

STATEMENTS AND SIGNATURES

SOURCE OF TITLE:
THE PROPERTY AS SHOWN ON THIS PLAT IS THE PROPERTY CONVEYED UNTO CAMPBELL COUNTY BY THAT CERTAIN DEED DULY ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF CAMPBELL, VIRGINIA IN INSTRUMENT No. 050009992, AND IS INDICATED AS TAX MAP PARCEL 43-A-81 AND 43-A-79.

OWNER'S CONSENT AND DEDICATION STATEMENT:
THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LAND AND ARE LEGALLY ENTITLED TO SUBDIVIDE.

OWNER _____ TITLE _____ DATE: _____

STATE: VIRGINIA
COUNTY OF: CAMPBELL

I, _____ A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____.

MY COMMISSION EXPIRES: _____

SIGNATURE: _____

THIS MAP WAS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAMPBELL COUNTY, VIRGINIA ON THE _____ DAY OF _____ THIS MAP WAS RECEIVED AND ADMITTED IN PLAT BOOK _____, PAGE _____.

TESTEE _____

AGENT FOR THE BOARD OF SUPERVISORS

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.

BOUNDARY LINES NOT SURVEYED ARE CLEARLY MARKED AS BROKEN LINES.

THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.

THIS PLAT DOES NOT ADDRESS THE EXISTENCE, DETECTION, OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.

UNLESS OTHERWISE SHOWN, NO BURIAL SITES WERE FOUND DURING THIS SURVEY.

THIS PLAT DOES NOT NECESSARILY INDICATE ALL EXISTING UTILITIES, AND NO CERTIFICATION IS MADE AS TO THE EXACT LOCATIONS AS SHOWN.

BASED ON A GRAPHIC DETERMINATION, THIS PROPERTY LIES IN ZONE "C" OF THE FEMA FIRM MAP 510028 0050 B, DATED APRIL 17, 1984.

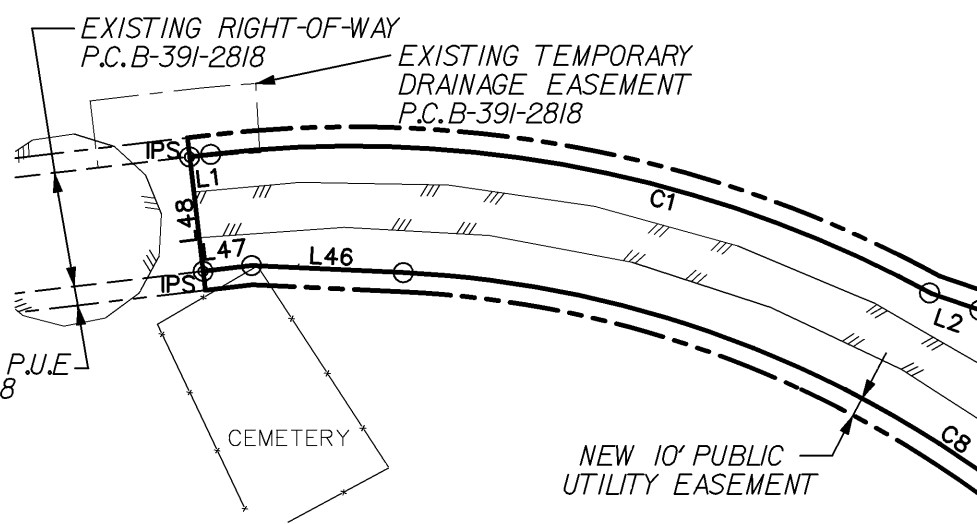
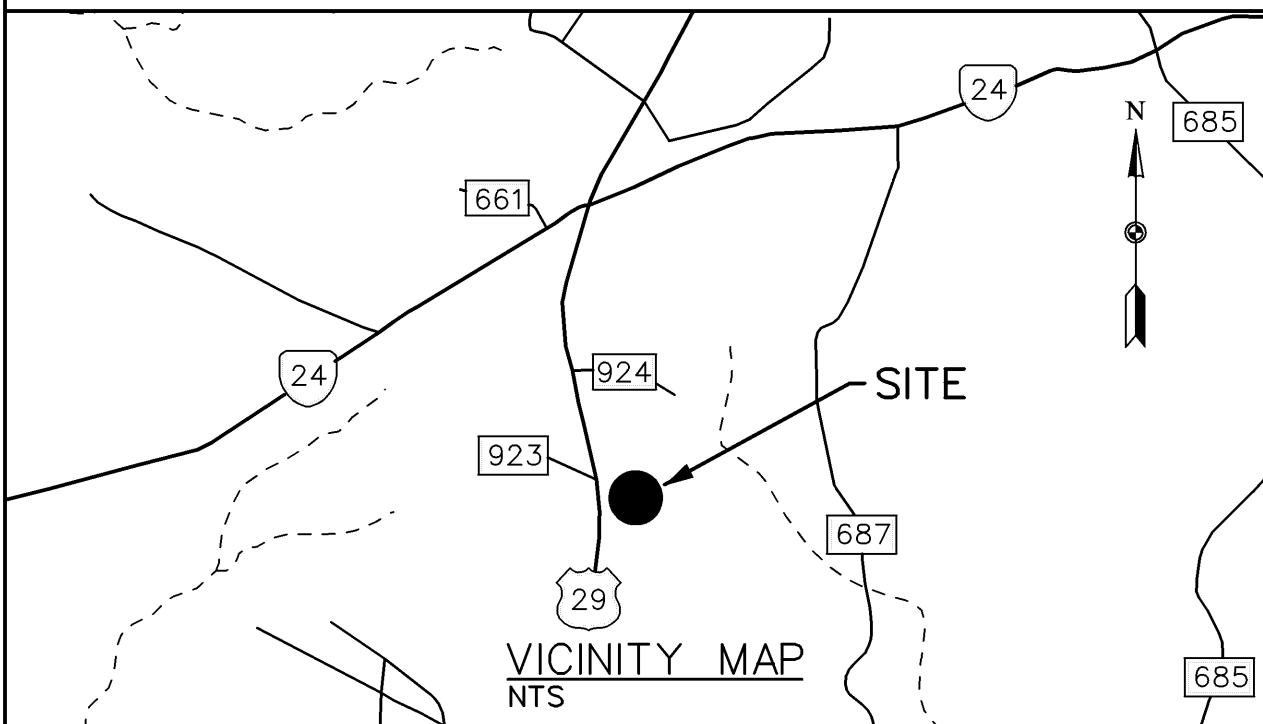
NO ZONING CHANGE IS REQUESTED BY THIS SUBDIVISION.

ALL CORNERS ARE MONUMENTED AS SET FORTH ON THIS PLAT.

CERTIFICATE OF APPROVAL:
THE SUBDIVISION KNOWN AS "SUBDIVISION OF THE PROPERTY OF PHASE II SENECA PARK RIGHT OF WAY" IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE _____ AGENT, CAMPBELL COUNTY BOARD OF SUPERVISORS

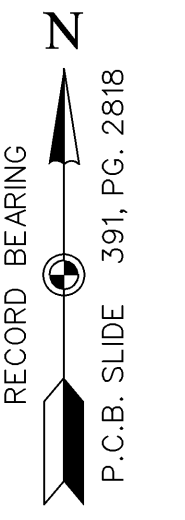
DATE _____ VDOT



LINE	LENGTH	BEARING
L1	11.01	N83°15'29"E
L2	26.52	S71°04'25"E
L3	26.63	S38°03'53"E
L4	157.16	S41°34'28"E
L5	9.09	S58°08'04"E
L6	72.04	S36°29'36"E
L7	18.59	S29°26'28"E
L8	14.23	N62°27'57"E
L9	30.00	S27°31'27"E
L10	13.77	S62°27'57"W
L11	3.29	S29°09'45"E
L12	51.60	S18°29'40"E
L13	50.69	S20°13'43"E
L14	89.34	S15°15'24"E
L15	10.77	S38°47'43"E
L16	152.18	S27°29'07"E
L17	25.39	S31°30'31"E
L18	38.84	S46°04'05"E
L19	31.81	S48°01'04"E
L20	50.00	N41°58'47"E
L21	30.00	S48°01'13"E
L22	50.00	S41°58'47"W
L23	45.98	S48°01'13"E
L24	25.50	S59°19'49"E
L25	139.38	S48°01'13"E
L26	124.92	S49°53'26"W
L27	139.38	N48°01'13"W
L28	25.50	N59°19'49"W
L29	75.00	N48°01'13"W
L30	25.50	N36°42'38"W
L31	7.78	N48°01'13"W
L32	177.18	N27°29'07"W
L33	25.50	N38°47'43"W
L34	26.93	N49°17'13"W
L35	25.50	N38°47'43"W
L36	25.00	N27°29'07"W
L37	25.50	N38°47'43"W
L38	25.50	N38°47'43"W
L39	23.88	N27°29'07"W
L40	15.00	S62°33'12"W
L41	30.00	N27°29'07"W
L42	20.78	N62°33'12"E
L43	21.54	N16°10'32"W
L44	25.00	N27°29'07"W
L45	53.49	N05°33'56"W
L46	79.14	N87°20'26"W
L47	25.36	S83°15'29"W
L48	60.00	N6°44'31"W

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BRG.	CHORD DIST.
C1	35°21'05"	630.00	200.76	388.71	S79°03'58"E	382.57
C2	14°09'54"	635.00	78.90	156.99	S51°56'53"E	156.59
C3	14°06'58"	565.00	69.96	139.20	S34°32'37"E	138.85
C4	94°44'45"	70.00	76.05	115.75	S60°38'51"E	103.01
C5	126°19'49"	70.00	138.37	154.34	S49°53'26"W	124.92
C6	78°55'26"	70.00	57.63	96.42	N27°28'56"W	88.98
C7	20°32'06"	635.00	115.03	227.59	N37°45'10"W	226.37
C8	59°14'14"	565.00	321.21	584.14	N57°43'19"W	558.47

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ORIGINAL AREA TMP 43-A-81 = 159.134 Ac. (BY COUNTY RECORDS)
- PHASE II R.O.W. = - 3.268 Ac.
REMAINING PROPERTY TMP 43-A-81 = 155.866 Ac.

TOTAL PHASE II RIGHT-OF-WAY AREA = 3.347 Ac.
AREA FROM TMP 43-A-81 = 3.268 Ac.
AREA FROM TMP 43-A-79 = 0.079 Ac.

CAMPBELL COUNTY
TMP 43-A-81
INST.* 050009992

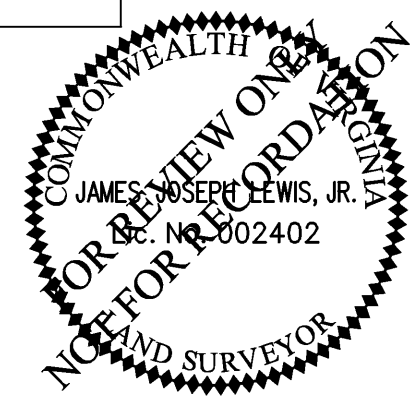
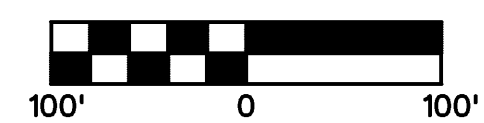
CAMPBELL COUNTY
TMP 43-A-81
INST.* 050009992

CAMPBELL COUNTY
TMP 43-A-79
INST.* 050009992

LEGEND

- TMP TAX MAP PARCEL
- D.B. DEED BOOK
- PG. PAGE
- P.C. PLAT CABINET
- P.U.E. PUBLIC UTILITY EASEMENT
- POINT
- IPS ⊙ IRON PIN SET
- NEW EASEMENT
- - - - PROPERTY LINE NOT SURVEYED

IF THIS DRAWING IS A REDUCTION,
GRAPHIC SCALE MUST BE USED.



Wiley & Wilson
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Lynchburg, VA 24501-1547
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www.wileywilson.com

TITLE:
**SUBDIVISION OF
PHASE II SENECA PARK RIGHT-OF-WAY**
**FLAT CREEK MAGISTERIAL DISTRICT
CAMPBELL COUNTY, VIRGINIA**
SURVEYED MARCH 12, 2007

SCALE:
1"=100'
DATE:
03/23/2007
DRAWN BY:
JUL
COMM. NO.
207045.00
FILE:
Subd ROWplat.dgn