

VICINITY MAP  
"NOT TO SCALE"

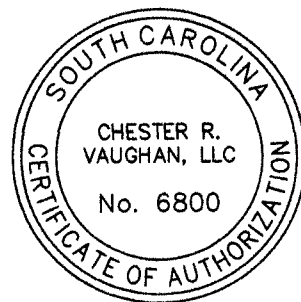
LEGEND

—○—	PROPERTY LINE W/MONUMENT FOUND
—●—	PROPERTY LINE W/MONUMENT SET
—	ADJOINER APPARENT PROPERTY LINE
—	CENTERLINE ROAD
- - -	BUILDING SETBACKS
- x - x -	CHAINLINK FENCE
- E - E -	OVERHEAD ELECTRIC
○	UTILITY POLE
⊙	MANHOLE
⊕	WATER VALVE
—	RIGHT OF WAY
—	REBAR FOUND
—	REBAR SET
—	RIGHT OF WAY
—	REBAR FOUND
—	REBAR SET
—	PINCH TOP PIPE FOUND

ALL BEARINGS ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983). DISTANCES SHOWN ARE GROUND DISTANCES IN INTERNATIONAL FEET. TO CONVERT THE GROUND DISTANCES SHOWN TO GRID DISTANCES, MULTIPLY BY 0.99983426.

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

*Chester R. Vaughan*  
CHESTER R. VAUGHAN, P.L.S. NO. 21645  
519 TRAM BLVD.  
SUMMERVILLE, S.C. 29486 (843) 714-3880



PLAT APPROVED  
FOR RECORDING

JAN 06 2023

PLANNING DIRECTOR  
TOWN OF MONCK'S CORNER

2023007084

PRESENTED & RECORDED:

03-13-2023 12:29:55 PM

CYNTHIA B FORTE

REGISTER OF DEEDS  
BERKELEY COUNTY, SC

REFERENCES:

DEED BOOK 4367 PG 675  
PLAT BY PAUL C. LAWSON, JR., DATED AUGUST 14, 2007, PLAT: CAB N PG: 94-I.  
PLAT BY JAMES E. SHULER, DATED JULY 18, 1978, PLAT: CAB D PG: 171.  
PLAT BY J. PHILIP MORGAN, DATED 01/13/1947, PLAT: CAB E PG: 154.  
PLAT BY ROBERT J. SAMPLE, DATED 02/27/2007, PLAT: CAB R PG: 284-F.  
PLAT BY JAMES E. SHULER, DATED 02/06/1976, PLAT: CAB W PG: 100.  
PLAT BY KEMP C. AHRENS, DATED 03/28/2005, PLAT: CAB M PG: 310-I.

NOTES:

DATE OF FIELD SURVEY: 12/13/2022 BY  
UNDERSIGNED SURVEYOR AND CHRISTOPHER CLOUSER

TAX MAP NO. 142-04-01-004

ZONING CLASSIFICATION: MONCK'S CORNER R-2

MIN. LOT SIZE: 8,500 SQ. FT.

BUILDING SETBACKS (MONCK'S CORNER)

FRONT: 25'  
SIDE: 10'  
REAR: 15'

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

ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.

FLOOD NOTE:

BY GRAPHIC INSPECTION ONLY, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X" (AREAS TO BE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS PER FEMA FIRM MAP# 45015C0405E, EFFECTIVE DATE 12/07/2018.

LINE	BEARING	DISTANCE
L1	S 87°15'50" W	7.63'

SUBDIVISION SURVEY

PLAT

0.49 ACRES

TMS 142-04-01-004

OWNED BY: CRAIG M. JOHNSON  
AS DESCRIBED IN DEED BOOK 4367 AT PG: 675  
IN BERKELEY COUNTY REGISTER OF DEEDS  
LOCATED: 306 N LIVE OAK DRIVE, TOWN OF MONCK'S CORNER  
BERKELEY COUNTY, SOUTH CAROLINA

SURVEY REQUESTED BY: CRAIG M. JOHNSON

GRAPHIC SCALE



1 INCH = 40 FT

SURVEY DATE:

12/13/2022

MAP DATE:

01/04/2023

DRAWN BY:

C.R. CLOUSER

REV. DATE: