

**VICINITY MAP**

SCALE: 1" = 2000'



**OWNER/DEVELOPER**

DEBONAIR, LLC  
27388 MINE RUN ROAD  
RHOADESVILLE, VA 22542

**SHEET INDEX**

SHEET 1 COVER SHEET  
SHEET 2 LOT LAYOUT  
SHEET 3 LOT LAYOUT

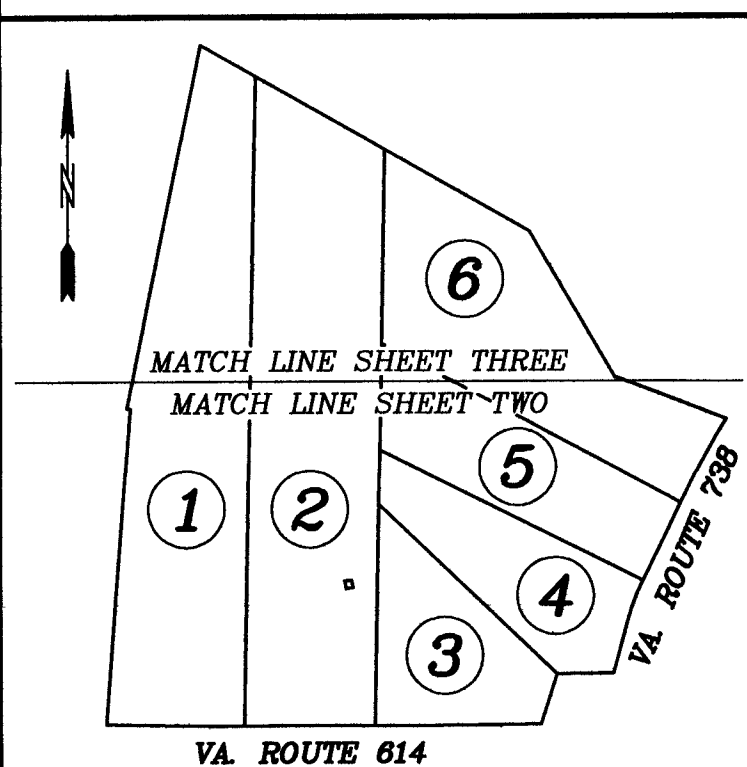
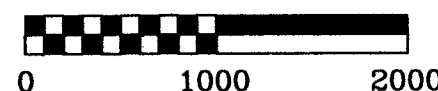
**AREA TABULATION**

T.M.# 73-A-15 174.440 ACRES

MOUNT PLEASANT  
ESTATES SUBDIVISION  
LOT 1 THROUGH 6 174.440 ACRES

**KEY MAP**

SCALE: 1" = 1000'



**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND ON THIS PLAT, CONTAINING 174.440 ACRES AND DESIGNATED AS MOUNT PLEASANT ESTATES SUBDIVISION, SITUATED IN BERKELEY MAGISTERIAL DISTRICT, IN THE COUNTY OF SPOTSYLVANIA, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF.

THE SAID 174.440 ACRES OF LAND HEREBY SUBDIVIDED HAVING BEEN CONVEYED TO DEBONAIR, LLC BY GERARD A. NESTER, VICE PRESIDENT OF TIAA TRUST, N.A., SUCCESSOR TRUSTEE OF THE CATHERINE F SCOTT TRUST UNDER THE SECOND AMENDED AND RESTATED TRUST AGREEMENT DATED MARCH 26, 2007 AND BY THE THIRD AMENDED AND RESTATED TRUST AGREEMENT DATED APRIL 22, 2014 AND BY THE FOURTH AMENDED AND RESTATED TRUST AGREEMENT DATED JULY 21, 2017 AND BY THE FIFTH AMENDED AND RESTATED TRUST AGREEMENT DATED AUGUST 20, 2020, BY DEED DATED JANUARY 26, 2024, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA IN INSTRUMENT #240001163.

GIVEN UNDER OUR HANDS THE 12 DAY OF November, 2024.

FOR: DEBONAIR, LLC

Grover A. Wilson, Member  
BY: GROVER A. WILSON, MEMBER

STATE COMMONWEALTH OF Virginia  
CITY/COUNTY OF Orange, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Grover A. Wilson, Member of Debonair, LLC THIS 12 DAY OF November, 2024.

MY COMMISSION EXPIRES: 9/30/28  
MY REGISTRATION NUMBER IS: 5103837

Kathy J. Cash

NOTARY PUBLIC

KATHY J. CASH  
NOTARY PUBLIC  
REG. #8103837  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES 09/30/2028

**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 DEVELOPMENT BOUNDARY TO SPOTSYLVANIA COUNTY MONUMENT MARYLEE 2002.

THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) THAT HAS BEEN APPLIED TO THE FIELD DISTANCE TO DERIVE THE REFERENCED COORDINATES IS 0.99997225. UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THE DEVELOPMENT.

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.

GEODETTIC CONTROL MONUMENTS EXISTING OR PLACED WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL NOT BE DISTURBED. THE LANDOWNER ASSUMES THE RESPONSIBILITY FOR REPLACEMENT OF ANY DISTURBED MONUMENT.

**CERTIFICATE OF APPROVAL**

THE SUBDIVISION KNOWN AS MOUNT PLEASANT ESTATES SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

[Signature] 11/25/24  
COUNTY ADMINISTRATOR OR AGENT DATE  
OF THE COUNTY BOARD OF SUPERVISORS

NOTICE: THIS PLAT SHALL BECOME NULL AND VOID AND BE OF NO FURTHER FORCE AND EFFECT IF THE PLAT IS NOT RECORDED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF SPOTSYLVANIA COUNTY WITHIN SIX (6) MONTHS OF THE DATE OF APPROVAL.

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.

PERMITTED DEVELOPMENT IN THE RESOURCE PROTECTION AREA (RPA) IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT IN THE RPA, INCLUDING THE 100-FOOT WIDE VEGETATED BUFFER.

LOTS ONE (1) THROUGH SIX (6) WERE PLATTED WITHOUT DEMONSTRATING SEPTIC CAPACITY MEETING THE REQUIREMENTS OF SPOTSYLVANIA COUNTY CODE, SECTION 6A.

SEWAGE TREATMENT SYSTEM PUMP OUT IS REQUIRED EVERY FIVE (5) YEARS IN ACCORDANCE WITH SPOTSYLVANIA COUNTY CODE CHAPTER 6A-10(B)(1).

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF SPOTSYLVANIA, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY, HAVE BEEN COMPLIED WITH.

THE RECORD OWNER OF THE PROPERTY ON THIS PLAT IS DEBONAIR, LLC WHO OBTAINED TITLE BY DEED DATED JANUARY 26, 2024 AND RECORDED IN SPOTSYLVANIA COUNTY CIRCUIT COURT CLERK'S OFFICE IN INSTRUMENT #240001163.

[Signature] 11/11/2024  
LICENSED LAND SURVEYOR DATE

THE FOREGOING PLAT IS NOT APPROVED UNTIL ALL SIGNATURES HAVE BEEN OBTAINED

**NOTES**

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. PROPERTY IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
4. THIS PLAT DOES NOT REPRESENT A PHYSICAL LOCATION SURVEY. THEREFORE, ALL IMPROVEMENTS ARE NOT NECESSARILY SHOWN, EASEMENTS AND/OR ENCROACHMENTS AND/OR WETLANDS NOT SHOWN HEREON MAY EXIST.
5. BOUNDARY DATA SHOWN HEREON IS BASED ON DEEDS AND/OR PLATS OF RECORD AND PHYSICAL EVIDENCE FOUND.
6. PROPERTY IS T.M.# 73-A-15, AND ZONED AGRICULTURAL 3 (A-3).
7. PER SECTION 20-5.1.9K, LOTS SHALL HAVE A SCENIC BUFFER STRIP ONE HUNDRED (100) FEET IN WIDTH ALONG THE EXISTING SECONDARY OR PRIMARY ROAD FRONTAGE IN WHICH THE EXISTING VEGETATION AND CONTOURS OF THE LAND WILL NOT BE DISTURBED OR ALTERED. NOTHING IN THIS SECTION SHALL BE CONSTRUED TO PROHIBIT INGRESS/EGRESS ON THE SECONDARY OR PRIMARY ROAD WHERE PERMITTED BY THE STANDARDS OF THIS CHAPTER AND VDOT, NOR TO PROHIBIT THE PLACEMENT OF FENCES OR THE PLANTING OF ADDITIONAL LANDSCAPING WITHIN THE SCENIC BUFFER STRIP.
8. NO PORTION OF THE LAND HEREON IS LOCATED IN THE F.I.R.M. 100-YEAR SPECIAL FLOOD ZONE AREA ZONE "A", AS INDICATED ON FEMA MAP #51177C0350D DATED MAY 9, 2023. HOWEVER, THIS LAND IS LOCATED IN ZONE "X" (AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN).
9. CBPA IS AN OVERLAY DISTRICT FOR THE ENTIRE SPOTSYLVANIA COUNTY AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES CONTAIN RPA FEATURES WITHIN THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT.
10. 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 OF 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.
11. PROPERTY IS SERVED BY PRIVATE WATER AND SEPTIC SYSTEMS.
12. ALL LOTS ARE SUBJECT TO MODERATE OR HIGH POTENTIAL FOR SHRINK/SWELL SOILS. FINAL DETERMINATION TO BE PERFORMED BY GEO-TECHNICAL ENGINEER AT TIME OF BUILDING PERMIT.
13. THE 100-FOOT VEGETATED RPA BUFFER SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH CHAPTER 6A OF THE SPOTSYLVANIA COUNTY CODE. ONLY WATER-DEPENDENT FACILITIES OR REDEVELOPMENT ARE PERMISSIBLE IN RPA AND THE 100-FOOT BUFFER AREA, OR AS OTHERWISE APPROVED OR EXCLUDED/EXCEPTED BY THE ADMINISTRATOR.
14. RPA FIELD DELINEATED BY PASSAGE CREEK ENVIRONMENTAL ON JUNE 19-20, 2024 AND JULY 3, 2024.
15. THIS LOT AND ANY OTHER LOT CREATED FROM THE PARENT PARCEL IDENTIFIED AS T.M.# 73-A-15 MAY BE REQUIRED TO BE A PART OF A COMMON PLAN OF DEVELOPMENT AND SUBJECT TO MEETING THE CONDITIONS OF THE VIRGINIA 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.

A SUBDIVISION PLAT SHOWING

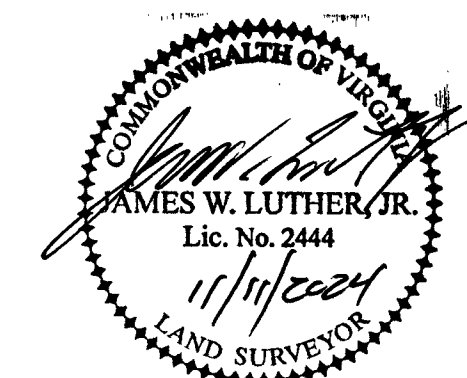
**MOUNT PLEASANT ESTATES**

BERKELEY MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA  
SCALE: 1" = 200' DATE: APRIL 3, 2024

REVISION	DATE
COUNTY COMMENTS	11/11/2024

**JAMES LUTHER, P.C.  
LAND SURVEYOR**

114 BYRD STREET  
P.O. BOX 381  
ORANGE, VIRGINIA 22960  
PHONE (540) 672-1524  
EMAIL ADDRESS JWLUTHERJR@COMCAST.NET



# MOUNT PLEASANT ESTATES

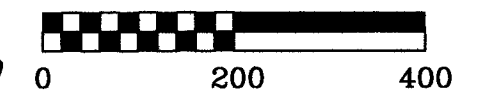
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SHEET THREE  
SHEET TWO



NAD 83  
VIRGINIA STATE  
GRID NORTH

N/F  
RANDEL J. JOSEMANS,  
ET UX  
INSTRUMENT  
#201400005109  
PLAT: INSTRUMENT  
#201400005109  
T.M.# 72-A-49

N/F  
CHERITH B.  
JOHNSON, ET UX  
INSTRUMENT #180014022  
PLAT: DB-738-823  
T.M.# 73-7-39A

N/F  
JEFFREY  
CORBIN, ET UX  
INSTRUMENT #200500024862  
PLAT: DB-1441-152  
T.M.# 73-7-41A

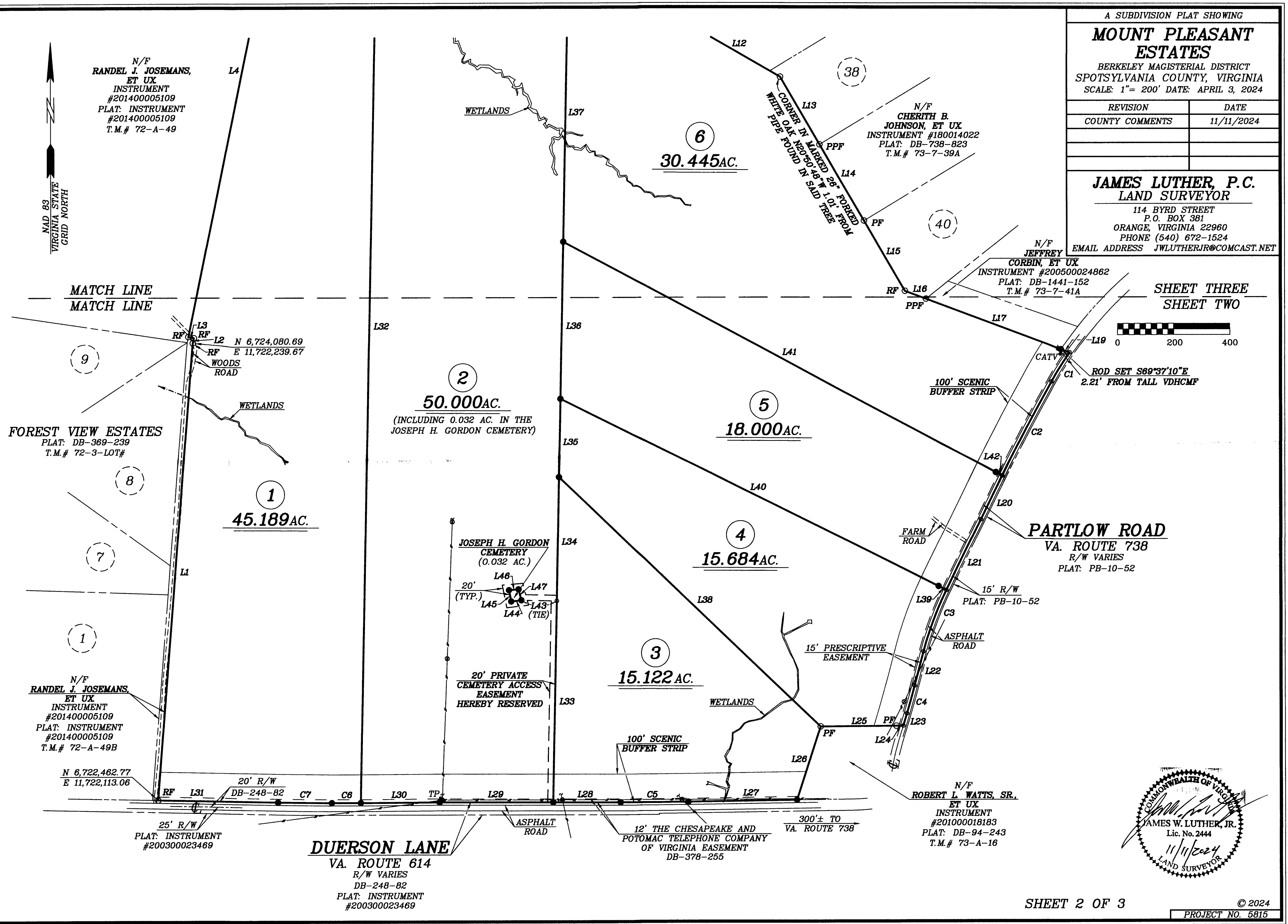
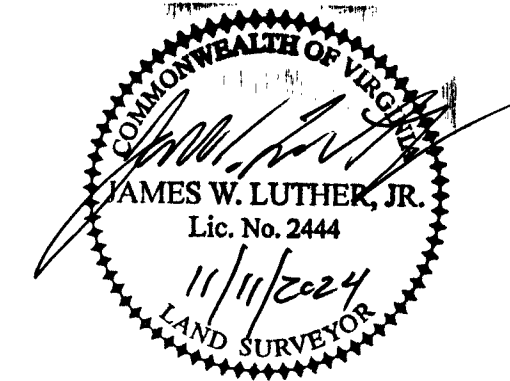
FOREST VIEW ESTATES  
PLAT: DB-369-239  
T.M.# 72-3-LOT#

N/F  
RANDEL J. JOSEMANS,  
ET UX  
INSTRUMENT  
#201400005109  
PLAT: INSTRUMENT  
#201400005109  
T.M.# 72-A-49B

N/F  
ROBERT L. WATTS, SR.  
ET UX  
INSTRUMENT  
#201000018183  
PLAT: DB-94-243  
T.M.# 73-A-16

**DUERSON LANE**  
VA. ROUTE 614  
R/W VARIES  
DB-248-82  
PLAT: INSTRUMENT  
#200300023469

12' THE CHESAPEAKE AND  
POTOMAC TELEPHONE COMPANY  
OF VIRGINIA EASEMENT  
DB-378-255



**LEGEND**

- = ROD SET
- = UNMARKED POINT
- CMF = CONCRETE MONUMENT FOUND
- PF = PIPE FOUND
- PPF = PINCH PIPE FOUND
- RF = ROD FOUND
- VDH = VIRGINIA DEPARTMENT OF HIGHWAYS
- = BRANCH
- CATV = CABLE TELEVISION BOX
- = OVER HEAD WIRES
- ⊙ = POLE
- ⊙ = POLE WITH GUY WIRE
- DB = DEED BOOK
- PB = PLAT BOOK
- PF = PLAT FILE

NAD 83  
 VIRGINIA STATE  
 GRID NORTH

A SUBDIVISION PLAT SHOWING

## MOUNT PLEASANT ESTATES

BERKELEY MAGISTERIAL DISTRICT  
 SPOTSYLVANIA COUNTY, VIRGINIA  
 SCALE: 1" = 200' DATE: APRIL 3, 2024

REVISION	DATE
COUNTY COMMENTS	11/11/2024

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**LINE TABLE**

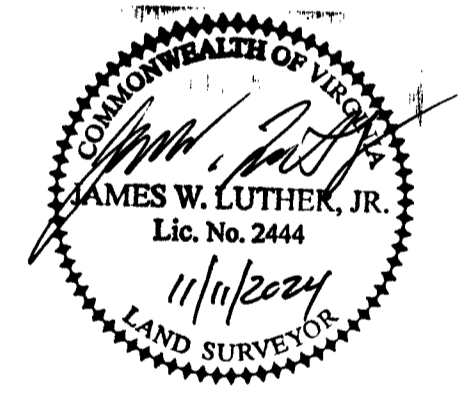
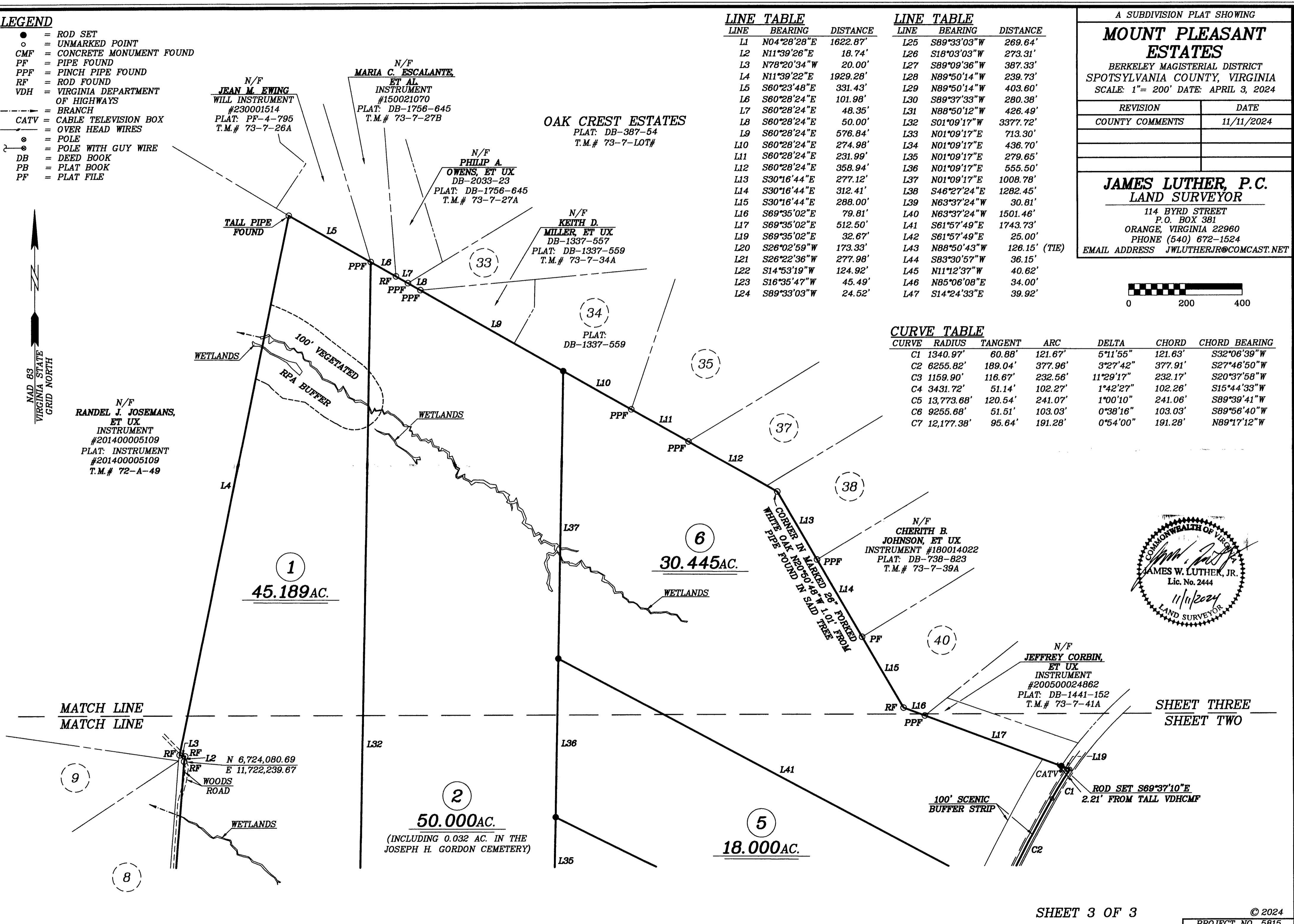
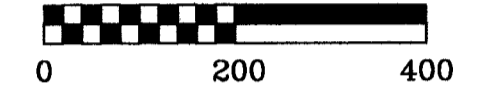
LINE	BEARING	DISTANCE
L1	N04°28'28"E	1622.87'
L2	N11°39'26"E	18.74'
L3	N78°20'34"W	20.00'
L4	N11°39'22"E	1929.28'
L5	S60°23'48"E	331.43'
L6	S60°28'24"E	101.98'
L7	S60°28'24"E	48.35'
L8	S60°28'24"E	50.00'
L9	S60°28'24"E	576.84'
L10	S60°28'24"E	274.98'
L11	S60°28'24"E	231.99'
L12	S60°28'24"E	358.94'
L13	S30°16'44"E	277.12'
L14	S30°16'44"E	312.41'
L15	S30°16'44"E	288.00'
L16	S69°35'02"E	79.81'
L17	S69°35'02"E	512.50'
L19	S69°35'02"E	32.67'
L20	S26°02'59"W	173.33'
L21	S26°22'36"W	277.98'
L22	S14°53'19"W	124.92'
L23	S16°35'47"W	45.49'
L24	S89°33'03"W	24.52'

**LINE TABLE**

LINE	BEARING	DISTANCE
L25	S89°33'03"W	269.64'
L26	S18°03'03"W	273.31'
L27	S89°09'36"W	387.33'
L28	N89°50'14"W	239.73'
L29	N89°50'14"W	403.60'
L30	S89°37'33"W	280.38'
L31	N88°50'12"W	426.49'
L32	S01°09'17"W	3377.72'
L33	N01°09'17"E	713.30'
L34	N01°09'17"E	436.70'
L35	N01°09'17"E	279.65'
L36	N01°09'17"E	555.50'
L37	N01°09'17"E	1008.78'
L38	S46°27'24"E	1282.45'
L39	N63°37'24"W	30.81'
L40	N63°37'24"W	1501.46'
L41	S61°57'49"E	1743.73'
L42	S61°57'49"E	25.00'
L43	N88°50'43"W	126.15' (TIE)
L44	S83°30'57"W	36.15'
L45	N11°12'37"W	40.62'
L46	N85°06'08"E	34.00'
L47	S14°24'33"E	39.92'

**CURVE TABLE**

CURVE	RADIUS	TANGENT	ARC	DELTA	CHORD	CHORD BEARING
C1	1340.97'	60.88'	121.67'	5°11'55"	121.63'	S32°06'39"W
C2	6255.82'	189.04'	377.96'	3°27'42"	377.91'	S27°46'50"W
C3	1159.90'	116.67'	232.56'	11°29'17"	232.17'	S20°37'58"W
C4	3431.72'	51.14'	102.27'	1°42'27"	102.26'	S15°44'33"W
C5	13,773.68'	120.54'	241.07'	1°00'10"	241.06'	S89°39'41"W
C6	9255.68'	51.51'	103.03'	0°38'16"	103.03'	S89°56'40"W
C7	12,177.38'	95.64'	191.28'	0°54'00"	191.28'	N89°17'12"W



SHEET THREE  
SHEET TWO