

L-5	S74°49'41"E	24.33'
L-6	S42°32'29"E	75.90'
L-7	N55°30'48"E	6.85'

6. ALL ON-SITE SEWAGE DISPOSAL SYSTEMS MUST BE INSTALLED IN THE SPECIFIED DRAINFIELD AREA OF THE LOT AS DESIGNATED ON THE FINAL WORKING PLAT (1" = 100' SCALE) ON RECORD AT THE WASHINGTON COUNTY HEALTH DEPARTMENT.

7. ALL ON-SITE SEWAGE DISPOSAL SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF HEALTH'S SEWAGE HANDLING AND DISPOSAL REGULATIONS AND ANY STIPULATIONS IN THE WASHINGTON COUNTY SUBDIVISION ORDINANCE, INCLUDING A 10' STANDOFF FROM ALL UTILITY AND DRAINAGE EASEMENTS.

8. ALL LOTS APPROVED FOR ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL HAVE PUBLIC WATER PROVIDED BY THE WASHINGTON COUNTY SERVICE AUTHORITY.

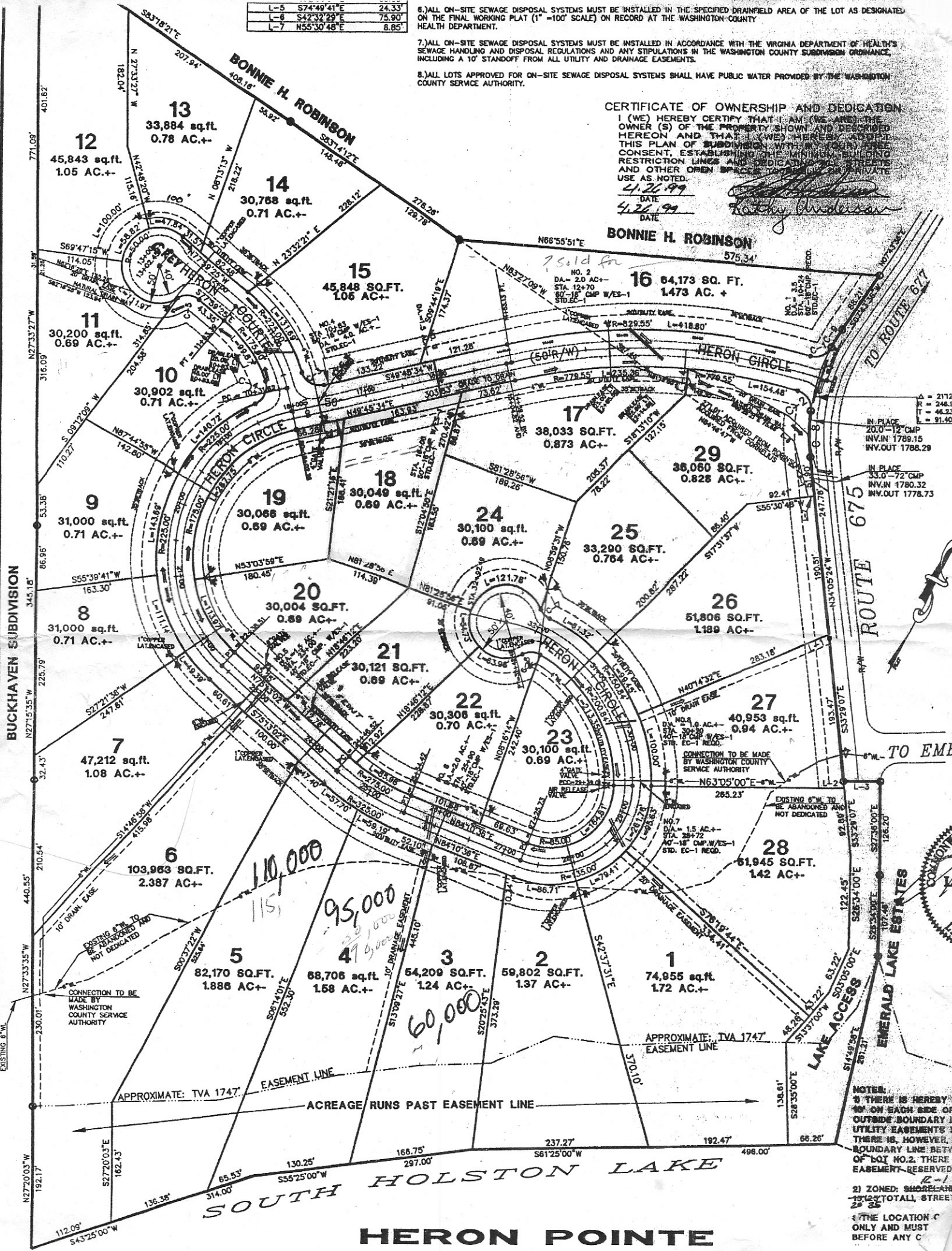
CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY AGREE TO THIS PLAN OF SUBDIVISION WITH ALL NECESSARY CONSENT, ESTABLISHING THE DRAINAGE EASEMENTS, RESTRICTION LINES AND DEDICATED STREETS AND OTHER OPEN SPACES TO THE PUBLIC USE AS NOTED.

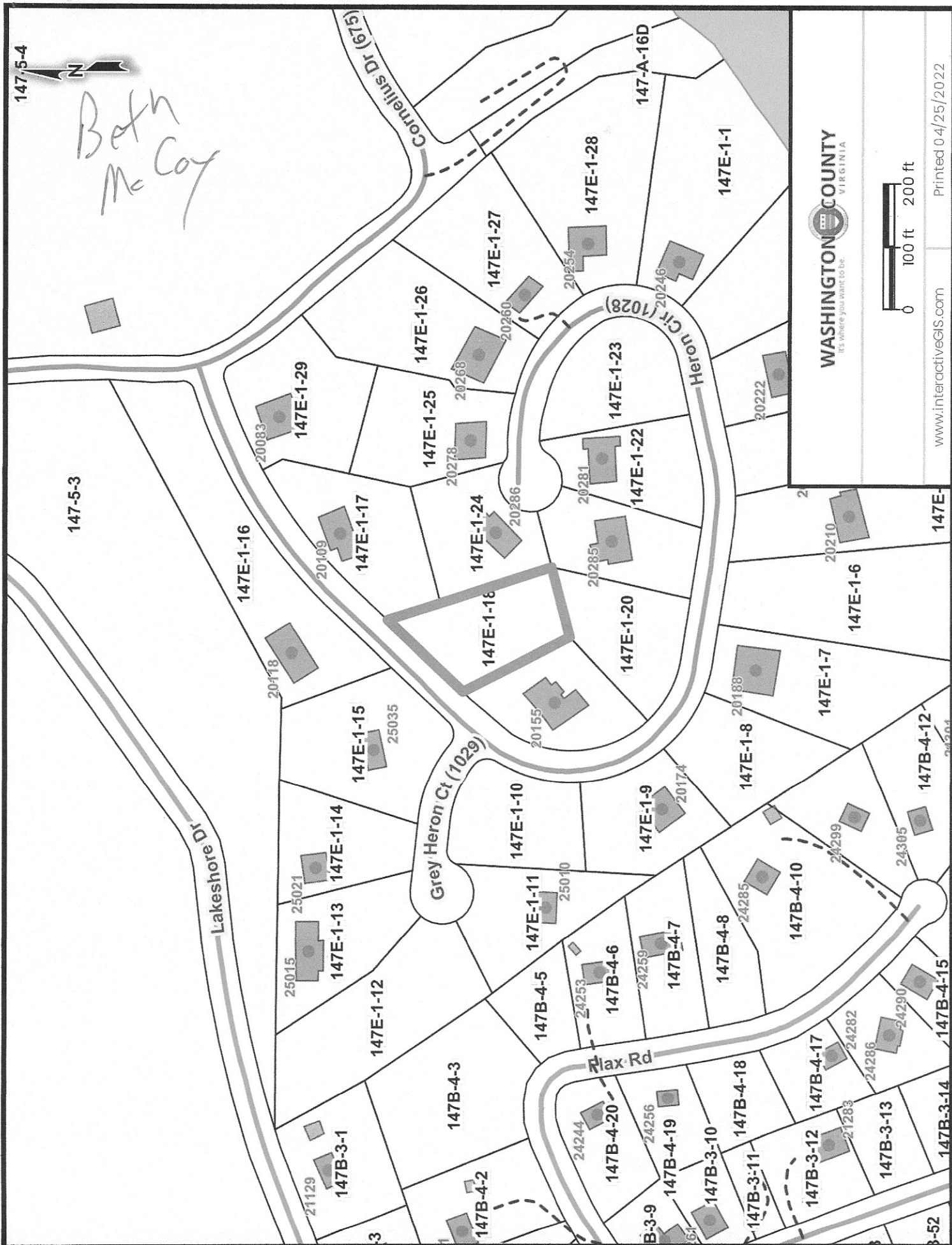
DATE 4/26/99
DATE 4/26/99

Bonnie H. Robinson
BONNIE H. ROBINSON

BONNIE H. ROBINSON



NOTES:
1) THERE IS HEREBY A 10' ON EACH SIDE OF OUTSIDE BOUNDARY IN UTILITY EASEMENTS. THERE IS, HOWEVER, A BOUNDARY LINE BETWEEN LOT NO. 2. THERE IS EASEMENT RESERVED.
2) ZONED: SHORELAND-1512 TOTAL, STREET 20' WIDE
3) THE LOCATION OF ONLY AND MUST BEFORE ANY C



WASHINGTON COUNTY
VIRGINIA
It's where you want to be.



Property Report - Washington County

Prepared: 2022-04-25-12.31.13.373000

User: David Counts

Client: Owens and Company

Property Information

Owner:	Mccoy Joseph H & Beth P	Tax Map#:	147E 1 18
Owners Address:	21039 Green Spring Rd Abingdon, Va 24211	Account#:	37940
Legal Desc.:	Lot 18 Heron Pointe Subd Acr .69	911 Address:	Not On File
		Magisterial District:	Madison
		Total Assessed Value:	60,000

Building 1

Exterior

Year Built:	0000	Roofing:	
Occupancy Type:	Vacant Land	Roof Type:	
Foundation:		Garage:	
Ext. Walls:		Number of Cars:	00
Condition:		Carport:	
		Number of Cars:	00

Interior

Story Height:	.00	Building Sq Ft:	
No. of Rooms:		Basement Sq Ft:	
No. of Bedrooms:		Fin Bsmt Sq Ft:	
Full Baths:		Interior Walls:	
Half Baths:		Floors:	
Heating:			
A/C:			
Fireplaces:	None		
Stacked FPs:	None		
Flues:	None		

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Metal Flues: None
Stacked Flues: None
Inop Flue/FP: None

Site Information

Zoning Type: **Water:** Pub-avl
Terrain Char: Rolling/sloping **Sewer:** None
Right of Way: Public **Electric:** No
Easements: Paved **Gas:** No

Total Building Value: \$ 0

Other Improvements

Description	Dimensions:	Size in Sq. Ft.	Improvement Value - \$
		Total Value:	<u>\$ 0</u>

Land Values

Description	Size in Acres	Lump Sum or Per Acre	Unit Value	Adj. %	Utility Value	Acreage Value
Homesite	.69	Lump Sum	60,000	.00	0	60,000
					Total Value:	<u>\$ 60,000</u>
					*rounded to the nearest 100	

Sales Information

Sales Date:	9/26/2002	Sale Price:	\$35,000
Legal Documentation:	InstrumentType: D Year: 2002 Number: 0029736	Grantor:	Heron Pointe Dev Corp

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RESTRICTIVE COVENANTS
FOR
JOSEPH H. MCCOY AND BETH P. MCCOY LANDS

WHEREAS, Joseph H. McCoy and Beth P. McCoy, husband and wife, have caused to be subdivided those tracts or parcels of land owned by Joseph H. McCoy and Beth P. McCoy, husband and wife, and designated as Joseph H. McCoy and Beth P. McCoy Lands, located in the Madison Magisterial District of Washington County, Virginia; and,

WHEREAS, the said subdivision is known as "Joseph H. McCoy and Beth P. McCoy Lands", and the plat of the same is recorded in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Plat Book 37, at Page 53. This instrument, restrictive covenants, is to cover the subdivision plat as recorded; and,

WHEREAS, it is now desired for the benefit and protection of purchasers of lots in this subdivision, and in order to establish a sound value for these lots, to record these building restrictions as follows:

1. All lots in said "Joseph H. McCoy and Beth P. McCoy Lands" subdivision shall be used for residential purposes exclusively and restricted to single family units, but this provision shall not exclude the use of said lots or parcels of land for garages and gardens used in connection with said residences.

2. A minimum set-back construction restriction of two hundred (200) feet from the front of all buildings to the highway line upon which such building faces is hereby established for all residences erected upon the aforesaid lots, and minimum set-back construction restriction of twenty-five (25) feet from the sides of all buildings and fifty (50) feet from the rear of all

buildings, to the property lines of the adjoining landowners is hereby established for all buildings erected upon corner lots in said subdivision. For the purpose of these restrictions, steps and open porches shall not be considered a part of the building.

3. No residence in said subdivision shall have exposed above grade upon the exterior walls and foundations thereof any concrete, concrete blocks or cinder blocks, either plain or stucco; however, this shall not exclude the use of ornamental concrete blocks upon and around patios, courts and porches in connection with residences.

4. All residences located in said subdivision, when same are constructed, shall have a driveway leading from the street in front of said residence directly to said residence whether to one of the sides, front, or back thereof, and no residence shall be erected without having suitable walkway constructed for ingress and egress to the front door thereof, unless said front door opens on porch or terrace which extends to the line of the driveway leading to said residence. Said driveway must be paved or graveled.

5. No outside toilets, hog pens, barns, stables or chicken houses shall be constructed on any of the aforesaid lots or parcels of land.

6. No housetrailer shall be parked or used for any purposes upon said lots or parcels of land, and occupancy of a basement in an incompleated residence as living quarters shall be prohibited. No mobile homes, double or single are to be stored or used or permitted upon said lots or parcels of land. No vehicles, junk or otherwise may be stored on any lot in said subdivision.

7. There shall be a minimum of ten (10) pieces of shrubbery, plus two (2) shade trees, placed about each residence located in said subdivision, which shrubbery shall be placed at the time said residence is constructed or within a reasonable time thereafter.

8. No shell type home, that is to say, a residence of which the exterior only is completed by a contractor or distributor of such homes with the owner to complete the interior of the same at a later date, shall be erected in said subdivision.

9. At the option of the owners, Joseph H. McCoy and Beth P. McCoy, any unsold lot or lots in said subdivision may be used for the purpose of constructing a street or streets for entry into other property to be developed by said owner, should it become necessary and advisable.

10. No residence shall be built on any of the said lots or parcels of land which shall contain less than 2,000 square feet of living area, exclusive of basement, carport, breezeway, porches, terraces and garage.

11. The grantees and successors in title shall not be permitted to subdivide a lot, lots or portions of lots.

12. No signs, sign boards or advertising posters are to be permitted, except signs or notices which may offer the property for rent or for sale.

13. No mercantile business of any kind or description shall be conducted on said property by purchaser, tenant or successor in title, and this is to be construed to also forbid the operation of boarding houses, rooming houses and tourist homes.

14. No lot shall be used for the dumping of rubbish, trash, garbage, or other waste.

15. No obnoxious noise shall be tolerated and no offensive activity shall be carried on upon any lot. Nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

16. There shall be no animals allowed in said "Joseph H. McCoy and Beth P. McCoy Lands" subdivision except domestic dogs and cats. All domestic animals must be kept on a leash or otherwise confined. There shall be no boarding of animals in said "Joseph H. McCoy and Beth

P. McCoy Lands" subdivision.

17. There shall be no satellite dishes in excess of twenty-four (24) inches in diameter to be installed on said premises of "Joseph H. McCoy and Beth P. McCoy Lands" subdivision.

18. Any and all fences erected on lots or parcels of land in the said subdivision must be kept free and clear from all growth and kept neatly trimmed and cleaned.

19. New or suitable (meaning approved by Joseph H. and Beth P. McCoy) outdoor lamps may be used to illuminate drive and walkways. Motion detector activated lamps may be placed on outbuildings. However, no glaring night lights are to be mounted on utility poles on the property located in the said "Joseph H. McCoy and Beth P. McCoy Lands". Lamps, such as Mercury vapor lamps, sodium vapor lamps, or street lamps, that bathe the area in light are not allowed.

20. There shall be no rights of landowners their successors and/or assigns to trespass upon or use the adjoining farm land to the said "Joseph H. McCoy and Beth P. McCoy Lands" subdivision.

21. The use of outbuildings will be permitted on the said lots or parcels of land of the said "Joseph H. McCoy and Beth P. McCoy Lands" subdivision. However, these outbuildings must be constructed from the like materials of the residence and shall be in keeping with the natural style of said residence.

22. If any present or future owner of any of the lots or parcels of land in said "Joseph H. McCoy and Beth P. McCoy Lands" subdivision shall violate or attempt to violate any of the restrictions hereinabove set out, it shall be lawful for any other owners of any lots or parcels of land situated in the "Joseph H. McCoy and Beth P. McCoy Lands" subdivision to prosecute any proceeding at law or equity against the person or persons violating or attempting to violate any of

the said restrictions, and either prevent violator from so doing or to recover damages from such violation.

23. The foregoing restrictions shall apply to all of the lots or parcels of land in the said "Joseph H. McCoy and Beth P. McCoy Lands" subdivision, whether owned by Joseph H. McCoy and Beth P. McCoy, husband and wife, their successors and/or assigns.

24. Invalidation of any of these covenants by judgment of Court order of competent jurisdiction shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS the following signatures and seals:

_____(SEAL)
JOSEPH H. MCCOY

_____(SEAL)
BETH P. MCCOY

STATE OF VIRGINIA,

COUNTY OF WASHINGTON, to-wit;

The foregoing instrument was acknowledged before me this ____ day of May, 2000, by Joseph H. McCoy and Beth P. McCoy, husband and wife.

Notary Public

My Commission Expires:
