

This subdivision was submitted to the Health Department for review pursuant to (S) 32.1-183.3 of the Code of Virginia which requires the Health Department to accept private soil evaluations and designs from an Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE for residential development. The Department is not required to perform a field check of such evaluations. A subdivision not being in compliance with the regulations of the Board of Health's regulations by: Kenneth McClelleny (OSE#1275)  
Telephone No: 434.610.2896

Pursuant to (S) 360 of the Regulations this approval is not an assurance Sewage Disposal System Construction Permits will be issued for any lot in the subdivision unless that lot is specifically identified as having an on-site 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 on-site sewage systems.

Notes:

1. Portion of Tax Map Parcel No. 93-41.
2. This plat has been prepared without benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.
3. This plat agrees with found plats, deed descriptions, ground evidence, and local witnesses as near as possible.
4. This land is situated in F.I.R.M. flood plain Zone X (area determined to be outside the 0.2% annual chance floodplain) as Shown on Subdivided Land in Falmouth County, Virginia F.I.R.M. Map No. 51029C02558. Effective Date June 17, 2008.
5. Setback requirements: 50ft. from front property line  
25ft. from sides and rear lot lines.
6. Individual lot owners shall obtain an Erosion and Sediment Control Permit from the County prior any land disturbance.
7. Location of all private entrance(s) will be addressed upon Individual requests for entrance permit(s) from VDOT.
8. Each Individual lot owner shall be responsible for obtaining a VDOT Land Use Permit, each private entrance location will be addressed at that time.
9. While VDOT may recommend approval of this plat, a VDOT signature is not an endorsement of the accuracy of the survey.
10. Current Zoning: A1 Agricultural.
11. Water and sewer will be private systems.
12. This plat is based on a current field survey.

1. Each dwelling, sewage disposal system, and well must be specifically located by permit (CHS-202A and CHS-202B), issued from the Buckingham County Health Department, before any construction begins.
2. The location, construction standards, and system design of each permit will be referenced from the working plot on file at the Buckingham County Health Department. All house sites, drainfield sites, are site specific. Any deviation in design, construction standards, or location from the working plot may require additional soil evaluations and reports.
3. Depending on house location, some lots may require a pump system to convey the effluent to the drainfield area.
4. All drainfields are site specific, and located by survey.
5. When a construction permit is issued it may be necessary to have the drainfield site resurveyed to identify the proper location.

TM93-35  
Lowell K. Williams  
Rudelle C. Williams  
D.B.130 p.688  
w/plat

TM108-25  
Plum Creek Timberlands, L.P.  
D.B.414 p.325  
D.B.412 p.791  
Plot D.B.75 p.481

Maysville District, Buckingham County, Virginia

January 5, 2017  
Scale: 1 in. = 100 ft.

LINE	BEARING	DISTANCE
L1	S47°47'28"E	33.19
L2	S38°32'34"E	86.24
L3	S38°32'34"E	329.46
L4	S48°02'23"E	41.14



as shown on this plat contains 14.64 Acres, more or less, and is that property that was conveyed to Charles Benhoff by Deed in D.B.438 p.178 recorded in the Clerk's Office of Buckingham County, Virginia.

Date \_\_\_\_\_ Land Surveyor \_\_\_\_\_

This subdivision known as Katrine Ridge Subdivision containing 14.64 Acres, more or less, in 3 lots and no dedicated public right of way, is with the free consent and in accordance with the desires of the undersigned owner, proprietors, and trustees. All easements and roads are of the width and extent shown.

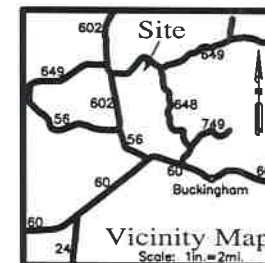
Date \_\_\_\_\_ Owner \_\_\_\_\_

## STATE OF \_\_\_\_\_ CITY/COUNTY OF \_\_\_\_\_

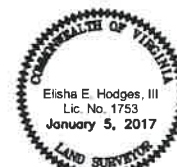
I, \_\_\_\_\_, a Notary Public In  
and for the City/County aforementioned; do hereby certify that  
\_\_\_\_\_, whose name is signed above  
has on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
acknowledged the same before me.

Notary Public \_\_\_\_\_ Notary Registration Number \_\_\_\_\_

My Commission expires \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_



# REDUCED



thodas@maxvsnoc.com

This map was recorded in the Clerk's Office  
of the Circuit Court of Buckingham Virginia on  
the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
This map was received and admitted to record  
In Plat Cabinet \_\_\_\_\_ of slide \_\_\_\_\_

Clerk of Circuit Court

This subdivision known as Katrine Ridge Subdivision is approved by the undersigned in accordance with existing regulations and may be admitted to record.

Date \_\_\_\_\_ Subdivision Administrator \_\_\_\_\_

Date \_\_\_\_\_ Health Officer \_\_\_\_\_

Date \_\_\_\_\_ VDOT Engineer \_\_\_\_\_

**Maxey & Associates, P.C.**  
Land Surveyors • Engineers • Planners • Consultants  
P.O. Box 90 • Farmville • Virginia • 23901 • Tel: 434-392-8827