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 #45015C0200E DATE 12/07/18.

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

BERKELEY CO. ZONING - Flex 1

PLAT & DEED REFERENCES
DB 5134 PG 504
PB CAB Q PG 61-D
PB CAB R PG 98-A

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.

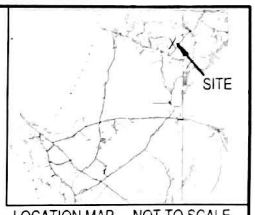
LEGEND

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
POWER LINE R\W

GRID



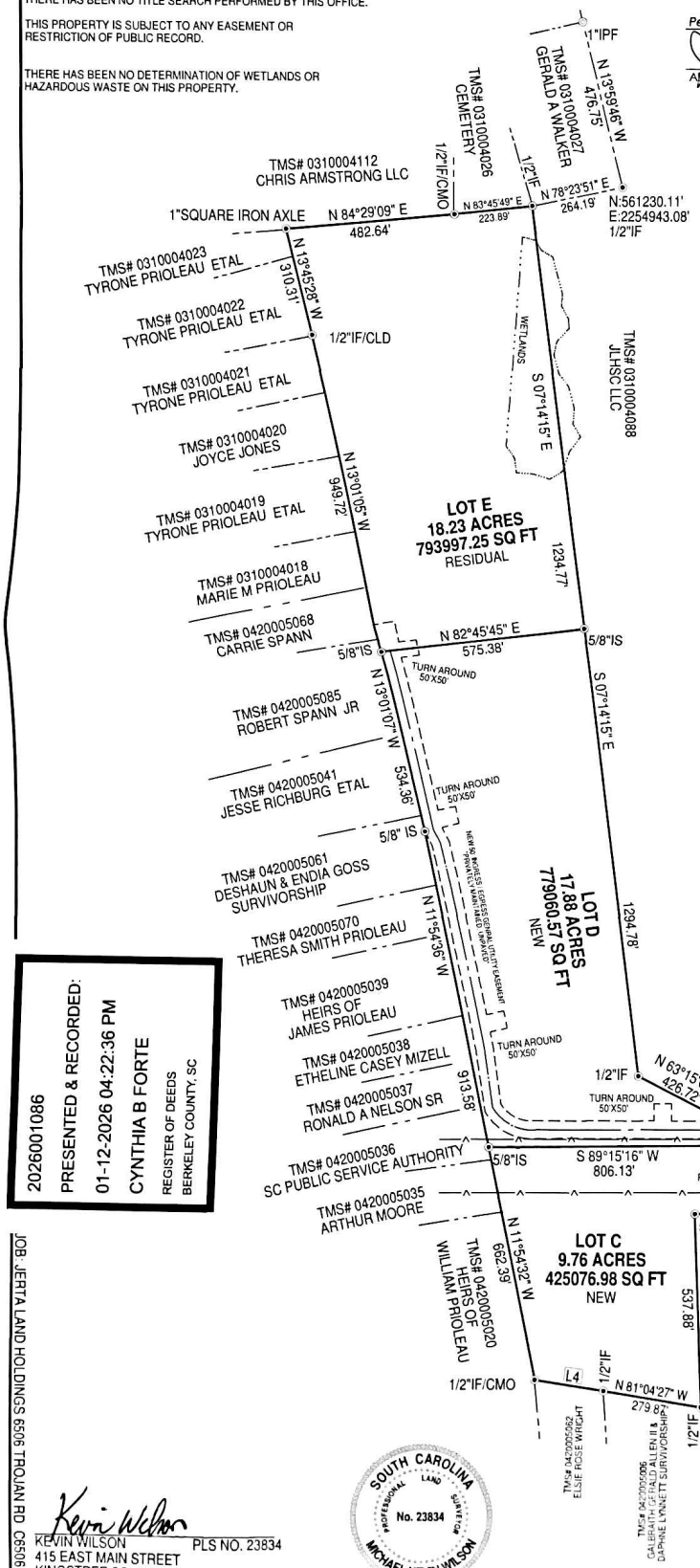
LOCATION MAP NOT TO SCALE

BERKELEY COUNTY PLANNING & ZONING
EXEMPT PLAT APPROVAL

Per §59-23(a)(1) B
QUALIFYING EXEMPTION

ADMINISTRATIVE OFFICER OR DESIGNEE — DATE 12/4/2025

LINE TABLE		
Id	Bearing	Distance
L1	N 64°36'42" W	62.09'
L2	N 81°02'40" W	84.89'
L3	N 81°06'57" W	183.35'
L4	N 80°59'51" W	196.86'
L5	N 63°16'27" W	151.96'
L6	N 20°19'17" W	121.75'
L7	N 35°15'44" W	108.26'
L8	N 34°16'04" W	174.51'
L9	N 39°34'23" W	182.69'
L10	N 56°11'58" W	175.07'
L11	S 33°54'31" W	154.94'



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 TROJAN ROAD SUBDIVISION CONTAINING 62.75 ACRES IN 5 LOTS NEAR CROSS TMS# 0310004087 SURVEYED FOR

JLHSC LLC

BERKELEY COUNTY

DATE: SEPTEMBER 10, 2025 SOUTH CAROLINA

2026001086
PRESENTED & RECORDED:
01-12-2026 04:22:36 PM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

JOB JERTA LAND HOLDINGS 6506 TROJAN RD C6506

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 23834 MICHAEL KEVIN WILSON

KEVIN WILSON PLS NO. 23834
415 EAST MAIN STREET
KINGSTREE SC, 29556
(843) 355-6872