



American  
Timberland Company

2 Building Lots on Gilpark Road  
3.39 Acres (Lot 1A) & 2.32 Acres (Lot 1B)  
Surry County  
Virginia

\$48,900  
EACH



Description:

Two home sites, all wooded, with long paved state road frontage. Both lots have a new survey and positive conventional perk test. Power/telephone utilities exists along road frontage. Located less than 10 minutes from Jamestown/Scotland Ferry, 30± minutes to Smithfield & Hopewell, and 45± minutes from Newport News/Hampton area.

Directions:

From **Surry Courthouse**, travel **SOUTH** on **VA-10/VA-31**, continue to follow **VA-31**, go **3.5** miles, turn **RIGHT** on **GILPARK ROAD**, go **2.0** miles, property will be on **LEFT**. Look for signs on property.

American Timberland Company  
PO Box 68  
71 West First Avenue  
Alberta, VA 23821  
Phone: (434) 949-0099  
Fax: (434) 949-0223  
Email: [info@amtimberland.com](mailto:info@amtimberland.com)  
Website: [www.amtimberland.com](http://www.amtimberland.com)

OWNER'S CONSENT AND DEDICATION  
 KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND  
 SHOWN ON THIS PLAT, CONTAINING 5.71 ACRES, MORE OR LESS AND  
 DESIGNATED AS RESUBDIVISION OF LOT 1, HOLLYBUSH, SITUATE IN THE  
 COEHAM DISTRICT OF SURRY COUNTY, VIRGINIA, IS WITH  
 THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE  
 UNDERSIGNED OWNERS THEREOF, THAT ALL STREETS SHOWN ON SAID PLAT ARE  
 HEREBY DEDICATED TO THE PUBLIC USE, AND THAT ALL LOTS WITHIN THE  
 SUBDIVISION ARE SUBJECT TO CERTAIN RESTRICTIONS, RESERVATIONS,  
 STIPULATIONS AND COVENANTS AS CONTAINED IN A WRITING EXECUTED BY  
 THE UNDERSIGNED UNDER DATE OF FEBRUARY 12, 2009, AND  
 RECORDED IN THE CLERK'S OFFICE OF SURRY COUNTY IN DEED BOOK 166  
 PAGE 218

THE SAID 5.71 ACRES OF LAND HEREBY SUBDIVIDED HAVING BEEN  
 CONVEYED TO AMERICAN TIMBERLAND COMPANY BY GLAWSON INVESTMENTS CORPORATION  
 BY DEED DATED SEPTEMBER 6, 2002 AND RECORDED IN THE  
 CLERK'S OFFICE OF THE CIRCUIT COURT OF SURRY COUNTY, VIRGINIA, IN  
 DEED BOOK 174, PAGE 573.

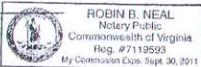
GIVEN UNDER OUR HANDS THIS 2 DAY OF December, 2008

[Signature] (SEAL)

STATE OF VIRGINIA  
 CITY/COUNTY OF FAYETTE, TO WIT:

SUBSCRIBED AND SWORN TO BEFORE ME Michael H. Hahn  
 A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, STATE OF VIRGINIA,  
 THIS 2 DAY OF December, 2008

Robin B. Neal  
 NOTARY PUBLIC



MY COMMISSION EXPIRES 4/30/2011

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL  
 OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF  
 SURRY COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS  
 WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

[Signature] 11.28.08  
 CHARLES REID SHECKLER, CLS 1935 DATE

NOTE: ALL LOTS TO BE SERVICED BY INDIVIDUAL ONSITE SEPTIC SYSTEMS AND INDIVIDUAL DRINKING  
 WATER WELLS UNLESS NOTED.

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION KNOWN AS RESUBDIVISION OF LOT 1 SUBDIVISION IS APPROVED BY THE  
 UNDERSIGNED IN ACCORDANCE WITH  
 EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

Don C. Fowle, P.E. 2/20/09  
 HIGHWAY ENGINEER DATE

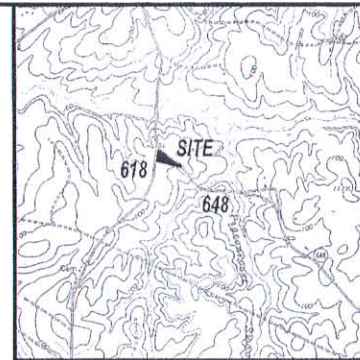
[Signature] 1/2/2009  
 HEALTH OFFICER DATE

[Signature] 2/10/09  
 AGENT OF THE GOVERNING BODY DATE

LOT 1 IS IDENTIFIED AS SURRY  
 COUNTY TAX PARCEL 39-3-1.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF  
 A CURRENT TITLE REPORT, AND IS SUBJECT TO ALL  
 EASEMENTS SUCH AS A REPORT MIGHT DISCLOSE.

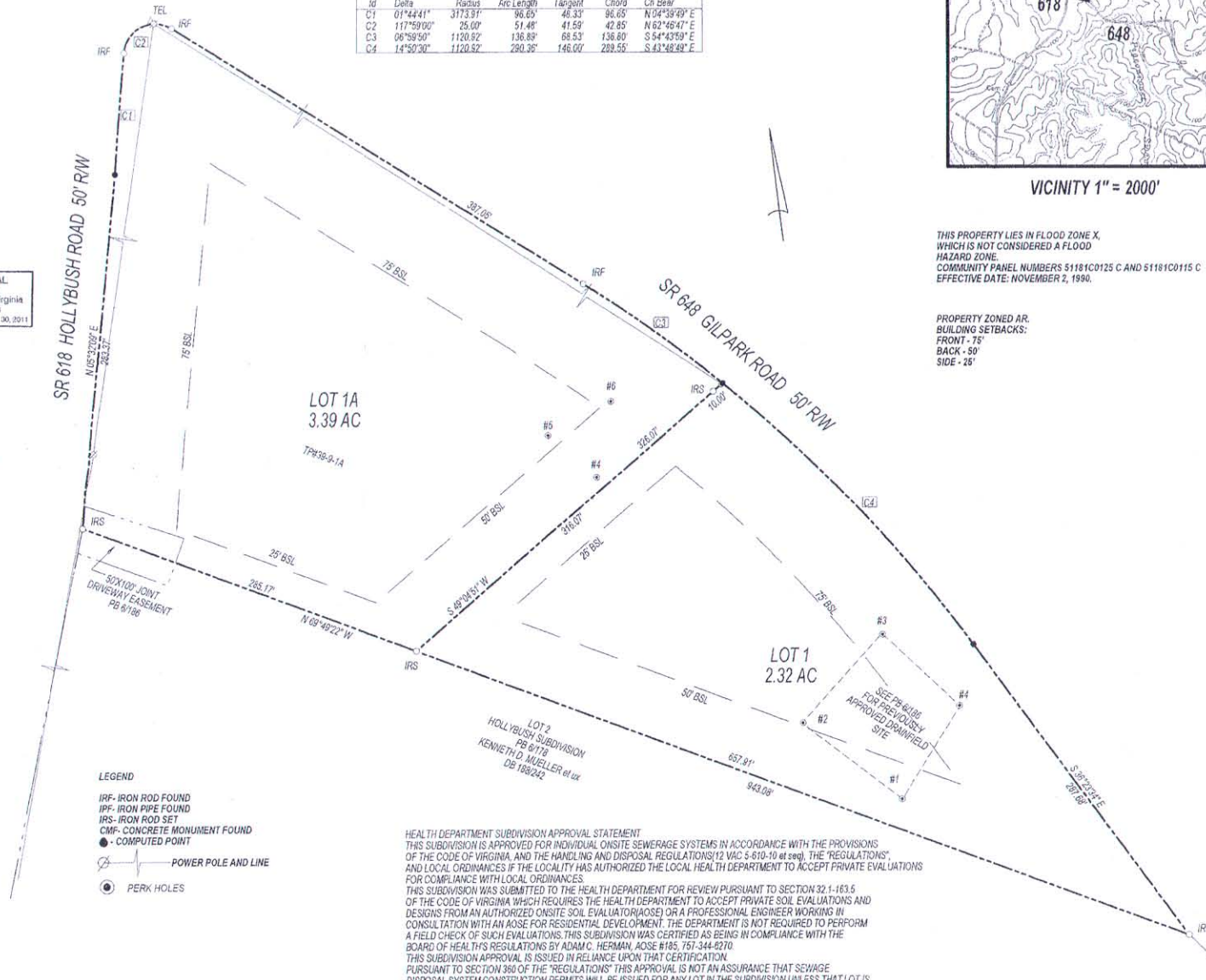
CURVE DATA						
Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear
C1	01°44'41"	3173.91'	96.65'	48.33'	96.65'	N 04°38'49" E
C2	117°59'00"	25.00'	51.48'	41.59'	42.85'	N 62°46'47" E
C3	06°59'50"	1120.92'	136.89'	68.53'	136.60'	S 54°43'59" E
C4	14°50'30"	1120.92'	280.36'	146.00'	289.55'	S 43°48'49" E



VICINITY 1" = 2000'

THIS PROPERTY LIES IN FLOOD ZONE X,  
 WHICH IS NOT CONSIDERED A FLOOD  
 HAZARD ZONE.  
 COMMUNITY PANEL NUMBERS 51181C0125 C AND 51181C0115 C  
 EFFECTIVE DATE: NOVEMBER 2, 1990.

PROPERTY ZONED AR.  
 BUILDING SETBACKS:  
 FRONT - 75'  
 BACK - 50'  
 SIDE - 25'



**LEGEND**

- IRF - IRON ROD FOUND
- IRP - IRON PIPE FOUND
- IRS - IRON ROD SET
- CMF - CONCRETE MONUMENT FOUND
- - COMPUTED POINT
- ⊕ - POWER POLE AND LINE
- - PERK HOLES

HEALTH DEPARTMENT SUBDIVISION APPROVAL STATEMENT  
 THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS  
 OF THE CODE OF VIRGINIA, AND THE 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 SECTION 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 OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE  
 BOARD OF HEALTH REGULATIONS BY ADAM C. HERMAN, AOSE #185, 757-344-8270.  
 THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.  
 PURSUANT TO SECTION 395 OF THE "REGULATIONS" THIS APPROVAL IS NOT AN 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 OF CONSTRUCTION  
 PERMITS ARE ISSUED.  
 THE APPROVED ONSITE SEWAGE SYSTEM SITES ARE/ARE NOT SHOWN ON THIS PLAT.  
 IF SAID SITES ARE NOT SHOWN ON THIS PLAT, THOSE SITES ARE SHOWN ON A SEPARATE PLAT ON FILE IN THE  
 SURRY COUNTY HEALTH DEPARTMENT.



CHAS. R. SHECKLER, SURVEYOR, P. O. BOX 27, SURRY, VIRGINIA, 23883

**RESUBDIVISION OF LOT 1  
 HOLLYBUSH SUBDIVISION**  
 OWNER/ DEVELOPER  
 AMERICAN TIMBERLAND COMPANY  
 DEED BOOK 174, PAGE 573

COEHAM DISTRICT, SURRY COUNTY, VIRGINIA

SCALE	1" = 60'
REFERENCE	NOTED
DATE	SEPTEMBER 5, 2008 REV PER COUNTY COMMENTS NOVEMBER 26, 2008
JO	9243