LEGEND

OTPF DIST – OPEN TOP PIPE FOUND (DISTURBED)
RBF – REBAR FOUND
RBS – REBAR SET
R/W – RIGHT OF WAY

LINE LEGEND:

– PROPERTY LINE
– ADJACENT PROPERTY LINE
– R/W LINE
– CENTERLINE OF RIGHT OF WAY
– DITCH LINE

HATCH LEGEND:

– ASPHALT
– CONCRETE SIDEWALK

NOTES

1) OWNER INFORMATION:
TMS 142–06–02–044: MADISON COMMERCIAL GROUP LLC
TMS 142–08–02–046: MADISON RESOURCE FUNDING LLC
2) TOTAL ACREAGE DATA:
TMS 142–06–02–044: 0.789 ACRES
TMS 142–08–02–046: 0.328 ACRES

3) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 45015C 0385 E DATED DECEMBER 7, 2018 THIS LOT LIES IN ZONE X WHICH IS NOT A SPECIAL HAZARD ZONE.

4) THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM 1983 (2011 SHIFT).

5) THE PROPERTIES ARE ZONED GENERAL COMMERCIAL (C–2) PER BERKELEY COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS).

6) THE PROPERTY OWNERS LISTED ON THIS PLAT ARE TAKEN FROM BERKELEY COUNTY TAX RECORDS AS SHOWN AT THE TIME OF THE SURVEY.

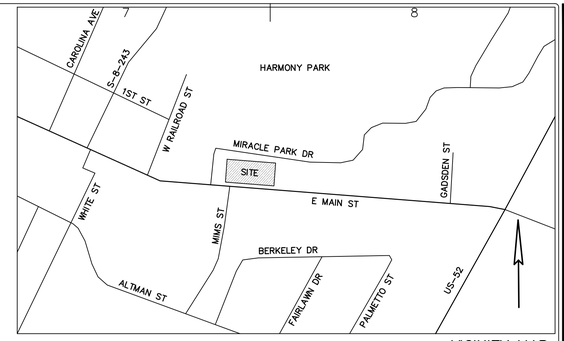
7) THIS SURVEY IS NOT INTENDED TO SHOW THE EXISTENCE OR NON EXISTENCE OF ARMY CORPS OF ENGINEERS (USACE) JURISDICTIONAL WETLANDS.

REFERENCES

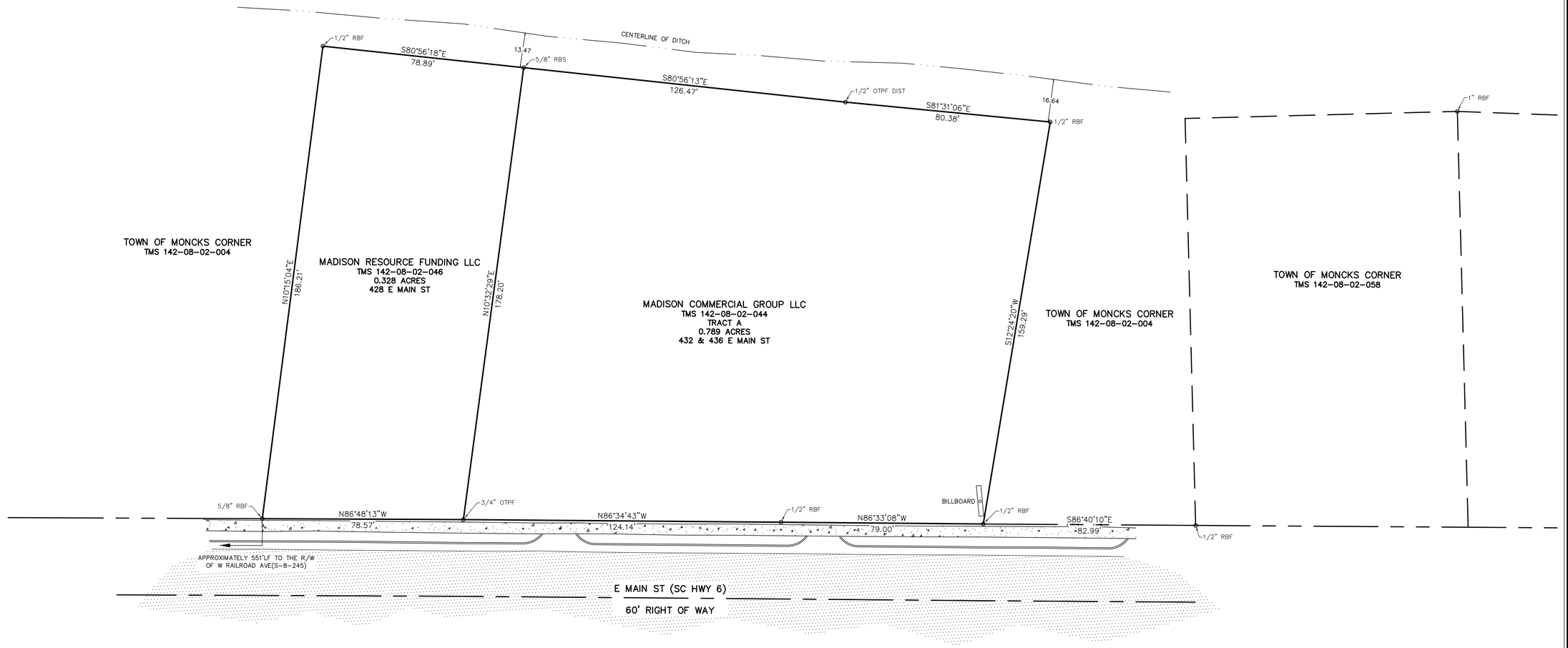
1) PLAT BY KEMP C AHRENS DATED 06/07/2010 AND RECORDED IN THE BERKELEY COUNTY RMC OFFICE IN PLAT CABINET O PAGE 106P.

2) PLAT BY O.F. HUNTER JR DATED 01/28/2008 AND RECORDED IN THE BERKELEY COUNTY RMC OFFICE IN PLAT CABINET N PAGE 321H.

3)PLAT BY PAUL C. LAWSON DATED 08/02/2000 AND RECORDED IN THE BERKELEY COUNTY RMC OFFICE IN PLAT CABINET N PAGE 269B.



VICINITY MAP
NOT TO SCALE



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL 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.

CHRISTIAN LEE HUNKIN, S.C. PLS #42059

GRAPHIC SCALE

20 0 20 40
(IN FEET)
1 inch = 20 ft.

FORSBERG ENGINEERING AND SURVEYING, INC.
1587 SAVANNAH HIGHWAY SUITE B
P.O. BOX 30570
CHARLESTON, SOUTH CAROLINA 29417
(843) 571–2622
CIVIL ENGINEERING, SURVEYING AND LAND PLANNING

FORSBERG ENGINEERING & SURVEYING, INC. No. C00343
CERTIFICATE OF AUTHORIZATION

BOUNDARY SURVEY

PLAT OF TMS 142-08-02-044 & 142-08-02-046
428, 432, 436 E MAIN ST
TOWN OF MONCKS CORNER, BERKELEY COUNTY, SOUTH CAROLINA

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 42059 CHRISTIAN LEE HUNKIN

CHRISTIAN LEE HUNKIN

DATE
9 DECEMBER 2025

DRAWN/CHECKED
CLH/LSM

LAST REVISED

APPROVED
CLH

SCALE
1" = 20'

PROJECT NO.
6641

SHEET NUMBER
1
OF 1