



PL
RECORDED IN
NO. 1
SLIDE 1

FOR: TAX ID: *
P.B. REF: *

COM. NO.: 07050
DATE: MAY 2, 2007
SCALE: 1"=200'

SOURCE OF TITLE:
JAMES C. MAY AND ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
P.O. BOX 710, LYNCHBURG, VA., 24501
434-528-1005 (FAX 434-046-5412)

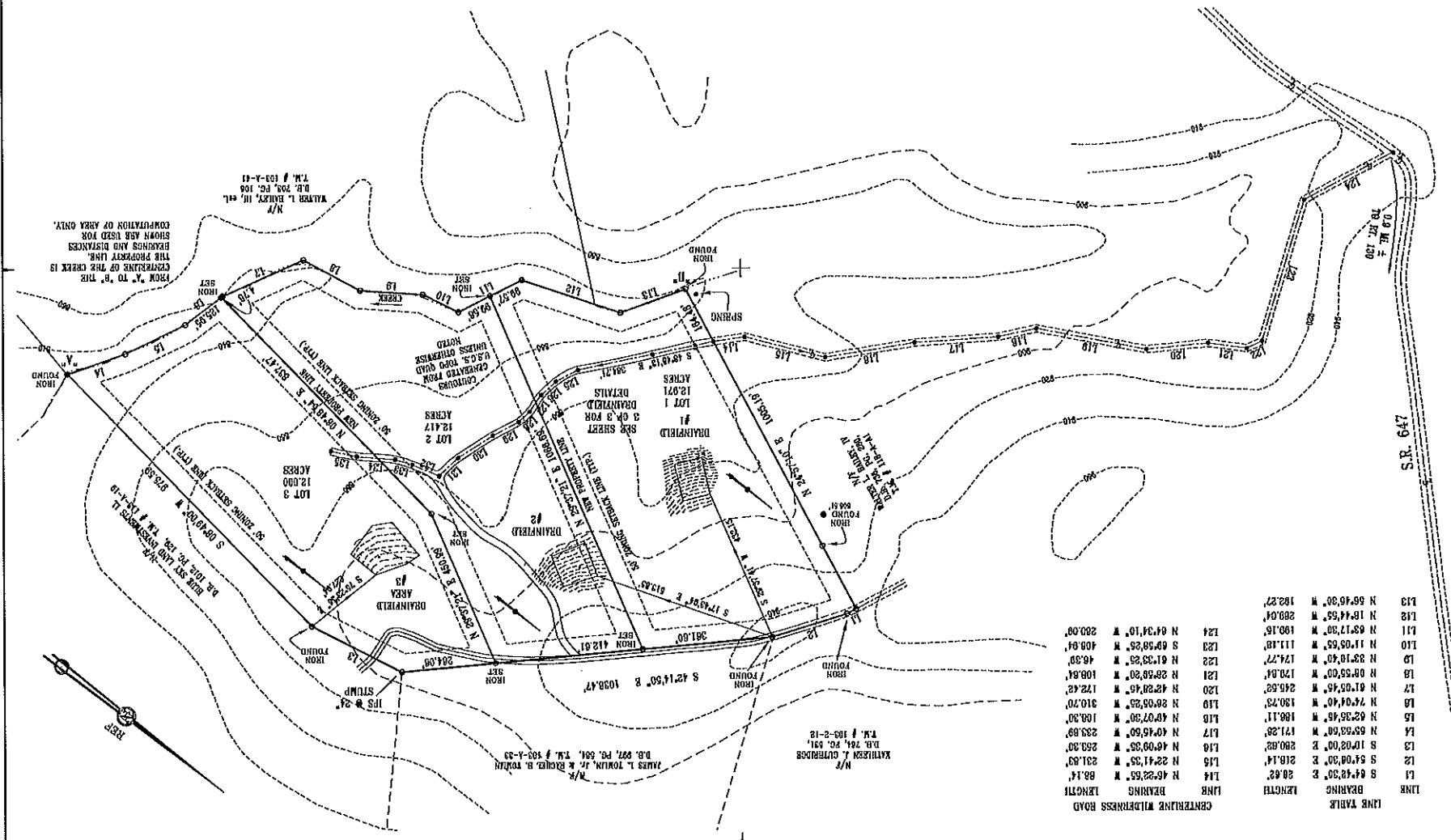
PEELAR MAG. DIST.
AMHERST CO., VIRGINIA

PLAT SHOWING



NOTES:
1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES.
2. UPON THIS PROPERTY.
3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE ENCUMBRANCES OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.

THE LOCATION OF THE SUBDIVISION APPEARING ON THIS PLAT IS WITH THE CORNER AND IN ACCORDANCE WITH THE DESIGN OF THE UNDESIGNED OWNER(S).
DATE: _____ BY: _____
DATE: _____ BY: _____
STATE OF VIRGINIA
CITY/COUNTY OF _____
I, A NOTARY PUBLIC IN _____ TO WIT:
AND FOR THE CITY/COUNTY AND STATE APPEARING, THE FOREGOING CERTIFICATE HAS BEEN READ TO DO HEREBY CERTIFY THAT THE SAME BEING BEFORE ME THIS _____ DAY OF _____, 20____, MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



LINE	BEARING	LENGTH
L1	S 64°42'30" E	28.62'
L2	S 64°04'30" E	218.14'
L3	S 10°02'00" E	280.65'
L4	N 65°53'00" E	171.28'
L5	N 62°36'45" E	188.11'
L6	N 74°04'40" E	130.73'
L7	N 61°05'45" E	248.62'
L8	N 08°55'00" E	170.04'
L9	N 33°18'40" E	174.77'
L10	N 11°05'55" E	111.18'
L11	N 68°17'30" E	199.16'
L12	N 16°44'55" E	289.04'
L13	N 56°46'30" E	182.27'
L14	N 46°22'55" E	88.14'
L15	N 22°41'55" E	231.83'
L16	N 48°00'55" E	263.30'
L17	N 40°46'50" E	233.89'
L18	N 40°07'30" E	104.30'
L19	N 26°05'25" E	310.70'
L20	N 42°28'45" E	172.42'
L21	N 28°58'30" E	108.64'
L22	S 61°35'25" E	46.39'
L23	S 69°58'25" E	408.84'
L24	N 64°34'10" E	280.08'

SOILS, INC.

Soil & Onsite Interpretations for Land-use Suitability

14631 Lee Jackson Highway, VA 24526
Phone: (434) 299-5365
Mobile: (540) 529-8153
soilsinc@verizon.net

Monday, April 30, 2007

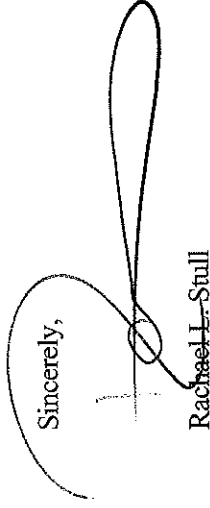
Donnelle Oxley
P.O. Box 232
SnowShoe, WV 26209-0232

Dear Ms. Oxley:

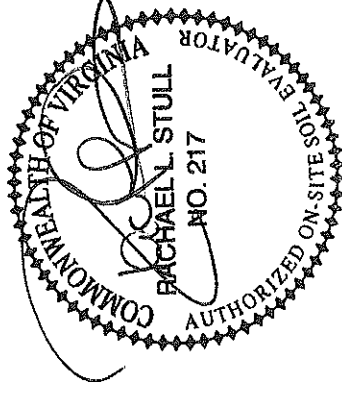
Subject: Preliminary Soil Findings, Monacan Forest, Amherst County

This letter serves as confirmation that I was able to locate suitable soils for a conventional gravity fed residential sewage disposal system on the above referenced property located in Amherst County, VA. The soils located on this property are weathered from granite and have a shallow capping. These findings are valid with current site conditions and if conditions change are null and void. My findings are based on soil standards established by the Virginia Department of Health's On-Site Sewage Regulations. Should you have any questions, please feel free to contact me.

Sincerely,



Rachael L. Stull
Certified Professional Soil Scientist
Authorized Onsite Soil Evaluator



#94,800⁰⁰

Doc ID: 000102940002 Type: DEE

File# 3931

BK 1088 PG 325-326

This document was prepared by
Ronald D. Henderson, Esq.
P. O. Box 1226, Amherst, VA 24521

Tax Map No. 103 A 32

3931THIS DEED made and entered into this 21st day of June, 2007, by and between

WALTER LESLIE BAILEY, party of the first part, Grantor; and **DONNELLE L. OXLEY**, party of the second part, Grantee:

WITNESSETH

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the party of the first part, the party of the first part does hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto Donnelle L. Oxley, party of the second, part, in fee simple absolute, the following described real estate, to-wit:

All of that certain lot or parcel of real estate, together with any and all improvements thereon and the privileges and appurtenances thereunto belonging, lying and being in the Pedlar Magisterial District of Amherst County, Virginia, near Naola, containing 12.000 acres, more or less, and shown as Lot 3 on plat of survey entitled, "PLAT SHOWING SUBDIVISION OF THE WALTER LESLIE BAILEY, IV PROPERTY OFF S.R. 647 INTO 3 TRACTS" dated June 7, 2007 made by James C. May, Jr., Land Surveyor for James C. May and Associates, P.C., a copy of which plat is attached hereto and made a part of this deed and to which reference is made for a more particular description of the property herein conveyed.

This is a portion of the property conveyed unto Walter Leslie Bailey by Deed dated August 21, 1997 from Brydon Darius Jackson and recorded in the Clerk's Office of the Circuit Court of Amherst County at Deed Book 739, page 783.

Further conveyed herein is a non-exclusive easement of right of way for ingress and egress to S. R. 647, to be used by the grantee herein and others having a like right.

Refused
Main Street Settlements, LLC
103 S. Main Street, P O Box 130
Amherst, VA 24521

Southern title Ins Co.

*DOT = Colonial Title
75,800*

This conveyance is made subject to any and all reservations, restrictions, rights of way, conditions and easements of record and now binding on said property.

This deed was prepared without the benefit of a title examination.

WITNESS the following signature and seal:

Walter Leslie Bailey (SEAL)
Walter Leslie Bailey

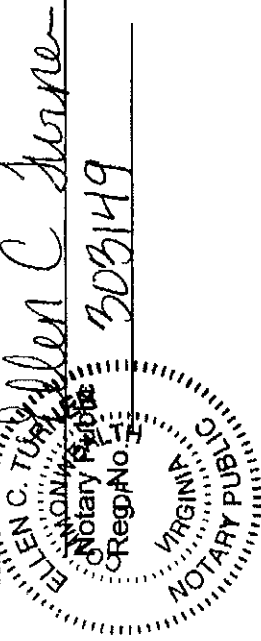
STATE OF VIRGINIA

CITY/COUNTY OF Amherst, to-wit:

The foregoing instrument was acknowledged before me in the State of Virginia,
City/County of Amherst, this 1 day of August, 2007, by

Walter Leslie Bailey.

My commission expires: 8.31.09



PLAT
RECORDED IN PLAT CABINET
NO. 1
SLIDE 1-175

PLAT
RECORDED IN PLAT CABINET
NO. 1
SLIDE 1-175

State Tax 039	\$	<u>837.00</u>	VIRGINIA: in the Clerk's Office of the Circuit Court of
County Tax 213	\$	<u>79.00</u>	Amherst County <u>Aug 3</u> 20 <u>07</u> . This writing
Transfer Fee	\$	<u>1.00</u>	was admitted to record at <u>12:27</u> o'clock <u>P</u> M. and
VSLF 145	\$	<u>4.50</u>	the tax imposed by Sec. 58.1-802 of the Code in the amount
Clerk's Fee	\$	<u>36.50</u>	of \$ <u>95.00</u> has been paid.
Plats	\$		
State Tax 038	\$	<u>47.50</u>	TESTE: <u>ROY C. MAYO, III</u> Clerk
County Tax 220	\$	<u>47.50</u>	By <u>Deborah A. May Mayo</u> Deputy Clerk
Total	\$	<u>484.00</u>	