

2019016938

PRESENTED & RECORDED:

05-21-2019 04:15:36 PM

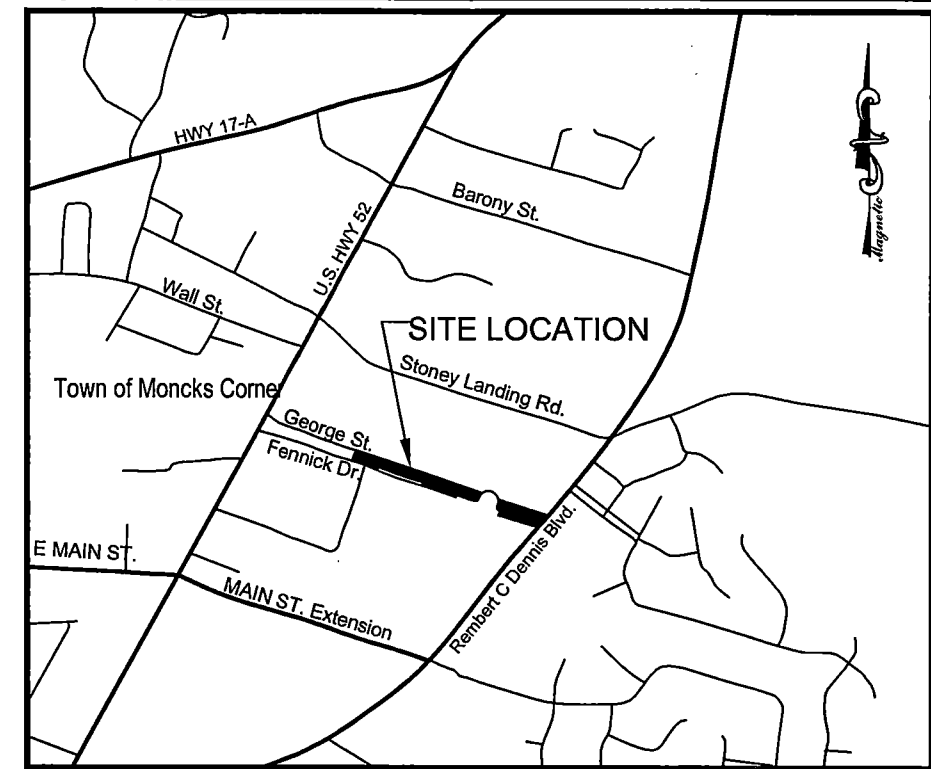
CYNTHIA B FORTE

REGISTER OF DEEDS
BERKELEY COUNTY, SC

SUBDIVISION PLAT OF 1.935 ACRES
BEING TMS# 143-05-00-016
OWNED BY JOHNCO LP
SUBDIVIDED INTO TRACT "A" BEING 1.053 ACRES
& TRACT "B" BEING 0.882 ACRES
PROPERTY LOCATED IN TOWN OF MONCK'S CORNER
BERKELEY COUNTY, SOUTH CAROLINA.
DATED: MARCH 25th, 2019
SCALE 1" = 100'
REVISED: MAY 15th, 2019

PLAT APPROVED
FOR RECORDING

DATE 5/17/2019 PLANNING DIRECTOR
TOWN OF MONCK'S CORNER

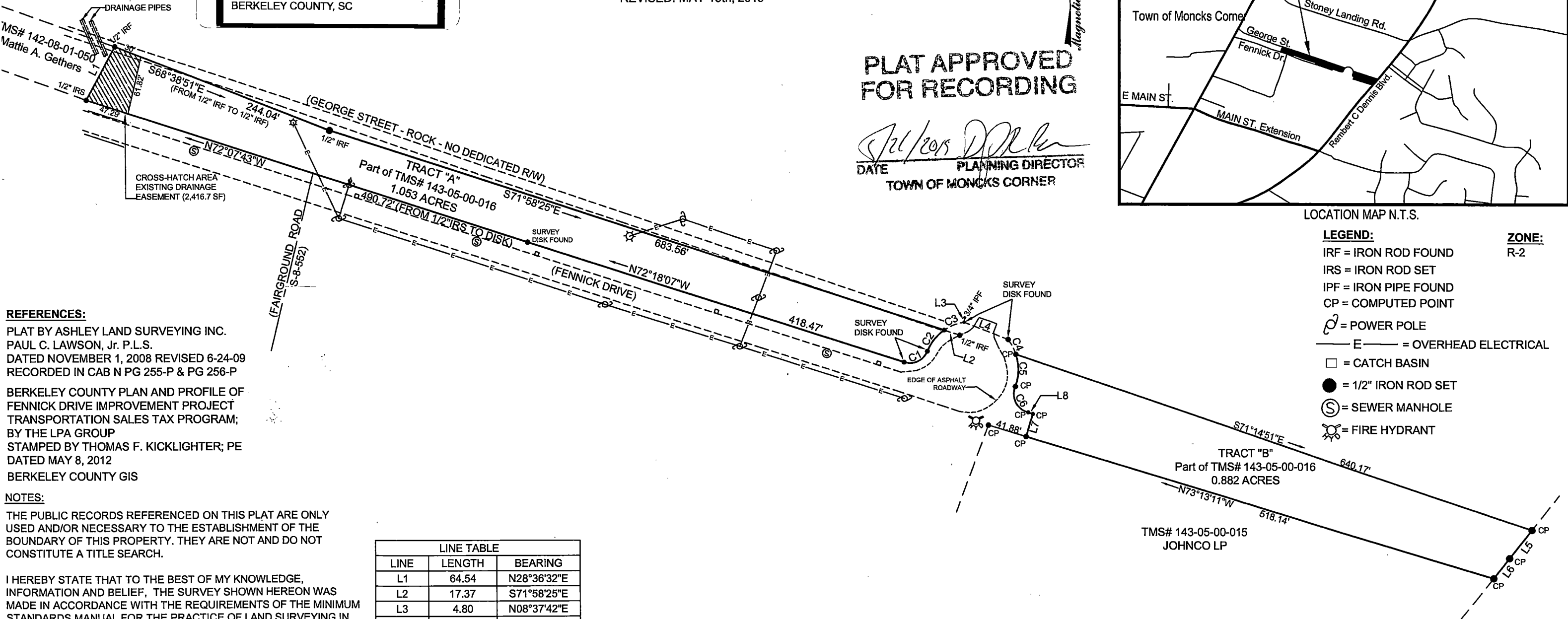


LOCATION MAP N.T.S.

LEGEND:

- IRF = IRON ROD FOUND
IRS = IRON ROD SET
IPF = IRON PIPE FOUND
CP = COMPUTED POINT
⊙ = POWER POLE
— E — = OVERHEAD ELECTRICAL
□ = CATCH BASIN
● = 1/2" IRON ROD SET
⊙ = SEWER MANHOLE
⊙ = FIRE HYDRANT

ZONE:
R-2



REFERENCES:

PLAT BY ASHLEY LAND SURVEYING INC.
PAUL C. LAWSON, Jr. P.L.S.
DATED NOVEMBER 1, 2008 REVISED 6-24-09
RECORDED IN CAB N PG 255-P & PG 256-P

BERKELEY COUNTY PLAN AND PROFILE OF
FENNICK DRIVE IMPROVEMENT PROJECT
TRANSPORTATION SALES TAX PROGRAM;
BY THE LPA GROUP
STAMPED BY THOMAS F. KICKLIGHTER; PE
DATED MAY 8, 2012
BERKELEY COUNTY GIS

NOTES:

THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY
USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE
BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT
CONSTITUTE A TITLE SEARCH.

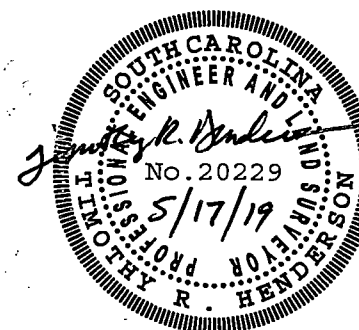
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS
MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM
STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN
SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS
FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE
NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN
SHOWN.

IT IS NOT THE INTENT OF THIS PLAT TO SHOW THE EXISTENCE OR
NONEXISTENCE OF U.S. ARMY CORPS OF ENGINEER'S
"JURISDICTIONAL WETLANDS".

I HEREBY CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD
INSURANCE RATE MAP (FIRM), AND TO THE BEST OF MY KNOWLEDGE
AND BELIEF, THE SUBJECT PROPERTY DOES NOT LIE IN A FLOOD
ZONE. FLOOD MAP 45015C0405E, COMMUNITY 450031 0405 E DATE:
DECEMBER 7, 2018. ZONE X.

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.54	N28°36'32"E
L2	17.37	S71°58'25"E
L3	4.80	N08°37'42"E
L4	50.14	S68°38'15"E
L5	37.88	S38°12'59"W
L6	26.86	S38°12'59"W
L7	25.00	N16°46'46"E
L8	5.25	N73°12'40"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT	DELTA ANGLE
C1	29.97	20.00	27.24	N64°49'24"E	18.60	85°50'49"
C2	29.12	50.00	28.71	S38°24'20"W	14.98	33°21'54"
C3	22.91	50.00	22.71	S68°12'59"W	11.66	26°15'23"
C4	17.74	50.00	17.65	S27°15'30"E	8.96	20°19'34"
C5	35.44	50.00	34.20	N00°49'01"E	18.50	40°36'47"
C6	34.22	20.00	30.51	N26°21'27"W	17.44	82°09'52"



SCALE: 1" = 100'



Timothy R. Henderson
TIMOTHY R. HENDERSON, P.E. & P.L.S. No. 20229
1202 Eagle Landing Blvd. Mobile: (843) 696-9605
Hanahan, SC 29410 Email: hendersontr@gmail.com