

"GREAT OAK SUBDIVISION"

STURGEON MAGISTERIAL DISTRICT
BRUNSWICK COUNTY, VIRGINIA
10.48 ACRES - LOTS 1 thru 3
0.08 Ac. in R/W dedication
10.56 ACRES TOTAL

OWNERS :
(SEE NOTE 6.)

AMERICAN TIMBERLAND COMPANY
INSTRUMENT # _____

OWNER'S CERTIFICATE :

THE SUBDIVISION SHOWN HEREON ENTITLED "GREAT OAK SUBDIVISION" CONTAINING A TOTAL OF 10.56 ACRES IN LOTS 1, 2, 3 AND 0.08 ACRE IN R/W DEDICATION, BEING THAT PROPERTY CONVEYED TO AMERICAN TIMBERLAND COMPANY BY INSTRUMENT # _____ IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY, AND THE DEDICATION OF THE STREET RIGHT-OF-WAYS AND DRAINAGE EASEMENTS IS OF THE WIDTH AND EXTENT SHOWN ON THIS PLAN.

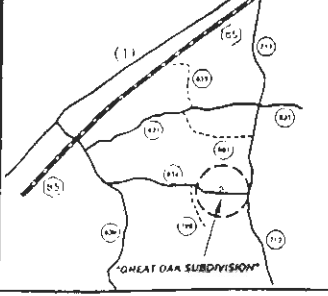
GIVEN UNDER MY HAND THIS _____ DAY OF _____ 20__.

MICHAEL H. UPTON - AMERICAN TIMBERLAND COMPANY (S&A)
COMMONWEALTH OF VIRGINIA :

I, _____, NOTARY PUBLIC IN AND FOR THE
COUNTY/CITY OF _____ DO HEREBY CERTIFY THAT MICHAEL H. UPTON, WHOSE NAME IS SIGNED TO THE ABOVE OWNER'S CERTIFICATE, HAS APPEARED BEFORE ME IN MY COUNTY/CITY, AND COMMONWEALTH ADDRESS AND ACKNOWLEDGED THE SAME BEFORE ME
GIVEN UNDER MY HAND THIS _____ DAY OF _____ 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____



LOCATION SKETCH :

NOTES :

- SEE TAX MAP NO. 25 - 134
- THE PROPERTY SHOWN HEREON WAS SURVEYED WITHOUT BENEFIT OF A TITLE REPORT AND THEREFORE PLAT MAY NOT REFLECT ALL ENCUMBRANCES TO SAID PROPERTY.
- IPS denotes IRON PIN SET
FIP denotes FOUND IRON PIN
OHP denotes OVERHEAD POWER LINE
DF denotes PROPOSED DRAINFIELD LOCATION
BSL denotes BUILDING SET-BACK LINE
PM denotes EXISTING PERK HOLE.
- SEE PLAT OF 2 TRACTS OF LAND (TRACT #1 - 31.86 AC. TRACT #2 - 31.91 AC.) BY J.L. LYNCH, DATED NOVEMBER 6-7, 1957, IN DB 133, PG. 142.
- FLOOD NOTE: ACCORDING TO FLOOD HAZARD BOUNDARY MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (COMMUNITY PANEL NO. 510238 - 0004 A., DATED MAY 28, 1982), THE PROPERTY SHOWN HEREON IS NOT LOCATED IN ZONE "A" - SPECIAL FLOOD HAZARD AREA.
- LOTS 1 THRU 3 CURRENTLY STAND IN THE NAME OF MARSHALL W. GAULDIN and NANCY J. GAULDIN (INSTRUMENT #070001307). SAID PROPERTY IS PRESENTLY BEING CONVEYED TO AMERICAN TIMBERLAND COMPANY.
- PROPERTY IS ZONED RURAL RESIDENTIAL MANUFACTURED HOUSING (RRMH) WITH CONDITIONS (SEE CONDITIONS NOTE)
- DRAINFIELD NOTE: PRIMARY DRAINFIELD CONVENTIONAL PRETREATED DRAINFIELD WILL REQUIRE AN IN-GROUND ADVANCED SECONDARY PRETREATED DRAINFIELD

CONDITIONS NOTE:

- NO SINGLE WIDE MANUFACTURED HOMES SHALL BE PERMITTED ON ANY LOT.
- ALL MANUFACTURED HOMES (i.e. DOUBLE WIDE, TRIPLE WIDE) SHALL BE NEW AT THE TIME OF PLACEMENT ON THE PROPERTY.
- ALL HOMES SHALL HAVE A MASONRY FOUNDATION.
- JUNK OR INOPERATIVE VEHICLES SHALL NOT BE STORED OR KEPT ON ANY LOT, EITHER TEMPORARILY OR PERMANENTLY.
- ALL HOMES TO BE CONSTRUCTED OR LOCATED ON ANY LOT IN THE PROPOSED SUBDIVISION SHALL BE A MINIMUM OF 1500 SQUARE FEET.
- ALL WELLS TO BE CONSTRUCTED ON ANY LOT IN THE PROPOSED SUBDIVISION SHALL BE DRILLED WELLS.

ELOISE C. EPPS, TRUSTEE UNDER THE
ELOISE C. EPPS REVOCABLE LIVING TRUST
DB 285, PG. 789,
PLAT: DB 186, PG. 232 - PARCEL 1

M. M. WRIGHT, INC.
DB 233, PG. 317
PLAT: DB 133, PG. 331

HEALTH DEPARTMENT SUBDIVISION APPROVAL STATEMENT

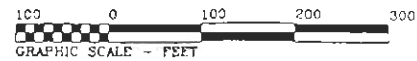
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VA., AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 to 590, THE "REGULATIONS") (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPT. TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPT. FOR REVIEW PURSUANT TO SECT. 32.1-163.5 OF THE CODE OF VA. WHICH REQUIRES THE HEALTH DEPT. TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (OSE), OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN OSE FOR RESIDENTIAL DEVELOPMENT. THE DEPT. IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY:

(AOSC/RE name, certification or license #, phone #)
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

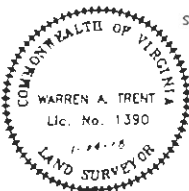
PURSUANT TO SECT. 380 OF THE REGULATIONS, THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CONTINGENCIES 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.



DATE: SEPTEMBER 14, 2007
SCALE: 1" = 100'
FILE: T05607C.dwg

- Revised: DECEMBER 4, 2007
TO SHOW BUILDING SET-BACK LINES; ADD DRAINFIELD NOTE AND CONDITIONS NOTE.
- Revised: JANUARY 4, 2008
TO SHOW NEW PROPOSED DRAINFIELD LOCATIONS LOTS 2 & 3 and NEW GRAVEL ENTRANCES



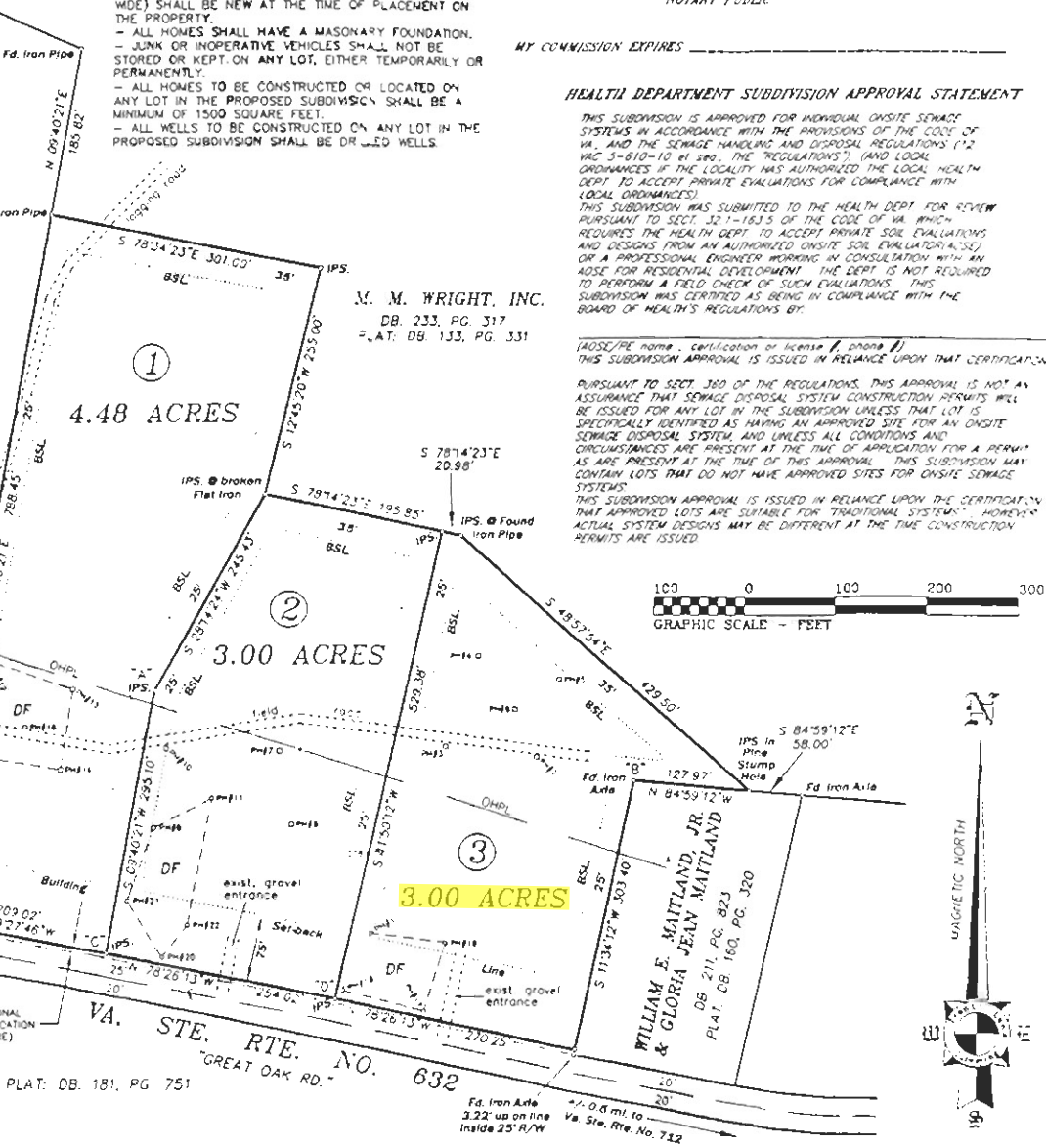
WARREN A. TRENT - PLS. NO. 1390

SURVEYOR'S CERTIFICATE :

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON OF THIS SUBDIVISION ENTITLED "GREAT OAK SUBDIVISION" CONTAINING A TOTAL OF 10.56 ACRES; 10.48 ACRES IN LOTS 1 THRU 3 AND 0.08 ACRE IN R/W DEDICATION FOR ROUTE NO. 632, IS A TRUE AND CORRECT REPRESENTATION OF SAID LAND AS RECENTLY SURVEYED AND PLATTED UNDER MY SUPERVISION. SAID SUBDIVISION IS A PORTION OF THAT PROPERTY CONVEYED TO MARSHALL W. GAULDIN and NANCY J. GAULDIN BY INSTRUMENT #070001307, AND IS PRESENTLY BEING CONVEYED TO AMERICAN TIMBERLAND COMPANY, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL APPLICABLE REQUIREMENTS OF THE BRUNSWICK COUNTY SUBDIVISION ORDINANCE HAVE BEEN MET.

WARREN A. TRENT - PLS. NO. 1390

TRENT LAND SURVEYING
11138 Lunenburg County Road
Keysville, Virginia 23047



SURVEY DATA FOR PERK HOLES:

Course	Bearing	Distance
A ¹ - PH12	N 79°33' W	188.7
A ² - PH13	N 88°42' W	91.3
A ³ - PH14	S 49°42' W	135.5
A ⁴ - PH15	S 89°55' W	208.8
A ⁵ - PH16	S 74°52' W	148.8
A ⁶ - PH17	S 63°22' E	151.4
A ⁷ - PH18	S 45°02' E	211.3
A ⁸ - PH19	S 00°25' E	152.7
A ⁹ - PH10	S 11°56' E	48.0
A ¹⁰ - PH11	S 27°50' E	135.4
B ¹ - PH2	N 76°02' W	110.5
B ² - PH3	N 80°00' W	212.8
B ³ - PH4	N 51°45' W	222.3
B ⁴ - PH5	N 36°31' W	140.2
B ⁵ - PH6	N 59°06' W	154.5
C ¹ - PH20	S 85°09' E	61.4
C ² - PH21	N 21°14' E	62.4
C ³ - PH19	N 20°05' E	147.2
C ⁴ - PH11	N 33°23' E	205.0
C ⁵ - PH22	N 70°33' E	33.0
D ¹ - PH18	N 40°08' E	12.4
D ² - PH1	N 27°44' E	81.9
D ³ - PH19	N 61°43' E	134.4
D ⁴ - PH17	S 87°43' E	97.0

APPROVAL BLOCK :

APPROVAL BLOCK :	DATE
BRUNSWICK COUNTY SUBDIVISION AGENT	DATE
DEPARTMENT OF TRANSPORTATION OFFICIAL	DATE
HEALTH DEPARTMENT OFFICIAL	DATE
CHAIRMAN, BRUNSWICK CO. BOARD OF SUPERVISORS	DATE
CHAIRMAN, BRUNSWICK CO. PLANNING COMMISSION	DATE
DIRECTOR OF PLANNING	DATE