

NOTES:

1. THIS PLAT WAS PREPARED AT THE REQUEST OF DAVID M. & BARBARA ANN MINOR.
2. NO DETERMINATION OF WETLANDS WAS REQUESTED OF, NOR WAS ANY DETERMINATION/DELIMITATION 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 ANY IMPROVEMENT ON 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 REVEAL. 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 FORMER OWNERS.
5. THIS PROPERTY AS PLATTED FALLS WITHIN THE FLOOD ZONE "X" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY A.K.A. F.E.M.A. AND SHOWN ON THEIR FLOOD INSURANCE RATE MAP, NO CERTIFICATION BY THIS SURVEYOR IS MADE TO THE ACCURACY OF THEIR 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 DENIED ON THIS PLAT, ACRES OF VIRGINIA, INC. AND THIS SURVEYOR EXPRESSLY DISCLAIM ANY RESPONSIBILITY (MONETARY OR OTHERWISE) FOR THE DESTRUCTION, REMOVAL OR DISTURBANCE OF ANY GRAVES OR GRAVE MARKERS THAT MAY NOT HAVE BEEN DETECTED OR SHOWN ON THIS PLAT AS WELL AS ANY GRAVES OR GRAVE MARKERS THAT HAVE BEEN SHOWN.
9. PRIOR TO THE IMPROVEMENT OR DISTURBANCE OF ANY LOT IN THE COUNTY BY ANY PERSON(S) 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 REQUIREMENTS, AND 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, CONCERNING BUT NOT LIMITED TO ALL OF THE FOREMENTIONED REASONS, TO ENSURE COMPLIANCE WITH THE CURRENT LAWS GOVERNING THE DISTURBANCE OR IMPROVEMENT OF THE PROPERTY.
10. THE EXTERIOR PROPERTY LINES FROM "A" TO "B" TO "C" TO "D" TO "E" TO "F" TO "A" WERE SURVEYED MARCH 15, 2023, BY ACRES OF VIRGINIA, INC./THOMAS C. BROOKS, SR., LICENSE LAND SURVEYOR, NO INTERIOR DIVISION LINE WERE RUN ON THIS DATE AND NO INTERIOR PROPERTY CORNERS WERE SET.
11. THE NEW PROPERTY LINE BETWEEN TAX MAP PARCEL 25-A-19 AND TAX MAP PARCEL 25-A-20 WAS RECONFIGURED ON MARCH 01, 2024, TO CREATE NEW PARCELS "A", "B" AND "C". THE NEW ESTABLISHED LINE RUNS FROM "F" TO "G".
12. 1.139 ACRES, PART OF TAX MAP 25-A-20 WILL BE SUBTRACTED FROM THE TOTAL ENCOMPASSED AREA OF 33.757 ACRES FOR A NEW AREA OF 32.618 ACRES, THEREFORE CREATING NEW PARCEL "A".
13. 0.361 ACRES PART OF TAX MAP 25-A-19 WILL BE SUBTRACTED FROM THE TOTAL ENCOMPASSED AREA OF 5.705 ACRES FOR A NEW AREA OF 5.344 ACRES, THEREFORE CREATING NEW PARCEL "B".
14. 1.139 ACRES PART OF TAX MAP 25-A-20 WILL BE ADDED TO PART OF TAX MAP 25-A-19 (0.361 ACRES) FOR A TOTAL OF 1.500 ACRES THEREFORE CREATING NEW PARCEL "C".
15. NEW PARCEL "C" WILL BE SERVED BY PRIVATE WATER AND PRIVATE SEWER SYSTEM.

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

THE UNDERSIGNED ACKNOWLEDGE BY THEIR SIGNATURES THAT THEY HAVE READ, REVIEWED AND UNDERSTAND THE NOTES AND CONTENTS SHOWN ON THIS PLAT AND THAT IT IS IN COMPLIANCE WITH THE SERVICES AS REQUESTED AND THAT THIS PLAT IS NOT VALID UNLESS SIGNED BY THEM. THE RECORDATION OF THIS PLAT IS NOT THE RESPONSIBILITY OF ACRES OF VIRGINIA, INC. OR THE SURVEYOR.

David Michael Minor
DAVID MICHAEL MINOR
Barbara Ann Minor
BARBARA ANN MINOR

STATE OF VIRGINIA
CITY/COUNTY OF LYNCHBURG
I, _____, Clerk of the Circuit Court, do hereby certify that the foregoing instrument was acknowledged before me this _____ day of _____, 2024, by _____ and _____, who are known to me to be the persons whose names are subscribed to the foregoing instrument, and that they are not under any legal disability.

NOTARY PUBLIC
REGISTRATION NO. 00000000
MY COMMISSION EXPIRES 12/31/27

STATE OF VIRGINIA
CITY/COUNTY OF LYNCHBURG
I, _____, Clerk of the Circuit Court, do hereby certify that the foregoing instrument was acknowledged before me this _____ day of _____, 2024, by _____ and _____, who are known to me to be the persons whose names are subscribed to the foregoing instrument, and that they are not under any legal disability.

NOTARY PUBLIC
REGISTRATION NO. 00000000
MY COMMISSION EXPIRES 12/31/27

SOURCE OF TITLE: 25-A-19

THIS PROPERTY WAS CONVEYED TO DAVID MICHAEL M. AND BARBARA ANN MINOR, TRUSTEES BY DEED DATED 03/16/24, RECORDED BY INSTRUMENT NUMBER 180001328 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAMPBELL COUNTY, VIRG.

SOURCE OF TITLE: 25-A-19

THIS PROPERTY WAS CONVEYED TO DAVID MICHAEL M. AND BARBARA ANN MINOR, TRUSTEES BY DEED DATED 03/16/24, RECORDED BY INSTRUMENT NUMBER 180001328 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAMPBELL COUNTY, VIRG.

SOURCE OF TITLE: 25-A-20

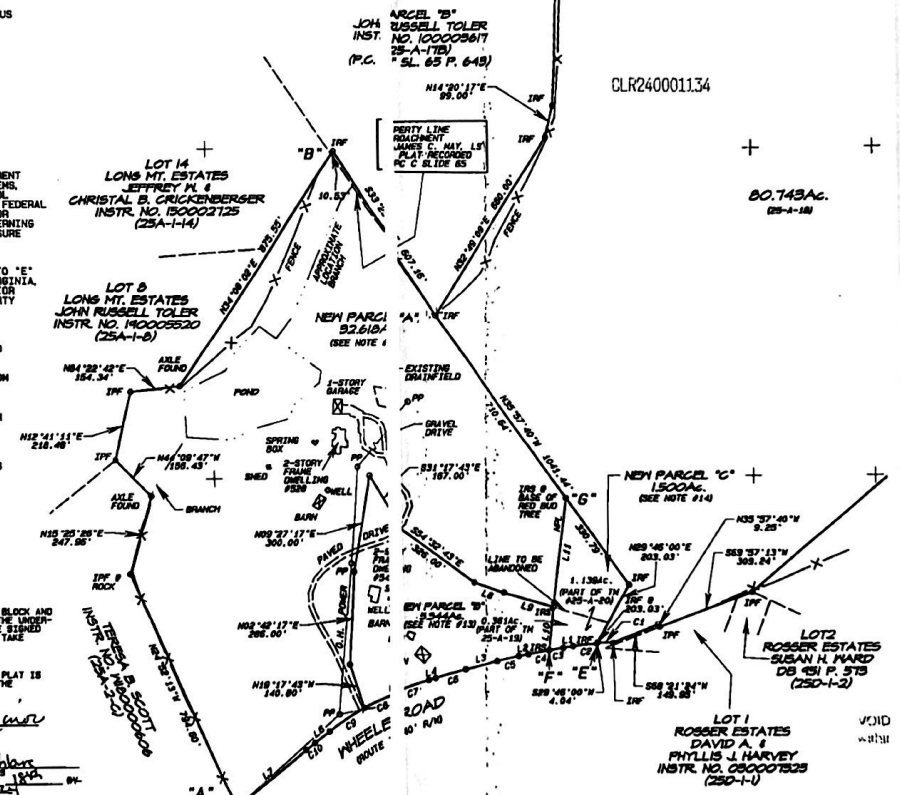
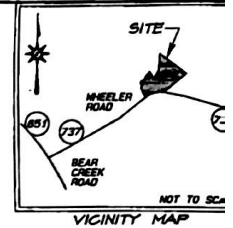
THIS PROPERTY WAS CONVEYED TO DAVID MICHAEL M. AND BARBARA ANN MINOR, TRUSTEES BY DEED DATED 03/16/24, RECORDED BY INSTRUMENT NUMBER 180001328 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAMPBELL COUNTY, VIRG.

PLAT SOURCE PARCELS, 25-A-18, 19 & 20

THE BOUNDARY SURVEY PLAT DATED MARCH 15, 2023, IN THE CLERK'S OFFICE OF CAMPBELL COUNTY, VIRG OF PLAT CONSENT RECORDED BY INSTRUMENT NUMBER 18001491.

Recorded on 03/16/24
Plat Cabinet : C Slide 283
Page 2825.
Ins. No. 241 0001134.

LEGEND:
IPF - IRON PIPE FOUND
IRS - IRON REBAR SET
TH - TAX MAP
NPL - NEW PROPERTY LINE
PC - PLAT CABINET
PP - POWER POLE
SL - SLIDE
+ - TIC MARKS
IPF - IRON REBAR FOUND
R/W - RIGHT OF WAY
INSTR. - INSTRUMENT
NO. - NUMBER
P. - PAGE
O.H. - OVERHEAD
DB - DEED BOOK
--- = TO BE ONE LOT



THIS RECONFIGURATION PLAT WAS PREPARED MARCH 01, 2024 FROM ACTUAL AND CURRENT FIELD SURVEYS MADE MARCH 15, 2023 AND MARCH 01, 2024 UNDER MY SUPERVISION AND COMPLIANCE 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.

DATE 2/20/24
APPROVED FOR RECORDATION IN ACCORDANCE WITH CHAPTER 21 SEC 21-201 OF THE CAMPBELL COUNTY CODE PLAT FEE \$ 325



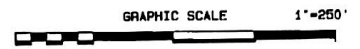
VOID if recorded within (6) months

LINE LEGEND:

LINE	BEARING	DISTANCE
L1	N 89° 30' 00" E	151.17'
L2	N 89° 30' 00" E	151.17'
L3	N 89° 30' 00" E	151.17'
L4	N 89° 30' 00" E	151.17'
L5	N 89° 30' 00" E	151.17'
L6	N 89° 30' 00" E	151.17'
L7	N 89° 30' 00" E	151.17'
L8	N 89° 30' 00" E	151.17'
L9	N 89° 30' 00" E	151.17'
L10	N 89° 30' 00" E	151.17'

CURVE DATA:

LINE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	120.00°	810.82'	48.00'	48.00'	N 89° 30' 00" E
C2	120.00°	810.82'	48.00'	48.00'	N 89° 30' 00" E
C3	120.00°	810.82'	48.00'	48.00'	N 89° 30' 00" E
C4	120.00°	810.82'	48.00'	48.00'	N 89° 30' 00" E
C5	120.00°	810.82'	48.00'	48.00'	N 89° 30' 00" E
C6	120.00°	810.82'	48.00'	48.00'	N 89° 30' 00" E
C7	120.00°	810.82'	48.00'	48.00'	N 89° 30' 00" E
C8	120.00°	810.82'	48.00'	48.00'	N 89° 30' 00" E
C9	120.00°	810.82'	48.00'	48.00'	N 89° 30' 00" E
C10	120.00°	810.82'	48.00'	48.00'	N 89° 30' 00" E



CARLA C CAMPBELL
NOTARY PUBLIC
REG. # 8000983
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 12/31/27

ACRES OF VIRGINIA, INC.
ENGINEERS/SURVEYORS/ARCHITECTS
ENVIRONMENTAL/SOIL CONSULTANTS/GEOTECHNICAL
600 N. MARKET STREET, SUITE 100
LYNCHBURG, VA. 24504
www.acresofvirginia.com

404 CLAY STREET
LYNCHBURG VA. 24504

OFFICE (434) 528-4577
FAX (434) 845-1048

PLAT SHOWING RECONFIGURATION OF PROPERTY LINE CREATING NEW PARCEL "A", NEW PARCEL "B", AND NEW PARCEL "C" PROPERTY OF DAVID MICHAEL MINOR, TRUSTEE AND BARBARA ANN MINOR, TRUSTEE
LONG MOUNTAIN DISTRICT
CAMPBELL COUNTY, VIRGINIA