

NOTES:

- 1.The boundary survey shown is based on a current field survey.
- 2.This Plat has been prepared without benefit of a current title report and does not therefore necessarily indicate all encumbrances on the property. It is therefore subject to easements, restrictions, conditions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to this property which have not expired by limitation of time contained therein or have not otherwise become ineffective.
- 3.Property is not within the 100 year Flood Zone.
- 4.Parcel is mostly open with some trees in the rear of the property.
- 5.Property zoned B-1

LEGEND

- IS Iron Rod Set
- IF Iron Rod Found
- FC Fence Corner
- PP Power Pole
- W Well
- LT Light
- LPT Liquid Propane Tank
- Bore Hole
- D/F Proposed Drainfield Site
- CTV TV Pedestal
- TPD Telephone Pedestal
- BSL Building Setback Line

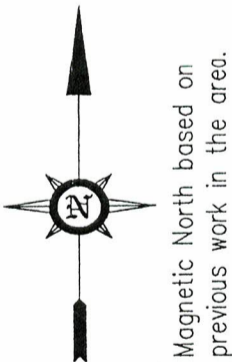
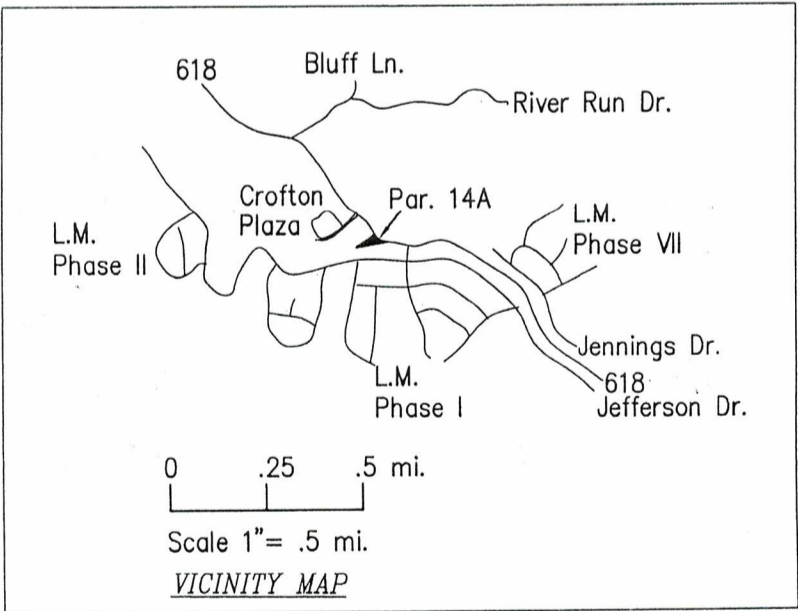
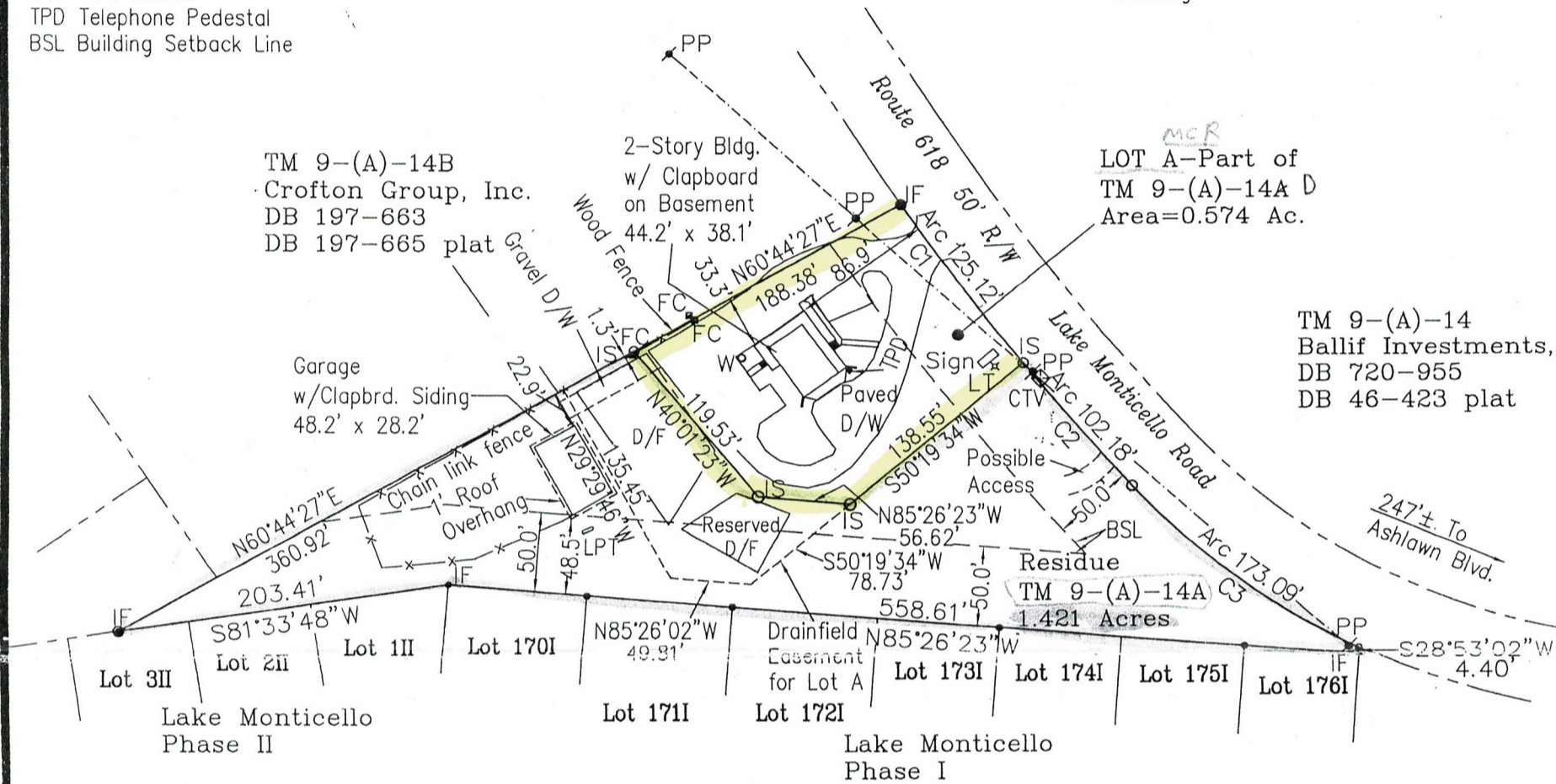
Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	1680.03'	62.59'	125.12'	4°16'02"	125.09'	S 37°11'08" E
C2	1680.03'	51.11'	102.18'	3°29'05"	102.16'	S 41°03'42" E
C3	466.12'	87.55'	173.09'	21°16'34"	172.10'	S 53°26'31" E

PARCEL SUMMARY FOR
 TM 9-A-14A
 Monticello Country Corp.
 DB 301-593
 DB 172-12 Plat
 1.995 Acres

TM 9-(A)-14A 1.995 Acres
 Lot A -0.574 Acres
 Remainder 1.421 Acres

Min. Lot Size 0.574 Acres
 Max. Lot Size 1.421 Acres
 Total 1.995 Acres
 Aver. Lot Size 0.997 Acres

NOTE:
 Garage is for personal use.
 No restroom facilities in the garage.
 Water supply is from well by Realtor building.
 All existing vegetation will remain.
 Drainfields shown to serve the existing 2-story building.



FINAL PLAT SHOWING SUBDIVISION OF
 TAX MAP 9 PARCEL (A)-14A

THE MONTICELLO COUNTRY CORP. PROPERTY

CUNNINGHAM DISTRICT, FLUVANNA COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: AUGUST 3, 2007 REV.: AUGUST 24, 2007 (Changed lot line.)

090014A.dwg Folder no. TM 9-14

LUM'S LAND SURVEYS, INC.

P.O. BOX 154, PALMYRA, VA. 22963-0154

PHONE: (434) 589-8395

