

CURVE #	ARC LENGTH	RADIUS	DELTA	CH. LENGTH	CH. BEARING
C1	47.16'	119.73'	22°33'56"	46.85'	S47°45'52"W
C2	106.08'	264.50'	9°43'57"	105.37'	S47°33'27"W
C3	85.22'	59.97'	81°24'58"	78.23'	S76°46'34"W
C4	41.53'	109.44'	21°44'31"	41.28'	N73°16'19"W
C5	84.96'	104.71'	46°29'24"	82.65'	N60°53'58"W
C6	77.90'	118.56'	37°38'54"	76.51'	N56°28'47"W
C7	77.57'	122.63'	36°14'28"	76.28'	S86°34'27"W
C8	135.02'	378.53'	20°26'11"	134.30'	S58°14'05"W
C9	69.56'	138.06'	28°52'10"	68.83'	S62°27'05"W
C10	63.30'	113.12'	32°03'46"	62.48'	N87°04'53"W
C11	90.42'	200.77'	25°48'17"	89.66'	N58°08'48"W
C12	53.07'	219.57'	13°50'53"	52.94'	N38°19'16"W
C13	110.28'	383.36'	16°28'58"	109.90'	N39°38'20"W
C14	57.35'	207.21'	15°51'31"	57.17'	N39°57'04"W
C15	73.98'	230.50'	18°23'19"	73.66'	N41°12'59"W
C16	44.01'	242.91'	10°22'51"	43.95'	N55°36'03"W
C17	48.63'	119.25'	23°21'48"	48.29'	S50°49'55"W
C18	54.22'	57.79'	53°45'12"	52.25'	S12°16'13"W
C19	49.42'	55.47'	51°02'40"	47.80'	S40°08'14"E
C20	66.88'	63.26'	60°34'35"	63.81'	S35°22'34"E
C21	140.91'	712.07'	11°20'17"	140.68'	S10°45'27"E
C22	38.36'	28.36'	77°29'41"	35.50'	S22°18'52"W
C23	45.12'	28.25'	91°30'10"	40.47'	N73°11'28"W
C24	90.60'	344.49'	15°04'08"	90.34'	N34°58'04"W
C25	80.53'	133.95'	34°26'41"	79.32'	N59°43'30"W
C26	36.42'	207.87'	10°02'16"	36.37'	N81°57'59"W
C27	104.90'	202.18'	29°43'42"	103.73'	N72°07'15"W
C28	84.49'	142.49'	33°58'28"	83.26'	N40°16'12"W
C29	76.85'	100.74'	43°42'30"	75.00'	N1°25'45"W
C30	23.44'	58.18'	23°04'54"	23.28'	N31°57'46"E
C31	71.44'	43.92'	93°11'44"	63.82'	N3°05'53"W
C32	47.50'	104.49'	26°02'42"	47.09'	N62°43'15"W
C33	167.93'	500.67'	19°13'04"	167.15'	N35°40'50"W
C34	205.94'	420.57'	28°03'20"	203.89'	N37°07'30"W

LINE	LENGTH	BEARING
L1	150.77'	S59°02'50"W
L2	73.02'	S36°04'04"W
L3	74.03'	N62°24'04"W
L4	43.92'	N84°08'36"W
L5	38.28'	N37°39'20"W
L6	0.23'	N75°18'15"W
L7	149.80'	S68°27'09"W
L8	60.31'	S48°01'01"W
L9	14.88'	N71°02'55"W
L10	31.56'	N31°23'52"W
L11	26.25'	N47°52'48"W
L12	30.64'	N32°01'20"W
L13	19.71'	N50°24'39"W
L14	28.04'	N60°47'28"W
L15	126.99'	N87°08'21"W
L16	16.07'	S39°09'03"W
L17	27.02'	S14°36'38"E
L18	41.28'	S65°39'50"E
L19	46.13'	S5°05'18"E
L20	29.41'	S16°25'37"E
L21	107.82'	N27°26'00"W
L22	13.54'	N76°56'52"W
L23	47.46'	N86°59'07"W
L24	79.13'	N57°15'24"W
L25	7.95'	N23°17'00"W
L26	17.49'	N20°25'29"E
L27	31.73'	N43°30'02"E
L28	12.25'	N75°44'41"W
L29	28.99'	N48°15'49"W
L30	34.13'	N51°09'11"W

OWNER'S CONSENT:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED TAX MAP 78-A-3 & 78-A-5 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

BURKSID, LLC

Franklin L. Root, Manager

NOTARY ACKNOWLEDGMENT:

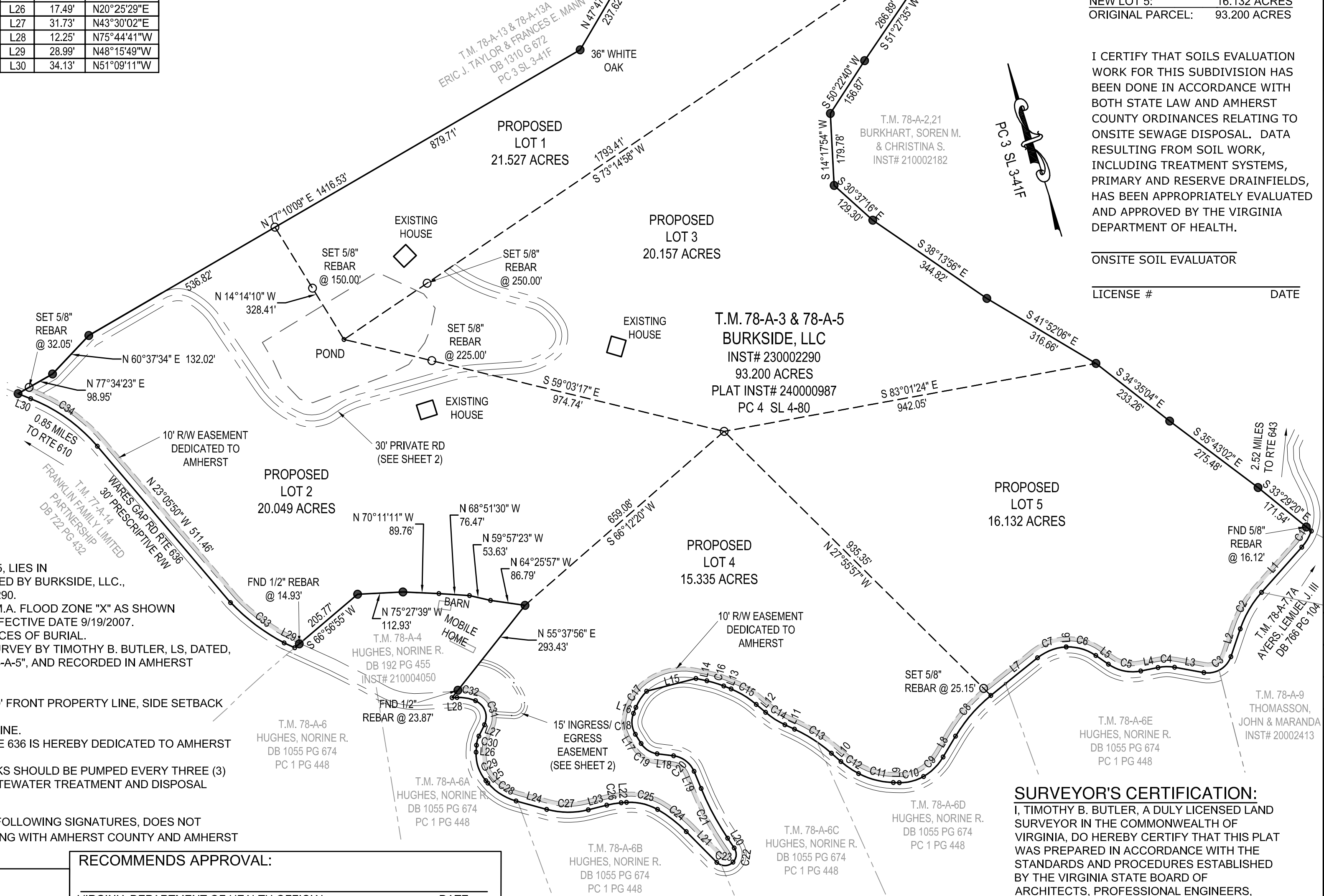
STATE OF VIRGINIA, COUNTY OF _____, TO WIT

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT FRANKLIN L. ROOT, MANAGER, WHOSE NAME IS ASSIGNED TO THE FOREGOING WRITINGS, HAS THIS DAY ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____

NOTARY PUBLIC



NOTES:

- THIS SUBDIVISION OF LAND, BEING TAX MAP # 78-A-3 & 78-A-5, LIES IN AMHERST COUNTY, VIRGINIA IS OWNED AND WILL BE SUBDIVIDED BY BURKSID, LLC., RECORDED IN AMHERST COUNTY COURTHOUSE, INST# 230002290.
- THIS PROPERTY AND ADJACENT PROPERTY LIE WITHIN F.E.M.A. FLOOD ZONE "X" AS SHOWN ON FIRM COMMUNITY MAP NO. 51009C0255B & 51009C0275B, EFFECTIVE DATE 9/19/2007.
- THIS SITE DOES NOT CONTAIN VISIBLE GRAVES AND/OR PLACES OF BURIAL.
- BOUNDARIES SHOWN HEREON ARE BASED ON A PLAT OF SURVEY BY TIMOTHY B. BUTLER, LS, DATED, APRIL 12, 2024, TITLED "BOUNDARY SURVEY OF T.M. 78-A-3 & 78-A-5", AND RECORDED IN AMHERST COUNTY COURTHOUSE AS INST# 240000987 (PC 4 SL 4-80).
- NO TITLE REPORT FURNISHED.
- ZONING: A-1, FRONT SETBACK=75' CENTERLINE OF ROAD, 50' FRONT PROPERTY LINE, SIDE SETBACK =25', REAR SETBACK=25', MIN. LOT SIZE= 1 ACRE.
- THE BUILDINGS ARE SHOWN WITHIN 50' OF THE PROPERTY LINE.
- AN ADDITIONAL 10 FT RIGHT OF WAY EASEMENT ALONG RTE 636 IS HEREBY DEDICATED TO AMHERST COUNTY.
- THE VIRGINIA DEPT. OF HEALTH ADVISES THAT SEPTIC TANKS SHOULD BE PUMPED EVERY THREE (3) TO FIVE (5) YEARS TO MAXIMIZE THE LIFE OF THE ONSITE WASTEWATER TREATMENT AND DISPOSAL AREA.

APPROVAL OF THIS SUBDIVISION PLAT, AS INDICATED BY THE FOLLOWING SIGNATURES, DOES NOT RELIEVE THE APPLICANT FROM RESPONSIBILITY FOR COMPLYING WITH AMHERST COUNTY AND AMHERST COUNTY SERVICE AUTHORITY REGULATIONS.

APPROVED BY:

AMHERST COUNTY SERVICE AUTHORITY

APPROVED BY:

AMHERST COUNTY SUBDIVISION AGENT

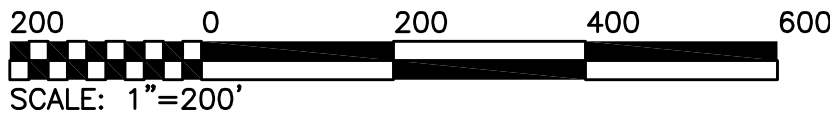
RECOMMENDS APPROVAL:

VIRGINIA DEPARTMENT OF HEALTH OFFICIAL

RECOMMENDS APPROVAL:

VDOT REPRESENTATIVE

VDOT'S signature is not an endorsement of the accuracy of the survey.



SURVEYOR'S CERTIFICATION:

I, TIMOTHY B. BUTLER, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS.

TIMOTHY B. BUTLER, LS
COUNTRYSIDE SERVICE COMPANY,LC

SUBDIVISION OF T.M. 78-A-3 & 78-A-5

PEDLAR MAGISTERIAL DISTRICT
AMHERST COUNTY, VIRGINIA

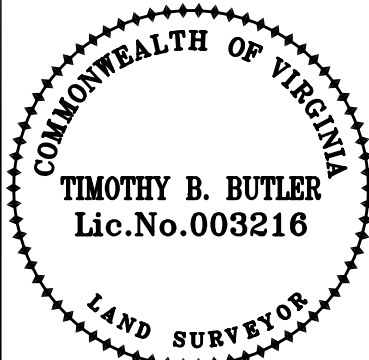
Countryside Service Company, L.C.

28 IMPERIAL DRIVE • STAUNTON • VIRGINIA • 24401
PHONE (540) 886-6155 • FAX (540) 886-6154

SCALE: AS SHOWN

DESIGNED: TBB, NDK

CHECKED: TBB



DATE: 1/7/2025

SHEET 1 OF 2