

BOUNDARY AND REDIVISION OF TAX MAP 130A(1) PARCELS 4 & 4E TOWN OF SCOTTSVILLE MAGISTERIAL DISTRICT SCOTTSVILLE, VIRGINIA

OWNERS APPROVAL

The subdivision of the land described herein is with the free consent and in accordance with the desire of the undersigned owners, proprietors, and trustees. 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.

Sarah Smith
g. Rose Jones

APPROVED FOR RECORDATION

Michael D. ...
Scottsville Planning Commissioner

NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 16 DAY OF May 2006
By Commission Expires May 31 2009

PROPERTY INFO:

SUBJECT PROPERTY TAX MAP 130A(1) PARCELS 4 & 4E
OWNER: TAX MAP 130A(1) PARCEL 4
HIGH MEADOWS VINEYARD INN LLC.
25 HIGHMEADOWS LN.
SCOTTSVILLE, Va. 24590
Deed Book 2114 pg. 483
ZONED: WR (Town of Scottsville)

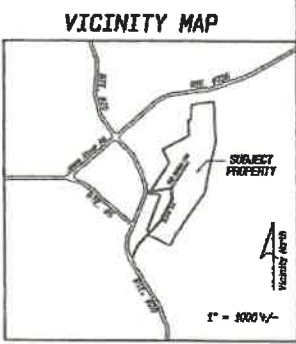
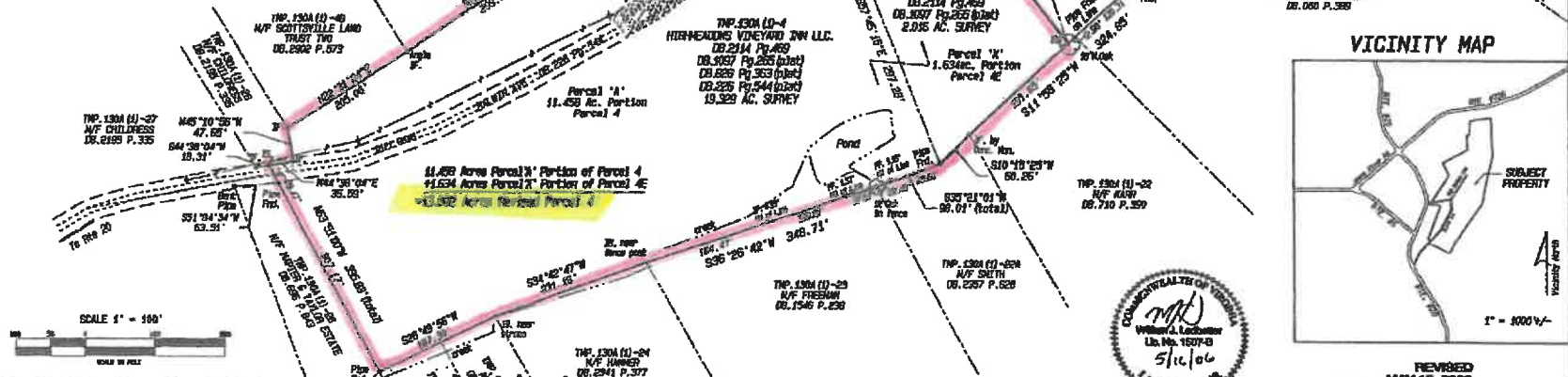
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PARCEL 4E CREATED: DB. 1087 pg. 263 (plat)
PARCEL 4 CREATED: DB. 626 pg. 363 (plat)

**BUILDING SETBACKS
FOR TOWN OF SCOTTSVILLE**
ZONING: WR (Village Residential)
FRONT: TWENTY FIVE (25) FEET.
SIDE: FIFTEEN (15) FEET.
REAR: TWENTY (20) FEET.

NOTES:

- 1.) EACH BUILDING SITE NEEDS THE REVISIONS OF THE ZONING ORDINANCE FOR THE TOWN OF SCOTTSVILLE.
- 2.) SUBJECT PROPERTY APPEARS TO LIE IN OTHER FLOOD ZONE "X" OTHER AGENCIES DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL 451003C 0536 D, EFFECTIVE DATE FEBRUARY 4, 2008
- 3.) SUBJECT PROPERTY LIES IN THE TOTTER CREEK RESERVOIR WATERSHED.
- 4.) NO DEVELOPMENT RIGHTS ARE AFFECTED BY THIS PLAT.
- 5.) I.F. = IRON FOUND, IS. = IRON SET



ROUDABUSH, GALE & ASSOCIATES, INC.
SURVEYORS, ENGINEERS AND LAND PLANNERS
1000 W. MAIN ST. SUITE 100
SCOTTSVILLE, VA 24590
PHONE: 800-762-2222 FAX: 434-525-1000

REvised
MAY 16, 2006
APRIL 25, 2006
SCALE 1" = 100'
FILE: 8290
SHEET
111