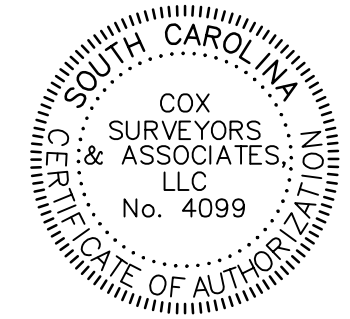


VICINITY MAP  
(NOT TO SCALE)

**REFERENCE MAP**

"BONDED FINAL PLAT OF SUGARLOAF SUBDIVISION, PHASE 2"  
DATED AUGUST 24, 2021, LAST REVISED DECEMBER 16, 2021 BY  
PALMETTTP CORPORATION LAND SURVEYING DIVISION AND  
RECORDED AT Horry COUNTY R.O.D. IN P.B. 302, PG. 313.



CONCRETE AREA  
645 S.F.±  
(EXCLUDING OPTIONAL  
PATIOS & STOOPS)

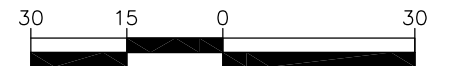
PROPOSED  
LANDSCAPE AREA  
8,545 S.F.±  
(AREA COMPUTED  
TO CURB)

TRACT 3-A  
BONITA L. PHELPS  
PIN# 345-06-02-0003  
D.B. 3622, PG. 6

PLOT PLAN OF

**LOT 53**  
**SUGARLOAF, PHASE 2**  
PREPARED FOR:  
**MUNGO HOMES COASTAL  
DIVISION PROPERTIES, LLC**

DOGWOOD NECK TOWNSHIP  
Horry COUNTY SOUTH CAROLINA



SCALE: 1 INCH = 30 FEET

SURVEYED & MAPPED BY

**COX SURVEYORS & ASSOCIATES**

A LIMITED LIABILITY COMPANY

4325 DICK POND ROAD, SUITE A

MYRTLE BEACH, SC 29588 (843) 650-1500

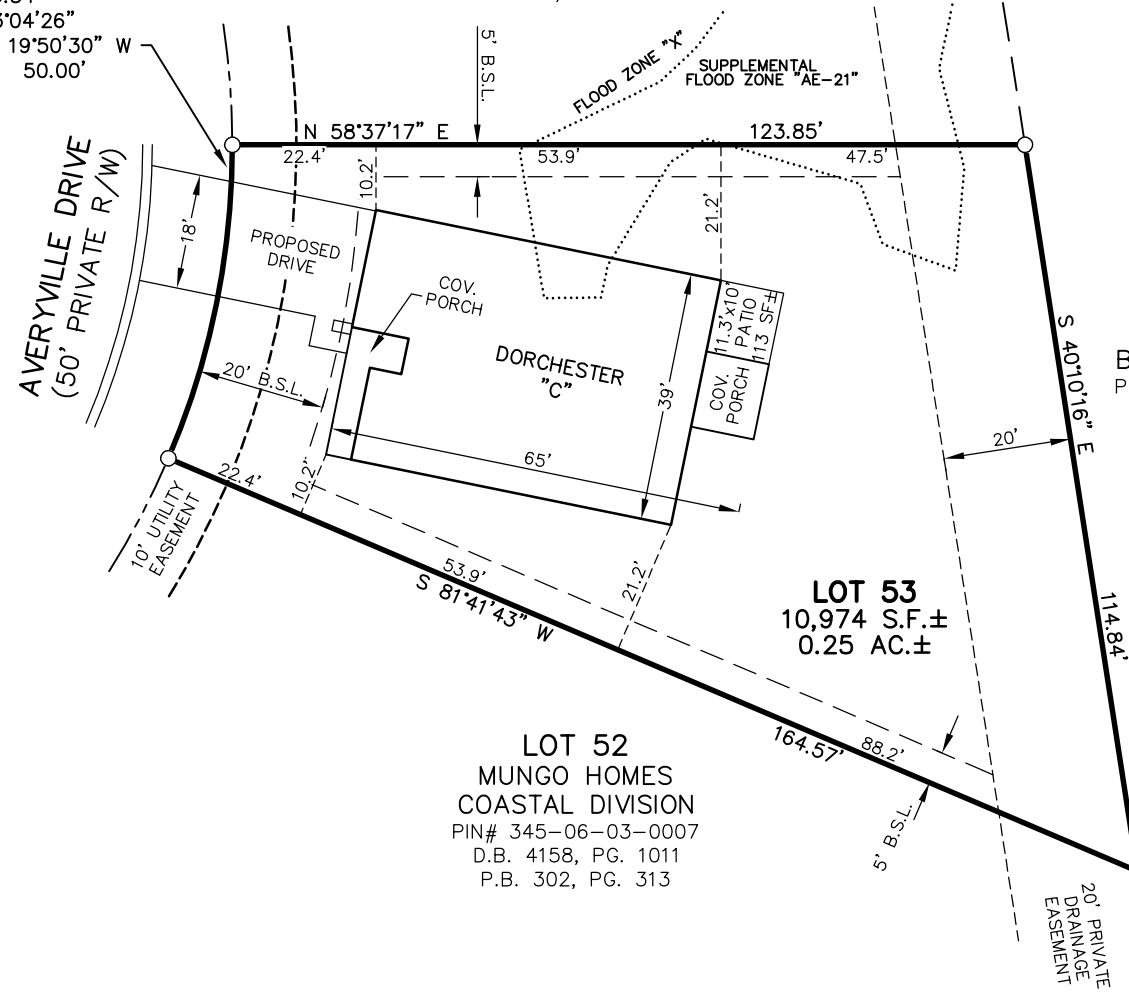
www.coxsurveyors.com

DRAWN BY ANB  
REVIEWED JJC  
CREW CHIEF N/A

FIELD DATE  
PLAT DATE 10/17/2022  
REV. DATE

**LOT 54**  
**MUNGO HOMES  
COASTAL DIVISION**  
PIN# 345-06-03-0009  
D.B. 4158, PG. 1011  
P.B. 302, PG. 313

R=125.00'  
L=50.34'  
Δ=23°04'26"  
CH=N 19°50'30" W  
50.00'



**LOT 52**  
**MUNGO HOMES  
COASTAL DIVISION**  
PIN# 345-06-03-0007  
D.B. 4158, PG. 1011  
P.B. 302, PG. 313

**LOT 53**  
10,974 S.F.±  
0.25 AC.±

**LEGEND**

- PROPERTY CORNER
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- S.F. SQUARE FEET
- AC. ACRE
- B.S.L. BUILDING SETBACK LINE
- R\W RIGHT-OF-WAY
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - ADJACENT PROPERTY LINE

**NOTES:**

1. PIN NO. 345-06-03-0008.
2. IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 45051C 0580 K DATED DECEMBER 16, 2021 AND IS LOCATED IN REGULATED SUPPLEMENTAL FLOOD ZONE "AE-21" AND IS SUBJECT TO VERIFICATION BY THE COUNTY FLOOD PLAIN MANAGER / FEMA OFFICER.
3. ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD83 (2011) PER REFERENCE MAP.
4. REFERENCE: D.B. 4158, PG. 1011.
5. A TITLE SEARCH WAS NOT PERFORMED BY THIS OFFICE ON THIS DATE.
6. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
7. BUILDING SETBACKS (B.S.L.): FRONT-20', SIDE-5', SIDE CORNER-15', REAR-10' UNLESS NOTED OTHERWISE.
8. GENERAL UTILITY AND DRAINAGE EASEMENTS UNLESS SHOWN OTHERWISE: FRONT-10', SIDE-5', REAR-10'.
9. THIS PLOT PLAN DOES NOT REPRESENT A LAND SURVEY, WAS NOT PREPARED FOR RECORDATION AND IS NOT SUITABLE FOR DEEDING OF PROPERTY. NO GROUND SURVEY WAS PERFORMED.
10. PARCEL ADDRESS: 220 AVERYVILLE DRIVE  
CONWAY, SC 29526

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