

CURRENT OWNER / TITLE SOURCE

THE ESTATE OF J. AMANDA DeCOLIGNY
DEED TO PROPERTY: DEED BK 699, PG 228
SEE PLAT IN DEED BK 140, PG 203

REFERENCE - TAX No. 81-A-40

THIS PROPERTY IS ZONED A-1
AGRICULTURAL RESIDENTIAL AND
THE FOLLOWING SETBACKS APPLY:
FRONT: 75' FROM THE CENTERLINE
OF THE ROAD / 50' FROM THE FRONT
PROPERTY LINE, SIDE; 25', REAR 25'.

NOTES:

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 A PORTION OF THE
PROPERTY SHOWN HEREON IS LOCATED WITHIN THE
100 YEAR FLOOD ZONE AS DETERMINED BY THE
DEPARTMENT OF HOMELAND SECURITY AND F.E.M.A.
ZONE X & ZONE A, FIRM 51009C0280C, DATED 2-14-25

THIS IS TO CERTIFY THAT ON AUGUST 26
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.

ALL INTERIOR LOT LINES CREATING LOTS 1 THROUGH 8 ARE "NEW LINES".

EACH LOT OWNER WILL BE RESPONSIBLE FOR OBTAINING A VDOT
LAND USE PERMIT FOR INSTALLATION OF THEIR INDIVIDUAL ENTRANCE.

THE COMBINED ACCESS DRIVE AS SHOWN HEREON DOES NOT MEET THE STANDARDS
NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL
NOT BE MAINTAINED BY THE VIRGINIA DEPT. OF TRANSPORTATION OR AMHERST
COUNTY AND IS NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER
FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE
COMMONWEALTH TRANSPORTATION BOARD.

SEE ROAD MAINTENANCE AGREEMENT INCLUDED IN THE RESTRICTICE COVENANTS
FOR THIS SUBDIVISION CONCERNING THE UPKEEP OF THE PROPOSED COMBINED
ACCESS DRIVE FOR LOTS 2, 3, 4, & 5, AS SHOWN HEREON.

PRIVATE WELL & SEPTIC WILL BE REQUIRED FOR EACH LOT EXCEPT LOT 5.
LOT 5 HAS A PERMITTED SEPTIC SYSTEM INSTALLED AND WATER IS
SUPPLIED FROM A PUBLIC WATER SYSTEM.

ONSITE SOIL EVALUATOR CERTIFICATION:

I, FRED EDWARD WILLMAN CERTIFY THAT SOILS EVALUATION WORK FOR THIS
SUBDIVISION HAS BEEN DONE IN ACCORDANCE WITH BOTH STATE LAW, AND
AMHERST COUNTY ORDINANCES RELATING TO ONSITE SEWAGE DISPOSAL.
DATA RESULTING FROM SOIL WORK, INCLUDING TREATMENT SYSTEMS
PRETREATMENT SYSTEMS, PRIMARY AND RESERVE DRAINFIELDS,
HAS BEEN APPROPRISTELY EVALUATED AND APPROVED BY THE
VIRGINIA DEPARTMENT OF HEALTH.

THE VIRGINIA DEPARTMENT OF HEALTH ADVISES THAT SEPTIC TANKS BE PUMPED
EVERY THREE (3) TO FIVE (5) YEARS TO MAXIMIZE THE LIFE OF THE ON-SITE
WASTEWATER SYSTEM AREA.

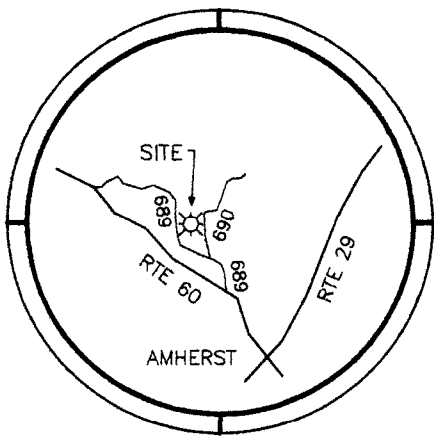
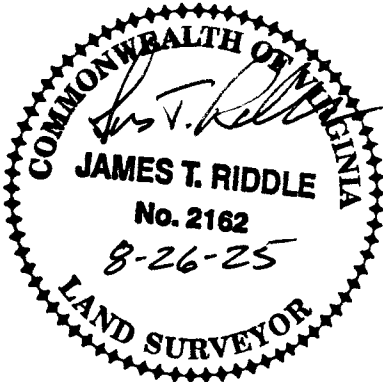
*This subdivision is approved for individual onsite sewage systems in accordance with the
provisions of the "Code of Virginia", and the "Sewage Handling and Disposal Regulations (12
VAC 5-610-10 et seq., the "Regulations")", (and local ordinances if the locality has
authorized the local health department to accept private evaluations for compliance with
local ordinances).*

*This subdivision was submitted to the Health Department for review pursuant to Sec 32.1-
163.5 of the "Code of Virginia" which requires the Health Department to accept private soil
evaluations and designs from an Authorized Onsite Soil Evaluator (AOSE) or a
Professional Engineer working in consultation with an AOSE for residential development.
The Department is not required to perform a field check on such evaluations. This
subdivision was certified as being in compliance with the Board of Health's regulation by:
FRED EDWARD WILLMAN LICENSE No. 1940001448 PHONE: 434-610-4334. This subdivision approval
issued in reliance upon that certification.*

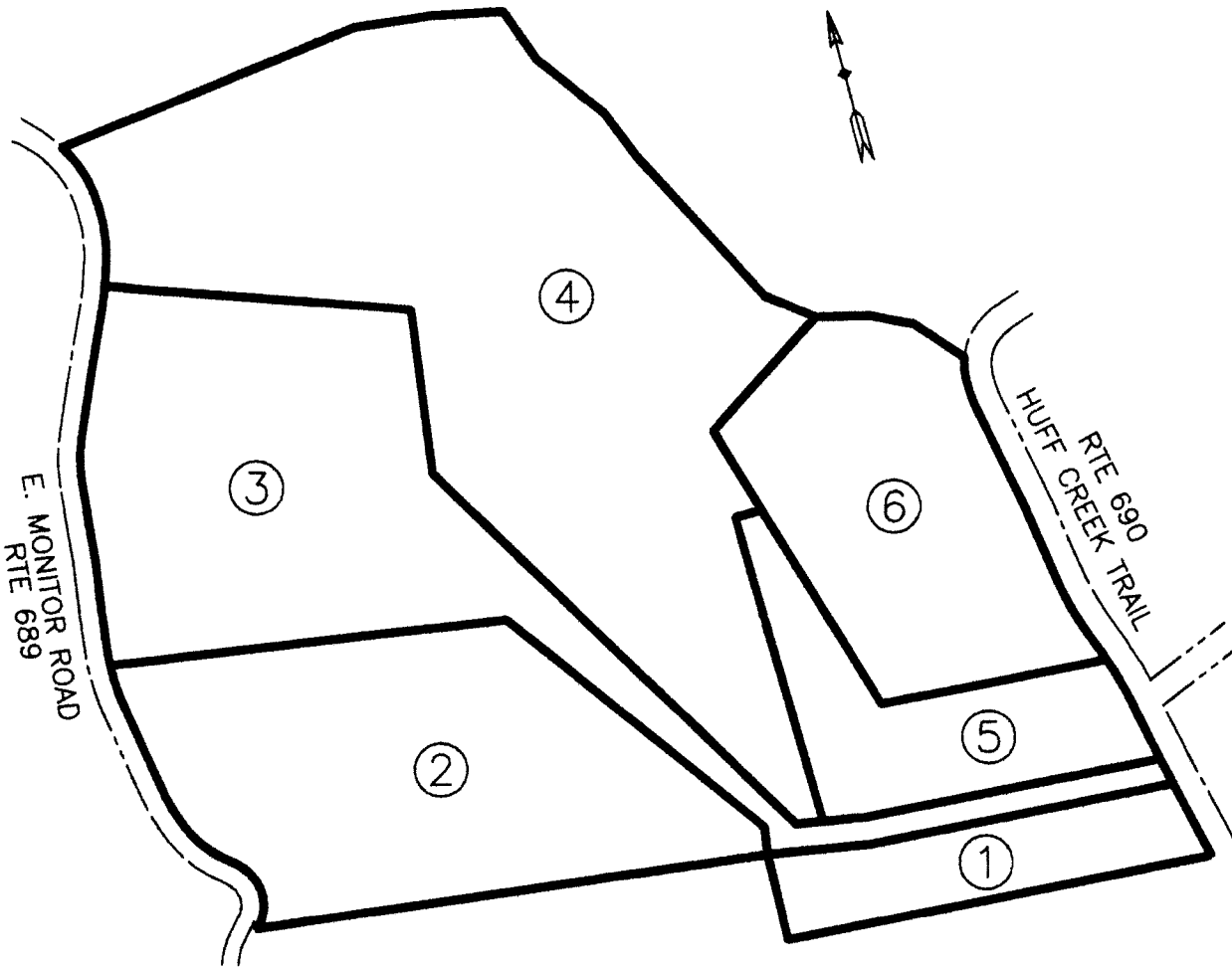
*Persuant to Sec 360 of the Regulations this approval is not assurance that Sewage Disposal
System Construction Permits will be issued for any lot in the subdivision unless that lot is
specifically identified as having an approved site for an onsite sewage disposal system, and
unless all conditions and circumstances are present at the time of application for a permit as
are present at the time of this approval. This subdivision may contain lots that do not have
approved sites for onsite sewage systems.*

*This subdivision approval is issued in reliance upon the certification that approved lots are
suitable for "traditional systems"; however actual system designs may be different at the
time construction permits are issued.*

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.



LOCATION MAP
(NOT TO SCALE)



KEY MAP
(SCALE 1" = 350')

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	118.63'	18.35'	36.42'	17°35'27"	36.28'	S 11°25'16"W
C2	262.54'	32.31'	64.30'	14°01'59"	64.14'	S 04°23'27"E
C3	973.35'	23.97'	47.93'	2°49'16"	47.92'	S 09°59'49"E
C4	528.65'	60.75'	120.97'	13°06'39"	120.71'	S 15°08'30"E
C5	816.71'	24.77'	49.53'	3°28'28"	49.52'	S 19°57'35"E
C6	816.71'	50.28'	100.43'	7°02'44"	100.37'	S 14°41'59"E
C7	6862.65'	54.32'	108.63'	0°54'25"	108.63'	S 11°37'50"E
C8	6862.65'	26.01'	52.02'	0°26'03"	52.02'	S 12°18'04"E
C9	6862.65'	56.53'	113.08'	0°56'38"	113.06'	S 12°59'25"E
C10	78.21'	52.81'	92.90'	68°03'42"	87.54'	N 07°24'10"E
C11	111.43'	26.39'	51.83'	26°38'58"	51.36'	N 39°57'10"W
C12	194.23'	45.92'	90.19'	26°36'16"	89.38'	N 39°58'31"W
C13	304.76'	46.54'	92.37'	17°21'57"	92.01'	N 17°59'24"W
C14	416.94'	41.59'	82.91'	11°23'37"	82.77'	N 03°36'37"W
C15	416.94'	16.56'	33.11'	4°33'00"	33.10'	N 04°21'41"E
C16	2595.13'	48.80'	97.80'	2°09'17"	97.59'	N 07°42'50"E
C17	1251.12'	37.74'	75.46'	3°27'21"	75.45'	N 07°03'48"E
C18	271.13'	43.15'	85.59'	18°05'11"	85.23'	N 14°22'43"E
C19	4825.44'	56.85'	113.70'	1°21'00"	113.70'	N 24°05'49"E
C20	666.97'	25.79'	51.56'	4°25'48"	51.55'	N 22°33'26"E
C21	666.97'	24.22'	48.42'	4°09'33"	48.41'	N 18°15'46"E
C22	308.84'	63.41'	125.07'	23°12'14"	124.22'	N 04°34'53"E
C23	229.26'	51.88'	102.05'	25°30'10"	101.20'	N 19°46'20"W

BUFFALO RIVER WATERSHED NOTE:

THIS PROPERTY IS WITHIN THE AMHERST COUNTY WATERSHED PROTECTION DISTRICT.
A SEVENTY-FIVE (75') WIDE VEGETATED STREAM SIDE BUFFER IS REQUIRED ON
PERENNIAL STREAMS LOCATED WITHIN THIS DISTRICT. THE FOLLOWING ACTIVITIES
ARE NOT PERMITTED WITHIN THE SEVENTY-FIVE FOOT WIDE VEGETATED STREM SIDE BUFFER;

- SEPTIC TANK DRAINFIELD SYSTEMS AND RESERVE DRAINFIELD SYSTEMS.
- BUILDING STRUCTURES.
- DRAINAGE DITCHES WHICH CONCENTRATE THE FLOW OF SURFACE WATER ACROSS THE STRIP.
- ABOVE OR BELOW GROUND STORAGE TANKS.
- ROW CROPS REQUIRING TILLAGE, EXCEPT IN STRICT ACCORDANCE WITH BMP & CONSERVATION PLA.
- LOGGING OR OTHER SILVICULTURAL ACTIVITY, EXCEPT IN STRICT ACCORDANCE WITH BMP
- FOR PUBLIC WATER SUPPLIES.

OWNER'S CERTIFICATE AND NOTARIZATION

KNOW ALL MEN BY THESE PRESENTS;

That I, _____, Authorized Representative for the Estate of J. Amanda DeColigny, owner of the property shown on this plat, do hereby dedicate to Amherst County the 25' wide strip for street widening purposes as shown hereon. I also dedicate to public use the 20' Public Utility Easements as shown hereon. I further certify that James T. Riddle, LS, surveyed and made this plat with my own free will and consent, and the newly subdivided parcels are within the boundaries of a tract of land conveyed to J. Amanda DeColigny, by Deed recorded in Deed Book 699, Page 228, Amherst County. Additionally, the owners understand and accept the prescribed right-of-way on their property as a means of access to a subdivision of property. It is understood and accepted that maintenance of the access road will take place within the right-of-way.

Estate of J. Amanda DeColigny
Authorized Representative

Signature _____, Printed Name _____, Date _____

State of _____
of _____

I _____, a Notary Public in and for the aforesaid State do
hereby certify that _____, whose name is signed to the foregoing writing,
has personally appeared before me and acknowledged the same in my aforesaid jurisdiction on
this _____ day of _____, 20____.

Notary Public My Commission Expires _____

APPROVAL

DATE: _____
V.D.O.T. HIGHWAY ENGINEER

DATE: _____
VIRGINIA DEPARTMENT OF HEALTH REPRESENTATIVE

DATE: _____
SUBDIVISION AGENT
AMHERST COUNTY, VIRGINIA

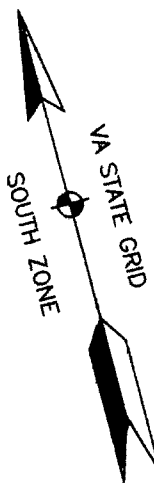
DATE: _____
TOWN OF AMHERST

DATE: _____
AMHERST COUNTY SERVICE AUTHORITY

PLAT OF SUBDIVISION
SHOWING
DeCOLIGNY ESTATES
LOCATED IN
COURT HOUSE MAGISTERIAL DISTRICT
AMHERST COUNTY, VIRGINIA
AUGUST 26, 2025

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

SHEET
1 OF 2



Now or Formerly
BARBARA W. SEIBERT
STEPHEN G. KROPELIN
TRUSTEES
DB 1292, PG 812
PLAT CAB 2, PG 79
TAX No. 81-A-80

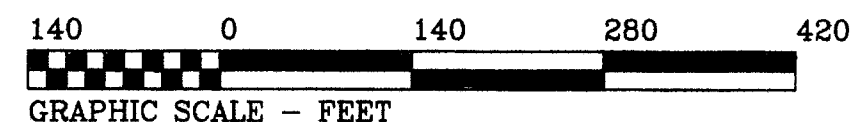
Now or Formerly
STEPHANIE C. TYREE
INST 240002477
PLAT CAB 2, PG 101
TAX No. 81-A-81

Now or Formerly
BRUCE E. NORMAN
INST 230001403
PLAT CAB 2, PG 57
TAX No. 81-A-67A

AT=Auction Tract

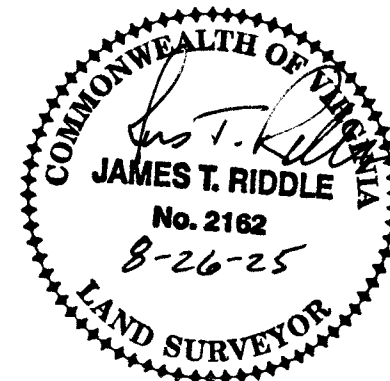
PLAT OF SUBDIVISION
SHOWING
DeCOLIGNY ESTATES
LOCATED IN
COURT HOUSE MAGISTERIAL DISTRICT
AMHERST COUNTY, VIRGINIA
AUGUST 26, 2025
SCALE 1" = 140'

(54.190 ACRES TOTAL)



LEGEND

- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- IRS = IRON ROD SET
- Ø = UTILITY POLE
- P.U.E. = PUBLIC UTILITY EASEMENT



LINE TABLE

COURSE	BEARING	DISTANCE
L1	S 11°24'27"E	71.02'
L2	S 11°24'27"E	98.55'
L3	S 08°35'11"E	58.43'
L4	S 08°35'11"E	70.00'
L5	S 13°27'44"E	35.49'
L6	N 80°38'15"W	189.22'
L7	N 80°38'15"W	80.00'
L8	N 80°38'15"W	50.00'
L9	S 08°02'08"W	50.01'
L10	N 41°26'00"E	9.65'
L11	N 09°18'26"W	169.49'
L12	N 06°38'11"E	25.64'
L13	N 05°20'08"E	106.74'
L14	N 23°25'19"E	52.79'
L15	N 24°46'19"E	60.98'
L16	S 52°17'28"E	100.02'
L17	S 76°02'28"E	100.02'
L18	S 64°33'45"E	81.90'
L19	S 41°33'45"E	110.66'

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

Now or Formerly
MONITOR ROAD LLC
INST 200002391
PLAT DB 212, PG 462
TAX No. 81-A-41

Now or Formerly
MONITOR ROAD LLC
INST 200002391
PLAT DB 212, PG 462
TAX No. 81-A-41

SHEET
2 OF 2

FIELD BK 835, JOB No. 25180, DRAWING No. C-5285