**COMBINING OF PROPERTIES** TMS# 142-08-01-063 Containing 0.268 Acres Owned By Town Of Moncks Corner And TMS# 142-11-01-010 Containing 0.427 Acres --SITE LOCATIOI Owned By Town Of Moncks Corner East Main St. To Be Combined For A Total of 0.695 Acres Berkeley Drive Town of Moncks Corner, Berkeley County August 10th, 2013 Scale: 1" = 40' **PLAT APPROVED** FOR RECORDING LOCATION MAP N.T.S ZONING: SETBACKS: LEGEND: C-1 C-2 IRS - IRON ROD SET FRONT: 25' TOWN OF MONCKS CORNER IRF - IRON ROD FOUND **REAR: 10'** IPF - IRON PIPE FOUND SIDE: 3' CP - COMPUTED POINT EXISTING 18' WIDE INGRESS/EGRESS & GENERAL UTILITY EASEMENT → POWER POLE AND 3' VEGETATION SET-BACK EACH SIDE AS SHOWN Drilled Mark ─E─ - OVERHEAD WIRE BLOCK WALL ON PROPERTY LINE BLOCK BUILDING REFERENCES: Cynthia L. Shepherd Plat By Timothy R. Henderson TMS# 142-08-01-002 Dated: October 14th, 2012 CAB. I, pg. 341 CAB P, Pg. 230-S Deed Bk. 9774, Pg. 270 Plat By Robert J. Sample Dated: June 7, 2007 CAB N, Pg. 43-I CMK Properties, LLC Plat By Hager E. Metts TMS# 142-08-01-001 Dated: December 23, 1992 CAB J, Pg. 353 Plat By Homer P. Mason Town of Moncks Corner 1/55/L PA/LROAD AVENUE 1/04D AVENUE Dated: June 16, 2011 TMS# 142-08-01-063 (0.268 AC; 11,674 SF) SCDOT File 8.289 Zoned C-2 Sheet 9 of 54 /2" IRF COMBINE **EASEMENT REFERENCES:** Deed BK 3243, Pg. 230 TOWN OF MONCKS CORNER Deed BK 3243, Pg. 236 TMS# 142-11-01-010 Deed BK 3247, Pg. 123 (0.427 AC) Combined Total = 0.695 AC ABANDON PROPERTY LINE Zoned C-1 12" DIAMETER PLASTIC PIPE LINE TABLE LINE LENGTH BEARING C/L DITCH L1 S21°11'18"W 10.00 10.00 N22°18'22"E L3 18.00 N21°58'28"E SCALE: 1" = 40' -C/L DITCH /2" IRF WOOD Wendy Jacumin JPM & EPM Properties LLC TMS# 142-11-01-009 (Residual 0.582 AC; 25,357.9 SF) CAB J, pg.353 RR SPIKE Zoned C-1 FOUND PLAT CABINET R PAGE 48-R IT IS NOT THE INTENT OF THIS PLAT TO SHOW THE EXISTENCE OR NONEXISTENCE OF U.S. ARMY CORPS OF ENGINEERS "JURISDICTIONAL Filed and Recorded Oct 09,2013 03:52P Cynthia B. Forte I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND Register of Deeds Berkeley Co. SC 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  $\underline{\mathbf{A}}$  SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. 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 1202 Eagle Landing Blvd. SUBJECT PROPERTY LIES IN FLOOD ZONE "X". COMMUNITY NUMBER 450031, Hanahan, SC 29410 MAP NUMBER 45015C-0385 D, MAP EFFECTIVE DATE: OCTOBER 16, 2003. Phone: (843) 569-2090 Mobile: (843) 696-9605