CURRENT OWNER / TITLE SOURCE

PARCEL ID 124-A-7
THE ESTATE OF AMANDA J. DECOLIGNY
DEED BK 452, PG 22
PLAT CABINET 1, PG 277

PARCEL ID 124-A-12
S'AMANDAS, INC.
DEED BK 435, PG 307
PLAT IN DEED BK 435, PG 309

NOTES:

THIS IS A RE-SURVEY OF AN EXISTING LOT AND IS IS EXEMPT FROM THE AMHERST COUNTY SUBDIVISION ORDINANCE.

ALL IRON RODS SET ARE 5/8" REBAR.

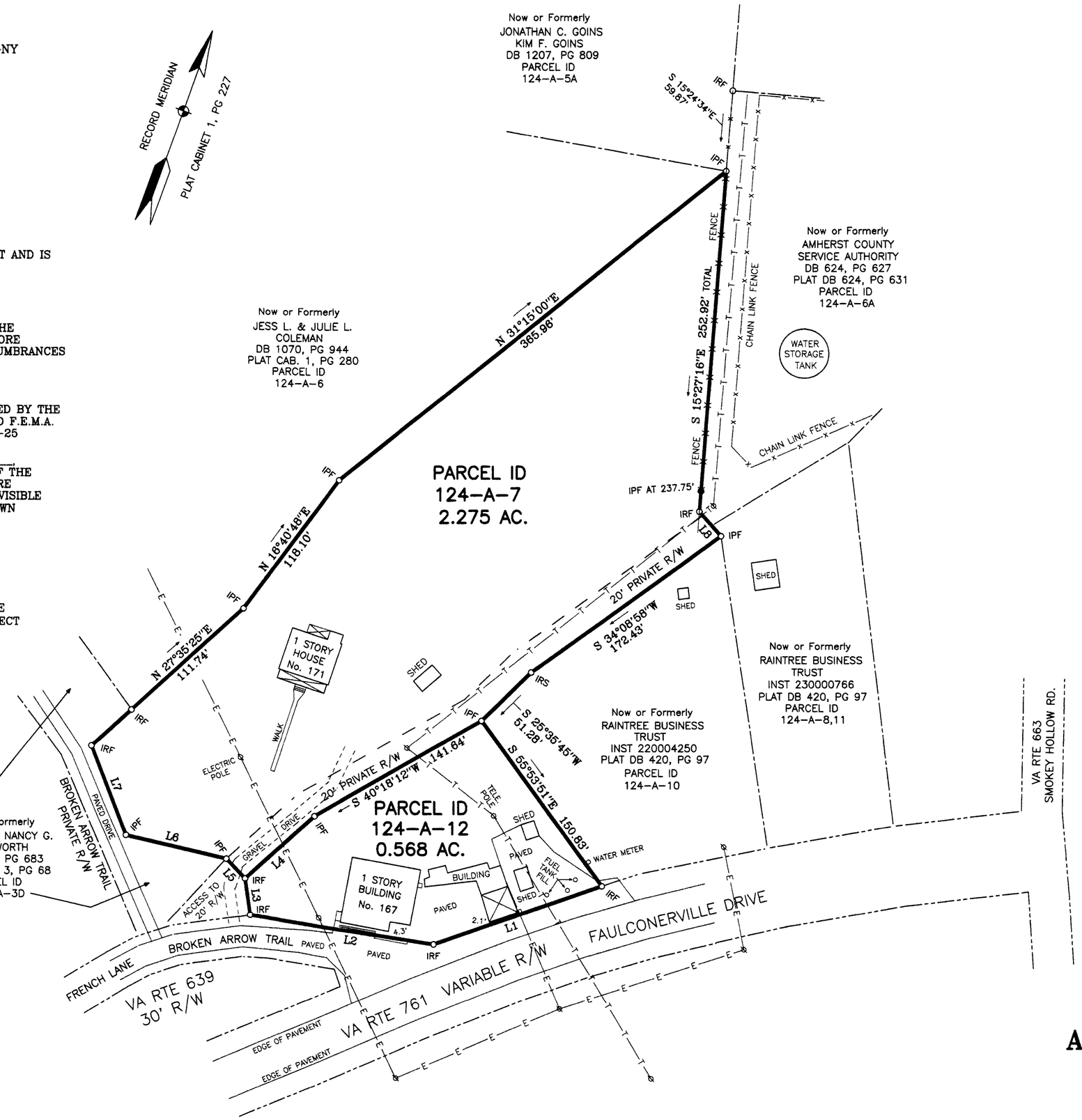
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

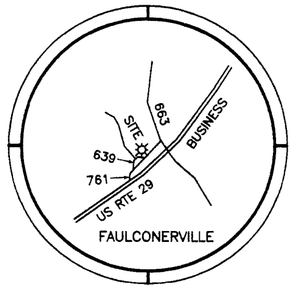
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS DETERMINED BY THE DEPARTMENT OF HOMELAND SECURITY AND F.E.M.A. ZONE X, FIRM 51009C0290C, DATED 2-14-25

THIS IS TO CERTIFY THAT ON SEPT. 25, 2025, AN ACCURATE SURVEY WAS MADE OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD.

COMMONWEALTH OF VIRGINIA
JAMES T. RIDDLE
No. 2162
9-25-25
LAND SURVEYOR





LOCATION MAP

LINE TABLE

COURSE	BEARING	DISTANCE
L1	S 50°41'03"W	131.41'
L2	S 79°06'26"W	136.72'
L3	N 27°52'26"W	27.42'
L4	N 27°41'43"E	69.36'
L5	N 63°30'01"W	20.02'
L6	S 83°19'18"W	76.01'
L7	N 40°56'03"W	70.48'
L8	S 61°19'32"E	23.98'

LEGEND

IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET
ø = UTILITY POLE

2.842 ACRES TOTAL

60 0 60 120 180
GRAPHIC SCALE - FEET

PLAT OF SURVEY
PREPARED FOR

THE ESTATE OF AMANDA J. DECOLIGNY

AND

S'AMANDAS, INC.

LOCATED IN
COURT HOUSE MAGISTERIAL DISTRICT
AMHERST COUNTY, VIRGINIA
SEPTEMBER 25, 2025
SCALE 1" = 60'

CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590

FIELD BK 835, JOB No. 25181, DRAWING No. C-5303

JTR