

Instrument # 202500023

Plot Cab C Slide 1164

LINE	BEARING	DISTANCE
L1	S30°27'23"W	153.42'
L2	S46°21'22"W	236.01'
L3	N72°38'11"W	203.73'
L4	S23°00'10"W	319.42'
L5	S08°25'46"W	337.23'
L6	S58°43'33"E	527.11'
L7	N17°23'51"E	14.62'
L8	S74°08'55"E	210.40'
L9	N58°21'27"E	347.42'
L10	S69°47'28"E	1012.49'
L11	N19°02'10"E	319.65'
L12	N19°28'53"E	210.25'
L13	N19°02'10"E	404.32'
L14	S69°00'27"E	460.08'
L15	N26°07'06"E	57.73'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	120.00'	185.26'	167.40'	N61°37'28"E	88°27'13"

Subdivision Certificate

I, E.E. Hodges, III, L.S. do hereby certify that the property embraced within the limits of this survey is in conformance with the Subdivision Ordinance and the Zoning Ordinance of Cumberland County, Virginia and that the property was conveyed to Sterling Investments, L.L.C. by deed recorded as instrument No.202401198 recorded in the Clerk's Office of Cumberland County, Virginia.

January 3, 2025

Date

Land Surveyor



Owners Consent TM 95-A-2-A

The Subdivision shown on this plot is with the free consent and in accordance with the desire of the undersigned owners, proprietors and trustees, if any.

Jan 3 2025

Date

Owner: Sterling Investments, L.L.C.
C/O Brian Atkins

Notary

STATE OF Virginia
CITY/COUNTY OF Prince Edward

I, Brian Atkins, a Notary Public in and for the State and City/County aforementioned; do hereby certify that

has on this 3rd day of January, 2025, acknowledged the same before me.

Brian Atkins
Notary Public
Notary Registration Number 1241688

My Commission expires the 31st day of July, 2025.

Subdivision Agent Approval

SUBDIVISION AGENT: Stephany S. JohnsonDATE: 1/3/2025
Rec'd by 1/3/2025

No later than the 15th day of the month of January, 2025, the Notary Public shall file with the Clerk of the Circuit Court of the County of Cumberland, Virginia, a true and correct copy of this certificate, together with a true and correct copy of the map or plan of the land surveyed, and a true and correct copy of the deed or deeds, if any, recorded in the Clerk's Office of Cumberland County, Virginia.

Deanne D. Morris
Notary Public

Survey of Division of

Tax Map Parcel No. 95-A-2-A
Randolph District, Cumberland County, VirginiaOctober 24, 2024
Revised January 3, 2025

Scale: 1in.=300ft.

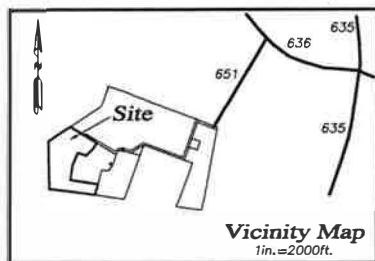
300' 0' 150' 300' 600' 1200'

Maxey & Associates, P.C.

Land Surveyors • Engineers • Planners • Consultants
P.O. Box 90 • Farmville • Virginia • 23901 • Tel: 434-392-882724S0152
FB1252-17

Adjoining Owners:

1. Zoned A-2
TM 96-A-3-A
John Bradley Moser
Laura B. Moser
Inst.No.190001511

Vicinity Map
1in.=2000ft.

Notes:

1. Tax Map Parcel 95-A-2-A.
2. This plot has been prepared without the benefit of title examination and therefore does not necessarily indicate all easements or encumbrances on the property.
3. 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 Cumberland County, Virginia Community Panel No. 51049C0260C and 51049D0255C. Effective date May 22, 2024.
4. Current Zoning: A-2.
5. Under current county policy, public water and/or sewer service will not be available to this property.
6. Plot approval does not denote or imply that all individual lots will receive approval for conventional septic systems.
7. This plot is based on a current field survey.
8. The roads in this subdivision may not meet the standards for acceptance into the secondary system of state highways and will not be maintained by the Virginia Department of Transportation or the County of Cumberland, Virginia.
9. Access to each parcel is subject to the issuance of a land use permit by the Department for the construction of a private entrance. Entrance construction shall be in accordance with VDOT's Road and Bridge Standards (PE-1). The access location and required provisions for drainage will be determined at permit issuance. Permit issuance shall be coordinated through the Farmville Residency office (434-505-3424).
10. Tax Parcel No. 95-A-2A, 95-A-2B, and 95-A-2A1 are located within the transitional surface and/or the horizontal surface layer of the Farmville Airport FAR 77 zoning overlay district.

Source of Title Site Data

TM 95-A-2-A
Sterling Investments, LLC
Inst.No.202401198
311 East Third St.
Farmville, Va. 23901

Zoned A-2
TM 96-A-7
Robert Dale Pennington
Janet Owen Pennington
D.B.203 p.54
See Inst.No.202201063

Zoned A-2
TM 95-A-4
BTG Pactual OEF
Property 2, LP
Inst.No.200000019

Zoned A-2
TM 95-A-2-A
25.59 Ac.
New Lot

Zoned A-2
TM 95-A-2-A1
Sterling Investments, L.L.C.
Inst.No.202401198
RESIDUE 79.86 ACRES

Zoned A-2
TM 95-A-3
Clifton C. White
Kimberly N. White
D.B.220 p.5
P.C. B Slide 47
Inst.No.201100698

TM 88-A-48
Robert J. Oertel, Jr. et als
Inst.No.190000543
Inst.No.201500261
Inst.No.200400341
Inst.No.201701014

Zoned A-2
TM 96-A-1
Samuel E. Lepp
Salome F. Lepp
Inst.No.201600343

Zoned A-2
TM 96-A-4
Isaac P. Ebersol, Jr.
Inst.No.202301020
Plot D.B.82 p.96

Zoned A-2
TM 95-A-6
Town of Farmville
Airport
D.B.112 p.640
D.B.115 p.603

Zoned A-2
TM 95-A-2
Laurie Pierce
Erwin L. Torres
Inst.No.202400762
P.C. B, slide 220

Zoned A-2
TM 95-A-9
Blue Rock Resources, LLC
Inst.No.200500522
P.B.4 p.67