

op 3/26/11
Neighborhood

6288

SCHEDULE A

Plat exhibit 1
side 1-6

PARCEL 1 - All that certain tract or parcel of land containing 0.864 of an acre, more or less, (TM 12-4-8), lying in the Temperance District of Amherst County, Virginia, on the south side of the centerline State Route 745, being more particularly shown and described on a plat of a survey dated June 19, 2003, made by Blue Ridge Surveyors, Inc., William S. Callahan, C.L.S., a copy of which plat is attached hereto and is to be recorded herewith as a part of this deed.

Being a portion of the property conveyed to Donald Dean Campbell and Sandra Lynn Campbell, husband and wife, by deed dated April 11, 1991, from Wade A. Campbell and Beulah Wheeler Campbell, husband and wife, of record in the Clerk's Office of the Circuit Court of Amherst County, Virginia, in Deed Book 624, page 569.

PARCEL 2 - That certain 5' strip of land lying in the Temperance District of Amherst County, Virginia, between Piney River and a 2-acre parcel now owned by the Grantees, being all of that 5' strip along the northerly boundary of the existing property of the Grantees as shown on said plat dated July 19, 2003, which 5' strip is to be combined with the existing 2-acre parcel of the Grantees to create an aggregate parcel containing 2.048 acres (TM 12-A-7).

Being a portion of the 5' strip conveyed as Parcel 3 in said deed dated April 11, 1991, from Wade A. Campbell, et ux, to Donald Dean Campbell and Sandra Lynn Campbell, husband and wife, of record as aforesaid in Deed Book 624, page 569.

The Grantees execute this deed to confirm their agreement to the conveyance of the 5' strip as same follows along the northerly boundary of their existing property line and to release any right, title and interest, if any, they may have in and to said 5' strip as it extends in a southerly direction from the northwesterly corner of the existing property of the Grantees formed by the intersection of lines designated N50 48°28'E 82.83' and N46 35°17'W 151.42' on said plat dated July 19, 2003.

This conveyance may be subject to an easement conveyed to Christopher Torrey Breeden, his successors or assigns, by that certain deed dated February 3, 1993, from Willie L. Campbell, et als, of record in said Clerk's Office in Deed Book 653, page 217, and to all other easements, rights of way or restrictions of record, if any, affecting the property hereby conveyed and legally binding thereon.

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	182.63°	N67°11'42"W	1429.83'	7°19'07"	182.51'
C2	62.47°	S88°14'37"W	217.69'	16°26'28"	62.25'
C3	169.19°	S74°11'54"W	217.69'	44°31'54"	164.97'

LEGEND:
I.F. - IRON FOUND
I.S. - IRON SET
OT - OVERHEAD TEL

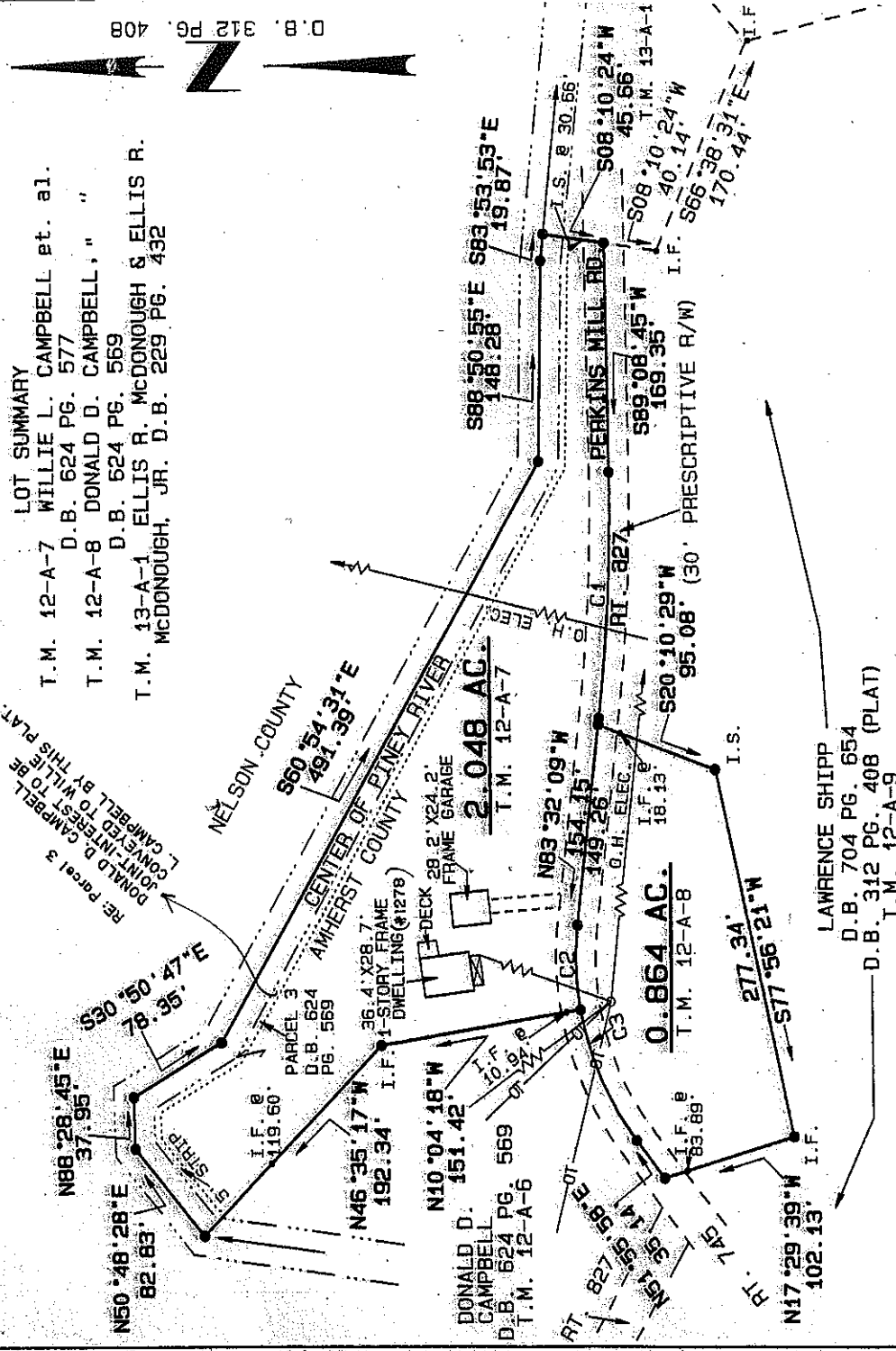
PLAT. 187

LOT SUMMARY

T.M. 12-A-7 WILLIE L. CAMPBELL et. al.
D.B. 624 PG. 577

T.M. 12-A-8 DONALD D. CAMPBELL, "
D.B. 624 PG. 569

T.M. 13-A-1 ELLIS R. McDONOUGH & ELLIS R.
McDONOUGH JR. D.B. 229 PG. 432



ALHAMBRA



This plot is part of
 Donald D. Carmichael
 to William L. Carmichael
 recorded Sept 24
 in Deed Book 924
 Page 833
 Mary L. Mayhew

NOTES:

1) AS NEAR AS POSSIBLE THIS PLAT AGREES WITH DEED DESCRIPTIONS AND/OR PLATS ON THE GROUND PHYSICAL EVIDENCE AND LOCAL WITNESSES IF AVAILABLE.

2) THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES TO THE PROPERTY.

3) THIS PROPERTY FALLS WITHIN ZONE "C" ON THE FLOOD INSURANCE RATE MAP. ZONE "C" IS AN AREA OF MINIMAL FLOODING. SEE MAP #510010 0015 A (6-17-1978)

4) PARCEL 3 A 5' STRIP ALONG PINEY RIVER FOUND IN D.B.624 PG. 569 IS TO BE INCLUDED WITH T.M. 12-A-7.

THIS IS A CONFIRMATORY SURVEY AND DOES NOT REQUIRE
SUBDIVISION APPROVAL.
APPROVED BY:

D. J. Macie 7-7-03
AMHERST COUNTY ZONING OFFICIAL

CONFIRMATORY SURVEY

COMMISSION NO. 2003-38

CERTIFICATION- THIS PLAT WAS MADE
I CERTIFY THAT FROM AN ACTUAL FIELD SURVEY AND
IS CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF.

AND BELIEF.
WITNESS MY HAND AND SEAL THIS 19TH
DAY OF JUNE A.D., 2003
REVISION DATE: _____

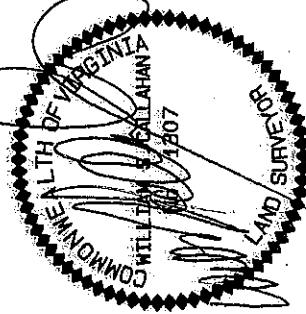
BY: D.D.B. CHECKED BY: M.S.C.

WILLIAM S. CALLAHAN

LAND SURVEYOR -
BLUE RIDGE SURVEYORS, INC.
P. O. BOX 238

AMHERST, VIRGINIA 24521
PH (434) 946-5540/FAX (434) 946-2506

WIN 19 2003



- PLAT SHOWING -
- CONFIRMATORY SURVEY FOR -
WILLIE L. CAMPBELL et. al.

WINNER

T.M. 12-A-7 WILLIE L. CAMPBELL et. al.
T.M. 12-A-8 DONALD D. CAMPBELL
TEMPERANCE MAGIST. DISTRICT
AMHERST COUNTY, VIRGINIA

GRAPHIC SCALE



Ralph Turpin Jr
on May 20, 1991

1132

THIS DEED, made this 11th day of April, 1991, by and between
WADE A. CAMPBELL and BEULAH WHEELER CAMPBELL, husband and wife,
Grantors, and DONALD DEAN CAMPBELL and SANDRA LYNN CAMPBELL,
husband and wife, Grantees;

- W I T N E S S E T H -

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS
(\$10.00) and other good and valuable consideration, cash in hand
paid, receipt of which is hereby acknowledged, the Grantors do
hereby grant and convey with General Warranty and English
Covenants of Title unto the Grantees, husband and wife, as
tenants by the entireties with the right of survivorship as at
common law, the following described property:

PARCEL 1 - All that certain tract or parcel of land
containing .99 of an acre, more or less, together with
all buildings, fixtures and improvements thereon and
rights, privileges and appurtenances thereunto
belonging, lying in the Temperance Magisterial
District of Amherst County, Virginia, near Alhambra,
fronting on State Route 827 and the centerline of
Piney River, adjoining other lands of the Grantors and
possibly others, being more particularly shown and
described on a plat of a survey dated April 2, 1991,
made by William S. Callahan, C.L.S., a copy of which
plat is attached hereto and is to be recorded herewith
as a part of this deed.

Being the same property conveyed by deed dated April
15, 1961, from James R. Shifflett, et ux, to Wade A.
Campbell and Beulah Wheeler Campbell, husband and
wife, of record in the Clerk's Office of the Circuit
Court of Amherst County, Virginia, in Deed Book 211,
page 479 (therein described as slightly less than 2
acres) and deed dated September 9, 1970, from Loren C.
Campbell and Prentis Campbell, his wife, to Wade A.
Campbell, of record in said Clerk's Office in Deed
Book 327, page 281 (therein described as being
approximately 180 feet long and 30 feet wide).
Reference is also made to an agreement dated July 13,
1981, between William K. Bonney, et ux, and Wade A.
Campbell, et ux, recorded in said Clerk's Office in

1132

Deed Book 466, page 183, wherein a common boundary line between their respective properties was agreed upon between said parties, and said line now forms a portion of the southerly boundary line of the property herein conveyed.

This conveyance is subject to the reservation by the Grantors herein of the right to the joint use of a well located on the property herein conveyed for the benefit of their adjoining property, which property is to be conveyed to Willie L. Campbell and others by deed of even date, upon the condition that the pump, well and storage tank shall be jointly maintained by the parties using same.

This conveyance is subject to all easements, rights of way or restrictions of record, if any, affecting the property hereby conveyed and legally binding thereon.

FOR THE SAME CONSIDERATION, the Grantors do hereby grant and convey with General Warranty and English Covenants of Title unto the Grantees as aforesaid a one-half (1/2) undivided interest in and to the following described property:

PARCEL 2 - All that certain lot or parcel of land lying in the Temperance Magisterial District of Amherst County, Virginia, on the south side of State Route 827, described in a certain deed dated April 26, 1973, hereinafter mentioned, as "commencing at a point on said road opposite the upper or western corner of Howard Davis, thence running with the road a distance of 350' to an iron, thence running back in parallel lines from said road 100' with a rear width of 300".

PARCEL 3 - A certain 5' strip of land lying in the Temperance Magisterial District of Amherst County, Virginia, lying between Piney River and a certain lot of land to be conveyed to Willie L. Campbell and others by deed of even date, described in said deed dated April 26, 1973, as "commencing at the center of the river and extending back to said land, a distance of five (5) feet from the edge of the bank...and being the remainder of the five (5) feet and one-half (1/2) of the river heretofore reserved by (Loren C. Campbell)".

Being the same property conveyed by deed dated April 26, 1973, from Loren C. Campbell, widower, to Wade A. Campbell and Beulah Wheeler Campbell, husband and wife, of record in said Clerk's Office in Deed

BOOK 624 PAGE 572

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES OR EASEMENTS ON THE PROPERTY.

Ok Dfr 4-5-91

Original delivered to
Loren C. Campbell
in person
May 31st, 1973

Loren Campbell to Wade x Beulah Campbell

200

This DEED made and entered into this 26th day of April, 1973 by and between LOREN C. CAMPBELL, widower, party of the first part; and WADE A. CAMPBELL and BEULAH WHEELER CAMPBELL, husband and wife, parties of the second part;

- W I T N E S S E T H -

That for and in mutual exchange of real estate between the parties hereto, the party of the first part hereby GRANTS, BARGAINS, SELLS and CONVEYS with General Warranty and English Covenant of Title unto the parties of the second part, as tenants by the entirety with the right of survivorship to the survivor of them, the following described real estate, together with all of its easements, privileges, improvements and appurtenances thereto belonging or in anywise appertaining, to-wit:

That certain lot or parcel of land situated in Temperance Magisterial District of Amherst County, Virginia on State Rt. 827 and described as commencing at a point on said road opposite the upper or western corner of Howard Davis; thence running with the road a distance of 350 feet to an iron; thence running back in parallel lines from said road 100 feet with a rear width of 300 feet. The land herein conveyed is the same conveyed L. C. Campbell by Luiza Mae Ellis, et als. by Deed dated July 30, 1971 and of record in Deed Book 305, Page 350 to which reference is here made for further and more particular description.

There is also conveyed a strip of land lying between the above parcel and the river, described as; commencing at the center of the river and extending back to said land, a distance of five (5) feet from the edge of the bank, and lying between the lands of W. A. Campbell and Ellis and others, and being the remainder of the five (5) feet and one-half (1 1/2) of the river heretofore reserved by the party of the first part. Reference is here made to the reference in the Amherst County Clerk's Office for further description of said land.

Witness the following signature and seal:

CLERK OF AMHERST COUNTY
OFFICE

AND NOTARY PUBLIC

Loren Campbell (SEAL)

Original mailed to:
McClenny and Brugh, Attys.
Amherst, Virginia
August 25th, 1971

Lula Mae Ellis → L.C. Campbell

1157

This DEED made and entered into this 30th day of July, 1971, by
LULA

and between/MAE COEATES ELLIS and KENNETH LINCOLN ELLIS, her
husband, parties of the first part; and L. C. CAMPBELL, party of the
second part:
(L.C.?)

- WITNESSETH -

That for and in consideration of Ten Dollars (\$10.00) and other
valuable considerations cash in hand paid the parties of the first part by
the party of the second part, the payment and receipt whereof is hereby
acknowledged at and before the sealing and delivery of these presents, the
parties of the first part hereby GRANT, BARGAIN, SELL and CONVEY with
General Warranty and English Covenants of Title unto the party of the second
part the following described real estate together with all of its easements,
privileges, improvements and appurtenances thereto belonging or in any-
wise appertaining, to-wit:

That certain lot or parcel of land situated in
Temperance Magisterial District of Amherst County,
Virginia on State Rt. 827 and described as commencing
at a point on said road opposite the upper or western
corner of Howard Davis; thence running with the road
a distance of 350 feet to an iron; thence running back in
parallel lines from said road 100 feet with a rear width
of 300 feet. The land herein conveyed is a portion of
20 acres, more or less, heretofore conveyed Lula Mae
Ellis by L.C. Campbell and wife by deed dated September
20, 1969 and of record in Deed Book 284 , page 138.

WITNESS the following signatures and seals:

Lula Mae Coates Ellis (SEAL)

Kenneth Lincoln Ellis (SEAL)

STATE OF VIRGINIA

County of Amherst, TO-WIT:

I, Thayer C. McClenny, a Notary Public in and for the
LULA

City/County and State aforesaid, do hereby certify that /Mae Coeates Ellis

and Kenneth Lincoln Ellis, her husband, whose names are signed to the fore-

orig. mailed to:
Loren C. Campbell
Quincyville, Va.

Sept. 26, 1969

Loren Campbell → Lula Mae Ellis
Gifted

2267

This DEED made and entered into this 20th day of September 1969 by and between LOREN C. CAMPBELL and PRENTICE C. CAMPBELL, husband and wife, parties of the first part and LULA MAE ELLIS, party of the second part:

- W I T N E S S E T H -

That for and in consideration of Natural love and affection existing between the parties of the first part and second part, the parties of the first part by these presents GRANT, BARGAIN, SELL and CONVEY with General Warranty and English Covenants of Title unto the party of the second part, the following described real estate together with all of its easements, privileges, improvements and appurtenances thereto belonging or in anywise appertaining, to-wit:

That certain lot or parcel of land situated in Temperance Magisterial District of Amherst County, Virginia, containing 20 acres, more or less, fronting on State Secondary Highway 827, adjoining the lands of Cecil Sanifer, Nannie Smith, Ellis McDonough and described as follows: Commencing on Rt. 827 at a pine tree, corner to the John Will Campbell land; thence 1200 feet to the corner of Ellis McDonough; thence 155 feet with the rear line of McDonough to the line of Nannie Smith; thence with the rear line of Nannie Smith and Cecil Sanifer where the spring branch crosses the Sanifer line; thence 1000 feet parallel with the spring branch to a corner; thence 387 feet to the John Will Campbell line; thence 680 feet with the John Will Campbell line to the point of beginning.

The lands herein conveyed are a portion of a 60 acre tract and a 30 acre tract more fully described in Deed Book 220 page 20.

Reference is made to the foregoing deed for further and more particular description of the land herein conveyed.

WITNESS the following signatures and seals:

Loren C. Campbell (SEAL)

Prentice C. Campbell (SEAL)