

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION MEETS THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

Paul D. Julian

PAUL D. JULIAN, #1565

OWNER'S CONSENT AND DEDICATION:

KNOWN BY ALL MEN BY THESE PRESENT, THAT THE DIVISION OF LAND SHOWN ON THIS PLAT CONTAINING 291.76 ACRES, MORE OR LESS, AND DESIGNATED AS TAX MAP 139, PARCELS 25, 25A, 25C, 25D, 25E, 25F AND 25G SITUATED IN THE SCOTTSVILLE DISTRICT IN THE COUNTY OF ALBEMARLE, VIRGINIA, IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES THEREOF, THE SAID 291.76 ACRES OF LAND HEREBY SUBDIVIDED IS THE PROPERTY ACQUIRED BY DUNTERRY, LLC IN DEED BOOK 3048 PAGE 461 AND IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ALBEMARLE, VIRGINIA. ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS TO BE DEEMED AS THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

GIVEN UNDER MY HAND THIS 28th DAY OF January 2011.

Leah Thomas
DUNTERRY, LLC
LEAH THOMAS, ASSISTANT MANAGER

NOTARY CERTIFICATE:

COMMONWEALTH AT LARGE TO WIT: STATE OF VIRGINIA

COUNTY OF Augusta

I, Linda M. Higgins, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT THE OWNER(S) WHOSE NAME(S) ARE SIGNED HAVE ACKNOWLEDGED THE SAME BEFORE ME.

MY COMMISSION EXPIRES: March 31, 2011

Linda M. Higgins 1/28/11
NOTARY PUBLIC DATE

CG McCullough 2/2/11
Agent of the Board of Supervisors *Frank*

CURVE TABLE					
CURVE	LENGTH	RADIUS	Delta	Ch. Brg.	Chord
C1	106.96	452.46	13°32'40"	S06°59'32"W	106.71
C2	176.49	597.96	16°54'40"	N05°18'32"E	175.85
C3	198.38	597.96	19°00'31"	N12°39'03"W	197.47
C4	111.63	553.00	11°33'56"	N50°20'19"E	111.44
C5	346.98	2884.80	6°53'29"	S52°40'34"W	346.77
C6	208.71	362.00	33°02'03"	N20°59'11"E	205.83
C7	234.41	402.00	33°24'34"	N21°10'26"E	231.10
C8	448.15'	360.65	71°11'48"	S73°34'22"E	419.87
C9	753.02'	533.68	80°50'39"	S69°09'05"E	692.09

Point "A" to Point "B" along road centerline		
LINE	BEARING	DISTANCE
L1	S 62°13'37" E	162.55'
L2	N 71°24'51" W	41.25'
L3	S 81°14'23" W	32.26'
L4	N 50°15'56" E	43.20'
L5	S 29°11'42" W	49.75'
L6	N 24°55'30" E	59.31'
L7	N 31°00'41" E	51.86'
L8	N 39°42'44" E	45.23'
L9	N 45°06'03" E	34.95'
L10	S 51°52'08" W	68.93'
L11	N 56°02'25" E	129.92'
L12	N 58°22'54" E	92.39'
L13	S 62°41'35" W	39.69'
L14	N 70°29'15" E	31.77'
L15	S 82°51'05" W	43.75'
L16	S 80°16'17" E	39.80'
L17	S 67°27'50" E	41.98'
L18	N 55°53'19" W	37.67'
L19	N 47°33'37" W	45.82'
L20	N 44°47'50" W	44.08'
L21	N 44°24'09" W	98.73'
L22	S 51°40'49" E	40.29'
L23	N 61°26'47" W	44.95'
L24	S 63°07'34" E	39.83'
L25	N 56°44'01" W	41.77'
L26	N 49°50'43" W	77.38'
L27	N 61°25'38" W	39.03'
L28	N 84°50'15" E	13.92'

Point "C" to Point "D"		
L29	N 70°15'46" W	13.48'
L30	S 51°30'15" E	133.96'
L31	S 17°55'16" E	130.78'
L32	S 34°40'45" E	188.03'
L33	S 20°41'37" E	73.53'
L34	S 00°36'43" E	54.53'
L35	S 82°11'31" E	22.46'
L36	S 64°18'09" E	49.81'
L37	S 07°21'21" E	132.40'
L38	S 16°42'52" E	52.49'
L39	S 88°12'21" E	83.83'
L40	S 55°53'32" E	18.51'
L41	S 17°25'56" E	79.66'
L42	S 11°34'36" E	34.06'
L43	S 05°05'58" E	38.14'
L44	S 01°16'51" W	47.93'
L45	S 05°40'08" W	62.94'
L46	S 44°50'09" W	67.71'
L47	S 53°32'24" W	295.16'
L48	S 52°02'15" W	69.68'
L49	S 49°39'17" W	71.04'
L50	S 47°23'13" W	70.62'
L51	S 44°33'21" W	140.71'

additional Points along State Route 626

L52	S 56°07'18" W	127.47'
L53	S 56°07'18" W	222.99'
L54	S 48°56'55" W	160.11'
L55	S 48°56'55" W	13.34'

Point "E" to Point "F" along road centerline		
L59	N 35°24'06" E	93.54'
L60	N 29°48'22" E	179.19'
L61	N 22°20'04" E	40.69'
L62	N 28°46'25" E	82.17'
L63	N 34°17'28" E	138.71'
L64	N 28°17'09" E	68.99'
L65	N 30°04'14" E	56.07'
L66	N 26°11'33" E	55.01'
L67	N 59°01'33" E	17.71'
L68	N 54°02'15" E	34.05'
L69	N 71°10'56" E	36.47'

additional Points along lots 3&4		
L56	N 29°10'55" W	103.11'
L57	N 29°06'25" W	87.95'
L58	N 29°06'25" W	73.48'



From Point "F" to Point "H"		
L70	N 63°43'23" E	65.49'
L71	N 60°29'13" E	46.51'
L72	N 60°29'13" E	8.48'
L73	N 69°59'53" E	42.16'
L74	N 64°18'45" E	40.58'
L75	S 65°20'27" W	27.84'
L76	S 63°12'06" W	19.87'
L77	N 63°12'06" E	86.01'
L78	N 63°58'34" E	122.55'
L79	N 66°35'26" E	41.90'
L80	N 66°35'26" E	34.97'
L81	N 64°45'42" E	70.13'
L82	N 68°54'05" E	56.34'
L83	N 78°35'06" E	57.62'
L84	S 71°08'26" E	31.77'
L85	N 67°40'51" E	37.20'
L86	N 75°31'04" E	45.92'

SHEET INDEX

1. COVER SHEET
2. SUBDIVISION PLAN

Clockwise around
T.M. Parcel 139-25A
starting at Point "G"

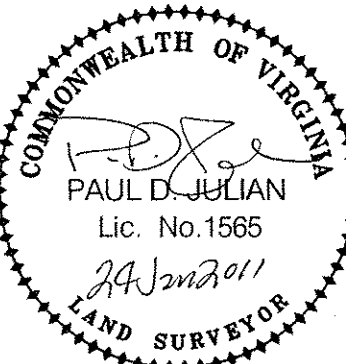
L87	S 44°33'21" W	100.75'
L88	S 47°23'13" W	68.86'
L89	S 49°39'17" W	69.41'
L90	S 52°02'15" W	68.33'
L91	S 53°32'24" W	297.68'
L92	S 44°50'09" W	73.25'
L93	N 05°40'08" E	63.75'
L94	N 01°16'51" E	51.58'
L95	S 05°05'58" E	42.63'
L96	S 11°34'36" E	38.20'
L97	N 17°25'56" W	62.07'
L98	S 78°10'11" W	13.06'
L99	N 65°04'26" W	25.65'
L100	S 32°04'39" E	71.77'
L101	S 24°42'04" W	28.40'
L102	S 23°17'52" E	68.03'
L103	S 02°36'38" E	53.95'
L104	S 02°42'19" E	62.15'
L105	S 09°03'29" W	35.22'
L106	S 15°36'22" W	98.33'
L107	S 32°27'17" E	20.16'
L108	S 58°10'50" W	43.09'
L109	S 58°10'50" W	59.80'
L110	S 34°32'10" E	19.60'
L111	S 55°22'20" W	299.07'
L112	N 53°31'40" E	341.09'
L113	S 54°08'40" W	70.08'

SUBDIVISION PLAN FOR
MONTICOLA
HOWARDSVILLE, VIRGINIA
ALBEMARLE COUNTY

Dunterry, L.L.C.
28 IMPERIAL DRIVE • STAUNTON • VIRGINIA • 24401
PHONE (540) 886-6155 • FAX (540) 886-6154

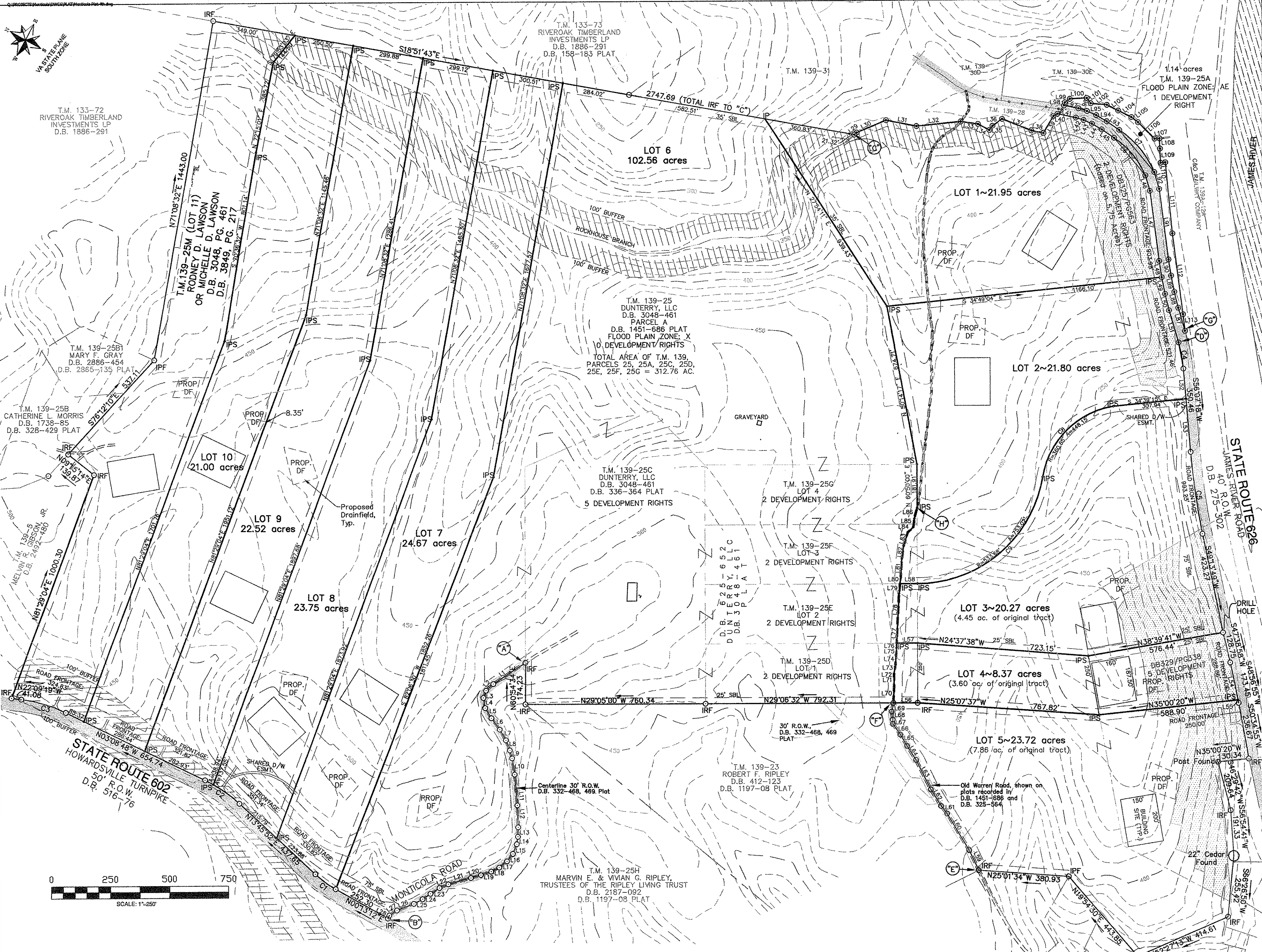
DRAWN BY:
KAREN HANSEY

CHECKED:
JOHN P. AREHART



DATE:
AUGUST 29, 2006

REVISIONS:
1- NOV. 13, 2006
2- MARCH 15, 2007
3- MAY 15, 2007
4- MARCH 22, 2010
5- JAN 24, 2011

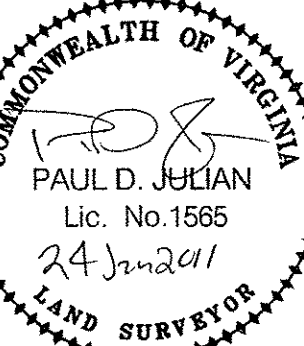


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Duntery, L.L.C.
28 IMPERIAL DRIVE • STAUNTON • VIRGINIA • 24401
PHONE (540) 886-6155 • FAX (540) 886-6154

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