

99.813 +/- ACRES LOUISA COUNTY, VIRGINIA

PRICE - \$275,000

(OWNER MAY DIVIDE - CALL FOR DETAILS)



REPRESENTED BY:
WILLIAM G. GRANT
ALC, VLS
804-754-3476

JEFFREY S. HUFF
ALC, FORESTER
804-750-1207

TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. TAX MAP
- III. PLATS
- IV. AERIAL PHOTO
- V. TOPOGRAPHIC MAP
- VI. LOCATION MAP
- VII. FLYER

PROPERTY DESCRIPTION

The subject properties are shown on Louisa County Tax Map records as parcel number 91-21-1, 91-21-2, 91-21-3 and 91-24-C . According to the tax records, the properties contain 1.52 acres, 2.04 acres, 1.76 acres and 94.493 acres, respectively. The collective acreage of the parcels is 99.813 acres. The deeds are recorded in Deed Book 391 on Page 97 and in Deed Book 664 on Page 493. The plats are recorded in Deed Book 356 on Page 431 and in Plat Book 8 on Page 720. A review of the Louisa County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
91-21-1	1.52	\$30,600 Land
91-21-2	2.04	\$31,000 Land
91-21-3	1.76	\$29,600 Land
<u>91-24-C</u>	<u>94.493</u>	<u>\$283,500 Land</u>
TOTALS	99.813	\$374,700 Land

The 94.14-tract is currently zoned A-1. There is 53-foot +/- of frontage on the southside of State Route 648 (Gardners Road). There is also a 50-foot right-of-way for ingress and egress along gravel road to State Route 658 (Jackson Road). The subject property contains approximately 19 acres of openland with the remainder wooded. Beautiful streams run through and along the subject property's boundary.

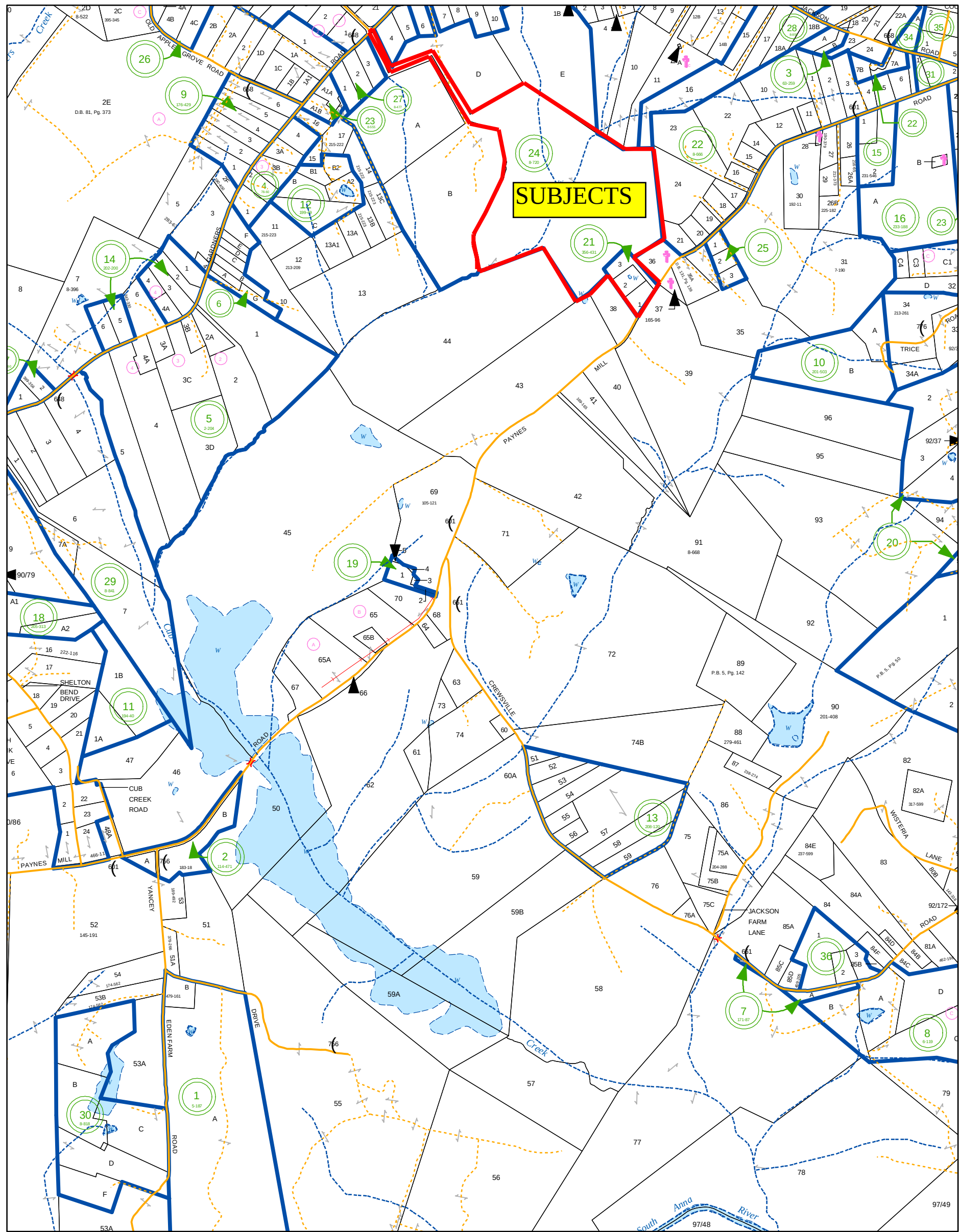
The three lots are currently zoned A-2. The lots have frontage on State Route 601 (Paynes Mill Road). Lot 1 is completely open. Lot 2 is approximately 2/3 open with the remainder in woodland. Lot 3 is completely wooded.

The subject properties are located 3.8 miles +/- north of Highway 522 and 1.9 miles +/- from Highway 33 near Jackson. They are convenient to Gum Springs Exit 159 of Interstate 64 (8.6 miles).

PHOTOGRAPHS



LOUISA COUNTY



0 500 1,000 2,000 3,000 4,000 Feet

CUCKOO & JACKSON DISTRICTS

82	83	84
90	91	92
96	97	98

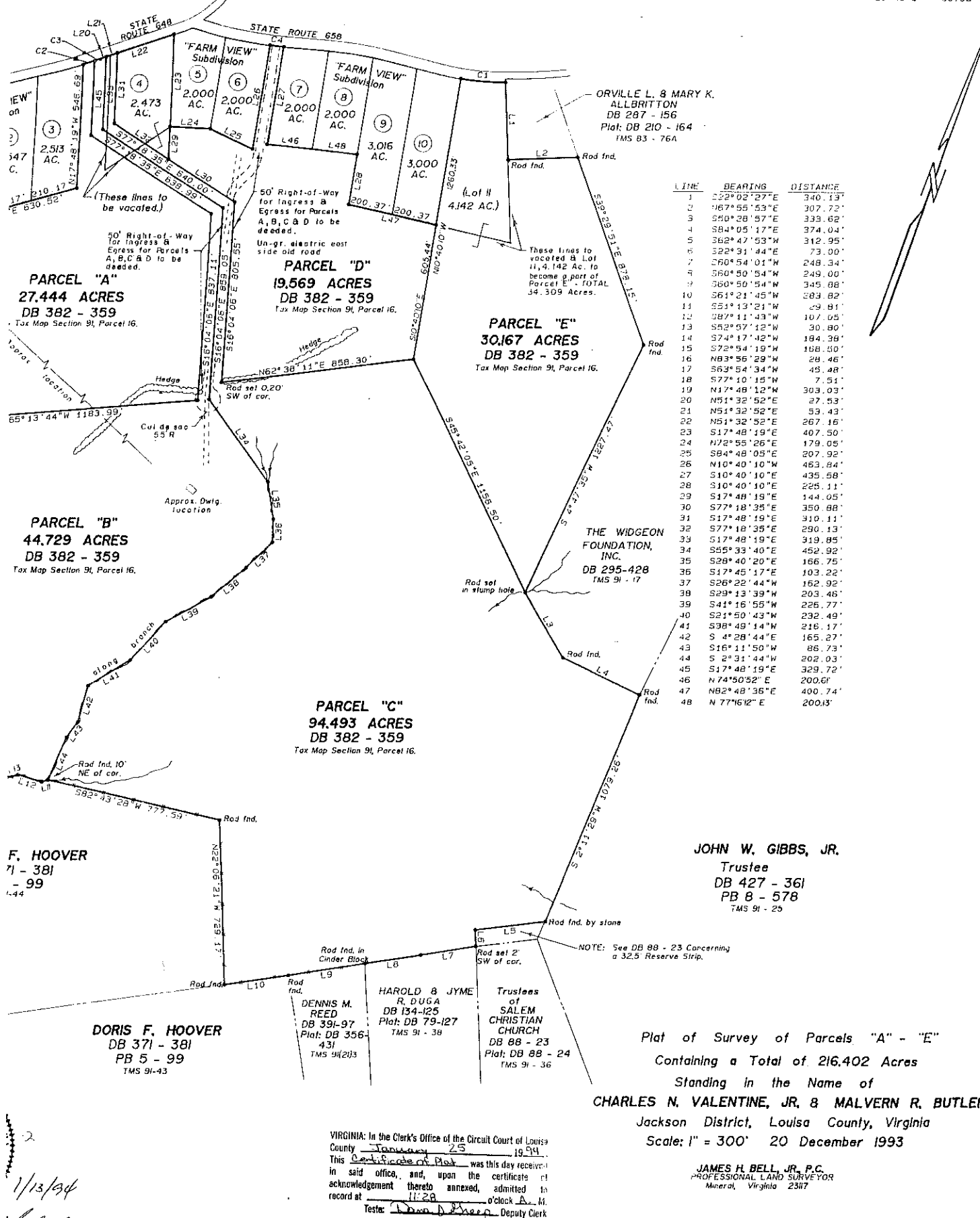
MATCHING SHEETS

SECTION 91



0 100 200 300
SCALE IN FEET

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	9°41'06"	1183.19	100.24	200.00	N74°15'04"E	199.76
2	1°06'53"	2723.01	26.53	53.06	N52°39'08"E	53.06
3	0°32'39"	2723.01	12.93	25.86	N51°48'55"E	25.86
4	2°19'52"	1476.91	30.05	60.09	N76°20'46"E	60.08



I hereby certify that this division survey, is the best of my knowledge and belief, is correct, and complies with the minimum procedure and standards established by the State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.

Kenneth M. Hart 1-16-89
Kenneth M. Hart Date

NOTE: These lots are located within a HUD Flood Plain Zone C.

REFERENCES TO CAPTIONED PROPERTY:
DB 62-321, TMS 91-37 (shown on current records as UNKNOWN)

CURVE DATA

S	R	T	L	C
1) 25°38'56"	445.44'	102.76'	202.00'	548°52'28"W 200.27'
2) 00°27'23"	2422.56'	9.65'	19.30'	536°06'42"W 19.29'
3) 00°40'47"	2422.56'	14.37'	28.73'	536°40'46"W 28.72'
4) 00°40'30"	2422.56'	14.27'	28.55'	537°21'28"W 28.84'

NOTE: Total area to R/W of Route 601 is 5.37 Acres. Residue area to be subdivided is 5.32 Acres.

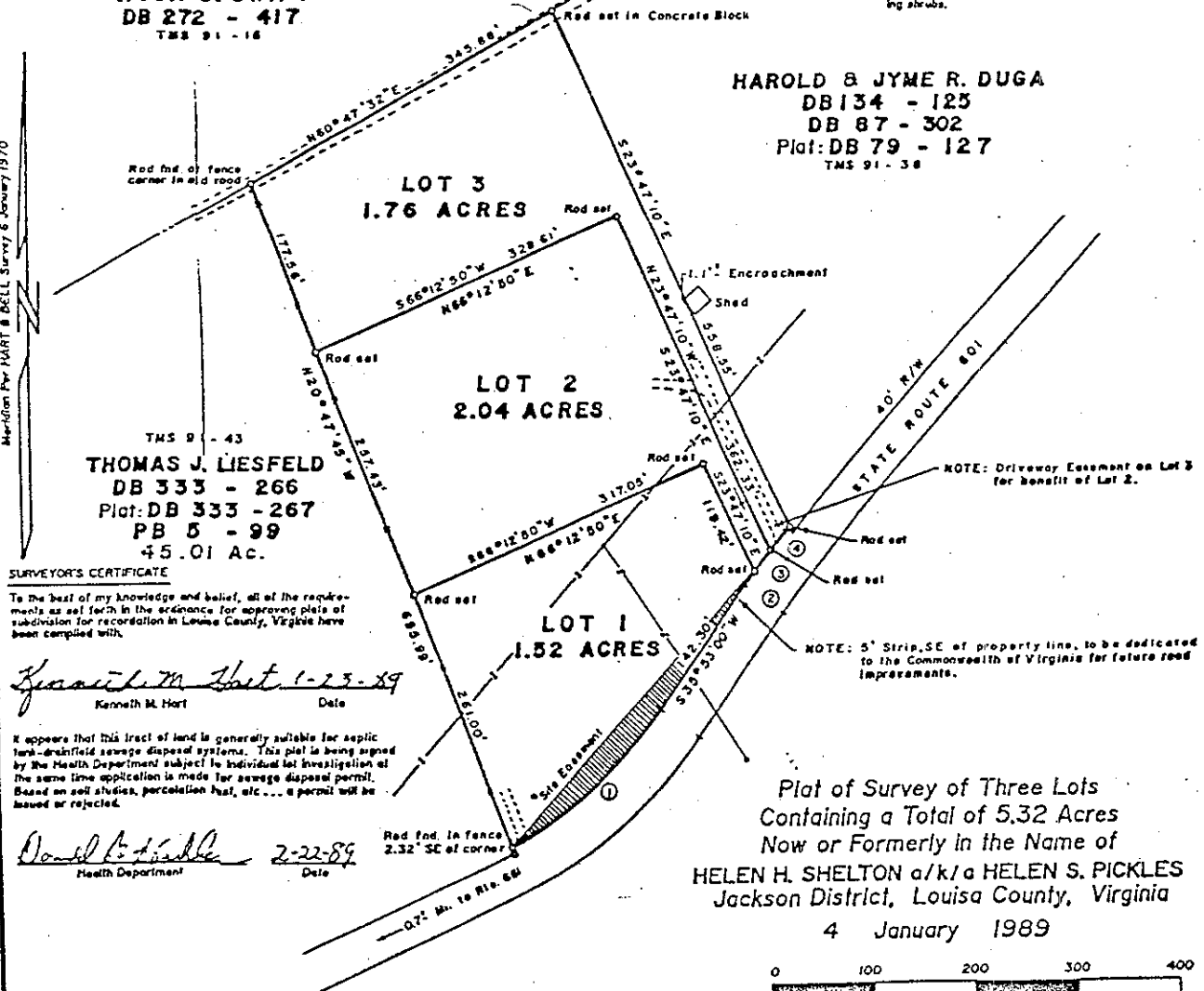
NOTE: Site Easement to be excavated to Virginia Department of Transportation standards.

Shaded area to be seeded only with grass or low flowering shrubs.

ROSA S. SWIFT
DB 272 - 417
TMS 91-16

HAROLD & JYME R. DUGA
DB 134 - 125
DB 87 - 302
Plat: DB 79 - 127
TMS 91-38

Mention Per HART & BELL Survey 6 January 1970



SURVEYOR'S CERTIFICATE

To the best of my knowledge and belief, all of the requirements as set forth in the ordinance for approving plats of subdivision for recordation in Louisa County, Virginia have been complied with.

Kenneth M. Hart 1-23-89
Kenneth M. Hart Date

It appears that this tract of land is generally suitable for septic tank-drainfield sewage disposal systems. This plat is being signed by the Health Department subject to individual lot investigation at the same time application is made for sewage disposal permit. Based on soil studies, percolation test, etc., a permit will be issued or rejected.

Donald A. Linder 2-22-89
Health Department Date

Plat of Survey of Three Lots
Containing a Total of 5.32 Acres
Now or Formerly in the Name of
HELEN H. SHELTON a/k/a HELEN S. PICKLES
Jackson District, Louisa County, Virginia
4 January 1989

Scale: 0 100 200 300 400

APPROVING AUTHORITY

J. L. Linder 2/23/89
Virginia Department of Transportation

William C. Linder 2/23/89
County Clerk

KENNETH M. HART & ASSOC., INC.
Professional Land Surveying
Gum Spring, Virginia 23065

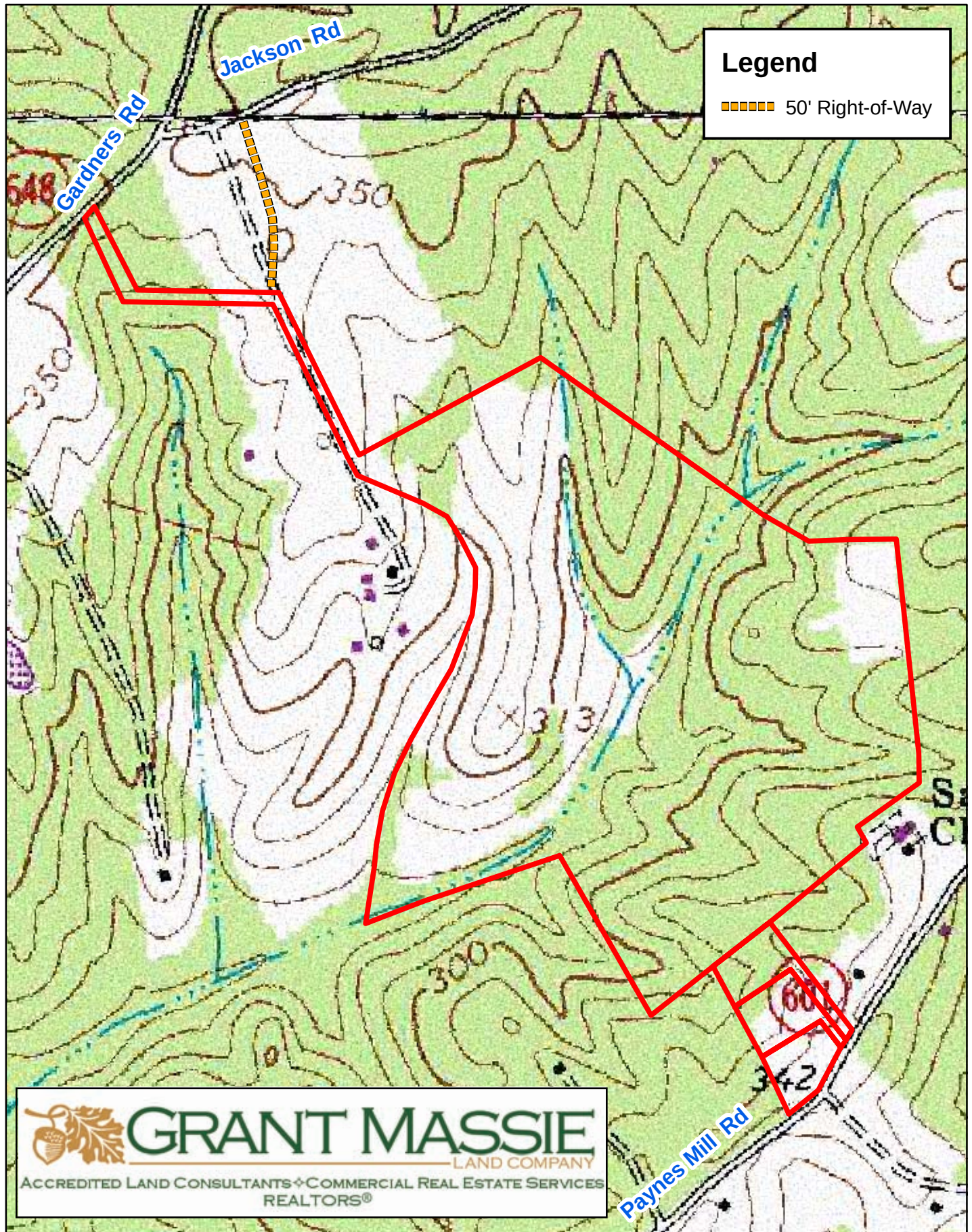
VIRGINIA: In the Clerk's Office of the Circuit Court of Louisa County, March 24 1989 This deed-Plat was this day received in said office, and, upon the certificate of acknowledgment thereto annexed, admitted to record, at 2:17 o'clock P. M., after payment of \$ 10.00 tax imposed by sec. 58-54.1.

TESTE *Jean H. Linder* Deputy Clerk

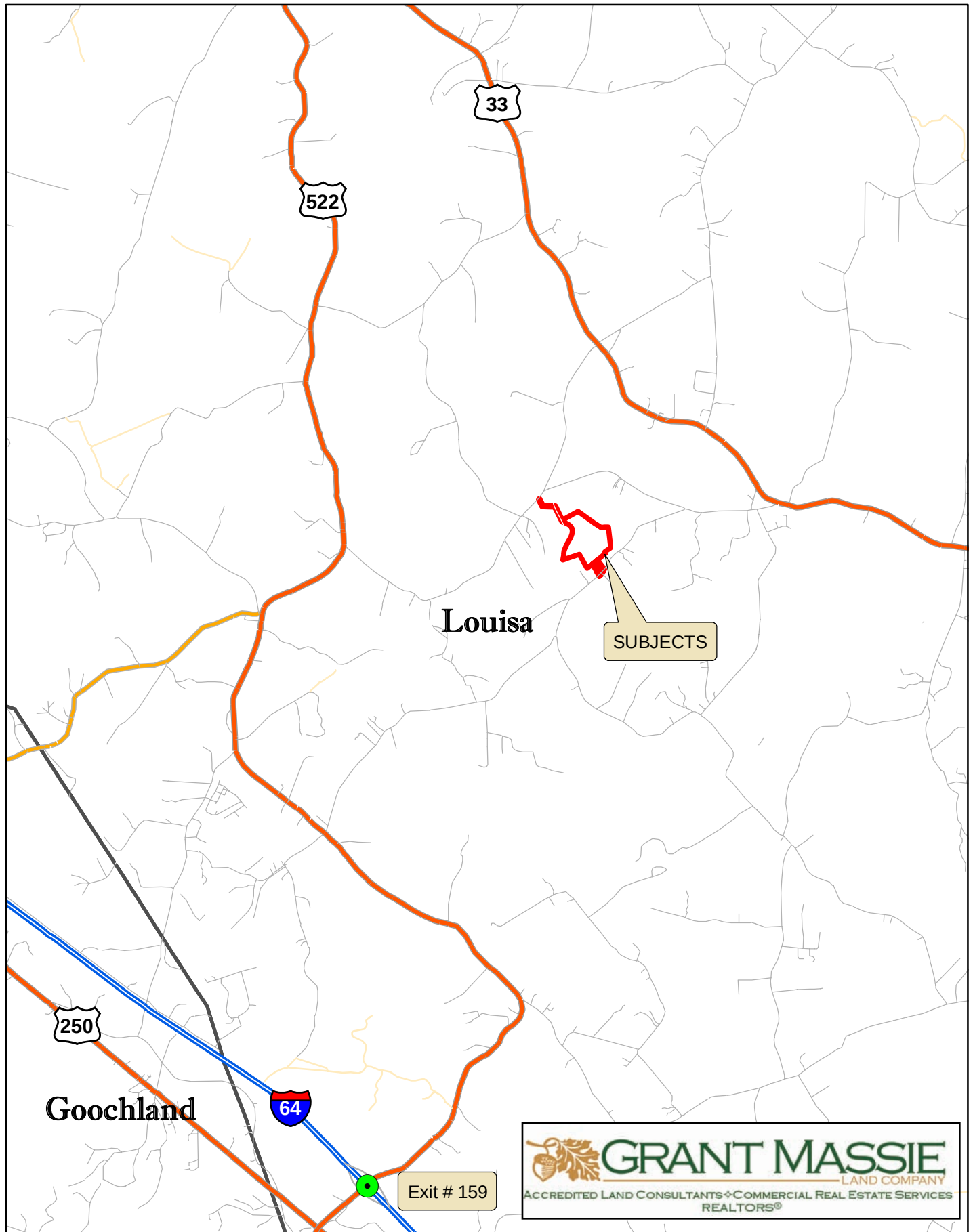
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LOCATION MAP



99.813 ACRES FOR SALE IN LOUISA COUNTY, VIRGINIA **PRICE - \$275,000**



PROPERTY INFORMATION:

- *Frontage on Paynes Mill Road, 3.8 Miles East of Route 522;
- *19 Acres of Rolling Open Land With the Rest Wooded;
- *Beautiful Streams Running Through the Property;
- *Property Includes 3—1.5 to 2 Acre Recorded Lots;
- *Seller May Divide Large Tract Into 2 Separate Parcels;
- *Located in Eastern Louisa 8.6 Miles From Gum Springs I-64 Exit

FOR 24 HOUR RECORDED INFORMATION CALL LANDLINE
1-888-471-LAND # 2215
OR VISIT OUR WEBSITE
WWW.GRANTMASSIE.COM

REPRESENTED BY:

BILL GRANT
ALC, VLS
804-754-3476
WGrant@GrantMassie.com

JEFFREY HUFF
ALC, FORESTER
804-750-1207
JHuff@GrantMassie.com



GRANT MASSIE
—LAND COMPANY
ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
REALTORS®

EXPERTISE—CONSULTATION—RESULTS

1403 PEMBERTON ROAD, SUITE 106; RICHMOND, VIRGINIA 23238
804-750-1200—TOLL FREE: 1-800-665-LAND—FAX: 804-754-3485
All information deemed reliable, but not guaranteed.