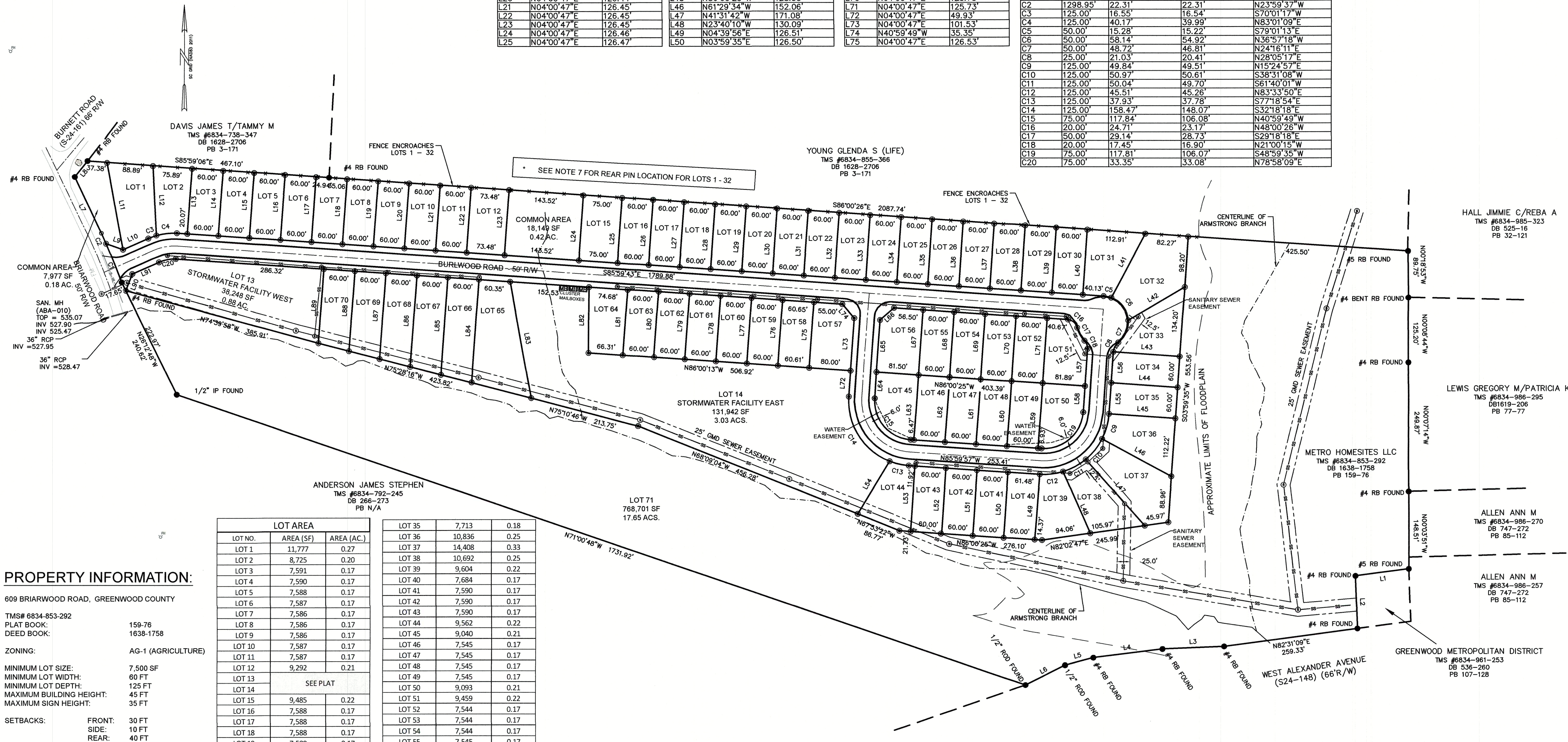


NOTES:

- 1) NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
- 2) CERTIFICATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT WAS PREPARED AND IS NOT TRANSFERABLE.
- 3) COPIES OF THIS PLAT WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION SEAL ARE NOT VALID.
- 4) THIS PLAT DOES NOT DESIGNATE ANY WETLANDS OR HAZARDOUS MATERIAL THAT MAY OR MAY NOT EXIST.
- 5) PROPERTY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM THE GREENWOOD COUNTY GIS PROPERTY REPORT AT THE TIME OF THE SURVEY.
- 6) ALL LOTS SHALL HAVE A DRAINAGE & UTILITY EASEMENT ALONG THE PROPERTY LINES.
FRONT = 15 FT.
SIDE = 10 FT. (5 FT. EACH SIDE OF PROPERTY LINE)
REAR = 15 FT.
- 7) REAR LOT CORNERS FOR LOTS 1 - 32 SET 1 FOOT OFF OF THE BACK LINE DUE TO THE LOCATION OF AN EXISTING FENCE.



PROPERTY INFORMATION:

609 BRIARWOOD ROAD, GREENWOOD COUNTY

TMS# 6834-853-292

PLAT BOOK: 159-76

DEED BOOK: 1638-1758

ZONING: AG-1 (AGRICULTURE)

MINIMUM LOT SIZE: 7,500 SF

MINIMUM LOT WIDTH: 60 FT

MINIMUM LOT DEPTH: 125 FT

MAXIMUM BUILDING HEIGHT: 45 FT

MAXIMUM SIGN HEIGHT: 35 FT

SETBACKS:

FRONT: 30 FT

SIDE: 10 FT

REAR: 40 FT

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of 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.

HEANER DESIGN GROUP, LLC
420 WEST CAMBRIDGE AVENUE
GREENWOOD, SC 29646
(864) 233-1553

BY: *Edward S. Bartless*
EDWARD S. BARTLESS
PLS# 5784 DATE: 12/10/24

LOT AREA		
LOT NO.	AREA (SF)	AREA (AC.)
LOT 1	11,777	0.27
LOT 2	8,725	0.20
LOT 3	7,591	0.17
LOT 4	7,590	0.17
LOT 5	7,588	0.17
LOT 6	7,587	0.17
LOT 7	7,586	0.17
LOT 8	7,586	0.17
LOT 9	7,586	0.17
LOT 10	7,587	0.17
LOT 11	7,587	0.17
LOT 12	9,292	0.21
LOT 13	SEE PLAT	
LOT 14		
LOT 15	9,485	0.22
LOT 16	7,588	0.17
LOT 17	7,588	0.17
LOT 18	7,588	0.17
LOT 19	7,589	0.17
LOT 20	7,589	0.17
LOT 21	7,589	0.17
LOT 22	7,589	0.17
LOT 23	7,589	0.17
LOT 24	7,590	0.17
LOT 25	7,590	0.17
LOT 26	7,590	0.17
LOT 27	7,590	0.17
LOT 28	7,590	0.17
LOT 29	7,591	0.17
LOT 30	7,591	0.17
LOT 31	10,699	0.25
LOT 32	15,293	0.35
LOT 33	10,812	0.25
LOT 34	7,713	0.18

LOT 35	7,713	0.18
LOT 36	10,836	0.25
LOT 37	14,408	0.33
LOT 38	10,692	0.25
LOT 39	9,604	0.22
LOT 40	7,684	0.17
LOT 41	7,590	0.17
LOT 42	7,590	0.17
LOT 43	7,590	0.17
LOT 44	9,562	0.22
LOT 45	9,040	0.21
LOT 46	7,545	0.17
LOT 47	7,545	0.17
LOT 48	7,545	0.17
LOT 49	7,545	0.17
LOT 50	9,093	0.21
LOT 51	9,459	0.22
LOT 52	7,544	0.17
LOT 53	7,544	0.17
LOT 54	7,544	0.17
LOT 55	7,545	0.17
LOT 56	9,936	0.23
LOT 57	9,810	0.23
LOT 58	7,671	0.17
LOT 59	7,592	0.17
LOT 60	7,592	0.17
LOT 61	7,592	0.17
LOT 62	7,592	0.17
LOT 63	7,592	0.17
LOT 64	8,920	0.20
LOT 65	18,297	0.42
LOT 66	11,623	0.27
LOT 67	10,953	0.25
LOT 68	10,284	0.24
LOT 69	9,615	0.22
LOT 70	8,945	0.21

GREENWOOD COUNTY
SOUTH CAROLINADATE: DECEMBER 10, 2024
SCALE: 1" = 100'

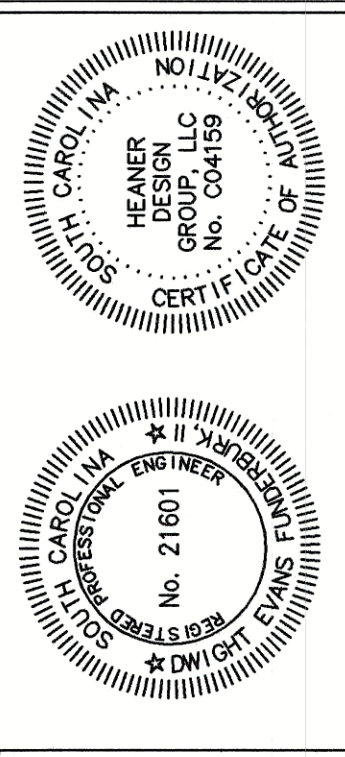
PLAT
MADE AT THE REQUEST
OF
METRO HOMESITES, LLC

Greenwood Assessor's Office
This Plat may be recorded
for: split copy other
Tax Map# 6834-853-292
Approved by: SS Split form
Deed to follow: SS
Date: 6-10-24

PLAN APPROVAL PROCESS
Date Received May 7, 2025
Received by cbc
Approvals: Date & Sign
Zoning cbc 5/10/2025
Engineering
Building

202500004264
Filed for Record in
GREENWOOD COUNTY SC
CHARLETTY COPELAND, COUNTY CLERK
6/11/2025 2:18:00 PM
PLAT \$25.00
County \$0.00
State \$0.00
BOOK: 165 PGS: 4 - 4

100 50 0 100 200
(Scale in feet)
1 inch = 100 ft
TSSCALE



HEANER
DESIGN GROUP
420 WEST CAMBRIDGE AVENUE • P.O. BOX 50827
GREENWOOD, SOUTH CAROLINA 29646
PHONE: (864) 233-1553 • WWW.HEANERGROUP.COM

**SUBDIVISION PLAT
FOR
BRIARWOOD PLACE
GREENWOOD, SOUTH CAROLINA**

SURVEY SUBDIVISION PLAT	
CHRD DATE	REVISED
NO	NO
DESIGNED BY:	DESIGNED BY:
DRAWN:	DRAWN:
DEFI	DEFI
SHEET	