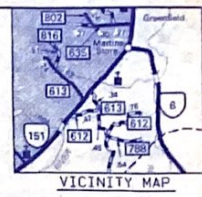


PMSJ #1736-C

LEGEND
 --- FENCE
 --- OVERHEAD UTILITIES
 --- EXISTING ROAD
 --- IPS IRON PIN SET

APPROVAL:
Jul W. Boren, Jr. 12/14/2005
 FOR NELSON COUNTY
 PLANNING COMMISSION
 DATE
 Planning Director
 TITLE

Steph L. Allen 12/14/2005
 FOR NELSON COUNTY
 BOARD OF SUPERVISORS
 DATE
 County Administrator
 TITLE



LINE	BEARING	DISTANCE
L1	S69°56'27"E	80.25
L2	S67°40'49"E	43.01
L3	S65°43'14"E	96.90
L4	S62°30'45"E	38.54
L5	S58°07'58"E	41.33
L6	S49°30'47"E	31.38
L7	S44°25'56"E	38.70
L8	S37°40'50"E	41.19
L9	S32°30'34"E	47.89
L10	S17°21'06"E	222.11

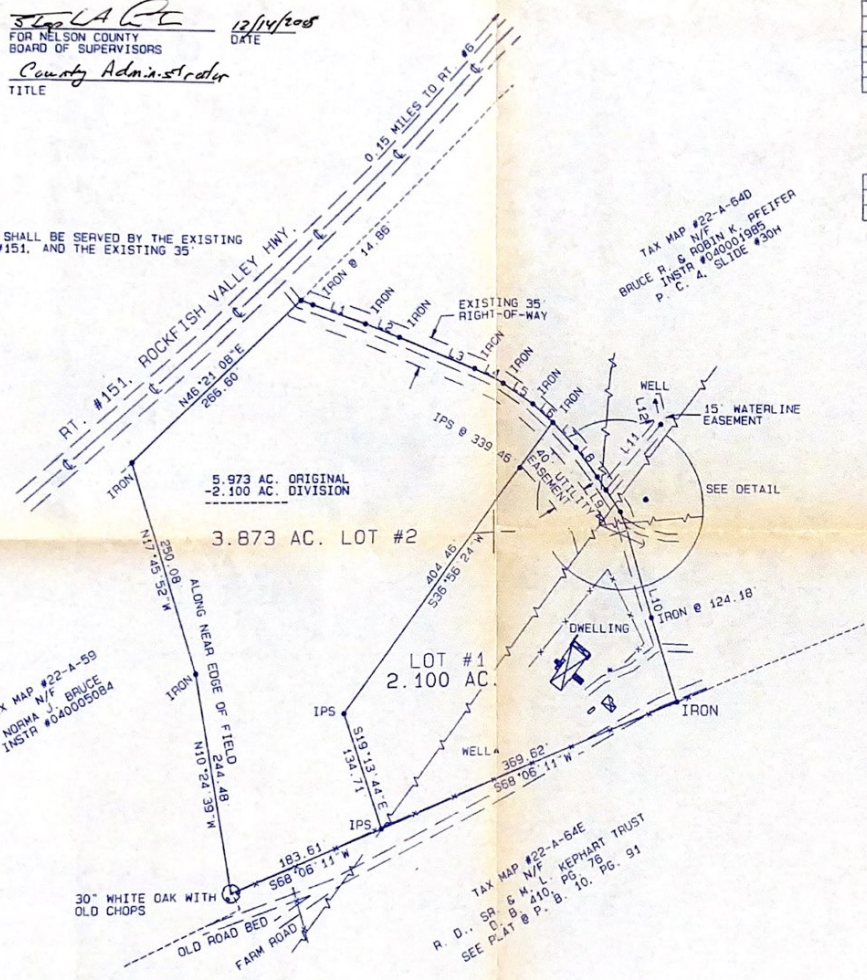
CENTERLINE OF 15' WIDE WATERLINE EASEMENT

LINE	BEARING	DISTANCE
L11	N40°38'52"E	99.87
L12	N13°25'28"W	27.19

THE 3.873 AC. PARCEL SHALL BE SERVED BY THE EXISTING ENTRANCE OFF OF RT. #151, AND THE EXISTING 35' RIGHT OF WAY.

APPROVAL OF THIS SUBDIVISION PLAT BY NELSON COUNTY DOES NOT CERTIFY OR GUARANTEE THE PURCHASER OF THE PRESENCE OF ADEQUATE SUBTERRANEAN WATER TO SUPPORT THE PURPOSES OF THE SUBDIVISION.

SET BACKS:
 FRONT: 35' FROM PROPERTY LINE
 SIDE: 10' FROM PROPERTY LINE (SEE ARTICLE 4-5-1 OF THE NELSON COUNTY ZONING ORDINANCE)
 REAR: 25' FROM PROPERTY LINE



THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER. 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.

Marlo G. Allen 12/14/05
 MARLO G. ALLEN DATE

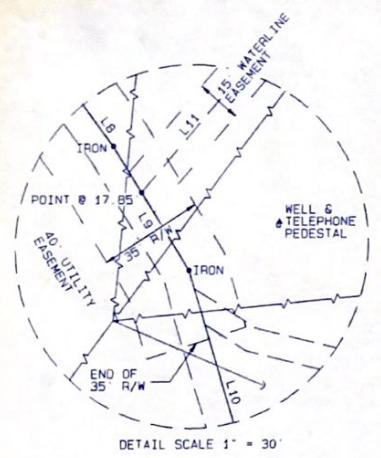
COMMONWEALTH OF VIRGINIA TO WIT:
 STATE OF VIRGINIA
 COUNTY/CITY OF: Nelson
 I, *Sandra K. Huffman* NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED HEREON HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 14th DAY OF Dec 2005. MY COMMISSION EXPIRES: 10/31/09
Sandra K. Huffman NOTARY

PLAT OF REFERENCE:
 SEE PMSJ #1736-C

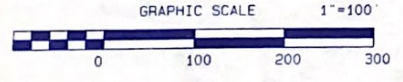
SOURCE OF TITLE:
 SEE INSTR. #040000440 OF THE CIRCUIT COURT CLERKS OFFICE OF NELSON COUNTY VIRGINIA

- NOTES:**
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE, NECESSARILY, INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 - THIS DRAWING HAS BEEN PREPARED AS A COMPOSITE OF ACTUAL FIELD SURVEYS BY SAUNDERS' SURVEYS, PMSJ #1736-C AND ADDITIONAL FIELD WORK TO SHOW THE REMAINING BOUNDARIES, MONUMENTATION AS INDICATED ON THIS DRAWING.
 - THIS PLAT WAS PREPARED AT THE REQUEST OF MARLO ALLEN.
 - PROPERTY SHOWN IS TAX MAP #22-A-64F.
 - LOT #2, 3.873 AC., RESERVES A 40' UTILITY EASEMENT, ADJACENT TO THE EXISTING 35' RIGHT-OF-WAY FROM THE OVERHEAD UTILITY LINE TO THE PROPERTY LINE.
 - THE TOTAL ACRES IN THE SUBDIVISION IS 5.973 ACRES.
 - THE LOTS SHOWN WILL BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
 - THERE SHALL BE NO FURTHER DIVISION OF EITHER LOT WITHOUT APPROVAL BY THE NELSON COUNTY BOARD OF SUPERVISORS.
 - THE AREA SHOWN IS LOCATED IN ZONE "C" AND DOES NOT FALL WITHIN FLOOD HAZARD ZONE "A" FOR A 100 YEAR FLOOD AS DETERMINED BY THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND SHOWN ON THEIR MAP DATED AUG. 1, 1978.
 - THE DRAINFIELD SERVING THE DWELLING SHOWN IS WITHIN THE BOUNDARIES OF LOT #1 PER OWNER.

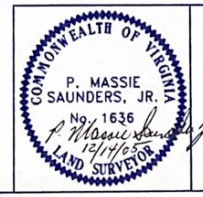
REVISED 10/21/05 FOR NOTE RELATIVE TO BOARD OF SUPERVISORS EXCEPTION



SAUNDERS' SURVEYS, INC.
 329 CRABTREE FALLS HIGHWAY
 ROSELAND, VIRGINIA 22967
 434-277-8574



AUGUST 9, 2005, NELSON COUNTY BOARD OF SUPERVISORS PASSED A RESOLUTION TO APPROVE AN EXCEPTION TO THE SUBDIVISION ORDINANCE SECTIONS 4-7-C AND 4-6-C TO ALLOW USE OF THE EXISTING 35' R/W AS THE ACCESS TO THE PROPERTIES SHOWN.



COMPOSITE DRAWING SHOWING A SUBDIVISION OF THE PROPERTY OF
MARLO GAYLE ALLEN
 ROCKFISH DISTRICT NELSON COUNTY, VIRGINIA
 COMM. #25046 DATE: JULY 13, 2005 FILE #1937-C