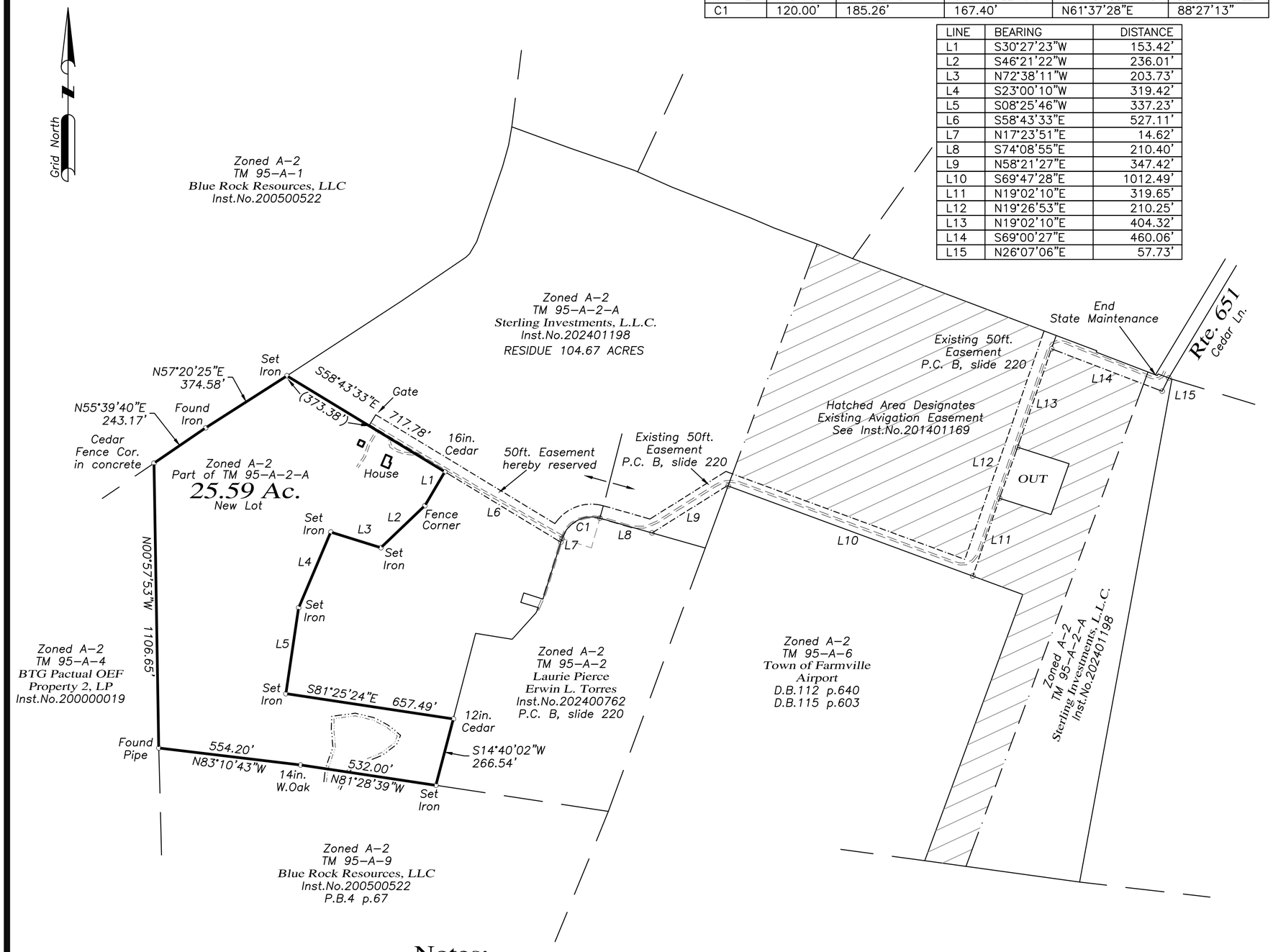
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	120.00'	185.26'	167.40'	N61°37'28"E	88°27'13"

LINE	BEARING	DISTANCE
L1	S30°27'23"W	153.42'
L2	S46°21'22"W	236.01'
L3	N72°38'11"W	203.73'
L4	S23°00'10"W	319.42'
L5	S08°25'46"W	337.23'
L6	S58°43'33"E	527.11'
L7	N17°23'51"E	14.62'
L8	S74°08'55"E	210.40'
L9	N58°21'27"E	347.42'
L10	S69°47'28"E	1012.49'
L11	N19°02'10"E	319.65'
L12	N19°26'53"E	210.25'
L13	N19°02'10"E	404.32'
L14	S69°00'27"E	460.06'
L15	N26°07'06"E	57.73'



Subdivision Certificate

I, E.E. Hodges, III, L.S. do hereby certify that the property embraced within the limits of this survey is in conformance with the Subdivision Ordinance and the Zoning Ordinance of Cumberland County, Virginia and that the property was conveyed to Sterling Investments, L.L.C. by deed recorded as Instrument No.202401198 recorded in the Clerk's Office of Cumberland County, Virginia.

October 24, 2024
Date

Land Surveyor

COMMONWEALTH OF VIRGINIA
Elisha E. Hodges, III
Lic. No. 1753
October 24, 2024
LAND SURVEYOR

Owners Consent TM 95-A-2-A

The Subdivision shown on this plat is with the free consent and in accordance with the desire of the undersigned owners, proprietors and trustees, if any.

Date

Owner: Sterling Investments, L.L.C.
C/O Brian 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 Atkins has on this _____ day of _____, 20 _____ acknowledged the same before me.

Notary Public

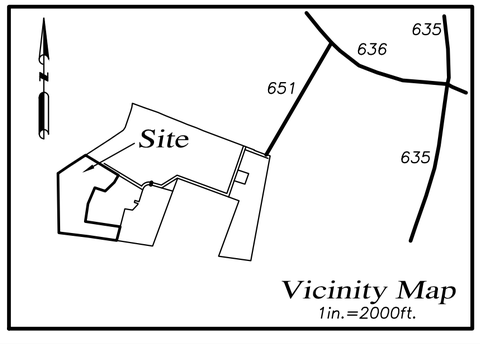
Notary Registration Number

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

Subdivision Agent Approval

SUBDIVISION AGENT: _____

DATE: _____



Notes:

1. *Tax Map Parcel 95–A–2–A.*
2. *This plat has been prepared without the benefit of title examination and therefore does not necessarily indicate all easements or encumbrances on the property.*
3. *This land is situated in F.I.R.M. flood plain Zone X (area determined to be outside the 0.2% annual chance floodplain).*
4. *Current Zoning: A–2*
5. *Under current county policy, public water and/or sewer service will not be available to this property.*
6. *Plat approval does not denote or imply that all individual lots will receive approval for conventional septic systems.*
7. *This plat is based on a current field survey.*
8. *The roads in this subdivision may not meet the standards for acceptance into the secondary system of state highways and will not be maintained by the Virginia Department of Transportation or the County of Cumberland, Virginia.*
9. *Access to each parcel is subject to the issuance of a land use permit by the Department for the construction of a private entrance. Entrance construction shall be in accordance with VDOT's Road and Bridge Standards (PE–1). The access location and required provisions for drainage will be determined at permit issuance. Permit issuance shall be coordinated through the Farmville Residency office (434–505–3424).*

Source of Title
Site Data

TM 95–A–2–A
Sterling Investments, LLC
Inst.No.202401198

311 East Third St.
Farmville, Va. 23901

Survey of Division
of
Tax Map Parcel No. 95-A-2-A
Randolph District, Cumberland County, Virginia
October 24, 2024
Scale: 1in.=300ft.

300' 0' 150' 300' 600' 1200'

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

24S0152
FB1252–17