

TRACT A OF PART LOT 9 BLOCK 6
TMS # 473-14-00-230
TO REGIONS FAIR HOLDINGS LLC
63.66'

N 82°09'51" E 72.09'

5/8" REBAR
RESET

N 83°34'45" E

1/2" REBAR
FOUND

1/2" REBAR
FOUND

LOT B-1A
TMS # 473-14-00-222
FAITH H & DAVID CRANE

30' BUILDING SETBACK

30' BUILDING SETBACK

5' BUILDING SETBACK

10' BUILDING SETBACK

5' BUILDING SETBACK

10' BUILDING SETBACK

N 06°45'34" W 259.92'

LOT B3
16,461 SF
0.378 AC
TMS 473-14-00-100

LOT B4
18,312 SF
0.420 AC
TMS 473-14-00-099

S 06°34'20" E 260.73'

30.13' BUILDING SETBACK

30.13' BUILDING SETBACK

1" OPEN TOP
PIPE FOUND

60.02' S 83°19'11" W

9.62' S 82°49'05" W

S 84°19'20" W 62.82'

X CUT IN SIDEWALK
FOUND

S 82°26'32" W 68.32'

1" OPEN TOP
PIPE FOUND

S 05°44'51" E 261.17'

MOLE LANE (30' R/W)



NOTES & REFERENCES:

1. REFERENCE PLAT BY JAMES G PENINGTON RECORDED IN THE CHARLESTON COUNTY R.O.D. IN PLAT BOOK BR AT PAGE 007.
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ZONING: R-1

SETBACKS:

FRONT: 30.13'

REAR: 30'

SIDE: 5'/10'

MINIMUM LOT SIZE: 6,000 SQ.FT.

MAXIMUM COVERAGE: 65%

MAXIMUM HEIGHT: N/A

SUMNER AVENUE (50' R/W)

BOUNDARY SURVEY

LOTS 83 & 84
CHARLESTON FARMS

1634 & 1628 SUMNER AVENUE
TMS # 473-14-00-099 & -100

CITY OF NORTH CHARLESTON
CHARLESTON COUNTY, SC

PREPARED FOR

ADRIAN DUCLOS

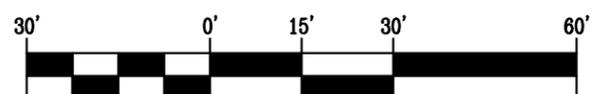
SCALE: 1" = 30' SURVEY DATE: JAN. 06, 2026

DRAWING DATE: JAN. 22, 2026

ATLANTIC SURVEYING, INC.

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P.O. BOX 30604
CHARLESTON, SOUTH CAROLINA 29417
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GRAPHIC SCALE



(IN FEET)

1 in. = 30 ft.



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