CURRENT SURVEY

THIS PLAT REPRESENTS A CURRENT FIELD SURVEY BY PIEDMONT SURVEYING AND DESIGN, P.C.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X.

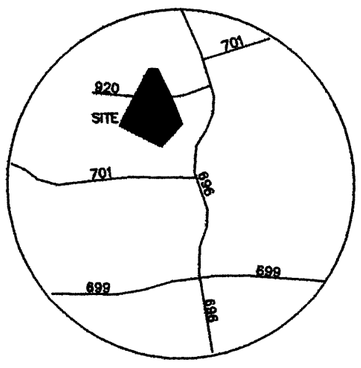
LEGEND

RF ○ ROD FOUND
PF ○ PIPE FOUND
RS ● ROD SET
□ STONE FOUND

NOTES:

1. ALL EASEMENTS, ENCROACHMENTS, AND OR IMPROVEMENTS MAY NOT BE SHOWN.
2. BEING KNOWN AS PARCEL ID 71-A-50
3. EACH PARCEL IS TO HAVE ITS OWN UTILITIES, WELL AND SEPTIC SYSTEMS.

SOURCE OF TITLE:
D.B. 120 – PG. 112



VICINITY MAP
NOT TO SCALE

PLAT NORTH
PC B SLIDE 106 PG. 67

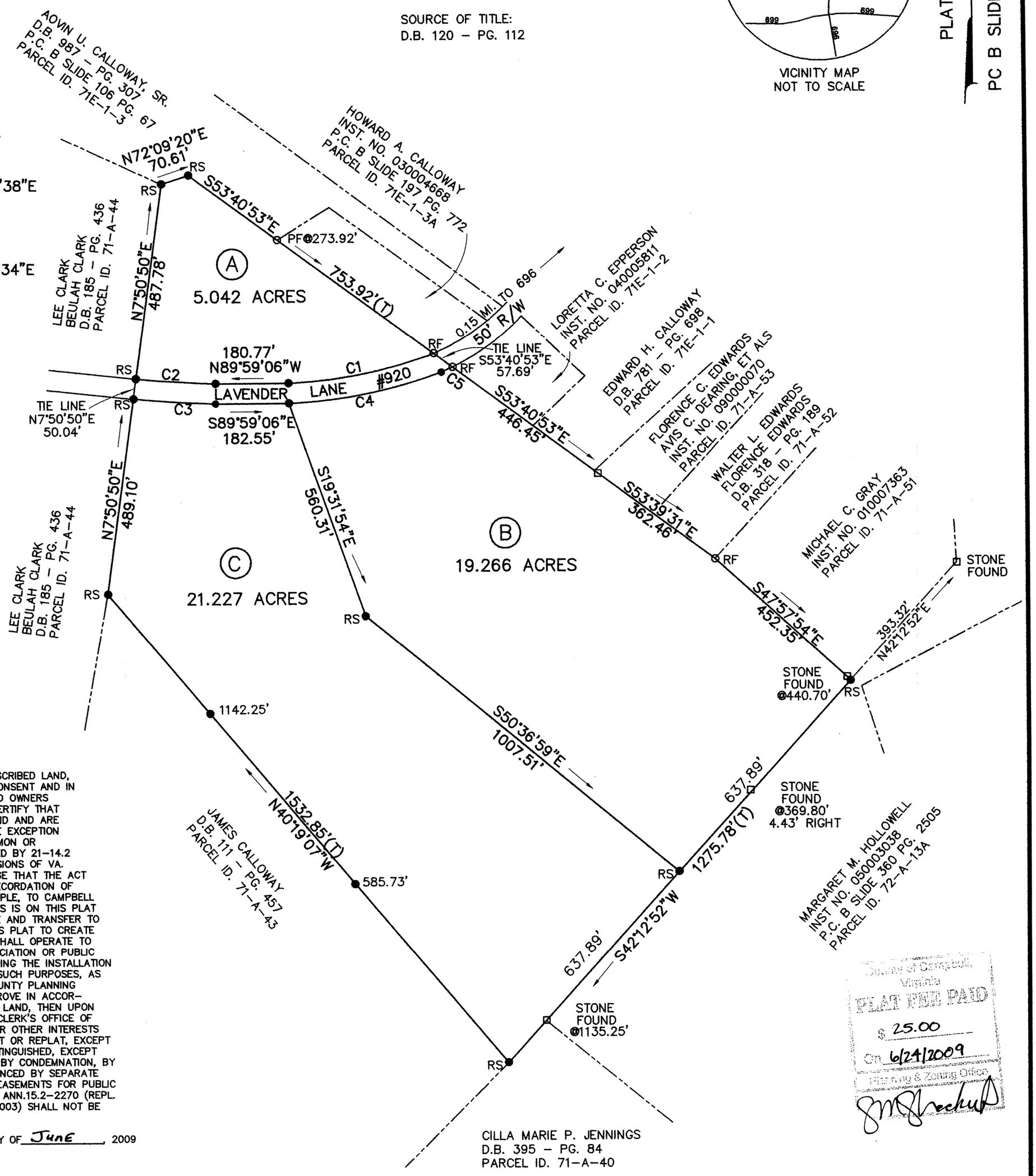
C1
R=1159.09'
A=369.93'
CD=368.36
CB=S78°49'45"W

C2
R=3425.76'
A=199.57'
CD=199.54'
CB=N86°15'57"W

C3
R=3475.76'
A=205.51'
CD=205.48'
CB=S86°15'21"E

C4
R=1209.09'
A=387.77'
CD=386.11'
CB=N78°49'38"E

C5
R=583.83'
A=30.80'
CD=30.80'
CB=N66°17'34"E



OWNERS STATEMENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, JORDAN A. CUNNINGHAM,ESTATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS PROPRIETORS,AND TRUSTEES, IF ANY. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF THE SAID LAND AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME. WITH THE EXCEPTION OF TEMPROARY CONSTRUCTION EASEMENTS AND COMMON OR SHARED PUBLIC UTILITY EASEMENTS AS CONTEMPLATED BY 21-14.2 OF THE CODE, AND IN ACCORDANCE WITH THE PROVISIONS OF VA. CODE ANN.15.2-2265 THE UNDERSIGNED ACKNOWLEDGE THAT THE ACT OF APPROVAL OF THE PLANNING COMMISSION AND RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO CAMPBELL COUNTY SUCH PORTION OF THE PREMISES PLATTED AS IS ON THIS PLAT SET APART FOR STREETS, ALLEYS OTHER PUBLIC USE AND TRANSFER TO CAMPBELL COUNTY ANY EASEMENT INDICATED ON THIS PLAT TO CREATE A PUBLIC RIGHT OF PASSAGE OVER THE LAND AND SHALL OPERATE TO TRANSFER TO CAMPBELL COUNTY, OR TO SUCH ASSOCIATION OR PUBLIC AUTHORITY AS THE WATER AND AND SEWAGE, INCLUDING THE INSTALLATION AND MAINTENANCE OF ANY FACILITIES UTILIZED FOR SUCH PURPOSES, AS THE COUNTY MAY REQUIRE. WHEN THE CAMPBELL COUNTY PLANNING COMMISSION, OR AGENT, AS THE CASE MAY BE, APPROVE IN ACCORDANCE WITH THIS ORDINANCE A PLAT OR REPLAT OF LAND, THEN UPON THE RECORDATION OF THE PLAT OR REPLAT IN THE CLERK'S OFFICE OF CAMPBELL COUNTY ALL RIGHT-OF-WAY,EASEMENTS OR OTHER INTERESTS OF THE COUNTY IN THE LAND INCLUDED ON THE PLAT OR REPLAT, EXCEPT AS SHOWN THEREON, SHALL BE TERMINATED AND EXTINGUISHED, EXCEPT THAT AN INTEREST ACQUIRED BY CAMPBELL COUNTY BY CONDEMNATION, BY PURCHASE FOR VALUABLE CONSIDERATION AND EVIDENCED BY SEPARATE INSTRUMENT OF RECORD, OR STREETS, ALLEYS AND EASEMENTS FOR PUBLIC PASSAGE SUBJECT TO THE PROVISIONS OF VA. CODE ANN.15.2-2270 (REPL. VOL. 2003), VA.CODE ANN. 15.2-2272 (REPL. VOL. 2003) SHALL NOT BE AFFECTED THEREBY.

WITNESS THE FOLLOWING SIGNATURES THIS 23rd DAY OF June, 2009

GORDON M. KENT, SPECIAL COMMISSIONER

Clerk of Campbell, Virginia
PLAT FEE PAID
$ 25.00
On 6/24/2009
Planning & Zoning Office

6/24/2009
AGENT FOR THE BOARD OF SUPERVISORS DATE

NOTARY

I, Linda A. Sutherlin, A NOTARY PUBLIC IN AND FOR State of Virginia at large
DO HEREBY CERTIFY THAT:

GORDON M. KENT, SPECIAL COMMISSIONER

WHOSE NAMES ARE SIGNED TO THE SUBDIVISION CERTIFICATE, HAVE APPEARED BEFORE ME IN MY COUNTY/CITY, AND COMMONWEALTH AFORESAID AND ACKNOWLEDGED THE SAME. BEFORE ME.

GIVEN UNDER MY HAND THIS 23rd DAY OF June, 2009

MY COMMISSION EXPIRES: August 31, 2013

NOTARY PUBLIC

LINDA A. SUTHERLIN
COMMONWEALTH OF VIRGINIA
Expires
ID# 305340
NOTARY PUBLIC

PLAT OF SURVEY
FOR
JORDAN A. CUNNINGHAM, ESTATE
SHOWING
TRACTS A, B, & C
ALSO BEING KNOWN AS
PARCEL ID 71-A-50
VISTA MAGISTERIAL DISTRICT
CAMPBELL COUNTY, VIRGINIA
SCALE 1"=200' JUNE 12, 2009

0' 200' 400'

CURRENT OWNERS:
JORDAN A. CUNNINGHAM, ESTATE
D.B. 120 – PG. 112
PARCEL ID 71-A-50

COMMONWEALTH OF VIRGINIA
JOSEPH W.JESSEE
Lic. No. 1422-B
6-12-09
LAND SURVEYOR

D-09-011

PIEDMONT SURVEYING AND DESIGN, P.C.
105 VICAR PLACE, SUITE C
DANVILLE, VA 24540