THE DEDICATION OF THE SUBDIVISION APPEARING ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETORS AND TRUSTEES (IF ANY).

DATE: _____ BY: _____
FREDRICK H. GRETENHART

DATE: _____ BY: _____
MELISSA A. JELTEMA

I, _____, A NOTARY PUBLIC FOR THE COUNTY AFORESAID, IN THE STATE OF VIRGINIA DO CERTIFY THAT

_____

_____

WHOSE NAMES ARE SIGNED TO THE WRITING ABOVE, BEARING THE DATE ON THE

_____ DAY OF _____ , HAVING ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID GIVEN UNDER MY HAND

THIS, _____ DAY OF _____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

THE MAP WAS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAMPBELL COUNTY, VIRGINIA, ON THE _____DAY OF _____, 20___. THIS MAP WAS RECEIVED AND ADMITTED TO RECORD IN THE MAP BOOK _____AT PAGE _____.

TESTE_____
CLERK OF CIRCUIT COURT

APPROVED:

_____
CAMPBELL COUNTY BOARD OF SUPERVISORS DATE .

_____
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE .

_____
EROSION AND SEDIEMENT CONTROL ADMINISTRATOR DATE .

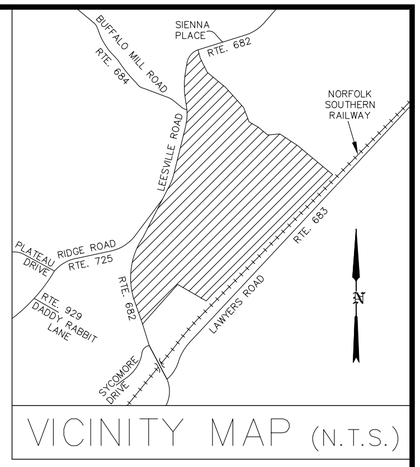
_____
CAMPBELL COUNTY UTILITY SERVICE AUTHORITY DATE .

VDOT'S SIGNATURE IS NOT AN ENDORSEMENT OF THE ACCURACY OF THIS SURVEY.

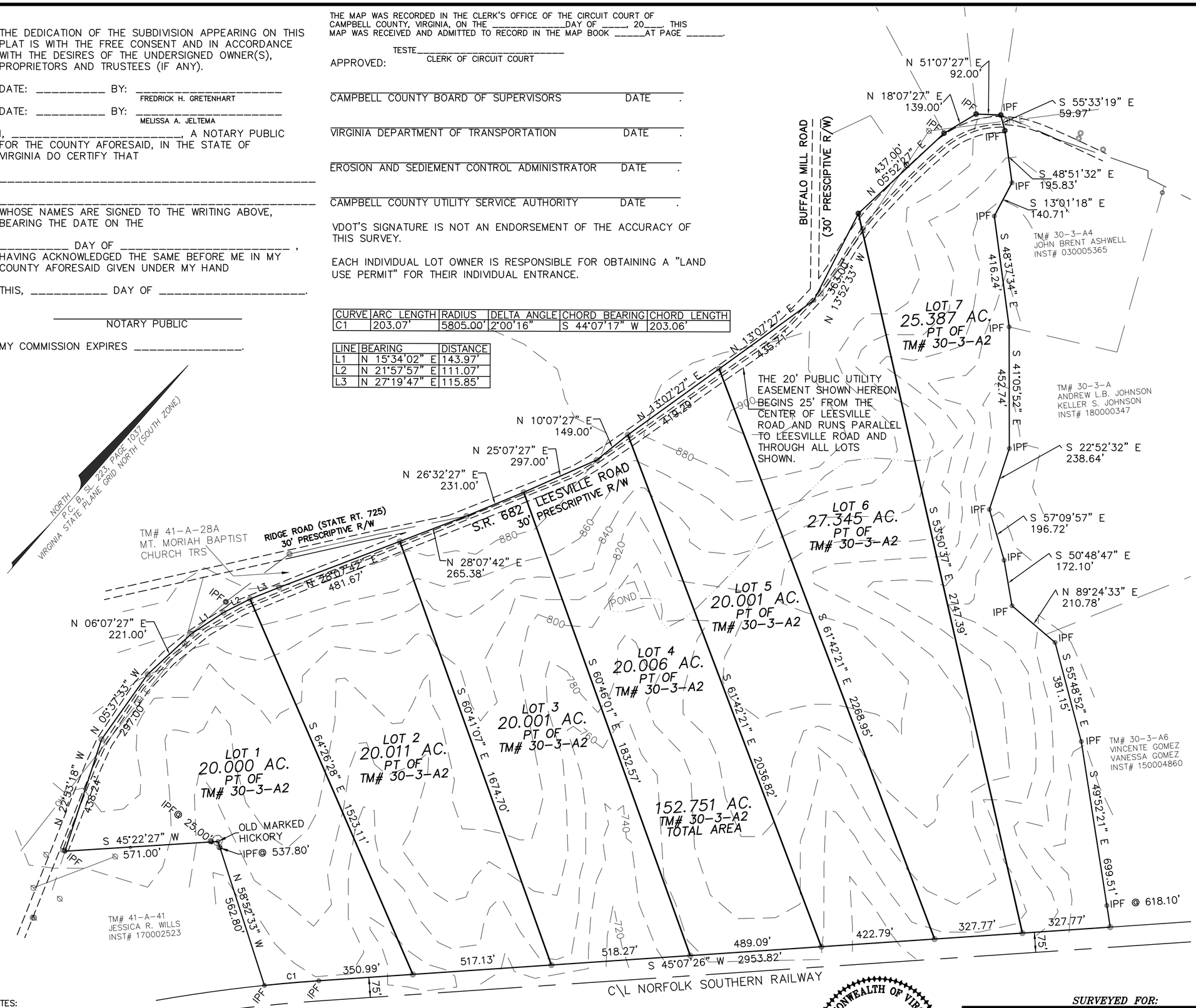
EACH INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR OBTAINING A "LAND USE PERMIT" FOR THEIR INDIVIDUAL ENTRANCE.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	203.07'	5805.00'	2°00'16"	S 44°07'17" W	203.06'

LINE	BEARING	DISTANCE
L1	N 15°34'02" E	143.97'
L2	N 21°57'57" E	111.07'
L3	N 27°19'47" E	115.85'



VICINITY MAP (N.T.S.)



NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

2. THIS PROPERTY IS NOT IN A FLOOD ZONE. THIS PROPERTY IS IN UNSHADED FLOOD ZONE X AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP(S).

3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.

4. LOTS 1 THROUGH 6 SERVED BY PRIVATE WATER AND PRIVATE SEWER SYSTEMS. LOT 7 HAS PUBLIC WATER AVAILABLE.

I HEREBY CERTIFY THAT THIS SURVEY COMPLIES WITH THE MINIMUM STANDARDS SET FORTH BY THE STATE OF VIRGINIA.

250 125 0 250 500
GRAPHIC SCALE IN FEET

SOURCE OF TITLE
TM# 30-3-A2
FREDRICK H. GRETENHART
MELISSA A. JELTEMA
D.B. 939 PG. 224

COMMONWEALTH OF VIRGINIA
RUSSELL E. NIXON
Lic. No. 2588
08/18/22
LAND SURVEYOR

REVISED 08/18/22 PER VDOT COMMENTS

SURVEYED FOR: *BILL BRYANT*

Nixon Land Surveying, L.L.C.
1063C Airport Road
Lynchburg, VA 24502
Phone: (434) 237-3600
Fax: (434) 237-0699
Email: russ@nixonlsec.com
www.nixonlsec.com

DO NOT MOVE AN ANCIENT BOUNDARY STONE OR ENCROACH ON THE FIELDS OF THE FATHERLESS. PROVERBS 23:10 (NIV)

PLAT SHOWING SUBDIVISION OF
152.751 ACRES PROPERTY OF
FREDRICK H. GRETENHART AND
MELISSA A. JELTEMA
FLAT CREEK DISTRICT, CAMPBELL CO., VIRGINIA

COMM. NO.: 2022119		REVISED: 08/03/22
SCALE: 1"=250'	DR. BY: WAR	DATE: 6/1/22
SHEET: 1 OF 1	CHK. BY: REN	DRW. NME. BND