

OWNERS STATEMENT:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND 1.490 AC. TRACT, AS 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

NOTARY STATEMENT:

STATE OF _____ TO WIT:

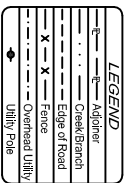
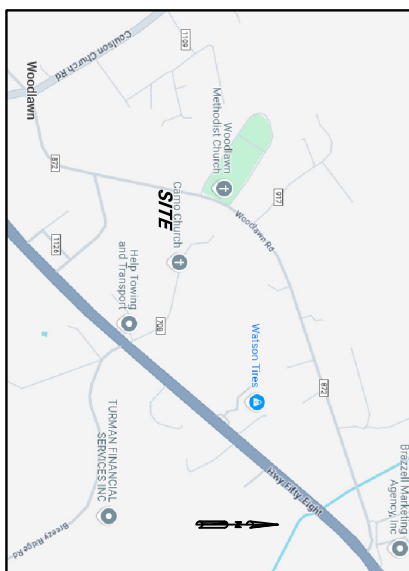
CITY/COUNTY OF _____

NOTARY PUBLIC _____

REGISTRATION # _____

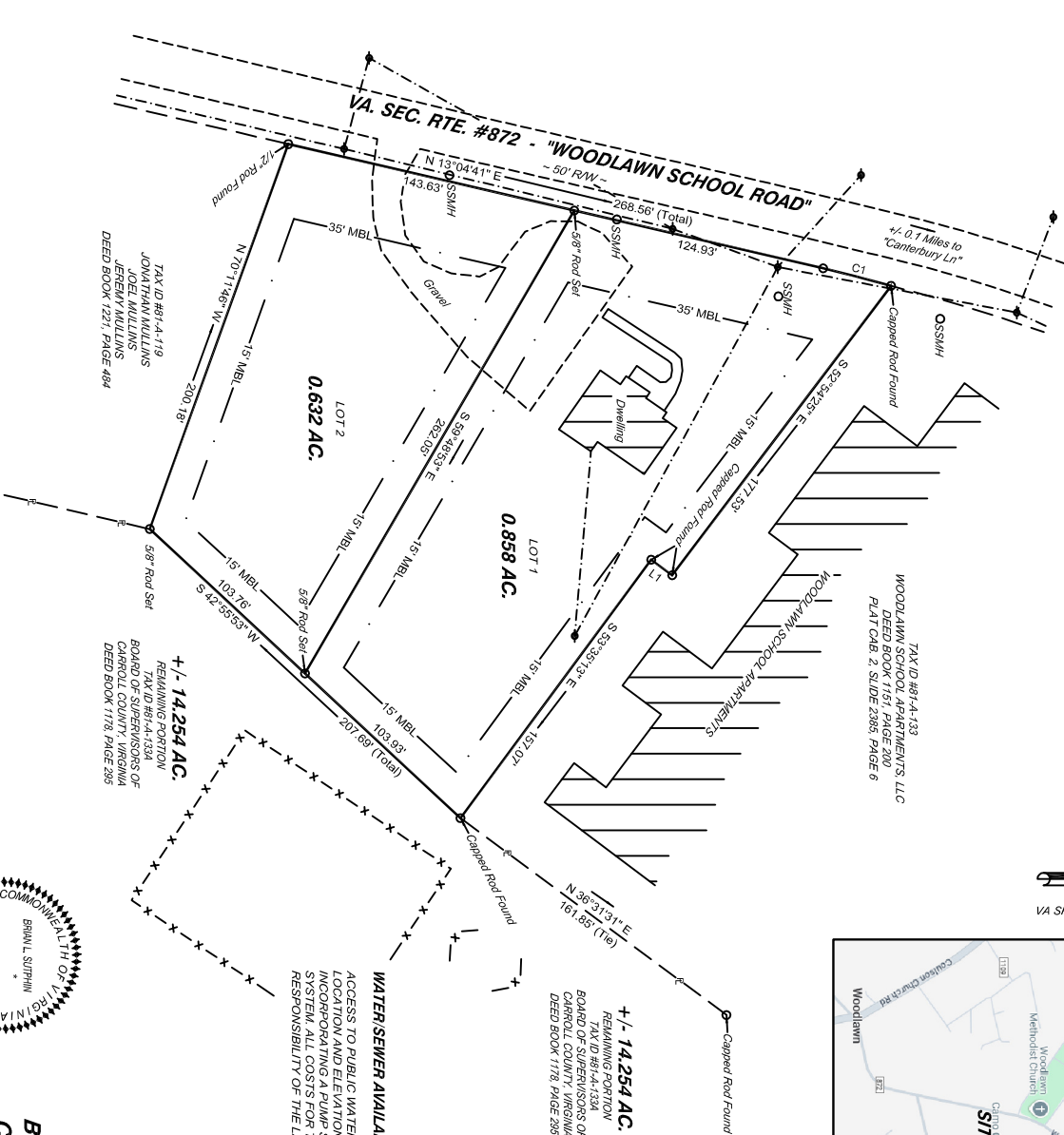
DATE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	696.42'	34.34'	34.34'	N 14.2927° E	02.48932°
C2	696.42'	34.34'	34.34'	S 36.2705° W	12.78°



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 #91-4-1324.
4. OWNER ADDRESS: BOARD OF SUPERVISORS OF CARROLL COUNTY, VIRGINIA 606-1 PINE STREET HILLSVILLE, VA 24343
5. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE HAZARDS OF A FEMA DESIGNATED FLOOD HAZARD ZONE. THIS OPINION IS BASED UPON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL #91038C 0150C ZONE VA) AND HAS NOT BEEN FIELD VERIFIED.
6. ANY STREAMS OR WETLANDS CROSSING SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN A MANNER THAT COMPLIES WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. ANY PROPOSED 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 CARROLL COUNTY BOARD OF SUPERVISORS. INTENTION, THE OWNER WILL OBTAIN WRITTEN APPROVAL BY SUBMITTING A COMPLETE PERMIT APPLICATION PRIOR TO PERFORMING ANY WORK IN THE WATERSHEDS AND/OR WETLANDS.
7. 35' MINIMUM BUILDING SETBACK FROM FRONT LINE IS 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. CORNERS NOT DESCRIBED ARE POINTS LOCATED ALONG 50' R/W, RTE 872.
10. SUBJECT PROPERTY SERVED BY PUBLIC WATER AND SEWER.



WATERSEWER AVAILABILITY NOTE:
ACCESS TO PUBLIC WATERSEWER LINE IS AVAILABLE. HOWEVER, LOCATION AND ELEVATION OF THE HOUSE/STRUCTURE 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.

APPROVAL BLOCK:

THIS 1.490 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 _____

TITLE REFERENCE:

BOARD OF SUPERVISORS OF CARROLL COUNTY, VIRGINIA DEED BOOK 1178, PAGE 285



BOARD OF SUPERVISORS OF CARROLL COUNTY, VIRGINIA

PLAT SHOWING
PROPERTY OF
1.490 AC. (Total)

LOCATED ON
VA. SEC. RTE. #872 - "WOODLAWN SCHOOL ROAD"
PIPERS GAP MAGISTERIAL DISTRICT
CARROLL COUNTY, VIRGINIA
SCALE: 1" = 40'
DATE: 3 OCTOBER 2024
BLUE RIDGE SURVEYING & MAPPING, INC.
445 WEST STUART DRIVE, SUITE B - HILLSVILLE, VA 24343
PHONE/FAX 216.728.2022 - bsurveying@gmail.com - www.bsurveying.com

JOB #2044