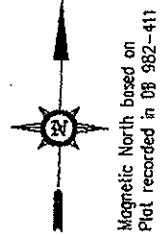


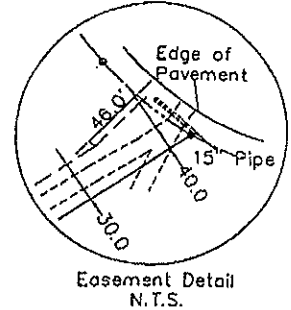
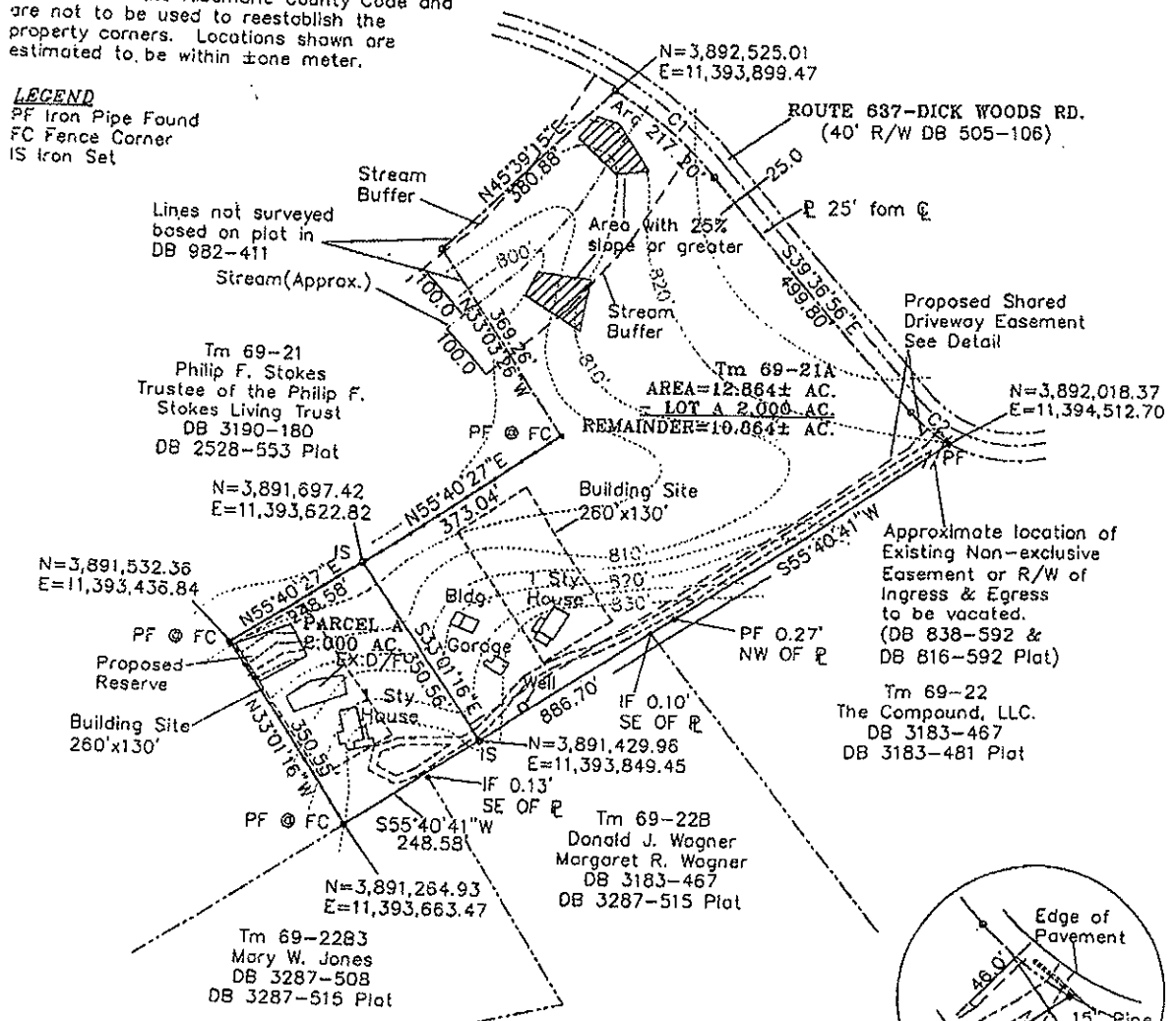
Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	663.48'	109.58'	217.20'	18°45'22"	216.23'	S 48°59'37" E
C2	236.57'	41.64'	82.43'	19°57'54"	82.02'	S 49°35'56" E

NOTES:
 The boundary survey shown is based on a compilation of a current field survey and recorded plats.
 This Plat has been prepared without benefit of a current title report and does not therefore necessarily indicate all encumbrances on the property. It is therefore subject to easements, restrictions, conditions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to this property which have not expired by limitation of time contained therein or have not otherwise become ineffective.



The Virginia state plane coordinates placed on this plat are pursuant to Section 14-303.s of the Albemarle County Code and are not to be used to reestablish the property corners. Locations shown are estimated to be within ±one meter.

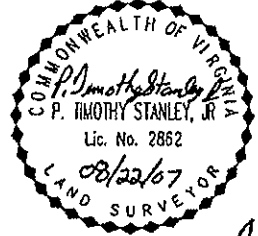
LEGEND
 PF Iron Pipe Found
 FC Fence Corner
 IS Iron Set



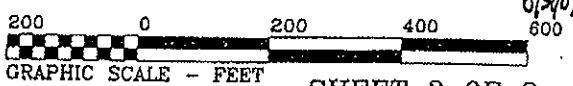
CAPTIONED PROPERTY
 Tm 69-21A
 GARY LEE FRAZIER
 BARBARA COFFEY FRAZIER
 DB 3375-476
 DB 816-585 Plat
 DB 932-122 Plat
 DB 982-411 Plat

PLAT SHOWING SUBDIVISION OF
 TAX MAP 69 PARCEL 21A
THE FRAZIER PROPERTY

WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA
 SCALE: 1" = 200' DATE: JUNE 28, 2007 Revised August 22, 2007
 690021A-SUBD.dwg Folder no. TM 69-21A County Comments
 LUM'S LAND SURVEYS, INC.
 P.O. BOX 154, PALMYRA, VA. 22963-0154
 PHONE: (434) 589-8395



ajm DEP
 8/23/07



The land regulations described herein are imposed pursuant to the Albemarle County Code in effect this date, and are not restrictive covenants running with the land and their appearance on this plat is not intended to impose them as such.

1. Source of title: Deed Book 3375 Page 476
2. Property falls within zone "X" as shown on FIRM 51003C225D dated February 4, 2005.
3. This parcel is zoned RA.
4. The two(2) development rights remaining with tax map 69 parcel 21A are to be used with this division. Parcel A is assigned one (1) development rights and may not be further divided. The residue of Tax Map 69 Parcel 21A is assigned one (1) development rights and may not be further divided.
5. Topography shown was taken from the Albemarle County GIS site.
6. The minimum building setbacks are: 75' from external public road, easements, 25' from internal public/private roads, 25' from side property lines, and 35' from rear property line.
7. The septic setback is 50' from all streams.
8. Parcel A part of parcel 21A and the residue acreage each have a Building Site in accordance with Section 4.2.2 Chapter 18 of the Albemarle County Code.
9. Only one dwelling unit per parcel.
10. This private road will provide reasonable access by motor vehicle as required by Section 14-303(n) of the Albemarle County Subdivision Ordinance.
11. The street(s) 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 Albemarle County.
12. No graves, objects or structures marking a place of burial are located on the property.
13. Property is in the Andersons Creek Watershed. Property is not in an Agricultural/Forestal District (Per Albemarle County GIS site)
14. The stream buffer shown hereon shall be managed in accordance with the Albemarle County Water Protection Ordinance.
15. All subsequent divisions of the residue shall enter only onto such street shown on the approved final plat and shall have no immediate access onto any public street.
16. Under current county policy, public water and/or sewer service will not be available to this property.

OWNER:
Gary Lee Frazier
Barbara Coffey Frazier
8839 Dick Woods Road
Aiton, VA 22920

OWNER'S APPROVAL
The division of the land described is with the free consent of and in accordance with the desires of the undersigned owner, trustees, or proprietors. Any reference to future potential development is to be deemed as theoretical only. All statements affixed to this plat are true and correct to the best of my knowledge.

Gary Lee Frazier
Gary Lee Frazier

State:
City/County:
The foregoing instrument was acknowledged before me by Gary Lee Frazier this 30th day of AUGUST 2007.

Stuart H. Sedberry # 335169
Notary Public
My commission expires: 8-31-07

OWNER'S APPROVAL
The division of the land described is with the free consent of and in accordance with the desires of the undersigned owner, trustees, or proprietors. Any reference to future potential development is to be deemed as theoretical only. All statements affixed to this plat are true and correct to the best of my knowledge.

Barbara Coffey Frazier
Barbara Coffey Frazier

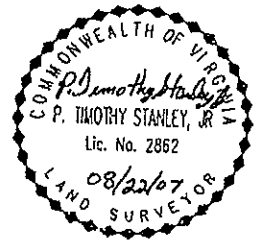
State:
City/County:
The foregoing instrument was acknowledged before me by Barbara Coffey Frazier this 30th day of AUGUST 2007.

Stuart H. Sedberry # 335169
Notary Public
My commission expires: 8-31-07

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF ALBEMARLE CO., VA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

P. Timothy Stanley Jr.
P. Timothy Stanley Jr.

A. M. McCullough DEP 8/31/07
Designated Agent Date



PLAT SHOWING SUBDIVISION OF
TAX MAP 69 PARCEL 21A
THE FRAZIER PROPERTY

WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA
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