

ALLOWABLE LOTS PER SECTION 4-2-1 OF THE NELSON COUNTY ZONING ORDINANCE, EXISTING:

RESIDUE TAX MAP #15-1-2: 25.61 AC., PER PLAT
- SOURCE REFERENCE: INSTRUMENT #202102630
- TOTAL LOTS ALLOWED IN 25.61 ACRES: 6

TAX MAP #15-A-2: 47.57 AC. PER PLAT
- TOTAL LOTS ALLOWED IN 47.57 ACRES: 9

TOTAL LOTS ALLOWED IN 2 PARCELS: 15

AFTER DIVISION:
RESIDUE TAX MAP #15-1-2: 18.33 AC.
- TOTAL LOTS ALLOWED IN 18.33 ACRES: 4
- TRACTS #6 & 7 ARE GIVEN 1 ALLOWABLE LOT, NO FURTHER DIVISION

RESIDUE TAX MAP #15-A-2: 37.54 AC.
- TOTAL LOTS ALLOWED IN 37.54 ACRES: 6
- TRACTS 2, 3 & 4 ARE GIVEN 1 ALLOWABLE LOT, NO FURTHER DIVISION

THE RESIDUE OF TAX MAP #15-1-2 AND TAX MAP #15-A-2 ARE BEING RECONFIGURED TO 55.87 AC. WITH 10 ALLOWABLE LOTS

THE NUMBER OF LOTS NOTED HEREON IS BASED ON A SINGLE PARCEL OF 55.87 AC.

LEGEND:

IPS IRON PIN SET
IPF IRON PIN FOUND

--- FENCE
--- OVERHEAD UTILITIES
--- EXISTING ROAD

SET BACKS:

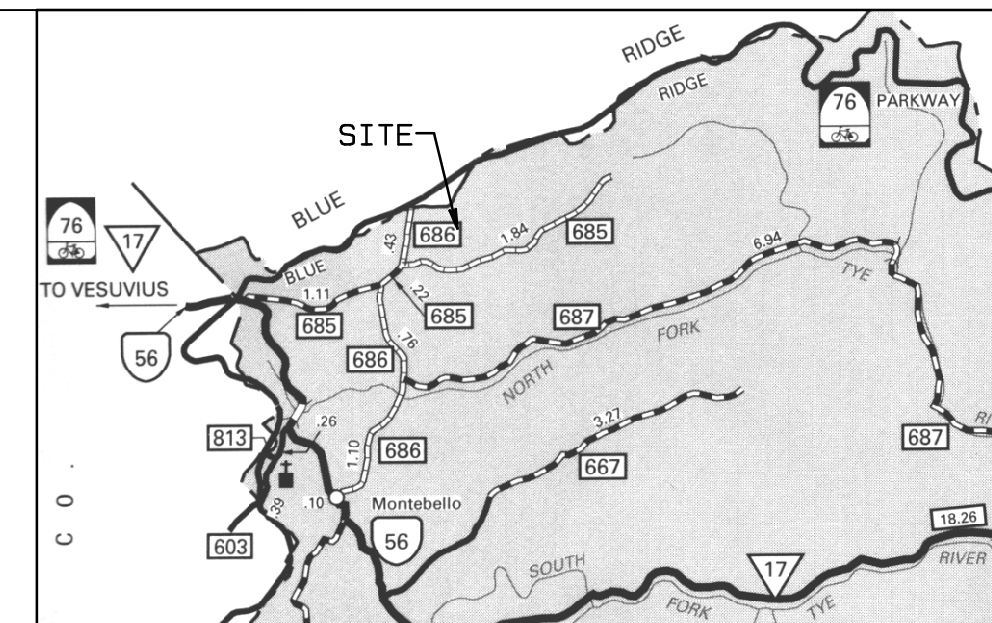
FRONT: MINIMUM OF 75' FROM THE CENTER OF THE ROAD OR 50' FROM THE EDGE OF THE RIGHT-OF-WAY, WHICHEVER IS THE GREATER DISTANCE. (SEE ARTICLE 4-3-1A OF NELSON CO. ZONING ORDINANCE)

SIDE: MINIMUM OF 10' FROM THE PROPERTY LINE AND THE TOTAL WIDTH OF THE REQUIRED SIDE YARDS IS 25' OR MORE (LOT SIZE LESS THAN 5 AC.)

REAR: MINIMUM OF 25' FROM THE REAR PROPERTY LINE (LOT SIZE LESS THAN 5 AC.) (SEE ARTICLE 4-3-3 OF NELSON CO. ZONING ORDINANCE)

STREAM: 50' FROM BANK OF STREAMS (SEE ARTICLE 4-3-A OF NELSON CO. SUBDIVISION ORDINANCE)

ACCESSORY STRUCTURE: MINIMUM OF 15' FROM PROPERTY LINE, EXCEPT NO ACCESSORY BUILDING SHALL BE LOCATED WITHIN THE REQUIRED FRONT YARD SETBACK (SEE ARTICLE 4-3-4 OF NELSON CO. ZONING ORDINANCE)



VICINITY MAP
NOT TO SCALE

CALLS ALONG CENTERLINE PROPOSED 30' R/W TO SERVETRACTS 1 AND 2: BEGINNING AT A POINT ON THE CURVE,

LINE	BEARING	DISTANCE
L10	N36°21'58"E	102.39'
L11	N07°08'28"E	24.87'
L12	N21°04'40"W	58.87'
L13	N35°46'10"W	38.44'
L14	N56°52'09"W	112.40'
L15	N46°34'47"W	44.06'
L16	N27°28'58"W	34.92'
L17	N19°52'33"W	56.25'
L18	N61°14'22"W	102.45'

COMBINATION OF TAX MAP #15-1-2 AND TAX MAP #15-A-2:
18.33 AC., RESIDUE TAX MAP #15-1-2
+ 37.54 AC., RESIDUE TAX MAP #15-A-2
55.87 AC.

CALLS ALONG CENTERLINE OF "12 RIDGES":

LINE	DELTA	RADIUS	CHORD BEARING	ARC	CHORD
C1	31°41'01"	66.00'	S65°10'12"W	36.50'	36.03'
C2	3°46'43"	66.00'	S82°54'04"W	4.35'	4.35'
C3	20°49'22"	265.00'	N84°47'54"W	96.31'	95.78'
C4	3°59'56"	265.00'	N72°23'15"W	18.50'	18.49'
L1			N70°23'17"W	111.54'	
C5	10°02'29"	455.00'	N75°24'32"W	79.74'	79.64'
C6	12°14'48"	455.00'	N86°33'10"W	97.25'	97.07'
L2			S87°19'26"W	62.14'	
C7	3°34'34"	535.00'	S89°06'43"W	33.39'	33.39'
C8	8°37'33"	535.00'	N84°47'13"W	80.54'	80.47'
L3			N80°28'27"W	54.10'	
C9	59°59'53"	145.00'	N50°28'30"W	151.84'	145.00'
L4			N20°28'34"W	48.01'	
C10	35°54'54"	127.00'	N38°26'01"W	79.61'	78.31'
C11	39°39'38"	127.00'	N76°13'16"W	87.91'	86.17'
L5			S83°56'55"W	120.24'	
C12	61°53'40"	130.00'	N65°06'15"W	140.43'	133.70'
L6			N34°09'25"W	54.87'	
C13	27°27'29"	67.00'	N47°53'09"W	32.11'	31.80'

NOTE:
CENTERLINE OF CUL-DE-SAC IS LOCATED AT THE WESTERN END OF C1. C1 IS ALONG CENTERLINE OF 50' R/W, 25' EITHER SIDE OF CENTERLINE, TO CENTER OF CUL-DE-SAC, THENCE CONTINUING ALONG CENTERLINE OF "12 RIDGES".

APPROXIMATELY 4.3 AC. (WEST OF RT. #686, SPY RUN GAP RD.)

PORTION OF RESIDUE TAX MAP #15-A-2

"SKYLARK LANE" 50' R/W (AND PUBLIC UTILITY EASEMENT, AS NEEDED)

RESIDUE TAX MAP #15-A-2: 47.57 AC., PMSJ #3085-C
- 1.95 AC., TRACT 4
- 4.026 AC., TRACT 3
- 4.053 AC., TRACT 2

37.54 AC. (INCLUDES PROPERTY ON BOTH SIDES OF SPY RUN GAP ROAD.)

EXISTING 20' PUBLIC UTILITY EASEMENT (EITHER SIDE OF R/W SKYLARK LANE)

TIE FROM CORNER TRACT 3 & 4 TO CENTERLINE 30' R/W: N67°09'36"W 47.46'

CALLS BETWEEN TRACTS 2 AND 3:

LINE	BEARING	DISTANCE
L7	N23°30'20"E	120.05'
L8	N09°33'51"W	58.88'
L9	N39°49'03"W	62.34'

PORTION OF RESIDUE TAX MAP #15-A-2 N/F
12 RIDGES RESERVE LLC INSTRUMENT #202102631
SEE PLAT AT P. C. 9, SLIDE 350

49.17 AC. PLAT
27.85 AC. PLAT

RESIDUE TAX MAP #15-1-2: 25.61 AC., PMSJ #3085-C
- 0.12 AC., TRACT 4
- 3.78 AC., TRACT 6
- 3.38 AC., TRACT 7

18.33 AC.

RESIDUE TAX MAP #15-1-2 N/F
12 RIDGES RESERVE LLC INSTRUMENT #202102630
SEE PLAT AT P. C. 9, SLIDE 350

TO BECOME ONE PARCEL

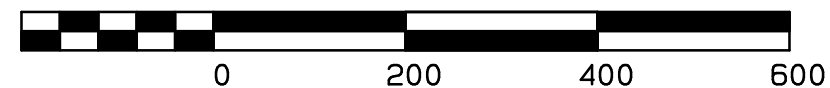
UPON RECORDATION OF THIS PLAT, THE OLD PROPERTY LINE BETWEEN THE 2 TAX PARCELS #15-1-2 AND #15-A-2 SHALL BE VACATED

SAUNDERS' SURVEYS, INC.

329 CRABTREE FALLS HIGHWAY
ROSELAND, VIRGINIA 22967
434-277-8574

GRAPHIC SCALE

1"=200'



PRELIMINARY

APPROVAL:

FOR NELSON COUNTY _____ DATE _____

FOR NELSON COUNTY HEALTH DEPARTMENT _____ DATE _____

PLAT SHOWING TRACTS #2, 3, 4, 6 AND 7 WITHIN THE SUBDIVISION TO BE KNOWN AS "12 RIDGES RESIDENCES" BEING A PORTION OF THE PROPERTY OF 12 RIDGES RESERVE, LLC

MASSIES MILL DISTRICT NELSON COUNTY, VIRGINIA
COMM. #217028 DATE: MAY 30, 2024 FILE #3163-C