

PLAT CAR B SLIDE 112

This subdivision is approved for individual onsite sewage systems in accordance with the Division of the Health Department and the Sewage Handling and Disposal Regulations (12 VAC 5-610-10 et seq., the "Regulations").

This subdivision was submitted to the Health Department for review pursuant to § 32.1-163.5 of the Code of Virginia which requires the Health Department to accept private soil evaluations and designs from a Professional Engineer (P.E.) or a Professional Engineer-Geologist (P.E.-G.) working in conjunction with the Health Department. The Health Department is not required to perform a field check of such evaluations. This subdivision was certified as being in compliance with the Board of Health's regulations by Bob Johansen, DSE #19400001333 Telephone No. 434.547.3241

This subdivision approval is issued in reliance upon that certification. The approval is not an assurance of the accuracy of the information provided. The approval is not an assurance of the accuracy of the information provided. The approval is not an assurance of the accuracy of the information provided.

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CURVE	RADIUS	ARC LENGTH	CHORD LEN.	CHORD BEARING	DELTA ANGLE
C1	2854.79'	282.89'	282.78'	S65°34'37"W	05°37'07"
C2	5228.71'	68.69'	552°23'24"W	05°45'10"	

LINE	BEARING	DIST.
L1	S62°45'59"W	276.74'



Legend:
—E—Overhead electric line(s)
IPS iron pin set
Typical Drainfield Site

Setbacks:

Front: 75ft. from center of public roads
Side yard: 25ft.
Rear yard: 35ft.

Notes:

1. Tax Map Parcel 27-A-2.
2. This plot has been prepared without the benefit of a title examination and the user does not necessarily indicate all encumbrances on the property.
3. This plot is shown with the path, deed descriptions, ground evidence and local witnesses as near as possible to the current field survey.
4. This plot is based on a current field survey.
5. This land is situated in F.R.M. flood plain Zone X (area outside the 0.2% annual flood plain) and is subject to the Flood Insurance Rate Map No. 51004301008 and 51004301258. Effective date June 16, 2005.
6. Each individual lot owner shall be responsible for obtaining a VDOT Land Use Permit and a private entrance location will be addressed at that time.
7. Current Zoning: A1 Agricultural Conservation
8. Water and sewer will be private systems.
9. State Route No. 672 drainage is via roadside ditches.
10. While VDOT may recommend approval of this plot, a VDOT signature is not an endorsement of the accuracy of the survey.

Surveyor

I, Elisha E. Hodges, III, L.S., do hereby certify that this subdivision is in accordance with the Division of Tax Parcel 27-A-2 as shown on this plot which contains 56.01 Acres, more or less, in 2 lots is part of that land which was previously owned by deed recorded as Instrument Number 20120985 and 20130385.

October 2, 2013

Date

Land Surveyor

Owner

This subdivision known as Division of Tax Parcel 27-A-2 containing 56.01 Acres, more or less, in 2 lots, is with the free consent and in accordance with the desires of the undersigned owner, proprietors, and trustees. All easements and roads are of the width and extent shown and are located to the County of Cumberland, free and unrestricted by any other person or persons. The dedication of the County of Cumberland includes granting the maintenance of public facilities within the boundaries of easements shown herein. All easements are for surface and underground utilities, except as restricted in use as shown on this plot.

Date

Owner

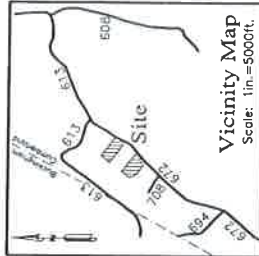
Notary

I, _____, a Notary Public in and for the State of Virginia at large aforesaid, hereby certify that the owners name as signed hereon has acknowledged to the same before me this _____ day of _____, 20____.

My commission expires: _____

Notary Public

40ft. wide Utility Easement hereby reserved along entire road frontage



thodges@moxeyassociates.com

This subdivision known as Division of Tax Parcel 27-A-2 is approved by the undersigned in accordance with existing regulations and may be admitted to record.

Date _____ SUBMISSION AGENT

Date _____ STATE HEALTH OFFICIAL

Date _____ VDOT OFFICIAL

Moxey & Associates, P.C.
Land Surveyors • Engineers • Planners • Consultants
P.O. Box 90 • Farmville • Virginia • 23901 • Tel: 434-392-8827

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