

This subdivision is approved for individual onsite sewage systems in accordance with the provisions of the Code of Virginia, 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 (S) 32.1-163.5 of the Code of Virginia which requires the Health Department to accept private soil evaluations and designs from an Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE for residential development. The 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 (OSE#1333)
Telephone No: 434.547.3241

This subdivision approval is issued in reliance upon that certification.

Pursuant (S) 360 of the Regulations this approval is not an assurance Sewage Disposal System Construction Permits will be issued for any lot in the subdivision unless that lot is specifically identified as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time of this approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems.

This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems", however actual system designs may be different at the time construction permits are issued.

LINE	BEARING	DISTANCE
L1	S75°24'19"E	224.79'
L2	S75°24'19"E	191.77'
L3	N32°13'32"E	451.70'
L4	S32°50'39"W	422.49'
L5	S66°43'08"E	202.22'
L6	S66°43'08"E	205.95'
L7	N39°26'53"E	273.42'
L8	S24°09'21"E	112.74'
L9	S59°13'37"W	402.22'
L10	S20°38'40"E	202.10'
L11	S23°04'37"W	508.03'
L12	S28°45'54"E	207.60'
L13	N32°13'32"E	236.03'
L14	S37°39'54"E	390.00'
L15	N89°25'23"E	416.51'
L16	S02°39'55"W	213.61'
L17	N89°54'49"W	463.60'
L18	S05°47'27"E	137.60'
L19	S15°39'07"W	445.83'
L20	S18°44'53"W	146.01'
L21	S18°28'00"W	61.20'
L22	S31°42'58"W	170.95'
L23	S31°38'34"W	174.09'
L24	S31°41'57"W	211.31'
L25	N70°28'54"W	73.73'
L26	N74°46'30"W	185.71'
L27	N77°55'51"W	299.73'
L28	N77°56'53"W	261.31'
L29	S33°25'07"W	106.34'

Owner:

Sterling Investments, LLC
C/O Brian T. Atkins
311 East Third Street
Farmville, Virginia 23901
Phone: 434-392-6163

Tot. Area prior to division: 199.13 Acres
Tot. Area In Proposed Lots: 198.38 Acres
Total Number of Lots: 14
Current Zoning: A-2

TABLES SHOWN ON THIS SHEET
APPLY TO THIS SHEET ONLY

Flood Statement:

This subdivision is situated in F.I.R.M.
Floodplain Zone X (areas determined to be
outside the 0.2% annual chance floodplain)
as shown on Prince Edward County, Virginia
Community Panel No. 51147C0225C.
Effective date October 2, 2009.

Notes:

1. Tax Map Parcel No.103-A-31.
2. This plat has been prepared without the benefit of a title examination and therefore does not necessarily indicate all encumbrances on the property.
3. This plat agrees with found plats, deed descriptions, ground evidence, and local witnesses as near as possible.
4. This plat is based on a current field survey.
5. Individual lot owners shall obtain an Erosion and Sediment Control Permit from the County prior any land disturbance.
6. Location of all private entrances will be addressed upon individual requests for entrance permit(s) from VDOT.
7. Each individual lot owner shall be responsible for obtaining a VDOT Land Use Permit; each private entrance location will be addressed at that time.
8. While VDOT may recommend approval of this plat, a VDOT signature is not an endorsement of the accuracy of the survey.
9. State Rte. 633 drainage is via roadside ditches.
10. Drainfield locations shown as per soils scientist field notes.

50' Access and Utility
Easement for the exclusive
use of Lot 1

TM 103-A-30A
Marcellus E. Waddill
Shirley A. Waddill
D.B.239 p.719
Plat P.B.5 p.56

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	550.00'	206.77'	205.56'	S65°59'00"E	21°32'26"
C2	800.00'	100.62'	100.56'	S27°45'33"E	7°12'24"
C3	550.00'	86.94'	86.85'	S01°51'48"E	9°03'25"

Surveyor

I, E.E. Hodges, III, L.S. do certify that Redd's Tavern Subdivision as shown on this plat contains 199.13 Acres, more or less, total, with 198.38 Acres in 14 Lots, and with 0.75 Acres hereby dedicated to VDOT for public use in State Route 633, and is that land owned by Sterling Investments, LLC by deed recorded as Instrument No.202200410.

June 2, 2022
Date

Land Surveyor

Owners Consent

The platting or dedication of the following described land, Redd's Tavern Subdivision is with the free consent and in accordance with the desire of the undersigned owners, proprietors and trustees, if any.
All easements are of the width and extent shown and are dedicated to the County of Prince Edward, free and unrestricted by any previous agreements except as noted on this plat as the time of recordation. The dedication of easements to the County of Prince Edward 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 plat.

Date

Owner: Sterling Investments, LLC
by: Brian T. Atkins

Notary

STATE OF _____

CITY/COUNTY OF _____

I, _____, a Notary Public in

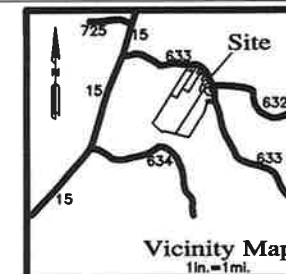
and for the State and City/County aforementioned; do hereby
certify that **Brian T. Atkins**

has/have on this _____ day of _____, 20____
acknowledged the same before me.

Notary Public

Notary Registration Number _____

My Commission expires the _____ day of _____, 20____.



21S0027
FB1239-10

This subdivision known as Redd's Tavern Subdivision is approved by the undersigned in accordance with existing regulations and may be admitted to record.

Date _____ Subdivision Administrator

Date _____ Health Officer

Date _____ VDOT Engineer

Maxey & Associates, P.C.

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

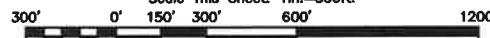
Legend:
—E—Overhead Electric Line(s)
IPS = Iron pin to be set at property corner unless otherwise described

Sheet 1 of 3
Survey
of

Redd's Tavern Subdivision
Hampten District, Prince Edward County, Virginia

June 2, 2022

Scale This Sheet: 1 in. = 300 ft.





CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	975.00'	250.93'	250.24'	N85°26'44"E	14°44'45"
C2	975.00'	99.71'	99.67'	S84°15'06"E	5°51'35"
C3	550.00'	43.85'	43.84'	S79°02'16"E	4°34'06"
C4	550.00'	206.77'	205.56'	S65°59'00"E	21°32'26"
C5	800.00'	89.31'	89.27'	S52°00'53"E	6°23'48"
C6	800.00'	243.70'	242.76'	S40°05'22"E	17°27'14"
C7	800.00'	100.82'	100.56'	S27°45'33"E	7°12'24"
C8	1935.00'	155.86'	155.62'	S26°27'37"E	4°36'33"
C9	1175.00'	9.84'	9.84'	S28°31'48"E	0°28'12"
C10	1175.00'	371.22'	369.68'	S19°14'39"E	18°08'06"
C11	1175.00'	263.70'	263.14'	S03°45'50"E	1°25'31"
C12	550.00'	86.94'	86.85'	S01°51'48"E	9°03'25"
C13	550.00'	225.57'	223.99'	S18°08'28"E	23°29'55"

State Route No. 633

Mt. Pleasant Rd.
30'R/W

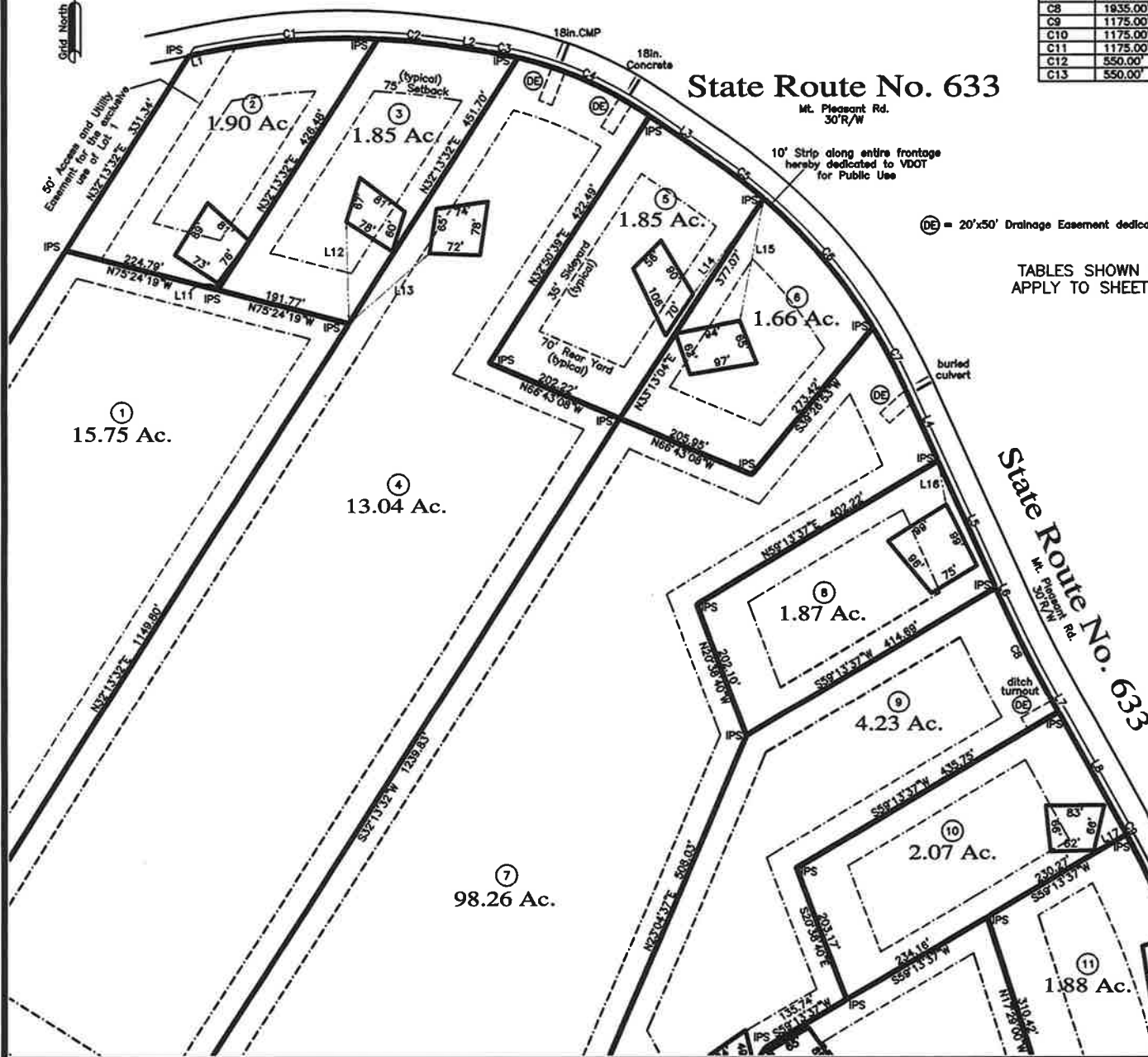
10' Strip along entire frontage
hereby dedicated to VDOT
for Public Use

DE = 20'x50' Drainage Easement dedicated

TABLES SHOWN ON THIS SHEET
APPLY TO SHEET 2 AND 3 ONLY

LINE	BEARING	DISTANCE
L1	N78°04'21"E	19.24'
L2	S81°19'19"E	57.48'
L3	S55°12'47"E	113.02'
L4	S24°09'21"E	112.74'
L5	S24°09'21"E	200.29'
L6	S24°09'21"E	17.24'
L7	S28°45'54"E	27.72'
L8	S28°45'54"E	190.48'
L9	S02°39'55"W	213.61'
L10	S29°53'25"E	33.25'
L11	N01°03'23"W	9.64'
L12	N01°24'17"W	145.93'
L13	N48°46'07"E	152.30'
L14	S36°18'08"W	170.91'
L15	N10°59'38"E	179.23'
L16	S10°23'38"E	84.10'
L17	S63°45'08"W	51.53'
L18	N38°17'45"W	140.14'
L19	S79°47'51"W	149.68'
L20	N04°29'31"W	169.76'

State Route No. 633

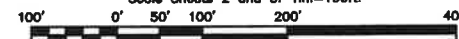


Sheet 2 of 3
Survey
of

Redd's Tavern Subdivision

Hampden District, Prince Edward County, Virginia
June 2, 2022

Scale Sheets 2 and 3: 1 in. = 100 ft.



Maxey & Associates, P.C.

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