

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 X
AS SHOWN ON FIRM(FLOOD INSURANCE RATE MAP)
COMMUNITY PANEL #45015C0120E & 45015C0115E
DATE 12/07/18.

OWNER - HAROLD LLOYD GERRALD REVOCABLE TRUST
231 Cumberland DR
Lexington, SC 290728953

BERKELEY CO. ZONING - Flex 1

PLAT & DEED REFERENCES BEKELEY CO.
DB 2244 PG 084
PB CAB O PG 73

PURPOSE OF SURVEY - Subdivision and New Easement

"Any and all construction and/or land disturbing activities within any of the lots contemplated herein shall conform to applicable SCDES or MS4 requirements, where applicable, as well as Chapter 11, Buildings and Building Regulations, of the Berkeley County Code of Ordinances."

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.

LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- IF IRON FOUND
- IS IRON SET
- POWER POLE
- CALCULATED POINT
- WITNESS TREE
- GEODETIC BENCH MARK
- ☒ CMO CONCRETE MONUMENT
- O/S OFFSET
- R/W RIGHT OF WAY
- OHP OVER HEAD POWER

LINE TYPE LEGEND

- PROPERTY LINE
- CHAIN LINK FENCE
- CENTERLINE
- SURVEYED LINE
- EASEMENT LINE
- FLOOD LINE
- COUNTY LINE

COUNTY STATEMENTS

"BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE 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

SUBDIVISION AND EASEMENT PLAT

OF 6 LOTS CONTAINING 59.13 ACRES
NEAR ST STEPHEN TMS# 0360001036
SURVEYED FOR

EJLH LLC

BERKELEY COUNTY

DATE: NOVEMBER 3, 2025

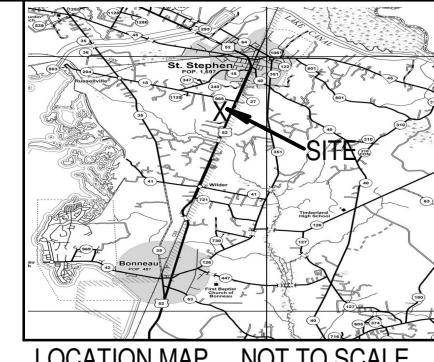
SOUTH CAROLINA

KEVIN WILSON
415 EAST MAIN STREET
KINGSTREE SC, 29556
(843) 355-6872

PLS NO. 23834



LINE TABLE		
Id	Bearing	Distance
L1	S 16°27'59" W	74.06'
L2	N 87°09'37" W	63.74'
L3	N 85°29'23" E	195.24'
L4	N 71°53'06" W	132.83'
L5	S 41°17'09" W	96.76'
L6	S 45°42'46" W	94.12'
L7	N 45°35'25" E	26.75'
L8	N 03°40'25" W	58.13'
L9	N 04°25'31" W	79.91'
L10	N 04°21'40" W	80.02'
L11	N 05°01'31" W	20.72'



SCALE : 1" = 200'

200 100 0 200