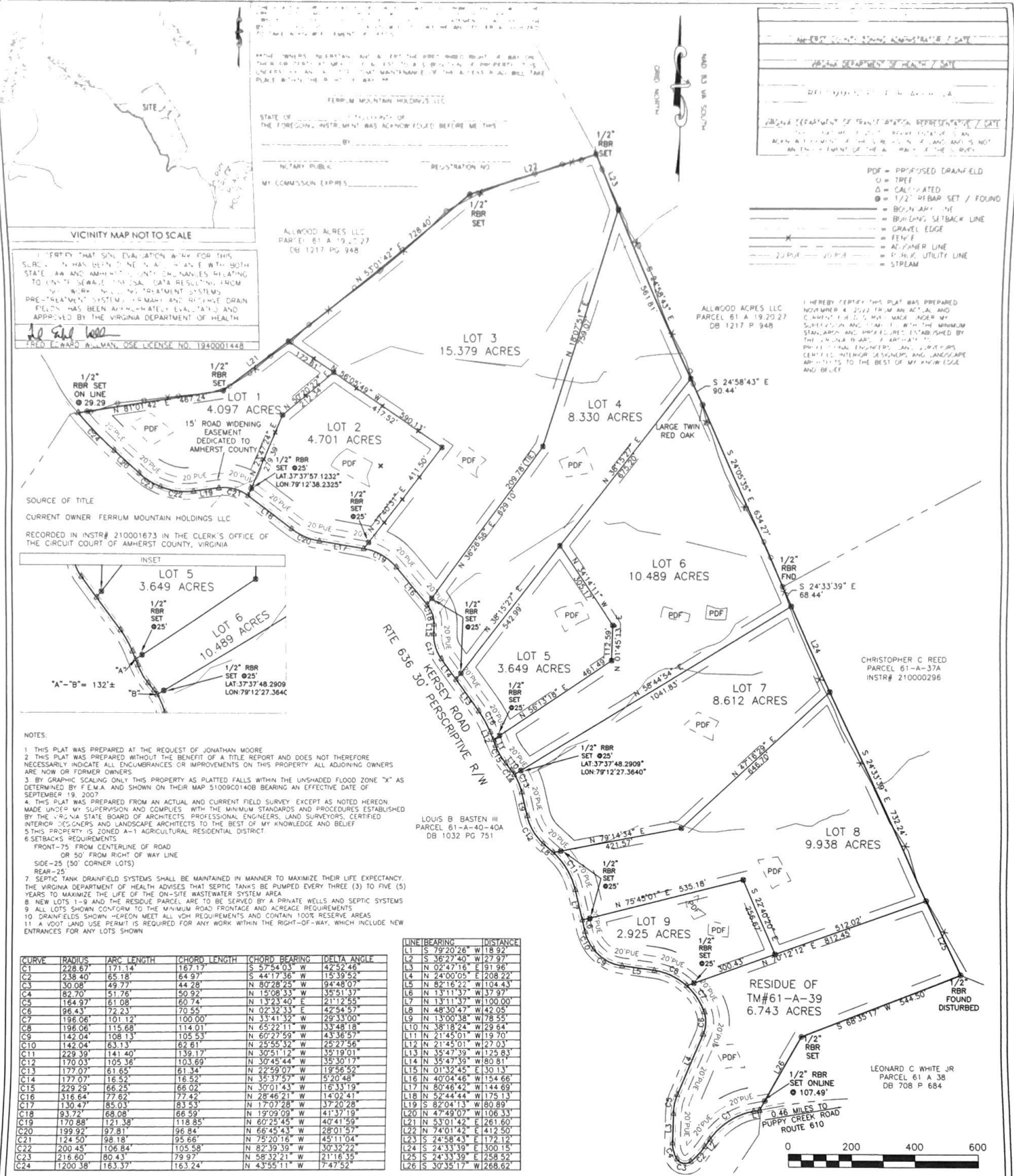
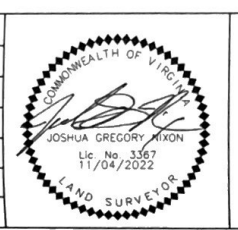




SCALE:	1" = 200'
ASD JOB #:	2022-456
FILE #:	2022-456SUB.DWG
PARCEL ID:	61-A-39
DATE:	11/04/2022
REVISED:	
REVISED:	



SUBDIVISION PLAT SHOWING NEW
LOTS 1-9
KERSEY ESTATES &
THE RESIDUE OF TM#61-A-39

PEDLAR MAGISTERIAL DISTRICT
AMHERST COUNTY, VIRGINIA

ACCUPOINT
SURVEYING & DESIGN

SURVEYORS • ENGINEERS • SOIL EVALUATORS

6200 FORT AVENUE, LYNCHBURG, VA 24502
PH: 434-610-4334 WWW.ACCUPOINTSURVEYING.COM

SHEET 1 OF 1

- NOTES:
1. THIS PLAT WAS PREPARED AT THE REQUEST OF JONATHAN MOORE.
 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ANY ENCUMBRANCES OR IMPROVEMENTS ON THIS PROPERTY. ALL ADJOINING OWNERS ARE NOW OR FORMER OWNERS.
 3. BY GRAPHIC SCALING ONLY THIS PROPERTY AS PLATTED FALLS WITHIN THE UNSHADED FLOOD ZONE "X" AS DETERMINED BY FEMA AND SHOWN ON THEIR MAP 51000C0140B BEARING AN EFFECTIVE DATE OF SEPTEMBER 19, 2007.
 4. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY EXCEPT AS NOTED HEREON. MADE UNDER MY SUPERVISION AND COMPLETES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 5. THIS PROPERTY IS ZONED A-1 AGRICULTURAL RESIDENTIAL DISTRICT.
 6. SETBACKS REQUIREMENTS:
FRONT-75' FROM CENTERLINE OF ROAD
OR 50' FROM RIGHT OF WAY LINE
SIDE-25' (50' CORNER LOTS)
REAR-25'
 7. SEPTIC TANK DRAINFIELD SYSTEMS SHALL BE MAINTAINED IN MANNER TO MAXIMIZE THEIR LIFE EXPECTANCY. THE VIRGINIA DEPARTMENT OF HEALTH ADVISES THAT SEPTIC TANKS BE PUMPED EVERY THREE (3) TO FIVE (5) YEARS TO MAXIMIZE THE LIFE OF THE ON-SITE WASTEWATER SYSTEM AREA.
 8. NEW LOTS 1-9 AND THE RESIDUE PARCEL ARE TO BE SERVED BY A PRIVATE WELLS AND SEPTIC SYSTEMS.
 9. ALL LOTS SHOWN CONFORM TO THE MINIMUM ROAD FRONTAGE AND ACREAGE REQUIREMENTS.
 10. DRAINFIELDS SHOWN HEREON MEET ALL VOM REQUIREMENTS AND CONTAIN 100% RESERVE AREAS.
 11. A FOOT LAND USE PERMIT IS REQUIRED FOR ANY WORK WITHIN THE RIGHT-OF-WAY, WHICH INCLUDE NEW ENTRANCES FOR ANY LOTS SHOWN.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	228.67	71.14	167.17	S 37°54'01" W	42°52'48"
C2	238.40	85.18	64.91	S 44°17'36" W	15°39'52"
C3	30.08	49.77	44.28	N 80°28'25" W	94°48'07"
C4	82.70	51.76	50.92	N 15°08'33" W	35°51'37"
C5	164.97	61.08	60.74	N 13°23'40" E	21°12'55"
C6	96.43	72.23	70.55	N 02°32'33" E	42°54'57"
C7	196.06	101.12	100.00	N 33°41'32" W	29°33'00"
C8	196.06	115.68	114.01	N 65°22'11" W	33°48'18"
C9	142.04	108.13	105.53	N 60°27'59" W	43°36'57"
C10	142.04	63.13	62.61	N 25°55'32" W	25°27'56"
C11	229.39	141.40	139.17	N 30°51'12" W	35°19'01"
C12	170.03	105.36	103.69	N 30°45'44" W	35°30'17"
C13	177.07	61.65	61.34	N 22°59'07" W	19°56'52"
C14	177.07	16.52	16.52	N 35°37'57" W	5°20'48"
C15	229.29	66.25	66.02	N 30°01'43" W	16°33'19"
C16	316.64	77.62	77.49	N 28°46'71" W	14°02'41"
C17	130.47	85.03	83.53	N 17°02'58" W	37°20'28"
C18	93.72	68.08	66.59	N 19°09'09" W	41°37'19"
C19	170.88	121.38	118.85	N 60°25'45" W	40°41'59"
C20	199.92	97.81	96.84	N 66°45'43" W	28°01'57"
C21	124.50	98.18	95.66	N 75°20'16" W	45°11'04"
C22	200.45	106.84	105.68	N 82°39'19" W	30°32'22"
C23	216.60	80.43	79.97	N 58°32'21" W	21°16'35"
C24	1200.38	163.37	163.24	N 43°55'11" W	7°47'52"

LINE	BEARING	DISTANCE
L1	S 79°20'26" W	18.92
L2	S 36°27'40" W	27.97
L3	N 02°47'18" E	31.96
L4	N 24°00'05" E	208.22
L5	N 82°16'22" W	104.43
L6	N 13°11'37" W	37.97
L7	N 13°11'37" W	100.00
L8	N 48°30'47" W	42.05
L9	N 13°00'38" W	78.55
L10	N 38°18'24" W	29.64
L11	N 21°45'01" W	19.70
L12	N 21°45'01" W	27.03
L13	N 35°47'39" W	125.83
L14	N 35°47'39" W	80.89
L15	N 01°32'45" E	30.13
L16	N 40°04'46" W	154.66
L17	N 80°46'42" W	144.69
L18	N 52°44'44" W	175.13
L19	N 82°04'13" W	70.89
L20	N 47°49'07" W	106.33
L21	N 53°01'42" E	261.60
L22	N 74°01'42" E	412.50
L23	S 24°58'43" E	172.45
L24	S 24°33'39" E	300.15
L25	S 24°33'39" E	258.52
L26	S 30°35'17" W	268.62

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
C1	N 89°44'54" E	1041.83	C11	N 100°00'00" E	114.01	C21	N 124°50'00" E	98.18
C2	N 89°44'54" E	1041.83	C12	N 100°00'00" E	114.01	C22	N 124°50'00" E	98.18
C3	N 89°44'54" E	1041.83	C13	N 100°00'00" E	114.01	C23	N 124°50'00" E	98.18
C4	N 89°44'54" E	1041.83	C14	N 100°00'00" E	114.01	C24	N 124°50'00" E	98.18
C5	N 89°44'54" E	1041.83	C15	N 100°00'00" E	114.01			
C6	N 89°44'54" E	1041.83	C16	N 100°00'00" E	114.01			
C7	N 89°44'54" E	1041.83	C17	N 100°00'00" E	114.01			
C8	N 89°44'54" E	1041.83	C18	N 100°00'00" E	114.01			
C9	N 89°44'54" E	1041.83	C19	N 100°00'00" E	114.01			
C10	N 89°44'54" E	1041.83	C20	N 100°00'00" E	114.01			

LINE	BEARING	DISTANCE
L1	N 79°14'54" E	421.57
L2	N 79°14'54" E	421.57
L3	N 79°14'54" E	421.57
L4	N 79°14'54" E	421.57
L5	N 79°14'54" E	421.57
L6	N 79°14'54" E	421.57
L7	N 79°14'54" E	421.57
L8	N 79°14'54" E	421.57
L9	N 79°14'54" E	421.57
L10	N 79°14'54" E	421.57
L11	N 79°14'54" E	421.57
L12	N 79°14'54" E	421.57
L13	N 79°14'54" E	421.57
L14	N 79°14'54" E	421.57
L15	N 79°14'54" E	421.57
L16	N 79°14'54" E	421.57
L17	N 79°14'54" E	421.57
L18	N 79°14'54" E	421.57
L19	N 79°14'54" E	421.57
L20	N 79°14'54" E	421.57
L21	N 79°14'54" E	421.57
L22	N 79°14'54" E	421.57
L23	N 79°14'54" E	421.57
L24	N 79°14'54" E	421.57
L25	N 79°14'54" E	421.57
L26	N 79°14'54" E	421.57
L27	N 79°14'54" E	421.57

DRAINFIELD DIMENSIONS LOT 7

LINE	BEARING	DISTANCE
L7-1	N 79°14'54" E	421.57
L7-2	N 79°14'54" E	421.57
L7-3	N 79°14'54" E	421.57
L7-4	N 79°14'54" E	421.57
L7-5	N 79°14'54" E	421.57

DRAINFIELD DIMENSIONS LOT 8

LINE	BEARING	DISTANCE
L8-1	N 79°14'54" E	421.57
L8-2	N 79°14'54" E	421.57
L8-3	N 79°14'54" E	421.57
L8-4	N 79°14'54" E	421.57
L8-5	N 79°14'54" E	421.57

DRAINFIELD DIMENSIONS LOT 9

LINE	BEARING	DISTANCE
L9-1	N 79°14'54" E	421.57
L9-2	N 79°14'54" E	421.57
L9-3	N 79°14'54" E	421.57
L9-4	N 79°14'54" E	421.57
L9-5	N 79°14'54" E	421.57
L9-6	N 79°14'54" E	421.57
L9-7	N 79°14'54" E	421.57
L9-8	N 79°14'54" E	421.57
L9-9	N 79°14'54" E	421.57
L9-10	N 79°14'54" E	421.57

DRAINFIELD DIMENSIONS LOT 10

LINE	BEARING	DISTANCE
L10-1	N 79°14'54" E	421.57
L10-2	N 79°14'54" E	421.57
L10-3	N 79°14'54" E	421.57
L10-4	N 79°14'54" E	421.57
L10-5	N 79°14'54" E	421.57

- = 1/2" REBAR SET OR FOUND AS MARKED
- = PROPOSED DWELLING
- W = PROPOSED WELL (IIBB OR IIC)
- ⊕ = AUGER HOLES
- ORANGE PIN FLAGS = AUGER HOLES
- TALL STAKES WITH ORANGE FLAGGING = DRAINFIELD CORNERS
- OHEL — = OVERHEAD ELECTRIC LINE



DRAINFIELD LOCATION MAP FOR
SUBDIVISION REVIEW SHOWING
LOTS 1-9 KERSEY ESTATES SUBDIVISION
& THE RESIDUE OF TM#61-A-39
AMHERST COUNTY, VIRGINIA



ACCUPOINT
SURVEYING & DESIGN
SURVEYORS & ENGINEERS & SIDE ELEVATIONS
6202 FORT AVENUE, FARMINGTON, VA 24040
PH 434-6104134 WWW.ACCUPOINTSURVEYING.COM

SCALE:	1" = 150'
ASD JOB #:	2022-456
FILE #:	2022-456 DF MAP.DWG
PARCEL ID:	61-A-39
DATE:	JANUARY 9, 2023
REV:	
REV:	
SHEET:	33 OF 33

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.40	65.19	44.21	N 44°17'36" W	11°10'59"
C2	8.20	51.78	44.28	N 18°08'13" W	24°48'09"
C3	164.97	72.23	50.92	N 1°05'40" E	35°41'19"
C4	96.43	61.08	60.74	N 02°33'40" E	21°12'55"
C5	196.06	101.12	70.55	N 60°29'53" W	42°54'57"
C6	196.06	115.68	100.00	N 33°41'32" W	28°33'00"
C7	142.04	63.13	114.01	N 65°22'11" W	33°48'18"
C8	229.39	141.40	62.61	N 25°55'32" W	43°36'57"
C9	170.03	105.36	139.17	N 30°51'12" W	25°27'56"
C10	142.04	108.13	103.69	N 30°01'43" W	35°19'01"
C11	229.39	141.40	62.61	N 22°59'07" W	19°56'52"
C12	177.07	61.65	66.02	N 35°37'52" W	5°20'48"
C13	229.29	166.25	16.52	N 28°46'21" W	16°33'19"
C14	316.64	77.62	77.42	N 17°07'28" W	14°02'41"
C15	170.88	68.08	83.53	N 19°09'09" W	37°20'28"
C16	199.92	121.38	118.85	N 60°25'45" W	40°41'59"
C17	124.50	98.81	96.84	N 66°45'43" W	28°01'57"
C18	200.45	106.84	95.66	N 75°20'16" W	45°11'04"
C19	216.60	80.43	105.58	N 82°39'39" W	30°32'22"
C20	1200.38	163.37	79.97	N 58°32'21" W	21°16'35"
C21				N 43°55'11" W	74°52'52"

LINE	BEARING	DISTANCE
L1	S 79°20'26" W	18.92
L2	S 36°27'40" W	27.97
L3	N 02°47'16" E	91.96
L4	N 24°00'05" E	208.22
L5	N 82°16'22" W	104.43
L6	N 13°11'37" W	37.97
L7	N 13°11'37" W	100.00
L8	N 48°30'47" W	42.05
L9	N 13°00'38" W	78.55
L10	N 38°18'24" W	29.64
L11	N 21°45'01" W	19.70
L12	N 21°45'01" W	27.03
L13	N 35°47'59" W	125.83
L14	N 35°47'59" W	80.81
L15	N 01°32'45" E	30.13
L16	N 40°04'46" W	154.66
L17	N 80°46'42" W	144.69
L18	N 52°44'44" W	175.13
L19	S 82°04'13" W	80.89
L20	N 47°49'07" W	106.33
L21	N 53°01'42" E	261.60
L22	N 74°01'42" E	412.50
L23	S 24°58'43" E	172.12
L24	S 24°33'39" E	300.15
L25	S 24°33'39" E	258.52
L26	S 30°35'17" W	127.87
L27	S 30°35'17" W	140.74

DRAINFIELD DIMENSIONS LOT 1

LINE	BEARING	DISTANCE
L1-1	S 73°52'12" E	140.94
L1-2	N 61°13'59" E	74.54
L1-3	S 51°23'07" E	95.73
L1-4	S 59°18'25" W	84.86
L1-5	N 44°59'28" W	95.01

DRAINFIELD DIMENSIONS LOT 2

LINE	BEARING	DISTANCE
L2-1	S 43°44'47" E	220.10
L2-2	S 62°27'34" E	141.64
L2-3	N 06°38'29" E	77.25
L2-4	N 61°52'18" W	93.05
L2-5	S 43°35'45" W	76.09

DRAINFIELD DIMENSIONS LOT 3

LINE	BEARING	DISTANCE
L3-1	S 76°56'21" W	186.96
L3-2	S 23°33'54" W	65.00
L3-3	N 56°05'42" W	89.46
L3-4	N 38°07'35" E	64.64
L3-5	S 55°41'18" E	73.04

DRAINFIELD DIMENSIONS LOT 4

LINE	BEARING	DISTANCE
L4-1	S 50°27'31" E	67.91
L4-2	N 62°24'10" E	90.23
L4-3	S 22°02'46" E	86.11
L4-4	S 80°22'48" W	90.10
L4-5	N 23°50'53" W	58.03

DRAINFIELD DIMENSIONS LOT 5

LINE	BEARING	DISTANCE
L5-1	N 73°19'26" W	79.51
L5-2	S 61°10'08" W	90.01
L5-3	N 27°04'59" W	73.63
L5-4	N 71°07'37" E	90.03
L5-5	S 27°56'04" E	58.03

DRAINFIELD DIMENSIONS LOT 6

LINE	BEARING	DISTANCE
L6-1	N 80°14'08" E	156.24
L6-2	N 14°21'22" E	34.36
L6-3	S 74°32'50" E	90.04
L6-4	S 15°00'41" W	25.07
L6-5	N 80°28'05" W	90.06
L6-6	S 78°37'13" W	212.72
L6-7	N 87°17'13" W	65.12
L6-8	N 06°00'05" E	43.83
L6-9	S 82°18'00" E	65.23
L6-10	S 06°16'38" W	38.16

- ⊙ = 1/2" REBAR SET OR FOUND AS MARKED
- ⌘ = PROPOSED DWELLING
- ⊙ = PROPOSED WELL (IIBB OR IIIC)
- ⊙ = AUGER HOLES
- ⊙ = AUGER HOLES
- TALL STAKES WITH ORANGE FLAGGING = DRAINFIELD CORNERS
- OHEL — = OVERHEAD ELECTRIC LINE

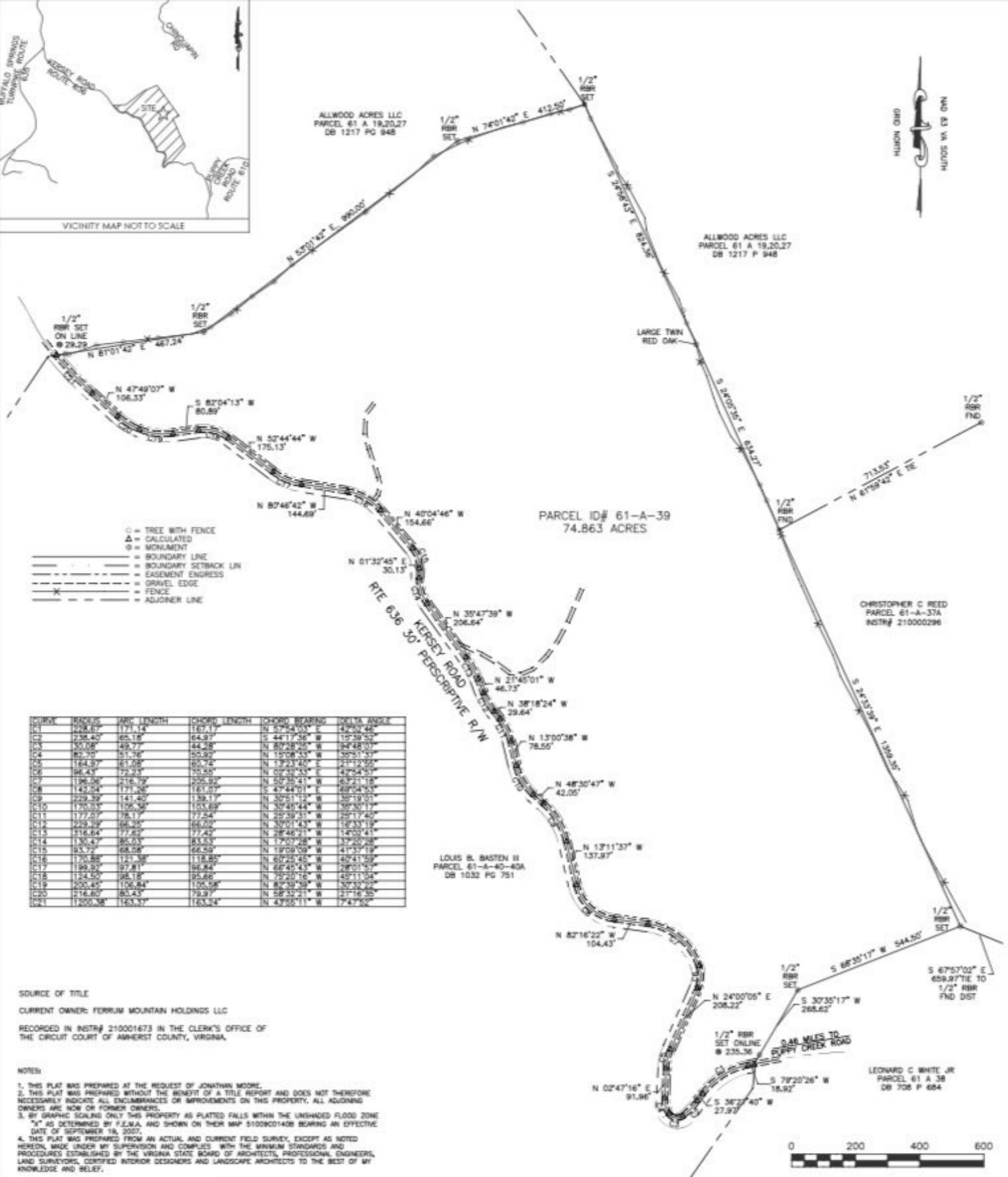
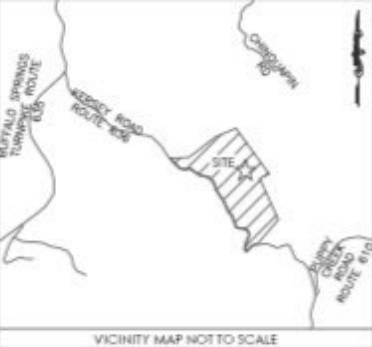


**DRAINFIELD LOCATION MAP FOR
SUBDIVISION REVIEW SHOWING
LOTS 1-9 KERSEY ESTATES SUBDIVISION
& THE RESIDUE OF TM#61-A-39
AMHERST COUNTY, VIRGINIAN**



ACCUPOINT
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6200 FORT AVENUE, LYNCHBURG, VA 24502
PH 434-610-4334 WWW.ACCUPOINTSURVEYING.COM

SCALE:	1" = 150'
ASD JOB #:	2022-456
FILE #:	2022-456 DF MAP.DWG
PARCEL ID:	61-A-39
DATE:	JANUARY 9, 2023
REV:	
REV:	
SHEET: 32 OF 33	



KEY	FACE ID	FACE LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	238.67	177.14	187.17	57.5434°	429.074°
C2	238.40	65.18	64.97	5.44177°	157.397°
C3	50.08	49.77	44.28	50.8728°	248.401°
C4	51.76	51.76	55.97	55.9843°	251.514°
C5	164.81	81.08	80.74	19.2340°	217.768°
C6	86.43	72.25	70.55	0.02393°	429.543°
C7	186.06	216.79	205.92	50.3541°	63.2118°
C8	42.24	171.26	181.07	5.47440°	69.0463°
C9	141.29	156.39	158.11	38.1817°	251.817°
C10	171.33	156.39	155.69	30.4844°	30.3013°
C11	177.07	78.17	77.54	25.3935°	25.1740°
C12	229.29	66.26	66.02	30.0143°	16.3319°
C13	316.64	77.62	77.42	28.4462°	14.0014°
C14	30.74	85.03	83.53	1.70778°	27.7928°
C15	68.57	68.57	66.59	1.97028°	41.2519°
C16	170.88	121.58	118.85	60.2545°	40.4159°
C17	199.27	97.81	96.84	6.60545°	28.0151°
C18	124.50	98.18	95.86	15.2016°	45.1104°
C19	124.50	98.18	105.88	30.0000°	30.0000°
C20	216.60	85.43	79.39	8.88321°	77.1635°
C21	1200.38	163.57	163.24	4.39551°	74.755°

3. THIS PLAT WAS PREPARED AT THE REQUEST OF JONATHAN MOORE.
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE
NECESSARILY GUARANTEE THE ACCURACIES OR IMPROVEMENTS ON THIS PROPERTY. ALL ADJOINING
OWNERS ARE NOW OR FORMER OWNERS.
5. BY GRAPHIC SCALING ONLY THIS PROPERTY AS PLATTED FALLS WITHIN THE UNSHADDED PLAZA ZONE
HIGHLIGHTED IN RED AND SHOWN ON THEIR MAP 51009007408 BEARING AN EFFECTIVE
DATE OF SEPTEMBER 18, 2007.
6. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY, EXCEPT AS NOTED
HEREON AND CONFORMS TO THE STANDARDS AND PRACTICES OF THE SURVEYING AND MAPPING
PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS,
AND LANDSCAPE ARCHITECTS. THE PLAT WAS PREPARED BY INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

SCALE:	1" = 200'
ASD JOB #:	2022-456
FILE #:	2022-456BOUNDARY.DWG
PARCEL ID:	61-A-39
DATE:	11/04/2022
REVISED:	
REVISED:	



BOUNDARY SURVEY SHOWING
PARCEL ID# 61-A-39

PROPERTY OF FERRUM MOUNTAIN
HOLDINGS LLC

PEDLAR MAGISTERIAL DISTRICT
AMHERST COUNTY, VIRGINIA

