

OWNER'S CONSENT

The creation of the parcels of land shown on this plat, containing 20.505 acres and designated as Tax Map 41-11-E, situated in the Chancellor Magisterial District, in the County of Spotsylvania, Virginia, is with the free consent and in accordance with the desires of the undersigned owners thereof. The undersigned owners certify that parcel Tax Map 41-11-E was created prior to February 12, 2002, and that the divisions have resulted in no more than 10 lots.

The said 20.505 acres of land hereby subdivided having been conveyed to Garret Chambers, by Finance of America Reverse, LLC, by deed dated 12th day of October 2023 and recorded in the Clerk's Office of the Circuit Court of Spotsylvania County, Virginia as Instrument No. 230013832.

Given under my hand this ____ day of _____ 2024.

Garret Chambers
COMMONWEALTH OF VIRGINIA
CITY/ COUNTY OF Spotsylvania ,to wit:

The foregoing instrument was acknowledged before me by Garret Chambers, this ____ day of _____ 2024.
My Commission expires the ____ day of _____ 20____.
My Registration # is: _____.

Notary Public

GPS TIE-IN NOTE

The plat of land shown hereon is referenced to the Virginia Coordinate System of 1983 as computed from a field survey which ties this subdivision boundary to Spotsylvania County monument "Bel Fire" and "Bel Fire AZ".

The grid factor (elevation factor x scale factor) that has been applied to the field distance to derive the referenced coordinates is 0.99996932. Unless otherwise stated the plat distances shown are intended to be horizontal distances measured at the mean elevation of the subdivision.

The bearings shown are referenced to VCS 1983 Grid North. The foot definition used for conversion of the monument coordinates is the "U.S Survey Foot" or 1 ft = 1200/3937 meter.

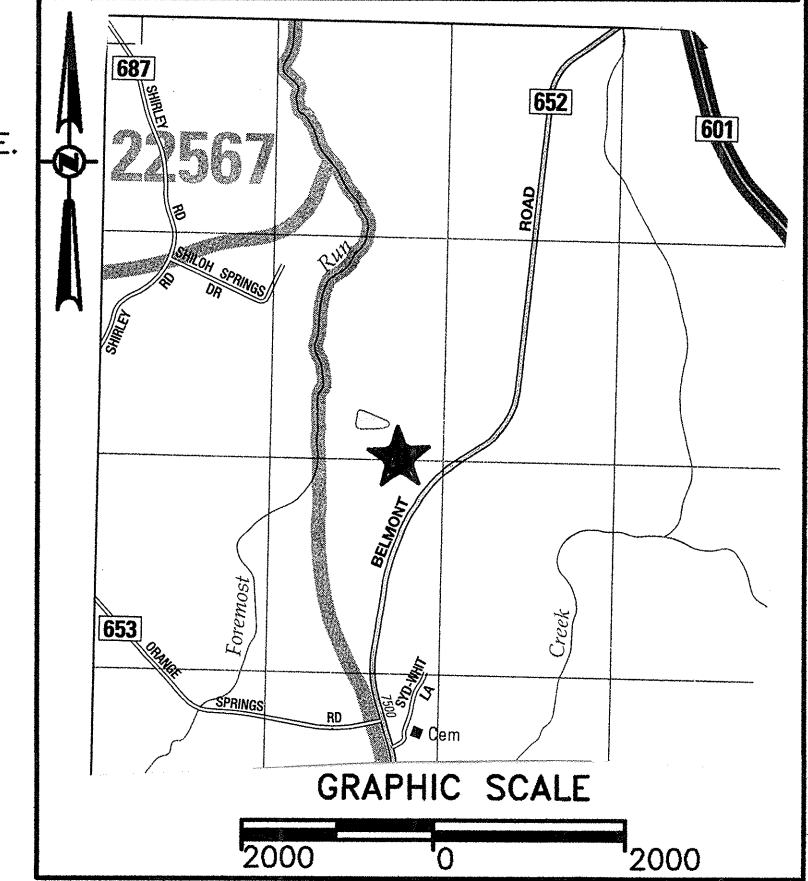
Geodetic control monuments existing or placed within the boundaries of site shall not be disturbed. The landowner assumes the responsibility for replacement of any disturbed monument.

REVIEW FORM

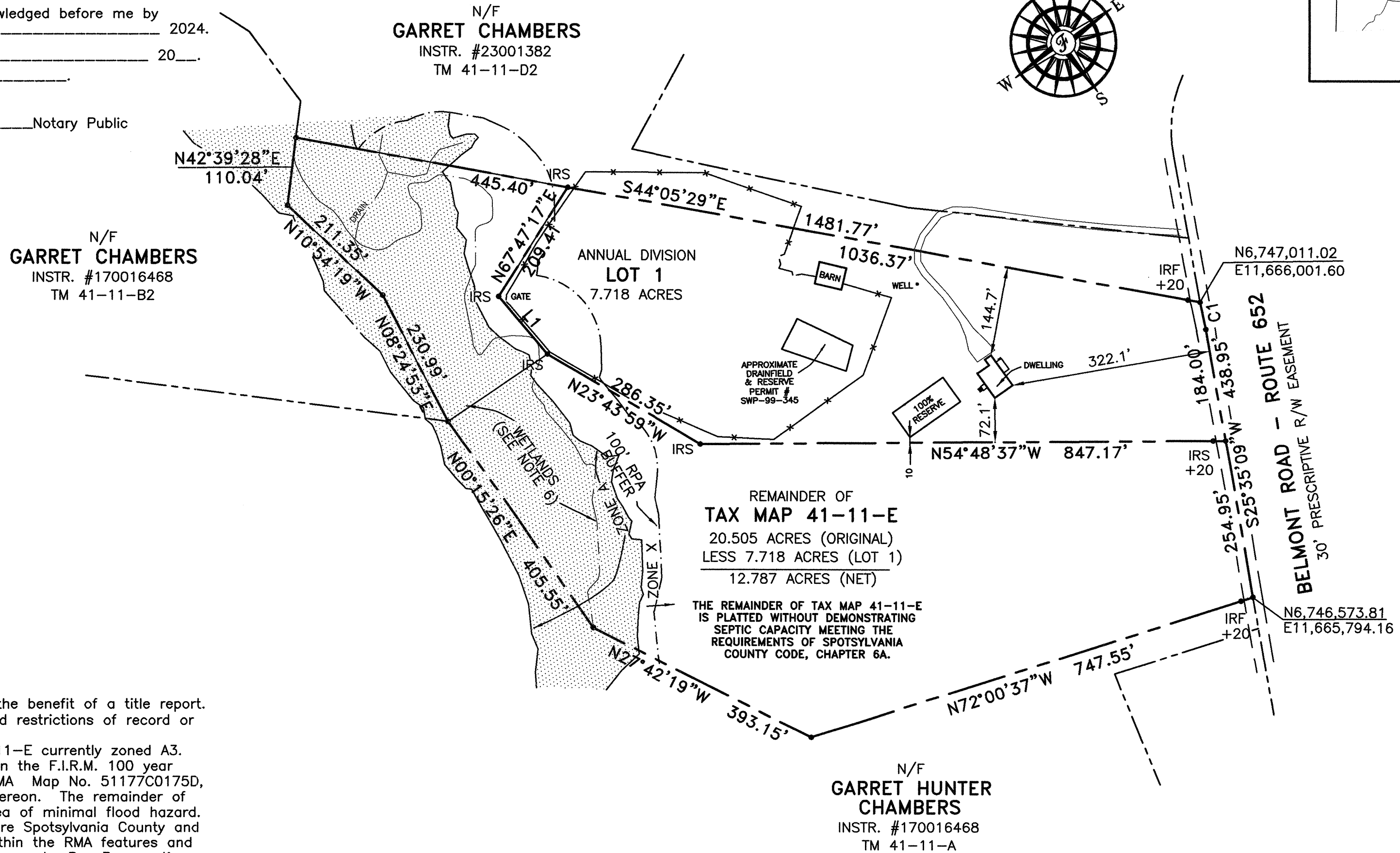
BASED ON THE REPRESENTATIONS CONTAINED IN THE OWNER'S CONSENT, THIS PLAT DOES NOT CONSTITUTE A "SUBDIVISION" AS DEFINED IN SECTION 20-2.1.3 OF THE SPOTSYLVANIA COUNTY CODE. FURTHER DIVISION OF THIS PARCEL OR THE PARENT PARCEL MAY CONSTITUTE A "SUBDIVISION" AND REQUIRE COMPLIANCE WITH THE COUNTY SUBDIVISION ORDINANCE.

COUNTY ADMINISTRATOR OR AGENT OF THE COUNTY BOARD OF SUPERVISORS DATE _____

NOTICE: APPROVAL AND/OR RECORDING OF THIS PLAT DOES NOT CONSTITUTE ASSURANCE THAT PUBLIC SEWER OR PUBLIC WATER SERVICE WILL BE AVAILABLE TO SERVE THE LAND DESCRIBED ON THIS PLAT AT ANY PARTICULAR TIME.



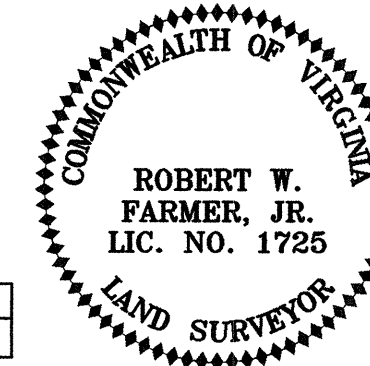
VICINITY MAP
SCALE: 1"=2,000'



GENERAL NOTES

- This survey has been prepared without the benefit of a title report.
- Property is subject to all easements and restrictions of record or otherwise.
- Being an Annual subdivision of TM 41-11-E currently zoned A3.
- Portions of the land hereon is located in the F.I.R.M. 100 year special flood zone "A", as indicated on FEMA Map No. 51177C0175D, dated 9 May 2023 and is so designated hereon. The remainder of the property is located in zone "X", an area of minimal flood hazard.
- CBPA is an overlay district for the entire Spotsylvania County and the parcels described within this plat lie within the RMA features and do not contain RPA features within the Chesapeake Bay Preservation Area Overlay District.
- Wetlands were field delineated by Rappahannock Environmental Group, 13 February 2024. In accordance with Chapter 6A of the Spotsylvania County Code, the lots shown hereon are subject to having sewage disposal systems pumped out every five (5) years. The primary and the one-hundred (100) percent reserve sewage disposal sites cannot be altered by construction or excavation. Building shall be prohibited on the area all such sewage disposal sites, including the reserve sewage disposal site, until the structure is connected to public sewer or an on-site sewage treatment system that operates under a permit issued by the Virginia Department of Health.
- VDOT approval required prior to access to all public roads.
- This lot and any other lot created from the parent parcel identified as TM 41-11-E may be required to be a part of a Common Plan of Development and subject to meeting the conditions of the Stormwater Management Act. Prior to commencement of land disturbing activities or issuance of a building permit, a Stormwater Master Plan approved by the County may be required.

LINE	BEARING	DISTANCE			
L1	N04°42'23"W	122.51'			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	2593.54'	45.00'	0°59'39"	45.00'	S23°23'56"W



ANNUAL EXEMPT DIVISION
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA
FOR
LOT 1
GARRET CHAMBERS DIVISION
TAX MAP 41-11-E
SURVEYED BY: FARMER SURVEYS, INC.

113 PEGRAM LANE
FREDERICKSBURG, VIRGINIA 22408
PHONE: 540/898-4646

DATE: 8 FEBRUARY 2024 SCALE: 1"=150'