

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH 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. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

NOTES
THIS PARCEL IS IN SPECIAL FLOOD HAZARD ZONE AE & X AS SHOWN ON FIRM/FLOOD INSURANCE RATE MAP; COMMUNITY PANEL #45015C035E DATE 12/07/18.

OWNER - JLHSC LLC
27 WATROO PT
DANIEL ISLAND, SC 29492

ZONING - Flex 1

PLAT & DEED REFERENCES
28 989 PG 0379
PB CABR PG 362 B
PLAT INST# 2022029082

PURPOSE OF SURVEY - EXEMPT SUBDIVISION PLAT-ALL LOTS OVER 5 ACRES

THERE HAS BEEN NO TITLE SEARCH PERFORMED BY THIS OFFICE.

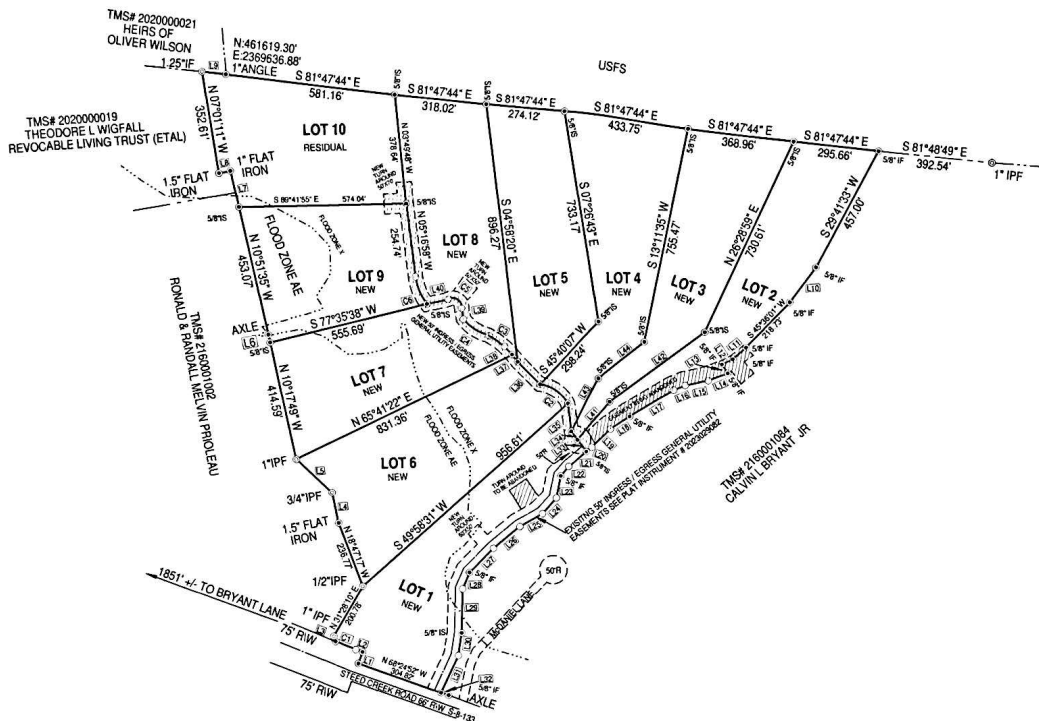
THIS PROPERTY IS SUBJECT TO ANY EASEMENT OR RESTRICTION OF PUBLIC RECORD.

THERE HAS BEEN NO DETERMINATION OF WETLANDS OR HAZARDOUS WASTE ON THIS PROPERTY.

Lots 1 through 4 exceed the standard lot depth-to-width ratio as outlined in Berkeley County Ordinance 59-43(f), which recommends residential lots maintain a depth not less than one nor more than two and one-half times their width. These deviations are the result of existing site conditions that necessitate adjusted lot configurations. Specifically, the preservation of significant mature oak trees, notable changes in ground elevation, and the alignment of an existing forest road used for physical access have all influenced the configuration of these lots. In accordance with the ordinance, these conditions constitute specific disadvantages of topography, access, and environmental factors. An exception has been reviewed and granted by the administrative officer/designee to accommodate these site-specific limitations.

LOT TABLE

LOT NUMBER	ACREAGE	SQUARE FEET
LOT 1	6.50 ACRES	282958.69 SQ FT
LOT 2	5.67 ACRES	247166.96 SQ FT
LOT 3	5.60 ACRES	243816.57 SQ FT
LOT 4	6.14 ACRES	267599.96 SQ FT
LOT 5	5.67 ACRES	247104.57 SQ FT
LOT 6	7.29 ACRES	317708.16 SQ FT
LOT 7	5.58 ACRES	242852.58 SQ FT
LOT 8	5.57 ACRES	242490.11 SQ FT
LOT 9	5.28 ACRES	230145.86 SQ FT
LOT 10	6.04 ACRES	263127.03 SQ FT
TOTAL	59.34 ACRES	2584970.49 SQ FT



SUBDIVISION AND EASEMENT PLAT

OF CRYSTAL LAKE ESTATES BEING 10 LOTS
CONTAINING 59.34 ACRES IN HUGER TMS# 2160001003
SURVEYED FOR

JLHSC LLC

BERKELEY COUNTY

DATE: MARCH 25, 2025

SOUTH CAROLINA

REVISED DATE: APRIL 21, 2025



SCALE: 1" = 300'



LINE TYPE LEGEND

PROPERTY LINE
CHAIN LINK FENCE
CENTERLINE
SURVEYED LINE
EASEMENT LINE
ABANDONED EASEMENT LINE
NEW 50' EASEMENT LINE

LEGEND

IPF IRON PIPE FOUND
IPS IRON PIPE SET
IF IRON FOUND
IS IRON SET
PP POWER POLE
C CALCULATED POINT
T TRUTH TREE
G GEODETIC BENCH MARK
CM CONCRETE MONUMENT
OS OFFSET
RW RIGHT OF WAY
OHP OVER HEAD POWER



LOCATION MAP NOT TO SCALE

CURVE TABLE				
Id	Radius	Arc Length	Chord	Ch Bear
C1	1432.39	76.35'	76.34'	N 65°35'59" W
C2	126.40'	122.82'	118.05'	N 53°14'49" W
C3	255.30'	65.94'	65.76'	N 52°58'31" W
C4	153.88'	108.29'	108.07'	N 55°10'02" W
C5	30.84'	71.21'	56.41'	N 55°55'56" W
C6	216.12'	103.82'	102.83'	N 20°15'32" W

LINE TABLE		
Id	Bearing	Distance
L1	N 21°35'08" E	42.00'
L2	N 68°24'52" W	23.93'
L3	N 14°47'05" W	18.83'
L4	N 10°00'27" W	108.21'
L5	N 44°48'12" W	168.87'
L6	N 10°17'49" W	28.02'
L7	N 10°51'35" W	127.96'
L8	S 79°30'31" W	40.04'
L9	S 82°23'27" E	80.62'
L10	S 38°14'31" W	151.46'
L11	S 49°49'13" W	60.93'
L12	S 65°42'19" W	42.10'
L13	S 35°58'44" E	36.87'
L14	S 71°05'18" W	73.68'
L15	S 79°12'42" W	81.78'
L16	S 68°47'27" W	42.72'
L17	S 60°47'56" W	181.78'
L18	S 58°17'16" W	82.40'
L19	S 48°46'30" W	93.37'
L20	S 52°43'41" W	23.55'
L21	S 52°48'00" W	82.19'
L22	S 42°59'02" W	42.90'
L23	S 13°22'31" W	79.40'
L24	S 43°12'30" W	72.85'
L25	S 21°19'10" W	80.97'
L26	S 52°10'25" W	119.23'
L27	S 46°00'47" W	118.25'
L28	S 25°25'43" W	61.39'
L29	S 03°11'51" W	155.44'
L30	S 09°03'08" W	80.17'
L31	S 26°18'47" W	142.77'
L32	N 70°13'26" W	27.06'
L33	N 37°19'04" W	52.74'
L34	N 34°13'52" W	36.59'
L35	N 05°32'32" W	97.96'
L36	N 42°41'54" W	111.05'
L37	N 36°58'50" W	31.70'
L38	N 40°50'44" W	37.63'
L39	N 07°32'00" W	38.54'
L40	S 79°27'35" W	74.18'
L41	N 43°19'27" E	177.04'
L42	N 55°15'03" E	414.92'
L43	S 29°02'22" W	208.55'
L44	S 53°22'31" W	209.30'

BERKELEY COUNTY PLANNING & ZONING
MINOR MAP AMENDMENT
PER 59-23(2)(2)
ADMINISTRATIVE OFFICER OR DESIGNEE
DATE

2025013176

PRESENTED & RECORDED:

04-28-2025 12:16:19 PM

CYNTHIA B FORTE

REGISTER OF DEEDS
BERKELEY COUNTY, SC

COUNTY STATEMENT

"BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE AND ABANDON THE 50' INGRESS/EGRESS EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN THE INTEREST OF THIS PROPERTY, AND I HEREBY DEDICATE THE 50' GENERAL UTILITY EASEMENT SHOWN HEREON TO THOSE ENTITIES WHICH PROVIDE SAID UTILITIES. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE BY BERKELEY COUNTY OF ANY ROADWAYS OR DRAINAGE FACILITY OR AS CREATING ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAY, RIGHT-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON."

The property owner(s) of record hereby acknowledge(s) that physical access to serve the Lots shown hereon is not provided with recordation of this Plat, and it is not the responsibility of Berkeley County to construct and/or maintain said access. A physical access constructed and maintained in accordance with the International Fire Code (IFC), as adopted by County Council, shall be verified before any residential dwelling of which it serves is permitted to be occupied and any applicable authorizations for encroachment onto publicly-maintained rights-of-way or Easements shall be issued prior to construction.

"The Property owner(s) of record hereby acknowledge(s) that the Lots shown hereon are considered non-buildable until public water and/or sewer is made available to these Lots or SCDES approves an onsite septic system and/or individual well for each individual Lot."

Signature(s) of Property Owner(s) or Legal Representative Thereof

Jason Walter

Calvin Bryant

Jason Walter

Calvin Bryant

JOB: WALT#2825 STEED CREEK BR22