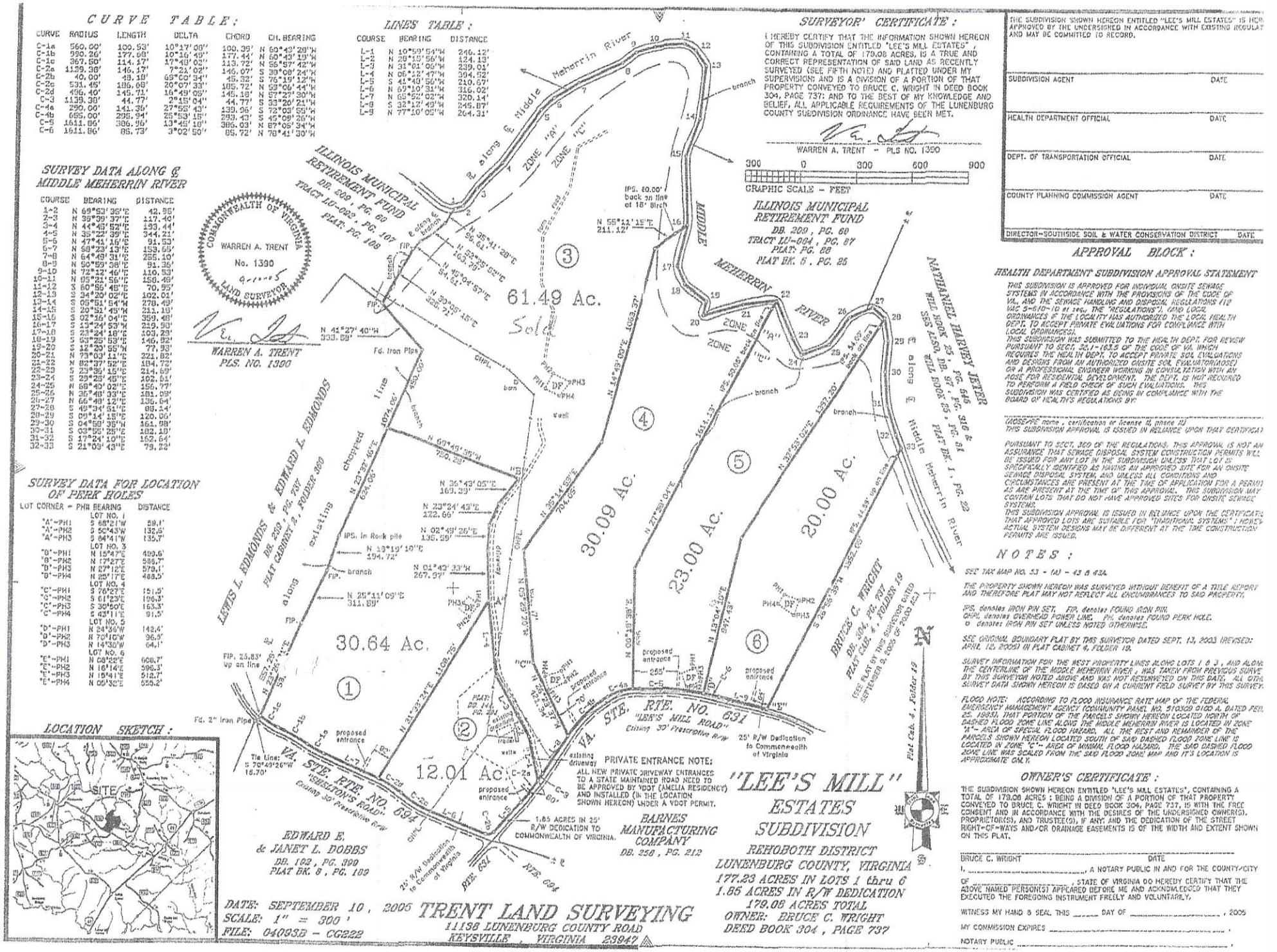

CURVE TABLE :

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1a	560.00'	100.53'	10°17'00"	100.39'	N 60°43'28"W
C-1b	990.26'	177.68'	10°16'49"	177.44'	N 60°43'19"W
C-1c	367.60'	114.17'	17°40'02"	113.72'	N 55°57'42"W
C-2a	1139.36'	146.17'	7°21'02"	146.07'	S 39°08'24"W
C-2b	40.00'	49.18'	69°00'34"	46.32'	S 75°19'12"W
C-2c	531.45'	186.68'	20°07'33"	185.72'	N 53°06'44"W
C-2d	496.40'	145.71'	16°49'05"	145.18'	N 57°23'30"W
C-3	1139.36'	44.77'	2°15'04"	44.77'	S 33°20'21"W
C-4a	290.00'	141.35'	27°55'43"	139.96'	S 73°03'55"W
C-4b	655.00'	296.94'	25°59'15"	294.43'	S 45°08'28"W
C-5	1611.86'	306.96'	10°46'16"	306.48'	S 87°05'34"W
C-6	1611.86'	85.73'	3°02'50"	85.72'	N 78°41'39"W

LINES TABLE :

COURSE	BEARING	DISTANCE
L-1	N 10°59'54"W	246.12'
L-2	N 29°15'56"W	124.13'
L-3	N 31°01'06"W	239.01'
L-4	N 06°12'47"W	394.52'
L-5	S 41°40'56"W	210.67'
L-6	N 69°10'31"W	316.02'
L-7	N 68°52'02"W	320.14'
L-8	S 32°12'49"W	245.87'
L-9	N 77°10'09"W	264.31'

SURVEY DATA ALONG ℄ MIDDLE MEHERRIN RIVER

COURSE	BEARING	DISTANCE
1-2	N 69°53'35"E	42.95'
2-3	N 39°39'37"E	117.40'
3-4	N 44°45'52"E	193.44'
4-5	N 35°22'39"E	344.21'
5-6	N 47°41'16"E	91.53'
6-7	N 58°23'13"E	153.65'
7-8	N 64°49'31"E	255.10'
8-9	N 50°59'38"E	91.36'
9-10	N 72°42'46"E	110.53'
10-11	N 05°21'56"E	156.49'
11-12	S 60°56'48"E	70.95'
12-13	S 34°20'02"E	102.01'
13-14	S 05°51'54"W	278.49'
14-15	S 20°51'45"W	211.18'
15-16	S 02°46'04"E	359.48'
16-17	S 13°24'53"W	219.50'
17-18	S 23°24'18"W	103.23'
18-19	S 53°26'59"W	146.92'
19-20	S 12°20'55"W	77.93'
20-21	N 73°03'11"E	221.82'
21-22	N 82°27'52"E	184.72'
22-23	S 23°36'15"E	214.69'
23-24	S 29°25'45"E	102.64'
24-25	N 68°40'02"E	156.77'
25-26	N 26°48'32"E	181.09'
26-27	N 66°48'12"E	136.64'
27-28	S 49°34'51"E	88.44'
28-29	S 09°14'13"E	120.00'
29-30	S 04°58'35"W	361.98'
30-31	S 03°50'28"E	182.18'
31-32	S 17°24'10"E	162.64'
32-33	S 21°09'43"E	79.22'

SURVEY DATA FOR LOCATION OF PERK HOLES

LOT CORNER - PHI	BEARING	DISTANCE
	LOT NO. 1	
"A"-PH1	S 68°21'W	59.1'
"A"-PH2	S 50°43'W	132.5'
"A"-PH3	S 84°41'W	135.7'
	LOT NO. 3	
"B"-PH1	N 15°47'E	489.6'
"B"-PH2	N 17°27'E	586.7'
"B"-PH3	N 27°12'E	579.1'
"B"-PH4	N 25°17'E	488.5'
	LOT NO. 4	
"C"-PH1	S 76°27'E	151.5'
"C"-PH2	S 61°23'E	196.3'
"C"-PH3	S 30°50'E	163.3'
"C"-PH4	S 43°11'E	91.5'
	LOT NO. 5	
"D"-PH1	N 24°30'W	142.4'
"D"-PH2	N 70°10'W	96.5'
"D"-PH3	N 14°30'W	64.1'
	LOT NO. 6	
"E"-PH1	N 08°28'E	608.7'
"E"-PH2	N 16°14'E	596.3'
"E"-PH3	N 15°41'E	512.7'
"E"-PH4	N 09°30'E	625.2'

LOCATION SKETCH :

SURVEYOR' CERTIFICATE :

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON OF THIS SUBDIVISION ENTITLED "LEE'S MILL ESTATES", CONTAINING A TOTAL OF 179.08 ACRES, IS A TRUE AND CORRECT REPRESENTATION OF SAID LAND AS RECENTLY SURVEYED (SEE FIFTH NOTE) AND PLATTED UNDER MY SUPERVISION; AND IS A DIVISION OF A PORTION OF THAT PROPERTY CONVEYED TO BRUCE C. WRIGHT IN DEED BOOK 304, PAGE 737; AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL APPLICABLE REQUIREMENTS OF THE LUNENBURG COUNTY SUBDIVISION ORDINANCE HAVE BEEN MET.

WARREN A. TRENT - PLS NO. 1390

GRAPHIC SCALE - FEET (300 0 300 600 900)

THIS SUBDIVISION SHOWN HEREON ENTITLED "LEE'S MILL ESTATES" IS HEREBY APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS AND MAY BE COMMITTED TO RECORD.

SUBDIVISION AGENT — DATE

HEALTH DEPARTMENT OFFICIAL — DATE

DEPT. OF TRANSPORTATION OFFICIAL — DATE

COUNTY PLANNING COMMISSION AGENT — DATE

DIRECTOR-SOUTHSIDE SOIL & WATER CONSERVATION DISTRICT — DATE

APPROVAL BLOCK :

HEALTH DEPARTMENT SUBDIVISION APPROVAL STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VA., AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq., THE "REGULATIONS"), AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPT. TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES.
THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPT. FOR REVIEW PURSUANT TO SECT. 32.1-163.5 OF THE CODE OF VA. WHICH REQUIRES THE HEALTH DEPT. TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR(AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPT. IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY:

(AOSE/PE name - certification or license # (circle 1))

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATE.

PURSUANT TO SECT. 360 OF THE REGULATIONS, THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATE THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS"; HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

NOTES :

SEE TAX MAP NO. 53 - (A) - 43 & 43A.

THE PROPERTY SHOWN HEREON WAS SURVEYED WITHOUT BENEFIT OF A TITLE REPORT AND THEREFORE PLAT MAY NOT REFLECT ALL ENCUMBRANCES TO SAID PROPERTY.

IPS. denotes IRON PIN SET. FIP. denotes FOUND IRON PIN.
OHPL denotes OVERHEAD POWER LINE. PH. denotes FOUND PERK HOLE.
○ denotes IRON PIN SET UNLESS NOTED OTHERWISE.

SEE ORIGINAL BOUNDARY PLAT BY THIS SURVEYOR DATED SEPT. 13, 2003 (REVISED: APRIL 12, 2005) IN PLAT CABINET 4, FOLDER 19.

SURVEY INFORMATION FOR THE WEST PROPERTY LINES ALONG LOTS 1 & 3, AND ALONG THE CENTERLINE OF THE MIDDLE MEHERRIN RIVER, WAS TAKEN FROM PREVIOUS SURVEY BY THIS SURVEYOR NOTED ABOVE AND WAS NOT RESURVEYED ON THIS DATE. ALL OTHER SURVEY DATA SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY BY THIS SURVEYOR.

FLOOD NOTE: ACCORDING TO FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (COMMUNITY PANEL NO. 5103501 0100 A, DATED FEB. 25, 1983), THAT PORTION OF THE PARCELS SHOWN HEREON LOCATED NORTH OF DASHED FLOOD ZONE LINE ALONG THE MIDDLE MEHERRIN RIVER IS LOCATED IN ZONE "A" - AREA OF SPECIAL FLOOD HAZARD. ALL THE REST AND REMAINDER OF THE PARCELS SHOWN HEREON LOCATED SOUTH OF SAID DASHED FLOOD ZONE LINE IS LOCATED IN ZONE "C" - AREA OF MINIMAL FLOOD HAZARD. THE SAID DASHED FLOOD ZONE LINE WAS SCALED FROM THE SAID FLOOD ZONE MAP AND IT'S LOCATION IS APPROXIMATE ONLY.

OWNER'S CERTIFICATE :

THE SUBDIVISION SHOWN HEREON ENTITLED "LEE'S MILL ESTATES", CONTAINING A TOTAL OF 179.08 ACRES ; BEING A DIVISION OF A PORTION OF THAT PROPERTY CONVEYED TO BRUCE C. WRIGHT IN DEED BOOK 304, PAGE 737, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), AND TRUSTEE(S), IF ANY; AND THE DEDICATION OF THE STREET RIGHT-OF-WAYS AND/OR DRAINAGE EASEMENTS IS OF THE WIDTH AND EXTENT SHOWN ON THIS PLAT.

BRUCE C. WRIGHT — DATE

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY/CITY OF _____, STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) APPEARED BEFORE ME AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY.

WITNESS MY HAND & SEAL THIS _____ DAY OF _____, 2005

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

DATE: SEPTEMBER 10, 2005
SCALE: 1" = 300'
FILE: 04093B - CG222

TRENT LAND SURVEYING
11136 LUNENBURG COUNTY ROAD
KEYSVILLE, VIRGINIA 23947

"LEE'S MILL" ESTATES SUBDIVISION
REHOBOTH DISTRICT
LUNENBURG COUNTY, VIRGINIA
177.23 ACRES IN LOTS 1 thru 6
1.85 ACRES IN R/W DEDICATION
179.08 ACRES TOTAL
OWNER: BRUCE C. WRIGHT
DEED BOOK 304, PAGE 737