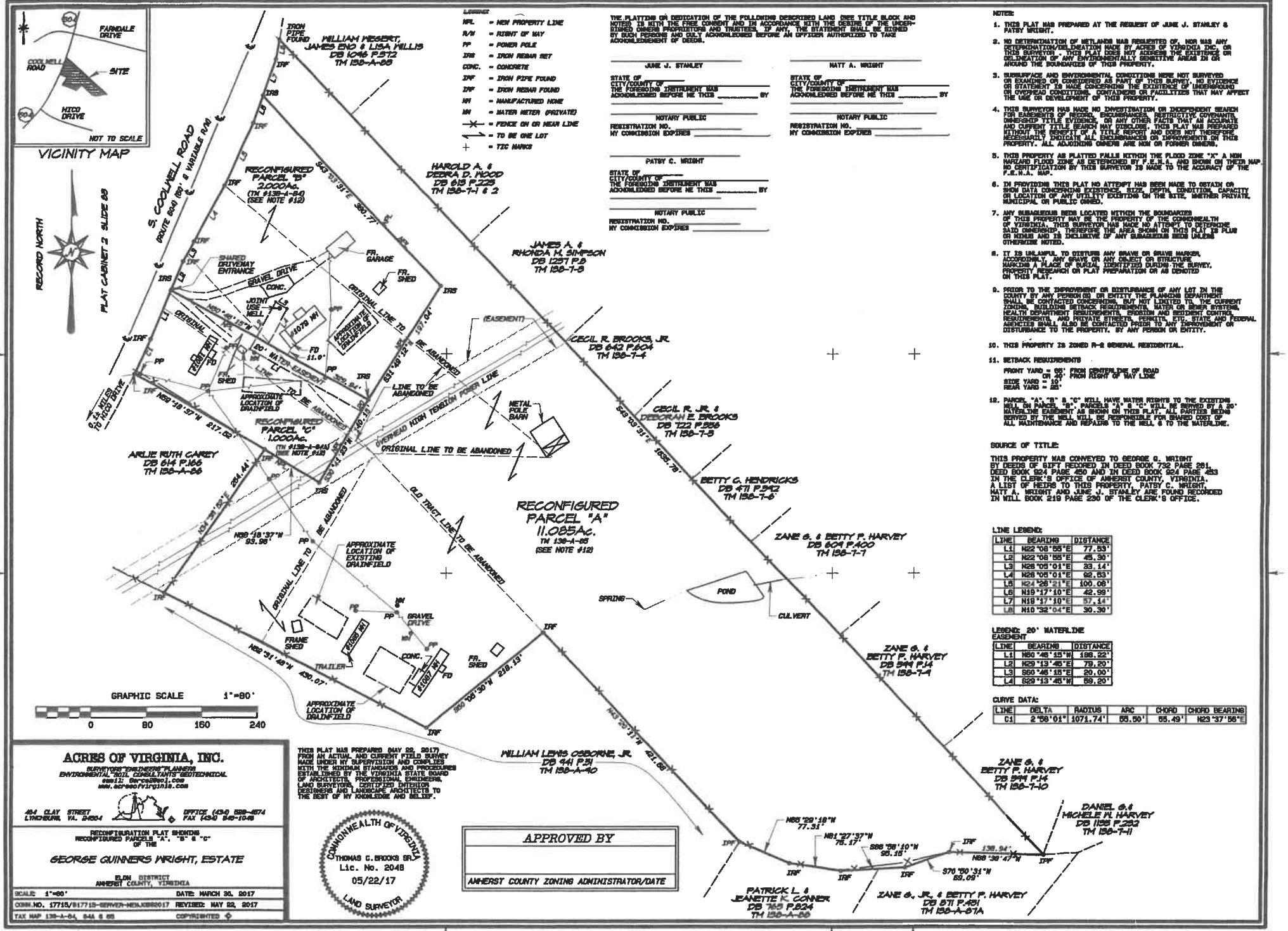

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND (SEE TITLE BLOCK AND NOTES) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS PROPRIETORS AND TRUSTEES, IF ANY. THE STATEMENT SHALL BE SIGNED BY SUCH PERSONS AND ONLY ACKNOWLEDGED BEFORE AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGEMENT OF DEEDS.

JUNE J. STANLEY

STATE OF _____
CITY/COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ BY _____

NOTARY PUBLIC
REGISTRATION NO.
MY COMMISSION EXPIRES _____

MATT A. WRIGHT

STATE OF _____
CITY/COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ BY _____

NOTARY PUBLIC
REGISTRATION NO.
MY COMMISSION EXPIRES _____

PATSY C. WRIGHT

STATE OF _____
CITY/COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ BY _____

NOTARY PUBLIC
REGISTRATION NO.
MY COMMISSION EXPIRES _____

NOTES:

1. THIS PLAT WAS PREPARED AT THE REQUEST OF JUNE J. STANLEY & PATSY WRIGHT.
2. NO DETERMINATION OF WETLANDS WAS REQUESTED OF, NOR WAS ANY DETERMINATION/DELINEATION MADE BY, ACRES OF VIRGINIA INC. OR THIS SURVEYOR. THIS PLAT DOES NOT ADDRESS THE EXISTENCE OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS IN OR AROUND THE BOUNDARIES OF THIS PROPERTY.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
4. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES OR IMPROVEMENTS ON THIS PROPERTY. ALL ADJOINING OWNERS ARE NON OR FORMER OWNERS.
5. THIS PROPERTY AS PLATTED FALLS WITHIN THE FLOOD ZONE "X" A NON HAZARD FLOOD ZONE AS DETERMINED BY F.E.M.A. AND SHOWN ON THEIR MAP NO IDENTIFICATION BY THIS SURVEYOR IS MADE TO THE ACCURACY OF THE F.E.M.A. MAP.
6. IN PROVIDING THIS PLAT NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
7. ANY SUBAQUEOUS BEDS LOCATED WITHIN THE BOUNDARIES OF THIS PROPERTY MAY BE THE PROPERTY OF THE COMMONWEALTH OF VIRGINIA. THIS SURVEYOR HAS MADE NO ATTEMPT TO DETERMINE SAID OWNERSHIP. THEREFORE THE AREA SHOWN ON THIS PLAT IS PLUS OR MINUS AND IS INCLUSIVE OF ANY SUBAQUEOUS BEDS UNLESS OTHERWISE NOTED.
8. IT IS UNLAWFUL TO DISTURB ANY GRAVE OR GRAVE MARKER, ACCORDINGLY, ANY GRAVE OR ANY OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL IDENTIFIED DURING THE SURVEY, PROPERTY RESEARCH OR PLAT PREPARATION OR AS DENOTED ON THIS PLAT.
9. PRIOR TO THE IMPROVEMENT OR DISTURBANCE OF ANY LOT IN THE COUNTY BY ANY PERSON OR ENTITY THE PLANNING DEPARTMENT SHALL BE CONTACTED CONCERNING, BUT NOT LIMITED TO, THE CURRENT ZONING, BUILDING SETBACK REQUIREMENTS, WATER OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL REGULATIONS, PRIVATE STREETS, PERMITS, ETC. STATE AND FEDERAL AGENCIES SHALL ALSO BE CONTACTED PRIOR TO ANY IMPROVEMENT OR DISTURBANCE TO THE PROPERTY, BY ANY PERSON OR ENTITY.
10. THIS PROPERTY IS ZONED R-2 GENERAL RESIDENTIAL.
11. SETBACK REQUIREMENTS
    FRONT YARD = 65' FROM CENTERLINE OF ROAD OR 25' FROM RIGHT OF WAY LINE
    SIDE YARD = 10'
    REAR YARD = 25'
12. PARCEL "A", "B" & "C" WILL HAVE WATER RIGHTS TO THE EXISTING WELL ON PARCEL "B". PARCELS "A" & "C" WILL BE SERVED BY A 20' WATERLINE EASEMENT AS SHOWN ON THIS PLAT. ALL PARTIES BEING SERVED BY THE WELL WILL BE RESPONSIBLE FOR SHARED COST OF ALL MAINTENANCE AND REPAIRS TO THE WELL & TO THE WATERLINE.

SOURCE OF TITLE:

THIS PROPERTY WAS CONVEYED TO GEORGE G. WRIGHT BY DEEDS OF GIFT RECORED IN DEED BOOK 732 PAGE 281, DEED BOOK 824 PAGE 450 AND IN DEED BOOK 824 PAGE 453 IN THE CLERK'S OFFICE OF AMHERST COUNTY, VIRGINIA. A LIST OF HEIRS TO THIS PROPERTY, PATSY C. WRIGHT, MATT A. WRIGHT AND JUNE J. STANLEY ARE FOUND RECORDED IN WILL BOOK 219 PAGE 230 OF THE CLERK'S OFFICE.

LINE LEGEND:

LINE	BEARING	DISTANCE
L1	N22°08'55"E	77.53'
L2	N22°08'55"E	45.30'
L3	N28°05'01"E	33.14'
L4	N28°05'01"E	92.53'
L5	N24°28'21"E	100.08'
L6	N19°17'10"E	42.99'
L7	N19°17'10"E	57.14'
L8	N10°32'04"E	30.30'

LEGEND: 20' WATERLINE EASEMENT

LINE	BEARING	DISTANCE
L1	N50°46'15"W	198.22'
L2	N29°13'45"E	79.20'
L3	S50°46'15"E	20.00'
L4	S29°13'45"W	59.20'

CURVE DATA:

LINE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	2°58'01"	1071.74'	55.50'	55.49'	N23°37'56"E

ACRES OF VIRGINIA, INC.
SURVEYORS ENGINEERS PLANNERS
ENVIRONMENTAL SOIL CONSULTANTS GEOTECHNICAL
email: Surveyor@aol.com
www.acresofvirginia.com
414 CLAY STREET LYNCHBURG, VA. 24504
OFFICE (434) 528-4674 FAX (434) 845-1046

RECONFIGURATION PLAT SHOWING RECONFIGURED PARCELS "A", "B" & "C" OF THE

GEORGE GUINNERS WRIGHT, ESTATE

ELON DISTRICT
AMHERST COUNTY, VIRGINIA

SCALE: 1"=80'	DATE: MARCH 30, 2017
COMM.NO. 17715/B17715-SERVER-MEN.XDR2017	REVISED: MAY 22, 2017
TAX MAP 138-A-84, 84A & 85	COPYRIGHTED

THIS PLAT WAS PREPARED MAY 22, 2017 FROM AN ACTUAL AND CURRENT FIELD SURVEY MADE UNDER MY SUPERVISION AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COMMONWEALTH OF VIRGINIA
THOMAS C. BROOKS SR.
Lic. No. 2048
05/22/17
LAND SURVEYOR

APPROVED BY

AMHERST COUNTY ZONING ADMINISTRATOR/DATE