

OWNER'S CONSENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND SHOWN ON THIS PLAT, CONTAINING 40.698 ACRES OF LAND, MORE OR LESS, DESIGNATED AS TAX MAP 72-5-1, SITUATED IN THE BOWLING GREEN DISTRICT, IN CAROLINE COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

Lorraine M. Adams (SEAL)
LORRAINE M. ADAMS

COMMONWEALTH OF Virginia
CITY/COUNTY OF Caroline, TO-WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

LORRAINE M. ADAMS

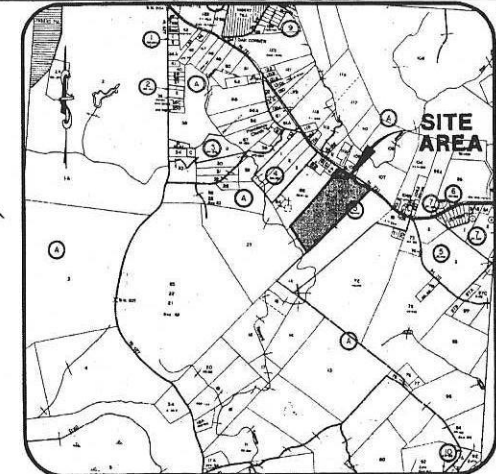
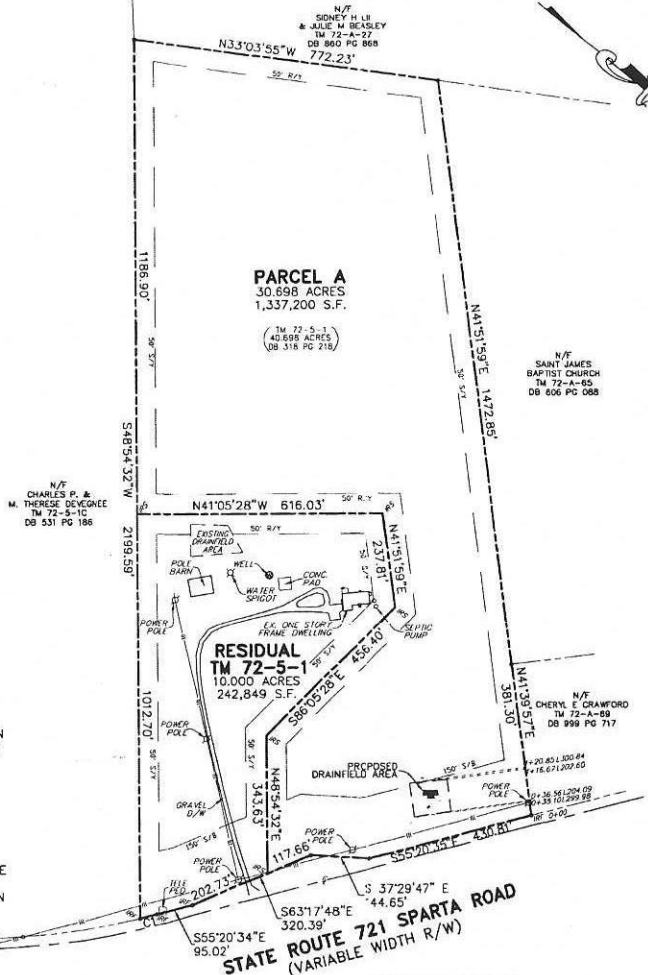
THIS 19 DAY OF December, 2011.

MY COMMISSION EXPIRES:

PATRICIA A. STROUD
Notary Public
Commonwealth of Virginia
7018677
My Commission Expires Mar. 31, 2014

Patricia A. Stroud
NOTARY PUBLIC
7018677
REGISTRATION NUMBER

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1884.86'	43.90'	43.90'	N 54°40'33" W	01°20'04"	21.95'



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF CAROLINE COUNTY AND THE COMMONWEALTH OF VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS, HAVE BEEN COMPLIED WITH AND THE SOURCE OF TITLE OF THE OWNER(S) OF THE LAND SUBDIVIDED AND THE PLACE OF RECORD OF THE LAST INSTRUMENT IN THE CHAIN OF TITLE IS AS FOLLOWS:

THE LAND HEREBY SUBDIVIDED HAVING BEEN CONVEYED TO GEORGE S. ADAMS AND LORRAINE M. ADAMS BY RICHARD TALMADGE SELPH AND WAHNETAH K. SELPH BY DEED DATED NOVEMBER 17, 1987 AND RECORDED IN THE CLERK'S OFFICE OF CAROLINE COUNTY IN DEED BOOK 318, PAGE 218.

I FURTHER CERTIFY THAT THE PLAT OF WHICH THIS CERTIFICATE IS A PART IS OF LAND ACQUIRED FROM ONLY ONE SOURCE OF TITLE OR IN THE EVENT THIS PLAT IS OF LAND ACQUIRED FROM MORE THAN ONE SOURCE OF TITLE, THE OUTLINES OF THE SEVERAL TRACTS ARE INDICATED ON THIS PLAT.

GIVEN UNDER MY HAND THIS 25th DAY OF SEPTEMBER, 2009.

William W. Webb, Jr.
WILLIAM W. WEBB, JR. NO. 1302

9/25/09

FAMILY SUBDIVISION LANGUAGE

1. THE GRANTEE IS AN IMMEDIATE FAMILY MEMBER OF THE OWNER(S) WHO ARE IMMEDIATE FAMILY MEMBERS, AS DEFINED IN THIS ORDINANCE.
2. NO PREVIOUS TRANSFER UNDER THIS PROVISION HAS BEEN GRANTED TO THE GRANTEE IN THIS COUNTY.
3. THE LOT WILL NOT BE VOLUNTARILY TRANSFERRED TO A NON-IMMEDIATE FAMILY MEMBER FOR FIVE (5) YEARS EXCEPT IN ACCORDANCE WITH PARAGRAPH THIRTEEN (13) OF THE SUBDIVISION ORDINANCE. NOTHING IN THIS SECTION SHALL PROHIBIT THE SUBSEQUENT OR SIMULTANEOUS TRANSFER OF A SHARED INTEREST TO THE SPOUSE OF THE GRANTEE.
4. WHEN CREATING MORE THAN TWO (2) LOTS, A ROAD MAINTENANCE ON PERPETUITY MUST BE EXECUTED BETWEEN THE PROPERTY OWNERS WITH A STATEMENT THAT THE OWNERS WILL NOT REQUEST TO BE INCLUDED IN THE VIRGINIA DEPARTMENT OF TRANSPORTATION RURAL ADDITION PROGRAM.
5. THE GRANTEE IS 18 YEARS OF AGE AND ABLE TO HOLD REAL PROPERTY UNDER THE LAWS OF VIRGINIA.
6. THE PURPOSE OF THE TRANSFER IS TO PROVIDE FOR THE HOUSING NEEDS OF THE GRANTEE.
7. THE TRANSFER IS NOT FOR THE PURPOSE OF CIRCUMVENTION OF THE SUBDIVISION ORDINANCE.

CERTIFICATE OF APPROVAL:

THIS SUBDIVISION KNOWN AS TAX MAP 72-5-1 SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

AGENT: CAROLINE COUNTY DATE _____
HEALTH DEPARTMENT DATE _____
MINOR/FAMILY DIVISION APPROVED FOR RECORDATION CAROLINE COUNTY PLANNING DEPT. DATE 9/25/09
AGENTS [Signatures] MUST BE RECORDED WITHIN 6 MONTHS FROM APPROVAL DATE OR BECOMES NULL AND VOID

GENERAL NOTES:

1. APPLICANT/OWNER: LORRAINE ADAMS 1965B SPARTA ROAD MILFORD, VA 22514 (804) 633-4747
2. NO TITLE REPORT FURNISHED
3. EASEMENTS NOT SHOWN ON PLAT MAY EXIST
4. UNDERGROUND UTILITIES AND SUBSURFACE FACILITIES NOT LOCATED.
5. THIS SURVEY DOES NOT ADDRESS ALL WETLANDS, TOXIC OR CONTAMINATED WASTE OR SOIL CONDITIONS NOR HAVE ANY REPORTS, STUDIES, ETC., BEEN FURNISHED TO THIS SURVEYOR OTHER THAN THOSE NOTED.
6. ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 51033C 0385 C; DATED: MARCH 2, 2009
7. TAX MAP: 72-5-1
8. ZONING: R-P
9. WATER: WELL
10. SEWAGE: SEPTIC
11. MINIMUM YARD REQUIREMENTS: SETBACK: 150' SIDEYARD: 50' REARYARD: 50'

FAMILY SUBDIVISION PLAT		DATE:
TM 72-5-1		SEP. 25, 2009
BOWLING GREEN DISTRICT CAROLINE CO., VA.		SCALE: 1" = 200'
WEBB AND ASSOCIATES 11903 BOWMAN DRIVE, SUITE 106 FREDERICKSBURG, VA. 22408 (540)371-1209 • FAX (540)371-4650		DESIGNED BY: CLW
		DRAWN BY: MRE
		CHECKED BY: WWW
		SHEET NO. 1
		OF 1 SHEETS

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

