Scanned with CamScanner

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 DULY ACKNOWLEDGED BEFORE AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGEMENT OF DEEDS.

JOHN WESLEY GREENE — DEBORAH M. GREENE

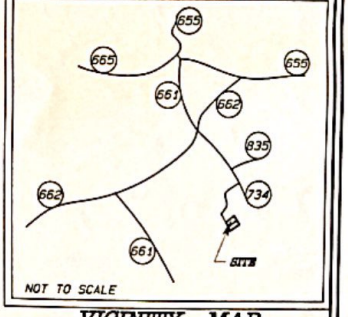
TO WIT: STATE OF Virginia CITY / COUNTY OF Nelson

I, Winifred M. Fortune A NOTARY PUBLIC IN AND FOR THE CITY / COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED HERETO HAVE ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February 2005. MY COMMISSION EXPIRES January 31, 2006

Winifred M. Fortune
NOTARY PUBLIC

P.C. 4 SLIDE 336

RECORD NORTH



VICINITY MAP

0.25 MILES TO ROUTE 250 TUREN LANE

LOBO LANE (ROUTE 734)

EXISTING GRAVEL ROAD FOR INGRESS AND EGRESS DB 412 P. 60

GRANTEE: PARCEL "C"

JOHN WESLEY GREENE / HUSBAND

GRANTEE: PARCEL "D"

DEBORAH M. GREENE / WIFE

BEVERLY THOMPSON
DB 30 P. 646
(86-A-64)

0.37 MILES TO ROUTE 734 LOBO LANE

IRON REBAR FOUND

ROY T. & DOROTHY A. PEARSON
DB 109 P. 604
(86-A-66)

N89°27'53"E 803.83'

50' EASEMENT FOR INGRESS, EGRESS & UTILITIES (P.C. 4 SLIDE 336)

FIVE GRAVEL SITES FOUND

JOHN IRVING
DB 88 P. 881
(86-A-76)

N89°27'53"E 735.77'

PLANTED STONE FOUND

IRON REBAR SET

N49°29'09"E 400.69'

PARCEL "A"
JOHN WESLEY & DEBORAH M. GREENE
DB 412 P. 57
(PART OF TAX MAP 86-A-67)
(P.C. 4 SLIDE 336)

PARCEL "C"
14.763Ac.
(PART OF TAX MAP NO. 86-A-78)

S89°31'47"E 670.00'

REMNANTS PARTS OF OLD WIRE FENCE

VERDIE JEFFERSON MILES
(SEE P.C. 2 SLIDE 799)
(86-A-73)

PLANTED STONE FOUND & LARGE RED OAK PAINTED

N89°31'29"W 400.09'

IRON REBAR SET

N89°45'34"E 1083.99'

JOHN WESLEY & DEBORAH M. GREENE
DB 412 P. 57
(PART OF TAX MAP 86-A-67)
(P.C. SLIDE 336)

N89°31'29"W 803.77'

PARCEL "D"
10.996Ac.
(INCLUSIVE OF OVERLAP)
(PART OF TAX MAP NO. 86-A-78)

S89°31'47"E 500.21'

IRON REBAR FOUND

IRON PIPE FOUND

OVERLAP AREA= 0.183Ac.

IRON AXLE FOUND

N89°00'00"W 1017.09'

GEORGE H. REED
DB 37 P. 535
(86-A-80)

GARRETT WELLS
DB 122 P. 148
(86-A-79)

ABBEY A. JR., & HARDENIA C. LINCOLN
DB 122 P. 148
(86-A-78A)

SOURCE OF TITLE:

THIS IS PART OF THE PROPERTY CONVEYED TO JOHN WESLEY GREENE AND DEBORAH M. GREENE BY DEED DATED JANUARY 15, 1998 AND RECORDED IN DEED BOOK 412 PAGE 57 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF NELSON COUNTY, VIRGINIA.

NOTES:

1. THIS PLAT WAS PREPARED FOR JOHN WESLEY GREENE & DEBORAH M. GREENE.
2. NO DETERMINATION OF WETLANDS WAS MADE NOR DOES THIS PLAT 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 NOW OR FORMERLY.
5. THIS PROPERTY AS PLATTED FALLS WITHIN THE FLOOD ZONE "C" AS DETERMINED BY U.S.D.M.U.D. FEDERAL INSURANCE ADMINISTRATION AND SHOWN ON THEIR MAP. NO CERTIFICATION BY THIS SURVEYOR IS MADE TO THE ACCURACY OF THE FEDERAL INSURANCE RATE 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. IF THE SURVEYORS SIGNATURE ON THIS PLAT IS NOT SIGNED WITH BLUE INK, THIS PLAT IS A COPY AND COULD CONTAIN UNAUTHORIZED ALTERATIONS. CERTIFICATION APPLIES TO ORIGINAL COPIES.
8. 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.
9. 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, ACRES OF VIRGINIA, INC. AND THIS SURVEYOR EXPRESSLY DISCLAIM ANY FINANCIAL RESPONSIBILITY FOR THE DESTRUCTION, REMOVAL OR DISTURBANCE OF ANY GRAVES, OR GRAVEMARKERS THAT MAY NOT HAVE BEEN DETECTED OR SHOWN ON THIS PLAT.
10. PRIOR TO THE IMPROVEMENT OF ANY LOT IN THE COUNTY 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 REQUIREMENTS, AND PRIVATE STREETS.
11. THIS PROPERTY IS ZONED AGRICULTURAL.
12. THIS PARCEL WILL BE SERVED BY AN INDIVIDUAL WATER SYSTEM AND SEPTIC SYSTEM.
13. SETBACK REQUIREMENTS

FRONT YARD: BUILDINGS SHALL BE LOCATED THIRTY-FIVE (35) FEET OR MORE FROM ANY STREET OR HIGHWAY RIGHT-OF-WAY WHICH IS FIFTY (50) FEET OR GREATER IN WIDTH, OR FIFTY-FIVE (55) FEET OR MORE FROM THE CENTERLINE OF ANY STREET OR HIGHWAY RIGHT-OF-WAY LESS THAN FIFTY (50) FEET IN WIDTH. THIS SHALL BE KNOWN AS THE "SETBACK LINE".

NO ACCESSORY BUILDING MAY BE CLOSER THAN FIVE (5) FEET FROM THE PROPERTY LINE.

SIDE YARD: THE MINIMUM SIDE YARD SHALL BE TEN (10) FEET FROM THE PROPERTY LINE AND THE TOTAL WIDTH OF THE TWO (2) REQUIRED SIDE YARDS SHALL BE TWENTY-FIVE (25) FEET OR MORE.

REAR YARD: EACH MAIN BUILDING SHALL HAVE A REAR YARD OF TWENTY-FIVE (25) FEET OR MORE.

THIS PLAT WAS PREPARED (JUNE 25, 2004) 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.
No. 2048
06/25/04
LAND SURVEYOR

THOMAS C. BROOKS, SR., L.S. NO. 2048
(VIRGINIA ASSOCIATION OF SURVEYORS CONTINUING EDUCATION PROFESSIONAL)

Nelson County Planning Director DATE 2/14/2005

GRAPHIC SCALE 1"=200'

0 200 400 600

THIS PLAT IS A FAMILY DIVISION AND IS PURSUANT TO THE NELSON COUNTY SUBDIVISION ORDINANCE, SECTION 3-2 SUBSECTION C.

ACRES OF VIRGINIA, INC.
SURVEYORS/ENGINEERS/PLANNERS & SOIL CONSULTANTS
401 ELM STREET LYNCHBURG, VIRGINIA 24504
OFFICE (434) 528-4674 FAX (434) 845-1048
EMAIL: SERVICE@ACRES.COM
WEB ADDRESS: ACRESOFVIRGINIA.COM

PLAT SHOWING
FAMILY DIVISION
PARCEL "C" & "D"
PART OF THE PROPERTY OF
JOHN WESLEY & DEBORAH M. GREENE
LOVINGSTON DISTRICT
NELSON COUNTY, VIRGINIA

SCALE: 1"=200' DATE: JUNE 25, 2004
COMM. NO. 04552/C04552-SYSTEM-0-04
PART OF TAX MAP NO 86-A-78 DATA COLLECTOR

40 AL 45 Aprils st nw Washington DC 20001

Emily Jones 617 11th Street NE Wash DC 20002

40 AL

20 AL

23.15