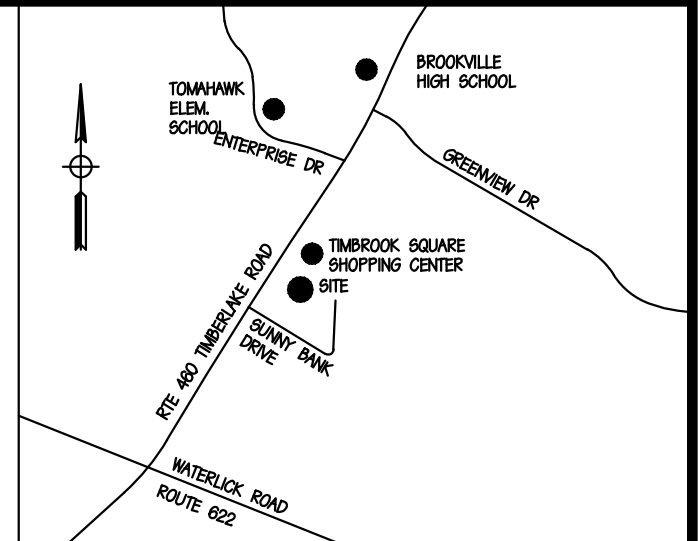


**SOURCE OF TITLE:**  
 TM# 12J-5-1 & 12J-5-2  
 ST CLAIR STATION ASSOCIATES LLC  
 1470 COLBY DR  
 FOREST, VA 24551  
 SOURCE OF TITLE: INST# 200002933

TM# 12J-5-3, 12J-5-3A, & 12J-5-4A  
 ST CLAIR STATION ASSOCIATES LLC  
 1470 COLBY DR  
 FOREST, VA 24551  
 SOURCE OF TITLE: INST# 200002934

TM# 12J-5-4  
 OJOS LLC  
 1470 COLBY DR  
 FOREST, VA 24551  
 SOURCE OF TITLE: INST# 110001095



- NOTES**
1. THIS PLAT HAS BEEN PREPARED FROM A CURRENT FIELD SURVEY PER THE DATE OF THIS PLAT.
  2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL OF THE ENCUMBRANCES UPON THE PROPERTY.
  3. THIS PROPERTY IS WITHIN UNSHADED ZONE "X" PER MAP PANEL # 51031C0103D, DATED 08/28/2008.
  4. THESE PARCELS ARE SERVED WITH PUBLIC WATER & SEWER BY CCUSA.
  5. THE PUBLIC RIGHT-OF-WAY IS TO BE DEDICATED TO CAMPBELL COUNTY AND WILL BE PRIVATELY MAINTAINED.

THE UNDERSIGNED UNDERSTAND(S) THAT THE STREETS IN THE SUBDIVISION DO NOT MEET STATE STANDARDS AND WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR CAMPBELL COUNTY AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD. THE UNDERSIGNED CERTIFY (CERTIFIES) THAT IN THE EVENT STREETS DEDICATED ON THIS PLAT ARE TO BE CONSTRUCTED TO CURRENT STANDARDS OF THE STATE DEPARTMENT OF TRANSPORTATION, ALL COST OF THE IMPROVEMENTS SHALL BE AT THE OWNER OF RECORD'S COST, AND NO PUBLIC FUNDS SHALL BE USED TO CONSTRUCT SUCH STREETS. THE UNDERSIGNED FURTHER UNDERSTAND(S) THAT NO SERVICES PROVIDED BY THE COUNTY AND STATE REGARDING STREETS CONSTRUCTED TO DEPARTMENT OF TRANSPORTATION STANDARDS WILL BE PROVIDED TO SUCH LOTS.

WITNESS THE FOLLOWING SIGNATURES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ST. CLAIR ASSOCIATES LLC \_\_\_\_\_

(PRINTED NAME) \_\_\_\_\_

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND ST. CLAIR STATION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRED OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LAND AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME. WITH THE EXCEPTION OF TEMPORARY CONSTRUCTION EASEMENTS AND COMMON OR SHARED PUBLIC UTILITY EASEMENTS AS CONTEMPLATED BY SEC. 21-14.2 OF THIS CODE, AND IN ACCORDANCE WITH THE PROVISIONS OF VA CODE ANN. SEC. 15.2-2265, THE UNDERSIGNED ACKNOWLEDGE THAT THE ACT OF APPROVAL OF THE PLANNING COMMISSION AND RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO CAMPBELL COUNTY SUCH PORTION OF THE PREMISES PLATTED AS IS ON THIS PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TRANSFER TO CAMPBELL COUNTY ANY EASEMENT INDICATED ON THIS PLAT TO CREATE A PUBLIC RIGHT OF PASSAGE OVER THE LAND AND SHALL OPERATE TO TRANSFER TO CAMPBELL COUNTY, OR TO SUCH ASSOCIATION OR PUBLIC SERVICE AUTHORITY AS THE COUNTY MAY PROVIDE, SUCH EASEMENTS SHOWN ON THE PLAT FOR THE CONVEYANCE OF STORMWATER, DOMESTIC WATER AND SEWAGE, INCLUDING THE INSTALLATION AND MAINTENANCE OF ANY FACILITIES UTILIZED FOR SUCH PURPOSES, AS THE COUNTY MAY REQUIRE. WHEN THE CAMPBELL COUNTY PLANNING COMMISSION, OR AGENT, AS THE CASE MAY BE, APPROVE IN ACCORDANCE WITH THIS ORDINANCE A PLAT OR REPLAT OF LAND, THEN UPON THE RECORDATION OF THE PLAT OR REPLAT IN THE CLERK'S OFFICE OF CAMPBELL COUNTY ALL RIGHTS-OF-WAY, EASEMENTS OR OTHER INTERESTS OF THE COUNTY IN THE LAND INCLUDED ON THE PLAT OR REPLAT, EXCEPT AS SHOWN THEREON, SHALL BE TERMINATED AND EXTINGUISHED, EXCEPT THAT AN INTEREST ACQUIRED BY CAMPBELL COUNTY BY CONDEMNATION, BY PURCHASE FOR VALUABLE CONSIDERATION AND EVIDENCED BY SEPARATE INSTRUMENT OF RECORD, OR STREETS, ALLEYS AND EASEMENTS FOR PUBLIC PASSAGE SUBJECT TO THE PROVISIONS OF VA CODE ANN. SEC 15.2-2270 (REPL. VOL. 2008), VA CODE ANN. SEC. 15.2-2271 (REPL. VOL. 2008) OR VA CODE ANN. SEC. 15.2-2272 (REPL. VOL. 2008) SHALL NOT BE AFFECTED THEREBY.

WITNESS THE FOLLOWING SIGNATURES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ST CLAIR STATION ASSOCIATES LLC \_\_\_\_\_ DATE \_\_\_\_\_

OJOS LLC \_\_\_\_\_ DATE \_\_\_\_\_

COMMONWEALTH AT LARGE TO WIT:  
 STATE OF VIRGINIA COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED ABOVE HAVE ACKNOWLEDGED THE SAME BEFORE ME.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

THE UNDERSIGNED UND \_\_\_\_\_

COMMONWEALTH AT LARGE TO WIT:  
 STATE OF VIRGINIA COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED ABOVE HAVE ACKNOWLEDGED THE SAME BEFORE ME.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S57°03'07"E	262.00'

- EASEMENT LEGEND**
- (POAE) NEW PROPERTY OWNERS ASSOCIATION DRAINAGE EASEMENT
  - (SE) NEW SANITARY SEWER EASEMENT DEDICATED CAMPBELL COUNTY UTILITIES AUTHORITY
  - (WE) NEW WATERLINE EASEMENT DEDICATED CAMPBELL COUNTY UTILITIES AUTHORITY
  - (PUE) NEW 10' PUBLIC UTILITY EASEMENT
  - (SCE) NEW PRIVATE STORM DRAINAGE CONVEYANCE EASEMENT
  - (LE) NEW LANDSCAPE EASEMENT
  - (PSE) NEW PRIVATE SANITARY SEWER EASEMENT
  - (IE) NEW 24' INGRESS/EGRESS EASEMENT

THIS MAP WAS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAMPBELL COUNTY, VIRGINIA, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. THIS MAP WAS RECEIVED AND ADMITTED TO RECORD IN PLAT CABINET \_\_\_\_\_ AT PAGE \_\_\_\_\_.

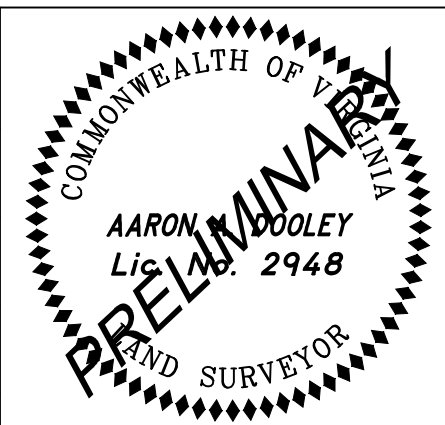
TESTE \_\_\_\_\_

VIRGINIA DEPARTMENT OF TRANSPORTATION \_\_\_\_\_ DATE \_\_\_\_\_

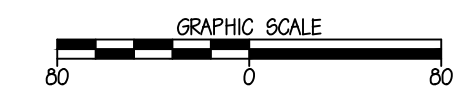
CAMPBELL COUNTY UTILITIES & SERVICE AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

EROSION AND SEDIMENT CONTROL ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION AGENT \_\_\_\_\_ DATE \_\_\_\_\_



DWN:	MJD
DATE:	5/4/2023
DWG:	V-SP-20168
JOB:	20168



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 E-Mail: pno@perkins-orrison.com WEBSITE - http://www.perkins-orrison.net