

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

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

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

MOLE LANE (30' R/W)

NOTES & REFERENCES:

- REFERENCE PLAT BY JAMES G PENINGTON RECORDED IN THE CHARLESTON COUNTY R.O.D. IN PLAT BOOK BR AT PAGE 007.
- THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S) AND FIELD EVIDENCE.
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- USES OF THIS SURVEY BY ANYONE OTHER THAN THOSE WHOM THIS SURVEY IS CERTIFIED TO IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THIS SURVEYOR.
- ZONING AND SETBACKS ARE A LEGAL MATTER AND MUST BE VERIFIED BY THE PROPER OFFICIAL OF THE GOVERNING JURISDICTION.

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

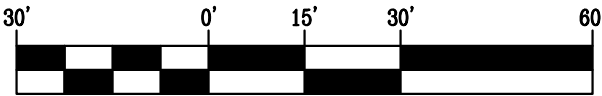
PREPARED FOR
ADRIAN DUCLOS

SCALE: 1" = 30' SURVEY DATE: JAN. 06, 2026
DRAWING DATE: JAN. 22, 2026

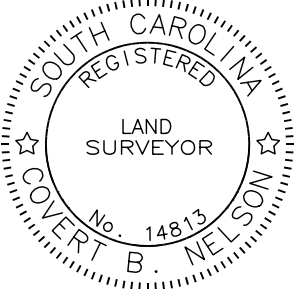
ATLANTIC SURVEYING, INC.

1723 SAVANNAH HIGHWAY
P.O. BOX 30604
CHARLESTON, SOUTH CAROLINA 29417
PHONE: (843)763-6669 FAX: (843)763-7411

GRAPHIC SCALE



(IN FEET)
1 in. = 30 ft.



I HEREBY STATE 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 THE STATE OF 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.