

CURRENT OWNER / TITLE SOURCE

THE ESTATE OF J. AMANDA DeCOLIGNY  
DEED TO PROPERTY: DEED BK 699, PG 228

REFERENCE - TAX No. 81-A-40

SEE PLAT IN DEED BK 140, PG 203

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".

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.



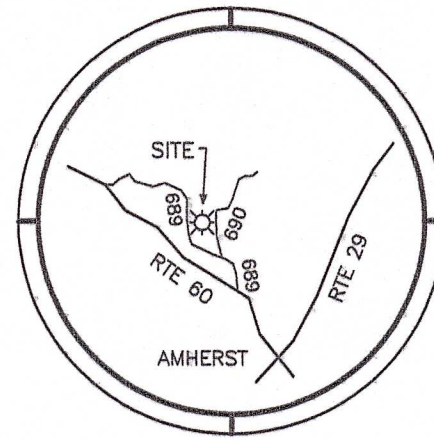
*This subdivision is approved for individual onsite sewage systems in accordance with the provisions of the "Code of Virginia", and the "Sewage Handling and Disposal Regulations (12 VAC 5-610-10 et seq., the "Regulations")", (and local ordinances if the locality has authorized the local health department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

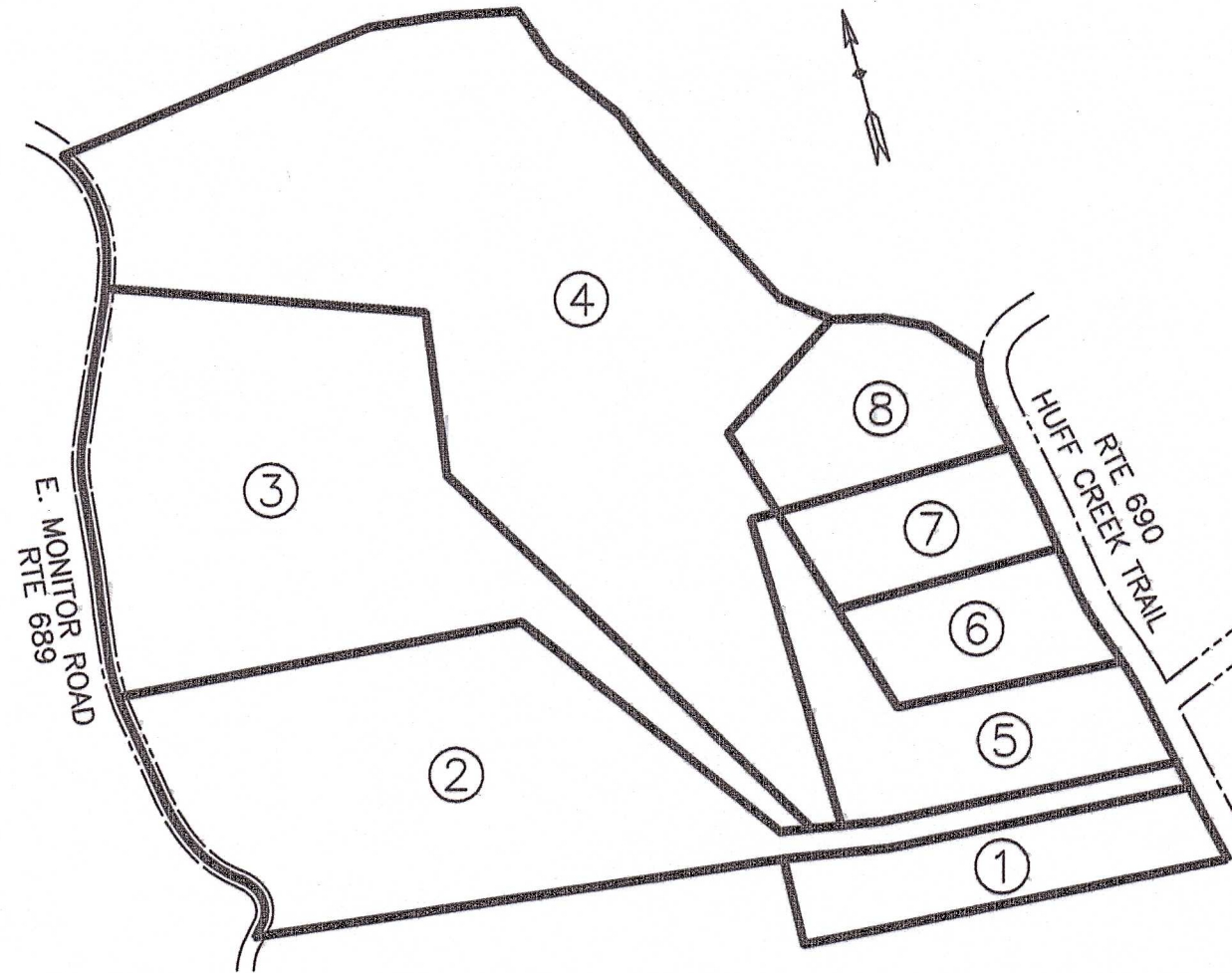
*\_\_\_\_\_ This subdivision approval issued in reliance upon that certification.*

*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.*



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'	113.06'	0°56'35"	113.06'	S 12°59'25"E
C10	53.21'	35.93'	63.21'	68°03'42"	59.56'	N 07°24'10"E
C11	86.43'	20.47'	40.20'	26°38'58"	39.84'	N 39°57'10"W
C12	219.23'	51.83'	101.80'	26°36'16"	100.89'	N 39°58'31"W
C13	329.76'	50.36'	99.95'	17°21'57"	99.56'	N 17°59'24"W
C14	441.94'	20.01'	40.00'	5°11'09"	39.99'	N 06°42'51"W
C15	441.94'	41.61'	82.98'	10°45'28"	82.86'	N 01°15'27"E
C16	2620.13'	49.27'	98.54'	2°09'17"	98.53'	N 07°42'50"E
C17	1226.12'	36.99'	73.95'	3°27'21"	73.94'	N 07°03'48"E
C18	296.13'	47.13'	93.48'	18°05'11"	93.09'	N 14°22'43"E
C19	4850.44'	57.15'	114.29'	1°21'00"	114.29'	N 24°05'49"E
C20	641.97'	24.63'	49.23'	4°23'38"	49.22'	N 22°34'30"E
C21	641.97'	23.51'	47.00'	4°11'41"	46.99'	N 18°16'50"E
C22	283.84'	58.27'	114.95'	28°12'14"	114.17'	N 04°34'53"E
C23	204.28'	52.40'	102.59'	28°46'36"	101.51'	N 21°24'33"W

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 public use the Public Utility Easements as  
shown hereon. I further certify that James T. Riddle, L.S., 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.

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 \_\_\_\_\_.

My Commission Expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

PRELIMINARY

APPROVAL

DATE: \_\_\_\_\_  
V.D.O.T. HIGHWAY ENGINEER  
DATE: \_\_\_\_\_  
VIRGINIA DEPARTMENT OF HEALTH REPRESENTATIVE  
DATE: \_\_\_\_\_  
SUBDIVISION AGENT  
AMHERST COUNTY, VIRGINIA

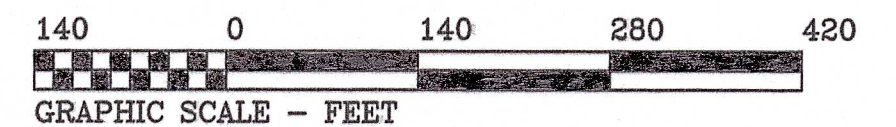
PLAT OF SUBDIVISION  
SHOWING  
**DeCOLIGNY ESTATES**  
LOCATED IN  
COURT HOUSE MAGISTERIAL DISTRICT  
AMHERST COUNTY, VIRGINIA  
AUGUST 26, 2025

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

SHEET  
1 OF 2

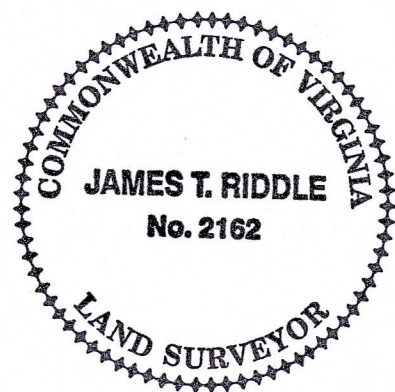


PLAT OF SUBDIVISION  
SHOWING  
**DeCOLIGNY ESTATES**  
LOCATED IN  
COURT HOUSE MAGISTERIAL DISTRICT  
AMHERST COUNTY, VIRGINIA  
AUGUST 26, 2025  
SCALE 1" = 140'



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

**PRELIMINARY**



**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	75.00'
L8	N 80°38'15"W	55.00'
L9	N 80°38'15"W	57.90'
L10	N 41°26'00"E	26.98'
L11	N 09°18'28"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°17'26"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

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INST 200002391  
PLAT DB 212, PG 462  
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FIELD BK 835, JOB No. 25180, DRAWING No. C-5285

**SHEET  
2 OF 2**