

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.

AMHERST COUNTY ZONING ADMINISTRATOR _____ DATE _____

HENRY G. & RUTH V. MARTIN
D.B. 287, PG. 245
T.M. #107-A-32
#1206 AMBROSE RUCKER ROAD

HOMER W. & ROBBIE E. MASSIE
D.B. 213, PG. 488
T.M. #107-A-18
#143 MOUNT CARMEL ROAD

MASSIE PLAT
D.B. 213, PG. 493
(SEE NOTE 12)

SURVEY GAP "B"
±0.09 AC.

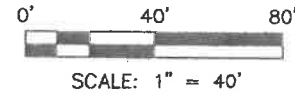
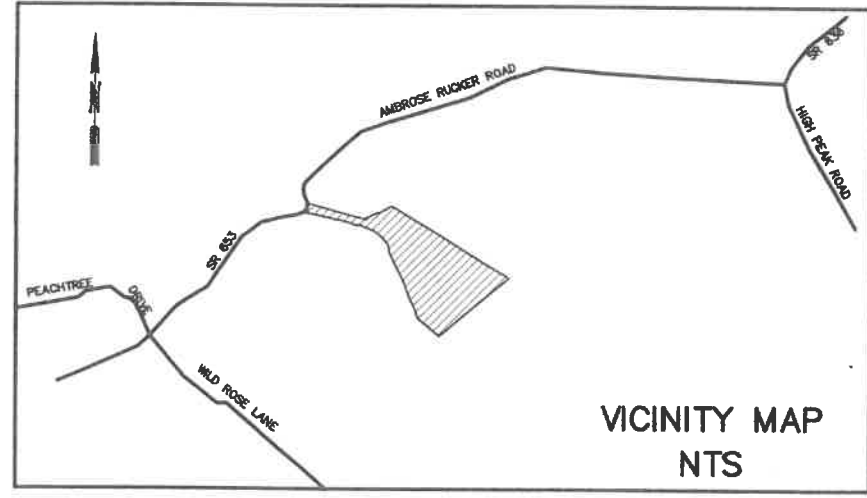
PARCEL A
0.448 AC.

NEW CHURCH LOT
0.689 AC.

REMAINING PROPERTY OF
KATHERINE E. HUGHES
D.B. 718, PG. 430
D.B. 946, PG. 325
T.M. #107-A-20
#200 MOUNT CARMEL ROAD
±25.013 AC.
(INCLUDES DISPUTED AREA "A")

SANDRA E. WELLS
D.B. 940, PG. 51
T.M. #107-A-14D, 20A, 20B
#245 SOUTHERN CROSS LANE

- LEGEND
- IRON PIN SET
 - IRON PIN FOUND 1/2" REBAR UNLESS OTHERWISE SHOWN
 - TP TELEPHONE PEDESTAL
 - ET ELECTRIC TRANSFORMER
 - X- FENCE
 - U UTILITY POLE
 - OHP OVERHEAD UTILITIES



SURVEYOR'S CERTIFICATE AND SOURCE OF TITLE:
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF AMHERST COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN MET AND THAT THE LAND SHOWN HEREON WAS ACQUIRED BY KATHERINE E. HUGHES BY DEEDS RECORDED IN DEED BOOK 718, PAGE 430, DEED BOOK 946, PAGE 325 AND DEED BOOK 606, PAGE 537 (MT. CARMEL CHURCH LOT) IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF AMHERST COUNTY, VIRGINIA.

Willard T. Sigler 10-20-20
WILLARD T. SIGLER, LS #1555 DATE

OWNERS CONSENT AND DEDICATION:
THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. THE ROADS SHOWN HEREON ARE HEREBY DEDICATED TO PUBLIC USE.

WITNESS THE FOLLOWING SIGNATURE THIS _____ DAY OF _____ 20____

KATHERINE E. HUGHES

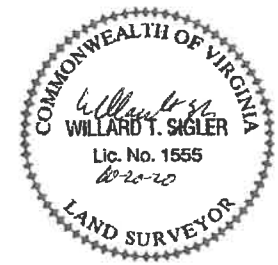
COUNTY/CITY OF: _____ TO VIT:
STATE OF: _____

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE _____ DAY OF _____ 20____, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THE _____ DAY OF _____ 20____
MY COMMISSION EXPIRES _____
NOTARY PUBLIC

- NOTES:
1. THE OWNERS OF THIS SUBDIVISION DO NOT AGREE TO CONSTRUCT A PUBLIC SANITARY SEWER SYSTEM OR A PUBLIC WATER SYSTEM. BEFORE THE CONSTRUCTION OF ANY DWELLING CAN BEGIN THE AMHERST COUNTY HEALTH DEPARTMENT MUST BE CONSULTED TO INSURE THE PROPER LOCATION OF THE DWELLING IN RELATION TO THE LOCATION OF THE PRIVATE SEWER & WATER FACILITIES.
 2. BY GRAPHIC SCALING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (NOT IN A DESIGNATED FLOOD HAZARD AREA) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR AMHERST COUNTY, VA (#51009C0275B) DATED SEPTEMBER 19, 2007. NO FIELD SURVEYING WAS PERFORMED TO MAKE THIS DETERMINATION.
 3. TOTAL ACREAGE RECONFIGURED - 0.689 ACRES
 4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.
 5. CURRENT ZONING OF ALL PARCELS: A-1 (AGRICULTURAL RESIDENTIAL)
 6. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT ONLY OF THE NEW LOT LINE. ALL OTHER BOUNDARY, MONUMENT & IMPROVEMENT INFORMATION HAS BEEN TAKEN FROM A PLAT PREPARED BY THE UNDERSIGNED ENTITLED "BOUNDARY RESURVEY OF THE PROPERTY OF KATHERINE E. HUGHES" DATED 4-19-11, REVISED 8-19-15. THIS PLAT IS SUBJECT TO ANY INFORMATION WHICH MIGHT BE DISCLOSED BY A CURRENT FIELD SURVEY.
 7. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.
 8. PRIOR TO THE IMPROVEMENT OF ANY LOT IN AMHERST COUNTY THE DIVISION OF PLANNING SHALL BE CONTACTED CONCERNING, BUT NOT LIMITED TO, THE CURRENT ZONING, BUILDING SETBACK REQUIREMENTS, WATER OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PRIVATE STREETS.
 9. SUBJECT PROPERTY IS TAX MAP #107-A20 & #107-A-19.
 10. THE DOTTED LINE DENOTED AS "OLD LOT LINE" IS HEREBY VACATED WITH THE RECORDATION OF THIS PLAT.
 11. IN DEED BOOK 606, PAGE 537 JAMES A. & KATHERINE E. HUGHES ACQUIRED THE 0.241 ACRE "MT. CARMEL CHURCH" PROPERTY FROM HOMER & ROBBIE MASSIE ACCORDING TO A PLAT OF SAME PREPARED BY DONALD R. MILLER, LS RECORDED IN DEED BOOK 606, PAGE 540. IN ADDITION TO THE TRANSFER OF PROPERTY, HUGHES CONVEYED TO MASSIE "THE RIGHT TO THE JOINT USE OF THE EXISTING OUTLET ROAD CROSSING THE PROPERTY OF [HUGHES] LEADING TO STATE ROUTE 653, FOR THE BENEFIT OF THE PROPERTY OF [MASSIE] AS AN APPURTENANCE THERETO IN PERPETUITY", CREATING THE IMPRESSION THAT BOTH PARCEL OWNERS ACKNOWLEDGED THAT THE OUTLET ROAD WAS LOCATED ON THE HUGHES PROPERTY.

12. THE MASSIE PROPERTY (T.M. #107-A-18) WAS ORIGINALLY CREATED BY A PARTITION OF PART OF THE PROPERTY OF FRANK S. BURFORD IN A DEED RECORDED IN DEED BOOK 145, PAGE 170. THIS PROPERTY WAS DESCRIBED AS CONTAINING APPROXIMATELY 4 ACRES AND DESCRIBED, IN PART, TO FOLLOW "ALONG SIDE OF THE PRIVATE ROAD LEADING TO THE MT. CARMEL CHURCH, THE HOMES OF L.J. DUFF [NOW HUGHES] AND I. D. MASSIE [NOW MASSIE], THE LINE BEING DESIGNATED BY A BARBED WIRE FENCE FOR A DISTANCE OF APPROXIMATELY 588 FEET." THE UNDERSIGNED SURVEYOR FINDS NO EVIDENCE THAT THE EXISTING PRIVATE DRIVE SHOWN HEREON HAS BEEN MOVED NOR HAS HE FOUND ANY EVIDENCE OF A BARBED WIRE FENCE RUNNING ALONG SAID ROAD. HOMER MASSIE ACQUIRED THE PROPERTY BY THE SAME DESCRIPTION IN DEED BOOK 213, PAGE 488. MASSIE ENCUMBERED THE PROPERTY BY DEED OF TRUST RECORDED IN DEED BOOK 213, PAGE 490 AND ATTACHED A PLAT OF SURVEY THERETO (PAGE 493) WHEREBY THE PROPERTY WAS DESCRIBED AS CONTAINING 6.2 ACRES. FURTHER, ON THIS PLAT, THE SOUTHERLY BOUNDARY LINE OF THE MASSIE PROPERTY WAS SHOWN TO RUN ALONG OR NEAR THE NORTHERLY EDGE OF A "PRIVATE OUTLET" ROAD. THIS ROAD AND BOUNDARY LINE WERE DEPICTED AS A STRAIGHT LINE FOR A DISTANCE OF 599 FEET. THE LINES OF THIS MASSIE PLAT ARE SHOWN HEREON IN THEIR APPROXIMATE LOCATION.
13. DISPUTED AREA "A" IS THAT AREA LOCATED WITHIN THE BOUNDARY OF THE HUGHES TRACT CLAIMED BY HOMER MASSIE BY VIRTUE OF THE DESCRIPTION IN HIS DEED TO RUN ALONG OR NEAR THE NORTHERLY EDGE OF A "PRIVATE OUTLET" ROAD, DISPUTED AREA "B" IS CLAIMED BY HUGHES BY VIRTUE OF THE SAME LANGUAGE IN THE MASSIE DEED.
14. THIS PROPERTY IS WITHIN THE AMHERST COUNTY WATERSHED PROTECTION DISTRICT FOR HARRIS CREEK. THE FOLLOWING ACTIVITIES ARE NOT PERMITTED WITHIN THE 75' STREAMSIDE BUFFER STRIP ON EACH SIDE OF ALL STREAMS:
 - A. ANY PORTION OF AN ONSITE SEWERAGE SYSTEM, DRAINFIELD, RESERVE DRAINFIELD, WASTE WATER PUMP STATION, OR WASTE WATER FORCE MAIN.
 - B. BUILDING STRUCTURES.
 - C. DRAINAGE DITCHES WHICH CONCENTRATE THE FLOW OF SURFACE WATER ACROSS THE STRIP.
 - D. ROW CROPS REQUIRING TILLAGE, EXCEPT IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND A CONSERVATION PLAN.
 - E. LOGGING OR SILVICULTURAL ACTIVITIES, EXCEPT IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOR PUBLIC WATER SUPPLIES.
15. THE VIRGINIA DEPARTMENT OF HEALTH ADVISES THAT SEPTIC TANKS BE PUMPED EVERY 3 TO 5 YEARS TO MAXIMIZE THE LIFE OF THE ONSITE WASTEWATER AREA.



RECONFIGURATION OF
**THE PROPERTY OF
KATHERINE E. HUGHES**
ELON DISTRICT - AMHERST COUNTY, VA
DATE: 10-20-20 SCALE: AS SHOWN
PROJECT #20-393 REF. 100168



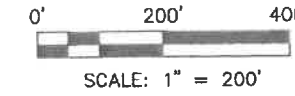
CURVE DATA CHART

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHD BEARING
C1	074°19'20"	110.81'	143.74'	133.87'	N44°50'25"E

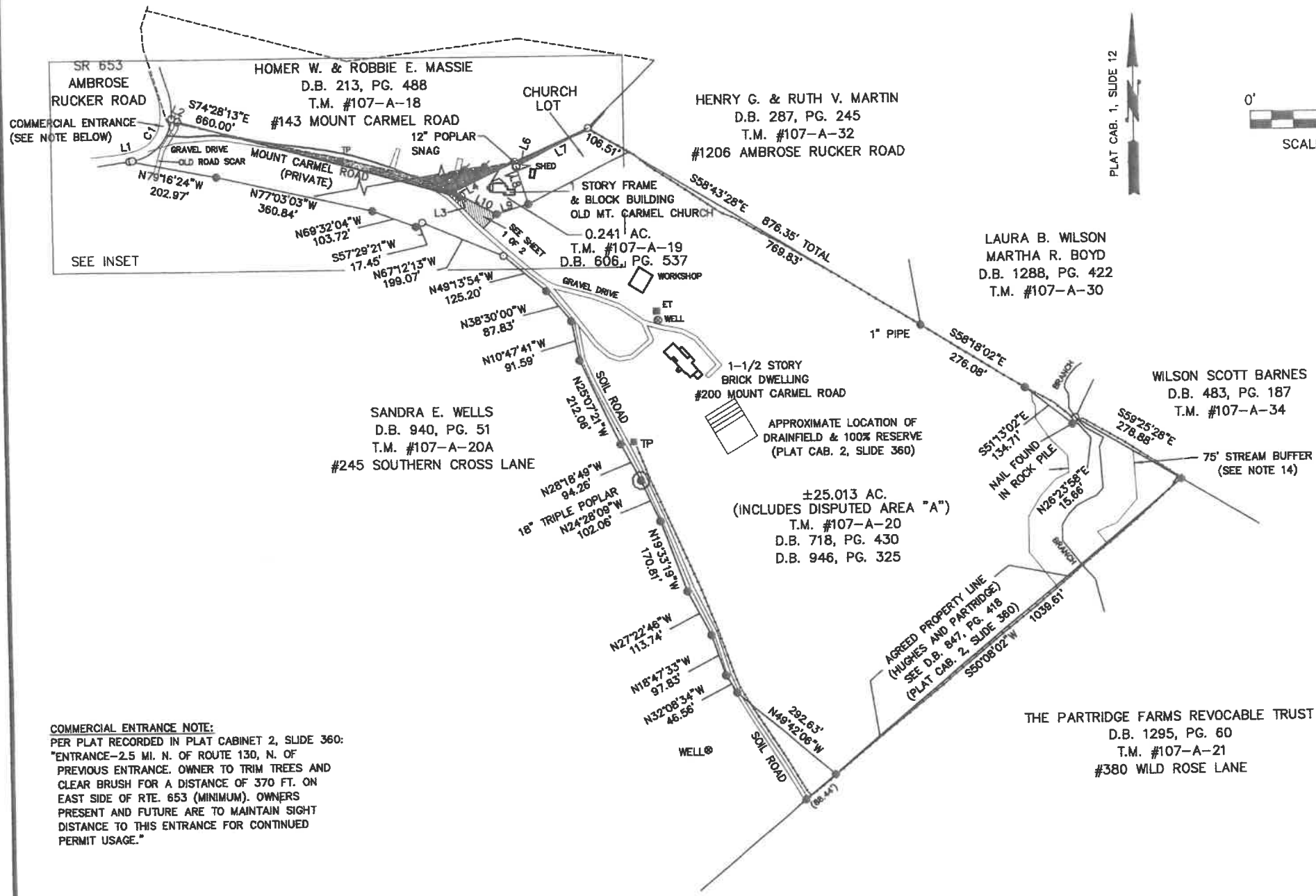
LINE CHART

LINE	BEARING	DISTANCE
L1	N81°14'40"E	4.04'
L2	S64°28'13"E	15.52'
L3	N62°31'47"E	5.82'
L4	N61°58'49"W	19.49'
L5	N64°27'06"E	153.72'
L6	S17°11'09"E	11.08'
L7	N62°31'47"E	183.57'
L8	S17°11'09"E	88.92'
L9	S72°48'51"W	75.00'
L10	N61°58'49"W	89.92'

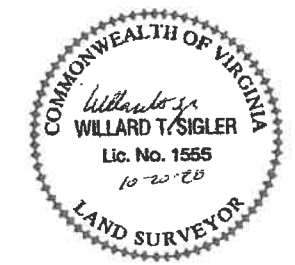
- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND 1/2" REBAR UNLESS OTHERWISE SHOWN
 - TP TELEPHONE PEDESTAL
 - ET ELECTRIC TRANSFORMER
 - FENCE
 - ⚡ UTILITY POLE
 - OVERHEAD UTILITIES



PLAT CAB. 1, SLIDE 12

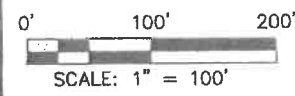
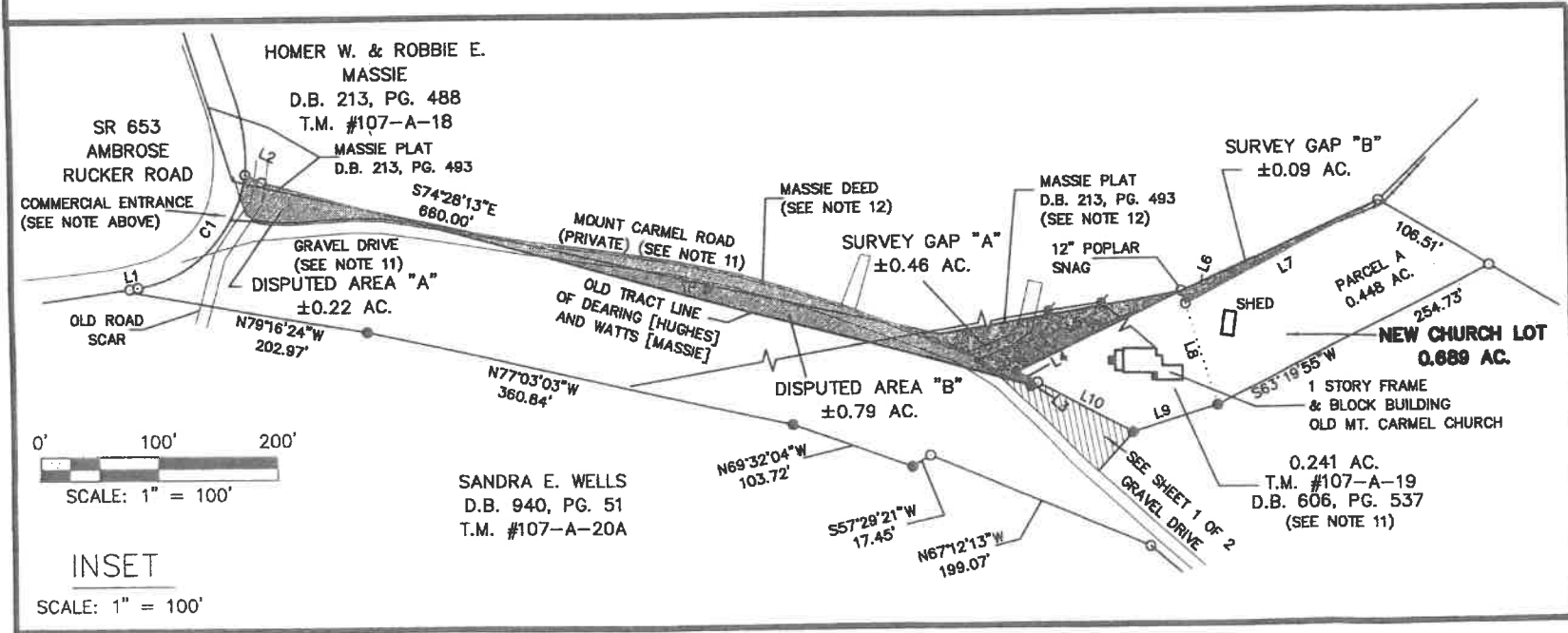


COMMERCIAL ENTRANCE NOTE:
 PER PLAT RECORDED IN PLAT CABINET 2, SLIDE 360:
 *ENTRANCE—2.5 MI. N. OF ROUTE 130, N. OF
 PREVIOUS ENTRANCE. OWNER TO TRIM TREES AND
 CLEAR BRUSH FOR A DISTANCE OF 370 FT. ON
 EAST SIDE OF RTE. 653 (MINIMUM). OWNERS
 PRESENT AND FUTURE ARE TO MAINTAIN SIGHT
 DISTANCE TO THIS ENTRANCE FOR CONTINUED
 PERMIT USAGE.*



RECONFIGURATION OF
**THE PROPERTY OF
 KATHERINE E. HUGHES**
 ELON DISTRICT — AMHERST COUNTY, VA
 DATE: 10-20-20 SCALE: AS SHOWN
 PROJECT #20-239 REF. 100168

**CARDINAL
 SURVEY & DESIGN P.L.C.**
 Land Surveying • Planning • GIS Mapping
 306 ENTERPRISE DRIVE, SUITE C
 FOREST, VIRGINIA 24551
 (434) 385-7548 • (434) 385-6178 (FAX)



INSET
 SCALE: 1" = 100'