

PLT-2025-36251  
PLT BK 187 PG 879-879  
Recorded 1 Pages on 08/21/2025 11:58:33 AM  
Recording Fee: \$25.00  
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.  
Ashley B. Williams, Register Of Deeds

Before any land disturbing activities occur on any parcel, all applicable grading, encroachment development, and building permits must be obtained from Spartanburg County prior to the commencement of any construction. Permits may also be required by DHEC and SCDOT.

SPARTANBURG COUNTY PLANNING DEPARTMENT  
AUG 14 2025  
DATE

NOTES:

ALL PINS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO THE SURVEYOR.

BUILDING SETBACK LINES TO BE DETERMINED BY LAND USAGE.

● DENOTES IRON PIN FND. ● DENOTES PK NAIL FND.  
○ DENOTES IRON PIN SET ○ DENOTES PK NAIL SET

REIDVILLE-SHARON ROAD  
16' PAVED SUBJECT TO R/W

LOT A  
AREA= 3.070 ACRES  
SUBJECT TO R/W

RICHARD FARR, WHITNEY FARR  
& PATSY FARR  
5-42-00-043.00  
D.B. 97-H PG. 941  
P.B. 163 PG. 862

THOMAS W. LEONARD  
5-42-00-042.00  
D.B. 93-H PG. 749

JAIMIE SMITH &  
TRACY BRIDGES  
5-42-00-039.01  
D.B. 145-L PG. 313  
P.B. 130 PG. 808

LOT B  
TOTAL AREA=3.067 ACRES  
SUBJECT TO R/W

CHRISTOPHER & ASHLEY  
KLOPPER  
5-42-00-039.04  
D.B. 101-L PG. 604  
P.B. 153 PG. 122

DALE & DIANA COLLIER  
5-42-00-039.05  
D.B. 103-C PG. 428  
P.B. 154 PG. 370

LARRY D. JONES  
5-42-00-039.03  
D.B. 122-Y PG. 762  
P.B. 152 PG. 808

SHELDON ROPER (LE)  
5-42-00-041.00  
D.B. 116-C PG. 567

APPROVED

This subdivision of land meets the requirements of the Spartanburg County Subdivision Regulations and zoning ordinance.

AUG 14 2025  
DATE

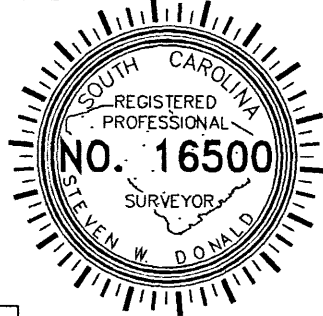
SURVEY FOR:

Better Future Property LLC

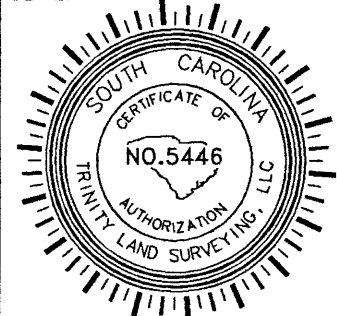
BEING ALL THE PROPERTY DESCRIBED IN DEED BOOK 153-B PAGE 166 AND SHOWN IN PLAT BOOK 180 PAGE 617.

EXCEPT AS SHOWN AND/OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING ITEMS, OTHER THAN THOSE VISIBLE AT THE TIME OF THE SURVEY FIELD WORK; EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH OR TITLE COMMITMENT MAY DISCLOSE.

SEAL:



SEAL:



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 A survey as specified therein; also there are no visible encroachments or projections other than shown.

THAT THE PROPERTY ☐ IS ☒ IS NOT WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL NO. 450B3C-0351-D OF THE FLOOD INSURANCE RATE MAPS FOR SPARTANBURG COUNTY DATED 6 JANUARY 2011.

STEVEN W. DONALD, SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR

THE CERTIFICATE(S) ABOVE SHALL ONLY APPLY IF THIS SHEET CONTAINS THE SIGNATURE OF THE SURVEYOR AND THE SURVEYOR'S SEAL HAS BEEN EMBOSSED.

LOCATION:

SOUTH OF REIDVILLE, GREER 29651

COUNTY: SPARTANBURG

STATE: SOUTH CAROLINA

DATE:

5 AUGUST 2025

BLOCK MAP:

SHEET: 5-42-00

WEST/BURNS

MIKE WEST

1" = 60'

-60 -30 0 60 120 180

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

TRINITY LAND SURVEYING, LLC

129 GLADYS COURT, SPARTANBURG, SC 29301

TELE: 864-576-9666  
TELE: 864-576-2790

FAX: 864-576-9424  
EMAIL: trinitysc@outlook.com

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