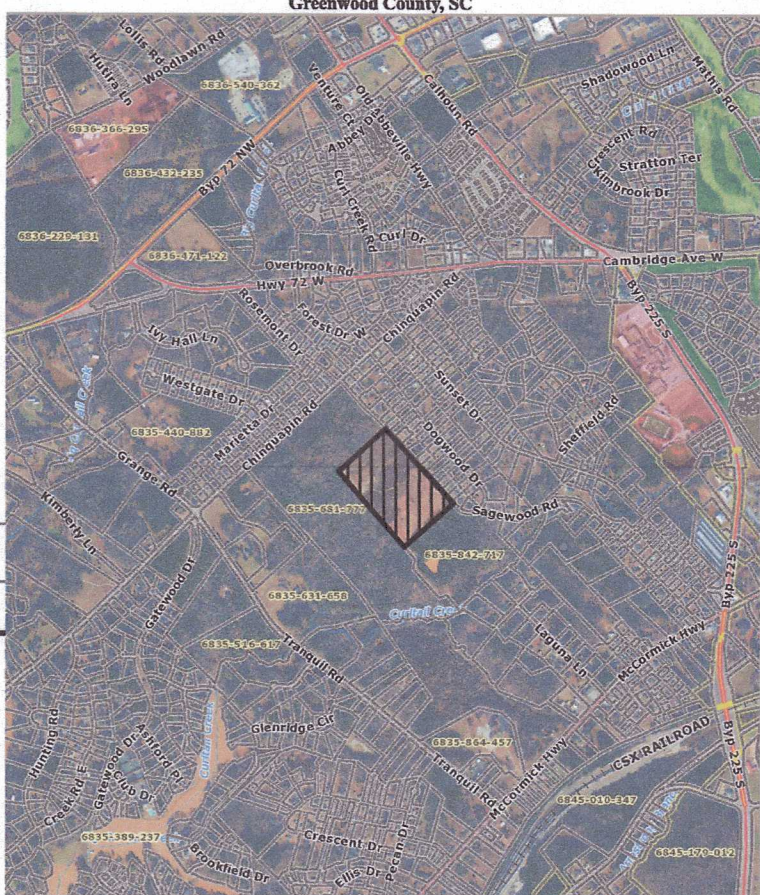


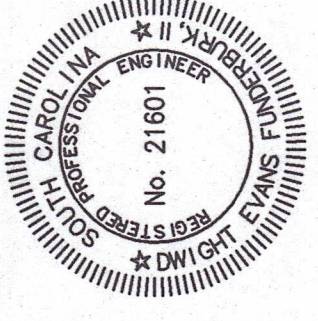
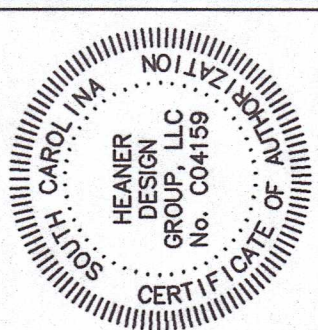
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF HEANER DESIGN GROUP AND MAY NOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT OF HEANER DESIGN GROUP AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

- 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.

SAGEWOOD ROAD (S-24-607)
40' R/W
(SCDOT DOCK NO. 24.495)



LOCATION MAP



HEANER
DESIGN GROUP

420 WEST CAMBRIDGE AVENUE • P.O. BOX 19027
GREENWOOD, SOUTH CAROLINA 28649
PHONE: (864) 223-1553 • WWW.HEANERDGM.COM

SUBDIVISION PLAT
OF
SAGEWOOD GROVE
GREENWOOD, SOUTH CAROLINA

SURVEY
SUBDIVISION
PLAT

NO.	CHD.	DATE	REVISION	DESIGNED BY	CHECKED BY	DATE	APPROVED BY	DATE
1				DEFIN	DEFIN	2024-09	DEFIN	6/28/24
2				DEFIN	DEFIN		DEFIN	
3				DEFIN	DEFIN		DEFIN	
4				DEFIN	DEFIN		DEFIN	
5				DEFIN	DEFIN		DEFIN	
6				DEFIN	DEFIN		DEFIN	
7				DEFIN	DEFIN		DEFIN	
8				DEFIN	DEFIN		DEFIN	
9				DEFIN	DEFIN		DEFIN	
10				DEFIN	DEFIN		DEFIN	

SHEET

#4 REBAR (FND)
CHINQUAPIN HOLDINGS LLC ETAL
TMS #6835-681-777
DB 1639-2307
PB 19-84

BEATTIE DEVELOPMENT LLC
TMS #6835-733-880
DB 1626-2008
PB 162-84

BEATTIE DEVELOPMENT LLC
TMS #6835-738-875
DB 1626-2008
PB 162-84

BEATTIE DEVELOPMENT LLC
TMS #6835-743-889
DB 1626-2008
PB 162-84

BEATTIE DEVELOPMENT LLC
TMS #6835-747-884
DB 1626-2008
PB 162-84

BEATTIE DEVELOPMENT LLC
TMS #6835-715-840
DB 1626-2008
PB 162-84

2024090007843
Filed for Record in
GREENWOOD COUNTY, SC
CHASITY COPELAND, COUNTY CLERK
11/18/2024 10:12:08 AM
PLAT: \$25.00
County: \$0.00
Slater: \$0.00
BOOK: 163, PAGE: 87 - 87

PROPERTY INFORMATION:

SAGEWOOD ROAD, GREENWOOD COUNTY
TMS# 6835-749-808
PLAT BOOK: 113-56
DEED BOOK: 1626-2008
ZONING: R-2 (SINGLE FAMILY RESIDENTIAL)
MINIMUM LOT SIZE: 10,000 SF
MINIMUM LOT WIDTH: 70 FT
MINIMUM LOT DEPTH: 125 FT
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM SIGN HEIGHT: 35 FT

SETBACKS: FRONT: 40 FT
SIDE: 10 FT
REAR: 40 FT

● #4 REBAR (FND)
● REBAR/HEANER CAP (SET)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	125.00'	57.37'	56.87'	S34°59'37"W
C2	125.00'	46.30'	46.04'	S11°14'04"W
C3	125.00'	62.37'	61.72'	S13°40'15"E
C4	125.00'	30.02'	29.94'	S34°50'38"E
C5	125.00'	127.97'	122.46'	N71°03'06"W
C6	125.00'	68.74'	67.88'	S63°51'53"W
C7	75.00'	118.03'	106.22'	S86°48'23"E
C8	75.00'	117.63'	105.94'	S03°12'33"W

LINE	BEARING	DISTANCE
L1	N03°04'26"E	44.06'
L2	S86°48'07"E	44.07'
L3	S03°10'37"W	44.28'
L4	N86°49'53"W	44.96'
L5	N02°50'45"E	44.16'
L6	S86°58'33"E	44.08'

CHINQUAPIN HOLDINGS LLC ETAL
TMS #6835-681-777
DB 1639-2307
PB 19-84

GREENWOOD COUNTY
SOUTH CAROLINA

DATE: JUNE 28, 2024
SCALE: 1" = 60'

PLAT
MADE AT THE REQUEST
OF
BEATTIE DEVELOPMENT, LLC

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 28649
(864) 223-1553
BY: [Signature]
EDWARD S. BARRLESS
PLS# 9764 DATE: 6/28/24

Greenwood Assessor's Office
This Plat may be recorded
for Split, Combo, or other
Tax Map(s) L-23-5-747-806
Approved By: [Signature]
Deed to follow Split form
Date: 11-18-24

SEE OFF-SITE SEWER EASEMENT PLAT FOR
CONTINUATION OF SEWER LINE

60 30 0 60 120
(Scale in feet)
1 inch = 60 ft.