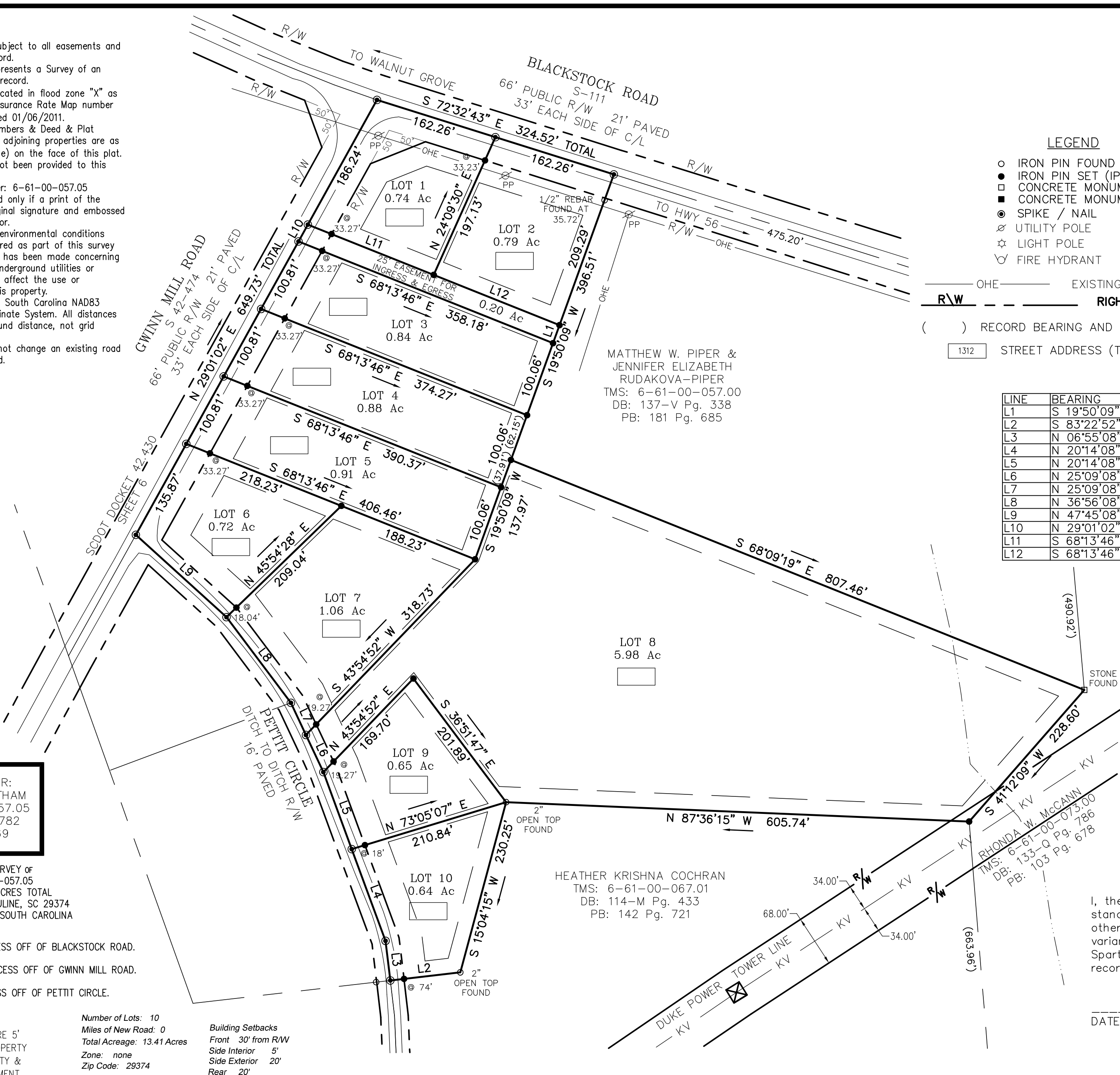


**GENERAL NOTES:**

1. This property is subject to all easements and restrictions of record.
2. This document represents a Survey of an existing parcel of record.
3. This property is located in flood zone "X" as shown on Flood Insurance Rate Map number 45083C0395D dated 01/06/2011.
4. Existing Parcel Numbers & Deed & Plat references for the adjoining properties are as shown (if applicable) on the face of this plat.
5. Title search has not been provided to this office.
6. Parcel Map Number: 6-61-00-057.05
7. This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
8. No subsurface or environmental conditions have been considered as part of this survey and no statement has been made concerning the locations of underground utilities or facilities that may affect the use or development of this property.
9. Bearings based on South Carolina NAD83 State Plane Coordinate System. All distances are horizontal ground distance, not grid distances.
10. This Survey does not change an existing road or add a new road.



**CURRENT OWNER:**  
 WILLIAM C. CHEATHAM  
 TMS: 6-61-00-057.05  
 DB: 134-E Pg. 782  
 PB: 53 Pg. 569

**SUBDIVISION SURVEY of**  
 TMS: 6-61-00-057.05  
 CONTAINING 13.41 ACRES TOTAL  
 BLACKSTOCK ROAD, PAULINE, SC 29374  
 SPARTANBURG COUNTY, SOUTH CAROLINA

LOTS 1 & 2 HAVE ACCESS OFF OF BLACKSTOCK ROAD.  
 LOT 1 & 3-6 HAVE ACCESS OFF OF GWYNN MILL ROAD.  
 LOTS 6-10 HAVE ACCESS OFF OF PETTIT CIRCLE.

SIDE SETBACK LINES ARE 5'  
 EACH SIDE OF THE PROPERTY  
 LINE AND HAVE A UTILITY &  
 STORM DRAINAGE EASEMENT.

Number of Lots: 10  
 Miles of New Road: 0  
 Total Acreage: 13.41 Acres  
 Zone: none  
 Zip Code: 29374

**Building Setbacks**  
 Front 30' from R/W  
 Side Interior 5'  
 Side Exterior 20'  
 Rear 20'

**HEATHER KRISHNA COCHRAN**  
 TMS: 6-61-00-067.01  
 DB: 114-M Pg. 433  
 PB: 142 Pg. 721

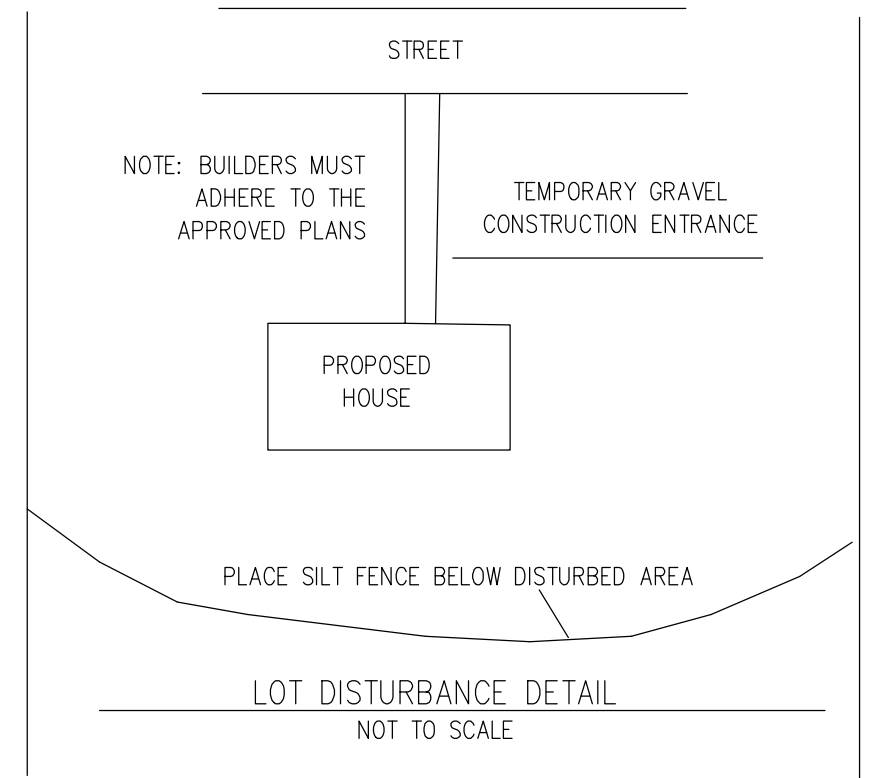
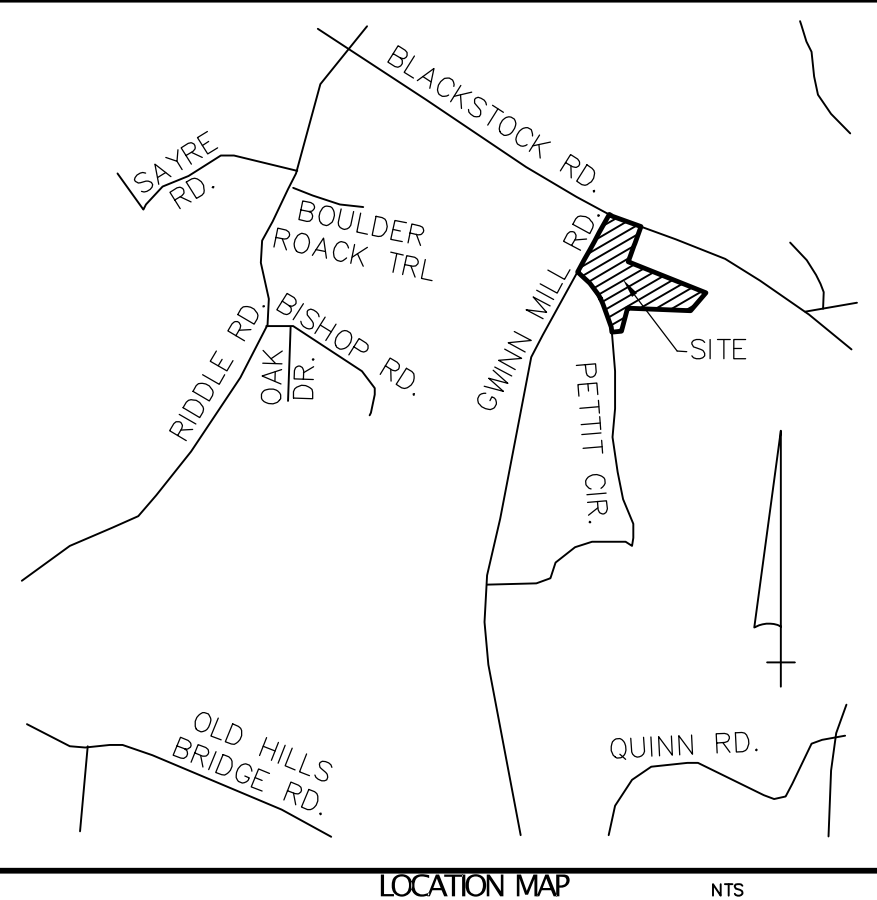
**RHONDA W. MCCANN**  
 TMS: 6-61-00-013.00  
 DB: 133-Q Pg. 786  
 PB: 103 Pg. 678

**LEGEND**

- IRON PIN FOUND (IPF)
- IRON PIN SET (IPS)
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- ⊙ SPIKE / NAIL
- ⊗ UTILITY POLE
- ☆ LIGHT POLE
- ∇ FIRE HYDRANT

— OHE — EXISTING OVERHEAD POWER  
 — R/W — RIGHT OF WAY  
 ( ) RECORD BEARING AND DISTANCE  
 1312 STREET ADDRESS (TYP.)

LINE	BEARING	DISTANCE
L1	S 19°50'09" W	25.01'
L2	S 83°22'52" W	92.00'
L3	N 06°55'08" W	52.10'
L4	N 20°14'08" W	127.76'
L5	N 20°14'08" W	107.24'
L6	N 25°09'08" W	53.53'
L7	N 25°09'08" W	46.47'
L8	N 36°56'08" W	140.00'
L9	N 47°45'08" W	160.00'
L10	N 29°01'02" E	25.20'
L11	S 68°13'46" E	177.08'
L12	S 68°13'46" E	177.08'



As of this date November 22, 2022, Lots 1-10 have not received approval from SCDHEC for a septic tank system. Property Owner must contact the local SCDHEC Office to discuss the installation of a septic tank before any development may occur.

As of this date November 22, 2022, Lots 1-10 have not received approval from SCDHEC for well installation. Property Owner must contact the local SCDHEC Office to discuss the installation of a well before any development may occur.

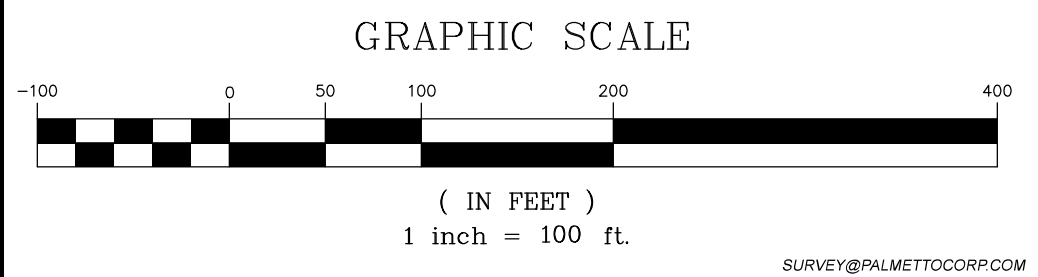
**CERTIFICATE OF APPROVAL FOR RECORDATION**

I, the undersigned, certify that the plat indicated hereon conforms to the design standards and requirements in the Spartanburg County Subdivision Ordinance and other development requirements of Spartanburg County with the exception of any variances or Consent Agreement as found in the official records of the Spartanburg County Planning Commission, and that it has been approved for recording in the Office of the County Register of Deeds.

DATE

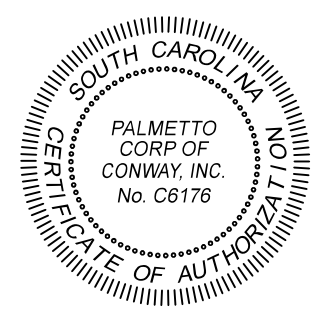
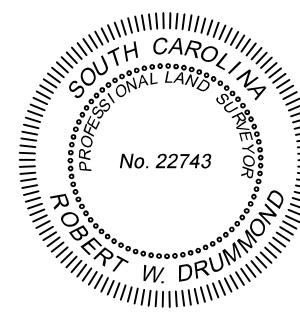
CHAIRMAN or SECRETARY of the  
 PLANNING COMMISSION  
 OR PLANNING DIRECTOR  
 SPARTANBURG COUNTY

**PALMETTO CORP**  
 Land Surveying Division



**MINOR SUBDIVISION  
 R & D PROPERTY, LLP SUBDIVISION  
 FINAL PLAT  
 10 LOT SINGLE FAMILY MINOR SUBDIVISION**

**OWNER / DEVELOPER**  
 R & D PROPERTY LLP (864) \_\_\_\_\_  
 road name \_\_\_\_\_  
 town \_\_\_\_\_, SC 293\_\_



**Certificate of Accuracy**  
 I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than shown.

Robert W. Drummond PLS# 22743 DATE

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