

**AGOSE STATEMENT:**

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL, MASSIVE SEWER SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE SEWERAGE AND WASTE WATER ACT AND DISPOSAL REGULATIONS (12 VAC 6-610-10 ET SEQ. THE REGULATIONS) (LAND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES). THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32-1-613.0 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ON-SITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AGOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH REGULATIONS BY: **STEPHEN DALTON AGOSE #1940 000062 PHONE (776) 28-4200**. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO 38 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ON-SITE SEWAGE SYSTEMS. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOT IS SUITABLE FOR TRADITIONAL SYSTEM WITH A 50% TRADITIONAL RESERVE. HOWEVER, ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

CARROLL COUNTY HEALTH OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

**OWNERS STATEMENT:**

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND +/- 2.69 AC. TRACT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

BOARD OF SUPERVISORS OF CARROLL COUNTY, VIRGINIA \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY'S STATEMENT:

STATE OF \_\_\_\_\_ TO WIT:  
CITY/COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY BOARD OF SUPERVISORS OF CARROLL COUNTY, VIRGINIA.

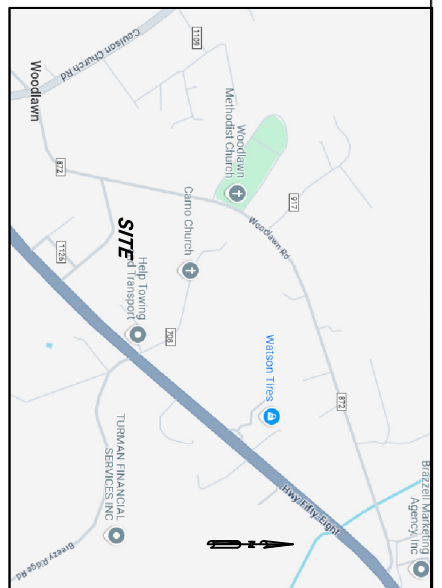
NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_ REGISTRATION # \_\_\_\_\_

**LEGEND**

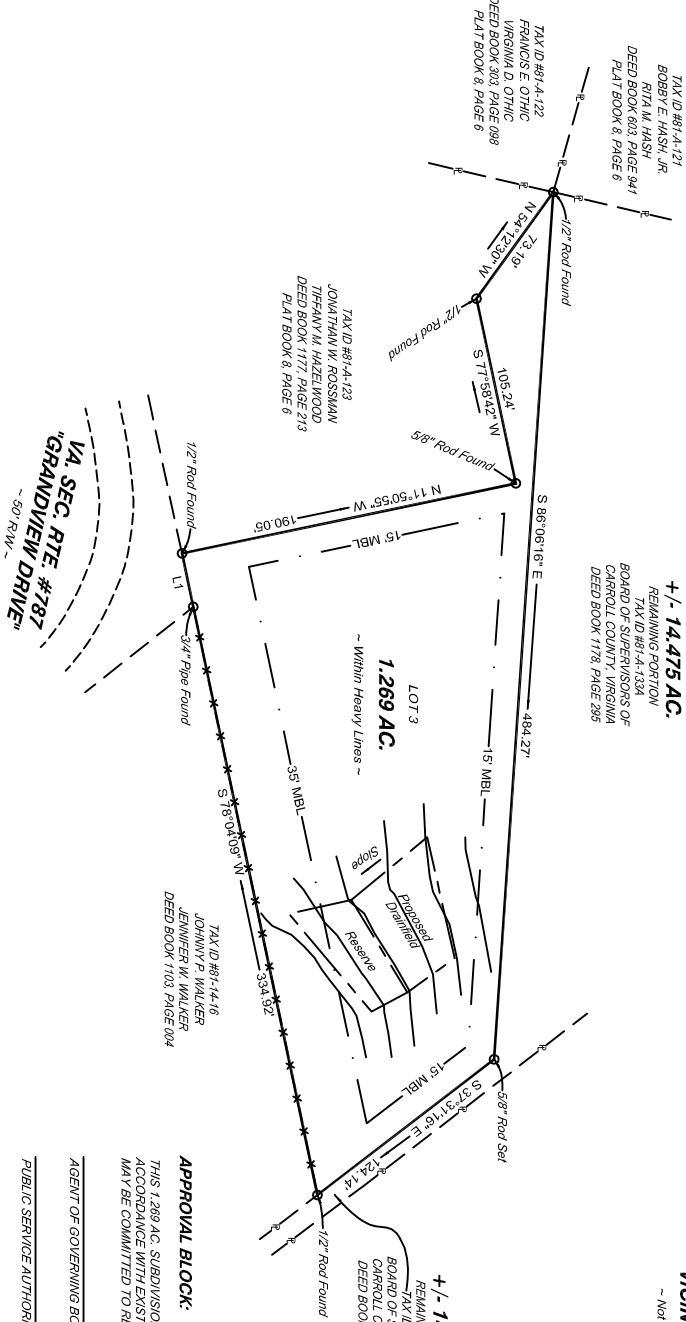
- Adjuter
- Creek/Stream
- Edge of Road
- - - - - Fence
- - - - - Overhead Utility
- ◊ Utility Pole

LINE	BEARING	DISTANCE
L1	S 78° 03' 24" W	30.41'

RECORD NORTH  
VA SPC SOUTH ZONE NAD83



**VICINITY MAP**  
- Not to Scale -



**NOTES:**

1. THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.

2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

3. SUBJECT PROPERTY AS SHOWN IS A PORTION OF CARROLL COUNTY TAX ID #81-14-1334.

4. OWNER ADDRESS: BOARD OF SUPERVISORS OF CARROLL COUNTY, VIRGINIA  
608-1 PINE STREET  
HILLSVILLE, VA 24343

5. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A FEMA DESIGNATED FLOOD HAZARD ZONE. THIS OPINION IS BASED UPON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL #51035C 0275C, ZONE X) AND HAS NOT BEEN FIELD VERIFIED.

6. ANY STREAMS OR WETLANDS CROSSING SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN A MANNER THAT COMPLES WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. ANY REQUIRED FIELD WORK WITHIN ANY STREAMS OR WETLANDS LOCATED ON THIS PROPERTY OR THEIR TRIBUTARIES AND/OR THEIR ADJACENT WETLANDS IS SUBJECT TO WRITTEN APPROVAL BY THE CORPS OF ENGINEERS AND/OR DEED PRIOR TO ITS INITIATION. THE OWNER WILL OBTAIN WRITTEN APPROVAL BY SUBMITTING A COMPLETE PERMIT APPLICATION PRIOR TO PERFORMING ANY WORK IN THE WETLANDS AND/OR WETLANDS.

7. 35' MINIMUM BUILDING SETBACK FROM FRONT LINE, 45' MINIMUM BUILDING SETBACK FROM SIDE AND BACK LINES.

8. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY WHICH MAY NOT BE SHOWN.

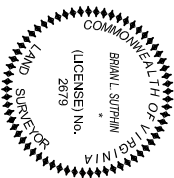
9. SUBJECT PROPERTY SERVED BY PUBLIC WATER AND PRIVATE SEWER.

**WATERSEWER AVAILABILITY NOTE:**  
ACCESS TO PUBLIC WATER LINE IS AVAILABLE. HOWEVER, LOCATION AND ELEVATION OF THE HOUSESTRUCTURE MAY NECESSITATE INCORPORATING A PUMP SYSTEM INTO THE RESIDENTIAL (WATERSEWER) SYSTEM. ALL COSTS FOR THE MECHANICAL PUMP SYSTEM WILL BE THE RESPONSIBILITY OF THE LANDOWNER.



**TITLE REFERENCE:**

BOARD OF SUPERVISORS OF CARROLL COUNTY, VIRGINIA DEED BOOK 1178 PAGE 395



**APPROVAL BLOCK:**

THIS 1.269 AC. SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

AGENT OF GOVERNING BODY	DATE
_____	_____
PUBLIC SERVICE AUTHORITY	DATE

PLAT SHOWING  
**1.269 AC. TRACT**  
PROPERTY OF  
**BOARD OF SUPERVISORS OF CARROLL COUNTY, VIRGINIA**  
LOCATED ON  
VA. SEC. RTE #787 - "GRANDVIEW DRIVE"  
PIPERS GAP MAGISTERIAL DISTRICT  
CARROLL COUNTY, VIRGINIA

SCALE: 1" = 50'  
DATE: 3 OCTOBER 2024  
BLUE RIDGE SURVEYING & MAPPING, INC.  
445 WEST STUART DRIVE, SUITE B - HILLSVILLE, VA 24343  
PHONE/FAX 276.728.2022 - bsurvey1@gmail.com - www.bsurveying.com  
JOB #20444