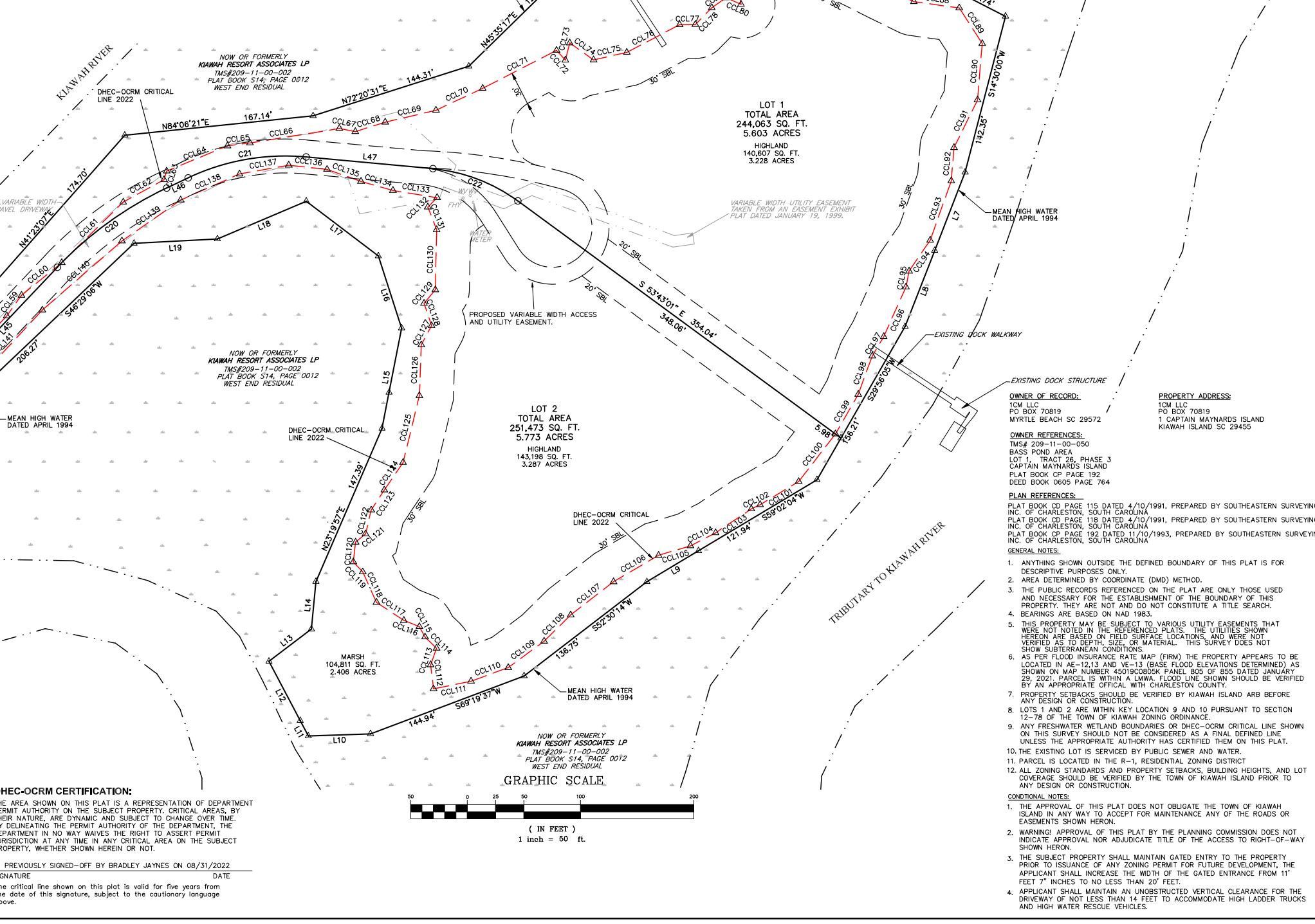
**SURVEYORS CERTIFICATION:**

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 STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

PREVIOUSLY SIGNED-OFF BY BRADLEY JAYNES ON 08/31/2022  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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

JOHN T. BYRNES III S.C.P.L.S. NO. 16115



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

- OWNER OF RECORD:**  
1CM LLC  
PO BOX 70819  
MYRTLE BEACH SC 29572
- PROPERTY ADDRESS:**  
1CM LLC  
PO BOX 70819  
1 CAPTAIN MAYNARDS ISLAND  
KIAWAH ISLAND SC 29455
- OWNER REFERENCES:**  
TMS# 209-11-00-050  
BASIS POINT AREA  
LOT 1, TRACT 26, PHASE 3  
CAPTAIN MAYNARDS ISLAND  
PLAT BOOK CP PAGE 192  
DEED BOOK 0605 PAGE 764
- PLAN**