

THE REPLY 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 SURVEYING IN THE STATE OF SOUTH CAROLINA, AND THE SURVEYOR'S CERTIFICATE IS FOR A CLASS "B" SURVEY AS SPECIFIED IN THE STANDARDS MANUAL. THE SURVEYOR'S CERTIFICATE IS FOR A CLASS "B" SURVEY AS SPECIFIED IN THE STANDARDS MANUAL. THE SURVEYOR'S CERTIFICATE IS FOR A CLASS "B" SURVEY AS SPECIFIED IN THE STANDARDS MANUAL.

NOTES: THIS PARCEL IS IN SPECIAL FLOOD HAZARD ZONE A & X AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL #01500179E DATE 12/07/18
OWNER - JHSC LLC
77 WATROO PT
DANIEL ISLAND SC 29492

ZONING - P-4
PLAT & DEED REFERENCES
DB 5068 PG 357
PB INST - 202208915
PB CAB Q PG 064 G

PURPOSE OF SURVEY - SUBDIVISION PLAT AND NEW EASEMENT SURVEY
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
ALL LOTS WILL BE SERVED BY SEPTIC
ROAD IS EXISTING AND IMPROVED
EASEMENT IS PROVIDED OVER THE CENTERLINE

2025021953
PRESENTED & RECORDED:
07-02-2025 04:00:27 PM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

BERKELEY COUNTY PLANNING & ZONING
MINOR PLAT APPROVAL
PER 659-2342
7/19/25
ADMINISTRATIVE OFFICE OF DESIGN DATE
MUST BE RECORDED WITHIN TWO YEARS OR VESTING IS LOST

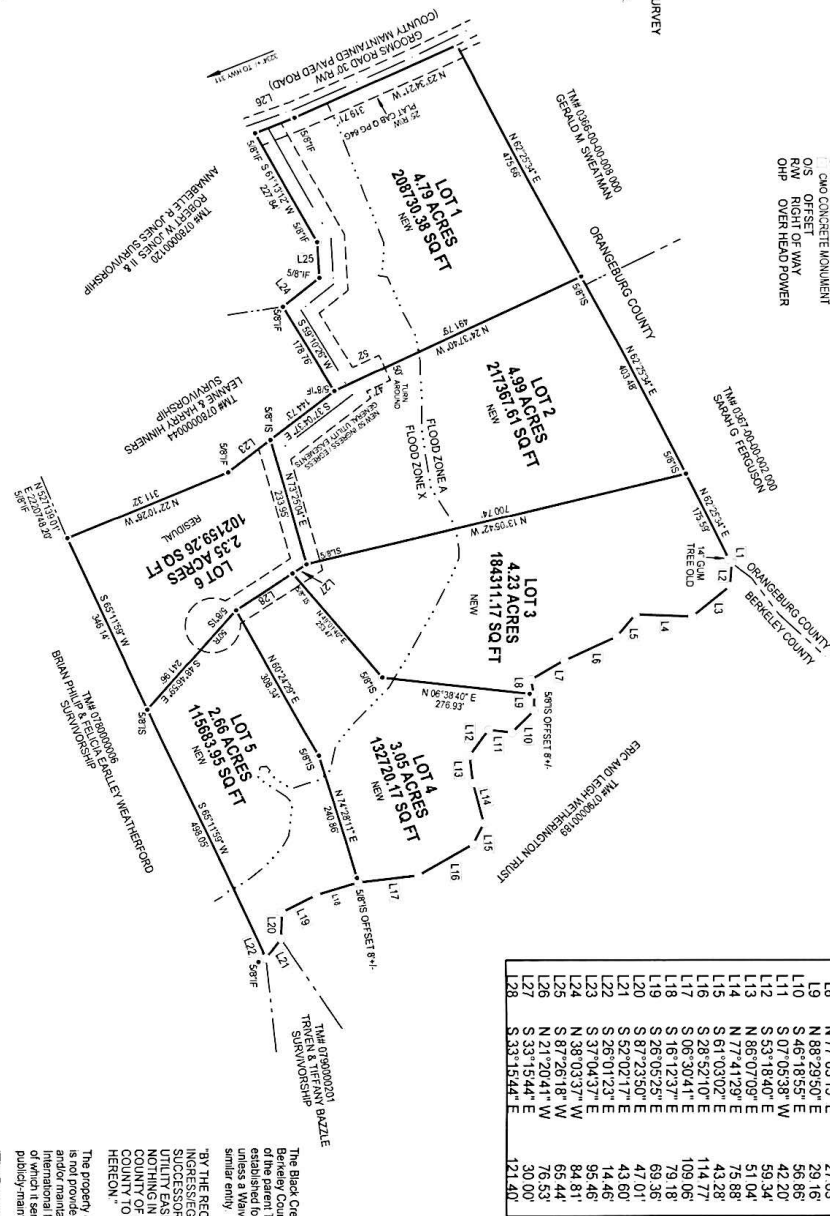
JOB: WALTER BLACK CREEK 6470 B6470

KEVIN WILSON
415 EAST MAIN STREET
KINGSTREE SC 29556
(843) 355-8872
PLS NO. 23834



LEGEND

LINE TYPE	LEGEND
PROPERTY LINE	—
CHAIN LINK FENCE	—x—x—
IRON PIPE SET	—P—
IRON SET	—S—
COVER TIE	—C—
CONCRETE BENCH MARK	—B—
WOOD CONCRETE MONUMENT	—M—
OFFSET	—O—
RIGHT OF WAY	—R—
OVERHEAD POWER	—P—



LINE TABLE

ID	Bearing	Distance
L1	N 51°18'14" E	7.89
L2	S 87°17'00" E	42.07
L3	S 39°01'16" E	86.47
L4	S 02°37'38" W	104.01
L5	S 50°08'48" E	51.99
L6	S 24°55'14" E	102.34
L7	S 30°34'24" E	69.16
L8	N 77°03'15" E	27.63
L9	N 88°29'50" E	29.16
L10	S 45°18'55" E	58.86
L11	S 07°05'38" W	42.20
L12	S 53°17'00" E	59.34
L13	N 95°07'09" E	59.34
L14	N 71°10'30" E	75.88
L15	S 61°03'02" E	43.28
L16	S 28°52'12" E	143.77
L17	S 08°30'41" E	109.06
L18	S 18°12'37" E	78.18
L19	S 29°05'28" E	69.36
L20	S 32°02'17" E	47.01
L21	S 32°02'17" E	43.60
L22	S 25°01'23" E	14.46
L23	S 35°03'37" W	93.46
L24	S 87°08'18" W	64.81
L25	N 21°20'41" W	76.53
L26	S 33°19'44" E	30.00
L27	S 33°19'44" E	121.40

MINOR SUBDIVISION AND EASEMENT PLAT

OF BLACK CREEK ESTATES BEING 6 LOTS CONTAINING 22.07 ACRES NEAR CROSS COMMUNITY TWS# 0780000119 SURVEYED FOR

JLHSC LLC

BERKELEY COUNTY
SOUTH CAROLINA

DATE: MAY 4, 2025

SCALE: 1" = 200'

COUNTY STATEMENTS

The Black Creek Estates Subdivision was created as a Minor Subdivision per section 59.23A(1) of the Berkeley County Land and Development and Subdivision Regulations. No more than one subdivision of the parcel THIS 0780000119 without bringing the entire Subdivision into full compliance to the standards established for a Major Subdivision per section 59.24 and a new Plat/Pat is submitted to the Department unless a Waiver is issued by the Planning Commission and if applicable, the property owners association or similar entity.

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE AND ABANDON THE 5% 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 5% GENERAL EGRESS/EGRESS EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON TO THOSE ENTITIES WHICH PROVIDE SAID UTILITIES. NOTHING IN THIS DEED INTENDS TO OR SHALL BE CONSTRUED TO LIMIT OR RESTRICT THE RIGHT OF ANY ROADWAYS OR DRAINAGE FACILITY OR AS CREATING ANY DUTY OR LIABILITY COUNTY TO MAINTAIN ANY ROADWAY, RIGHT-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON.

The property owner(s) of record hereby acknowledge(s) that the Lots shown herein are not provided with record(s) of the Plat and/or Deed(s) of the property owner(s) of record 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 herein are considered non-buildable until public water and/or sewer is made available to these Lots or SCDES approves septic system and/or individual well for each individual Lot.

Signatures of Property Owner(s) or Legal Representative Thereof

Jason Walter
6/13/25

