

LOT 2
TOTAL AREA= 2.614 AC.
AREA IN R/W = 0.380 AC.

LOT 2A
TOTAL AREA= 2.147 AC.
AREA IN R/W = 0.207 AC.
NEW TOTAL AREA IN LOT 2
& LOT 2A = 4.761 AC.

LOT 4
TOTAL AREA= 36.707 AC.
AREA IN R/W = 0.595 AC.

CENTER LINE OF TAXAHAW
ROAD IS THE PROPERTY LINE

BRITANNY GRANT
LANDSCAPE ARCHITECT
BY: DAVID HUGHES

BK: PLAT 2025
PG: 297

Plat Of Property Of
LUCINDA F. HINSON
8568 Taxahaw Road
Charlesboro Community
17 Miles East Of
Lancaster, South Carolina
Lancaster County

RevDate 01/25/2025
Date 06/06/2023

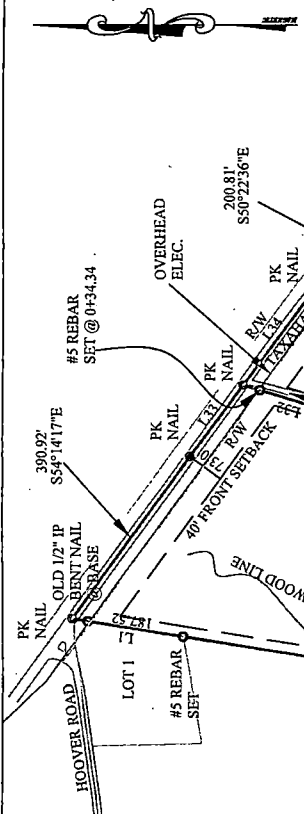
GRAPHIC SCALE



(IN FEET)

1 inch = 240 ft.

Survey By: J. C. Crumpler
S.C. Reg. No. 6574
207 Chesterfield Avenue
Lancaster, South Carolina
1-803-283-9818
lseySurveying@gmail.com



LINE	LENGTH	BEARING
L1	218.00	N09°11'04"E
L4	345.95	S54°21'09"E
L5	13.31	S48°35'57"W
L6	198.08	S51°32'28"W
L7	22.34	S19°49'49"W
L8	22.16	S65°01'39"W
L9	20.63	S11°18'59"W
L10	56.17	S28°33'26"W
L11	45.97	S43°16'52"W
L12	16.39	S01°18'09"W
L13	33.81	S33°15'11"W
L14	42.61	S57°03'51"W
L15	47.15	S07°46'35"W
L16	35.74	N81°45'15"W
L17	70.26	S62°00'46"W
L18	40.83	S23°40'30"W
L19	50.08	N83°19'29"W
L20	52.69	S44°37'13"W
L21	49.06	S70°18'44"W
L22	26.72	N80°24'51"W
L23	66.46	S48°48'39"W
L24	117.39	S78°01'52"W
L25	61.56	S48°55'49"W
L26	83.95	S75°42'34"W
L27	67.65	S27°49'74"W
L28	368.85	S04°00'43"W
L29	283.51	S52°36'17"E
L30	266.99	N41°54'43"E
L31	125.46	S41°54'43"W
L32	196.33	N16°50'04"E
L33	172.89	S53°55'08"E
L34	244.02	S53°55'08"E

THIS PROPERTY IS SUBJECT TO ALL
EASEMENTS, RIGHT OF WAYS, AND
RESTRICTIVE COVENANTS OF RECORD.

#5 REBAR AT ALL CORNERS UNLESS
OTHERWISE

THIS PROPERTY IS ZONED AR
(AGRICULTURAL RESIDENTIAL)
FRONT SETBACK - 40'
SIDE SETBACK - 20'
REAR SETBACK - 25'

LOT 2 & 2A
KENNETH L. & LUCINDA F. HINSON
8542 TAXAHAW ROAD
DBK: CG PG. 3145
PLAT: 2806
TAX ID: 0096-00-013.01
TOTAL AREA = 4.761 AC.
ZONED: AR

LOT 3
WENDY H. & WALTER T. SANDERS
8566 TAXAHAW RD
DBK: 1699 PG. 24
PLAT: 2023-332 LOT 3
TAX ID: 0096-00-013.00
ZONED: AR

LOT 4
LUCINDA F. HINSON
1568 TAXAHAW ROAD
DBK: 363 PG. 119
TAX MAP: 0096-00-013.02
ZONED: AR

NO TITLE RESEARCH AT THIS TIME
ON SUBJECT PROPERTY.

2025009065
PLAT ANY SIZE
RECORDING FEES \$25.00
07-11-2025 10:31:09 AM

BETTY O. TAYLOR
HOOPER ROAD

DEED BOOK 618 PAGE 3
PLAT BOOK 13 PAGE 162 LOT 4
TAX MAP 0096-00-006.01
ZONED AR

ote: This property does not lie within any
designated flood area. As shown on Map
45057C032SD and has an effective date of 06/16/11.
Also there are no encroachments or projection other
than as shown on this plat.

"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 South Carolina, and meets or exceeds the
requirements for a Class "B" survey as specified therein"

APPROVED FOR RECORDING

Planning Official

Date Approved: 2/13/2025

Must be recorded by: 8/13/2025

DRAWN BY:	JCC	RevDate 01/25/2025
CHECKED BY:	JCC	DATE: 06/06/2023
JOB NO:	23-04-16	TAX MAP PARCEL ID 0096-00-013.00
		SHEET 1 OF 1



Handwritten signature of James C. Crumpler