

This subdivision is approved for individual onsite sewage systems in accordance with the provisions of the Code of Virginia, and the Sewage Handling and Disposal Regulations (12 VAC 5-610-10 et seq., the "Regulations").

This subdivision was submitted to the Health Department for review pursuant to (S) 32.1-163.5 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. This subdivision was certified as being in compliance with the Board of Health's regulations by Bob Johansen (OSE#1333).

Telephone No: 434.547.3241

This subdivision approval is issued in reliance upon that certification.

Pursuant (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 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.

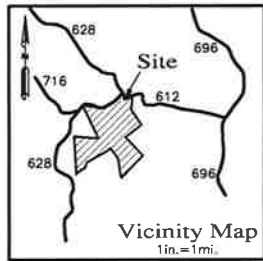
This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems", however actual system designs may be different at the time construction permits are issued.

Legend:

—E=Overhead Electric Line(s)

IPS = Iron pin to be set at property corner unless otherwise described

o = Iron pin to be set at property corner unless otherwise described



Owner:

Sterling Investments, LLC
C/O Brian T. Atkins
311 East Third Street
Farmville, Virginia 23901
Phone: 434-392-6163

Total Land Area prior to division: 283.27 Acres
Total Land Area in Proposed Lots: 48.23 Acres
Total Number of Lots: 9 plus residual
Current Zoning: A-1

Flood Statement:

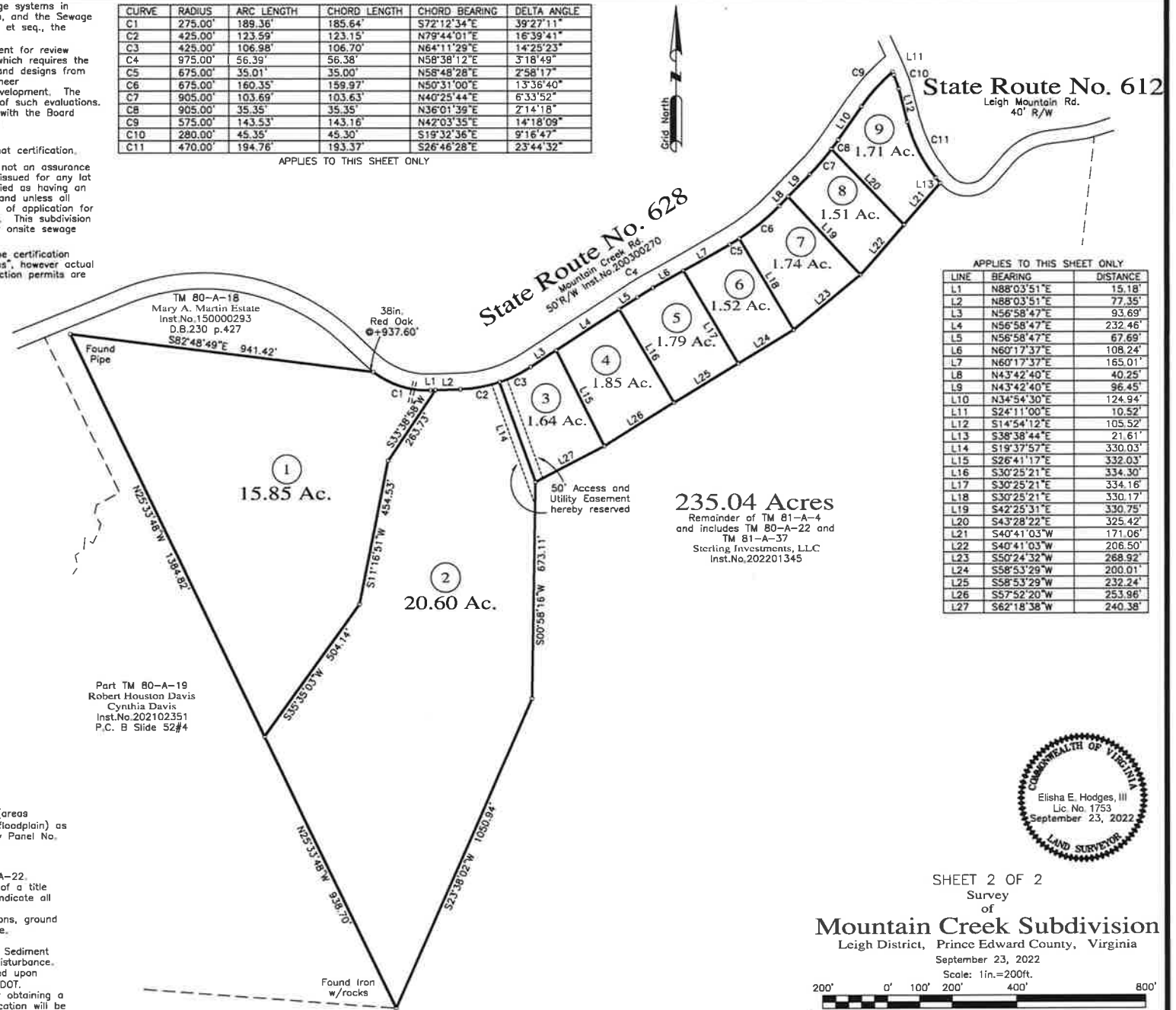
This land is situated in F.I.R.M. Floodplain Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on Prince Edward County, Virginia Community Panel No. 51147C0250C, Effective date October 2, 2009.

Notes:

1. Tax Map Parcel No. 81-A-4, 81-A-37, and 80-A-22.
2. This plot has been prepared without the benefit of a title examination and therefore does not necessarily indicate all encumbrances on the property.
3. This plot agrees with found plats, deed descriptions, ground evidence, and local witnesses as near as possible.
4. This plot is based on a current field survey.
5. Individual lot owners shall obtain an Erosion and Sediment Control Permit from the County prior any land disturbance.
6. Location of all private entrances will be addressed upon individual requests for entrance permit(s) from VDOT.
7. Each individual lot owner shall be responsible for obtaining a VDOT Land Use Permit, each private entrance location will be addressed at that time.
8. While VDOT may recommend approval of this plot, a VDOT signature is not an endorsement of the accuracy of the survey.
9. State Rte. 628 and Rte. 612 drainage is via roadside ditches.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00'	189.36'	185.64'	S72°12'34"E	39°27'11"
C2	425.00'	123.59'	123.15'	N79°44'01"E	16°39'41"
C3	425.00'	106.98'	106.70'	N64°11'29"E	14°25'23"
C4	975.00'	56.39'	56.38'	N58°38'12"E	3°18'49"
C5	675.00'	35.01'	35.00'	N58°48'28"E	2°58'17"
C6	675.00'	160.35'	159.97'	N50°31'00"E	13°36'40"
C7	905.00'	103.69'	103.63'	N40°25'44"E	6°33'52"
C8	905.00'	35.35'	35.35'	N36°01'39"E	2°14'18"
C9	575.00'	143.53'	143.16'	N42°03'35"E	14°18'09"
C10	280.00'	45.35'	45.30'	S18°32'36"E	9°16'47"
C11	470.00'	194.76'	193.37'	S26°46'28"E	23°44'32"

APPLIES TO THIS SHEET ONLY



LINE	BEARING	DISTANCE
L1	N88°03'51"E	15.18'
L2	N88°03'51"E	77.35'
L3	N56°58'47"E	93.69'
L4	N56°58'47"E	232.46'
L5	N56°58'47"E	67.69'
L6	N60°17'37"E	108.24'
L7	N60°17'37"E	165.01'
L8	N43°42'40"E	40.25'
L9	N43°42'40"E	96.45'
L10	N34°54'30"E	124.94'
L11	S24°11'00"E	10.52'
L12	S14°54'12"E	105.52'
L13	S38°38'44"E	21.61'
L14	S19°37'57"E	330.03'
L15	S26°41'17"E	332.03'
L16	S30°25'21"E	334.30'
L17	S30°25'21"E	334.16'
L18	S30°25'21"E	330.17'
L19	S42°25'31"E	330.75'
L20	S43°28'22"E	325.42'
L21	S40°41'03"W	171.06'
L22	S40°41'03"W	206.50'
L23	S50°24'32"W	268.92'
L24	S58°53'29"W	200.01'
L25	S58°53'29"W	232.24'
L26	S57°52'20"W	253.96'
L27	S62°18'38"W	240.38'

235.04 Acres

Remainder of TM 81-A-4 and includes TM 80-A-22 and TM 81-A-37
Sterling Investments, LLC
Inst.No.202201345



SHEET 2 OF 2

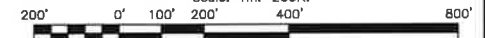
Survey
of

Mountain Creek Subdivision

Leigh District, Prince Edward County, Virginia

September 23, 2022

Scale: 1 in. = 200 ft.



Maxey & Associates, P.C.

Land Surveyors • Engineers • Planners • Consultants

P.O. Box 90 • Farmville • Virginia • 23901 • Tel: 434-392-8827

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