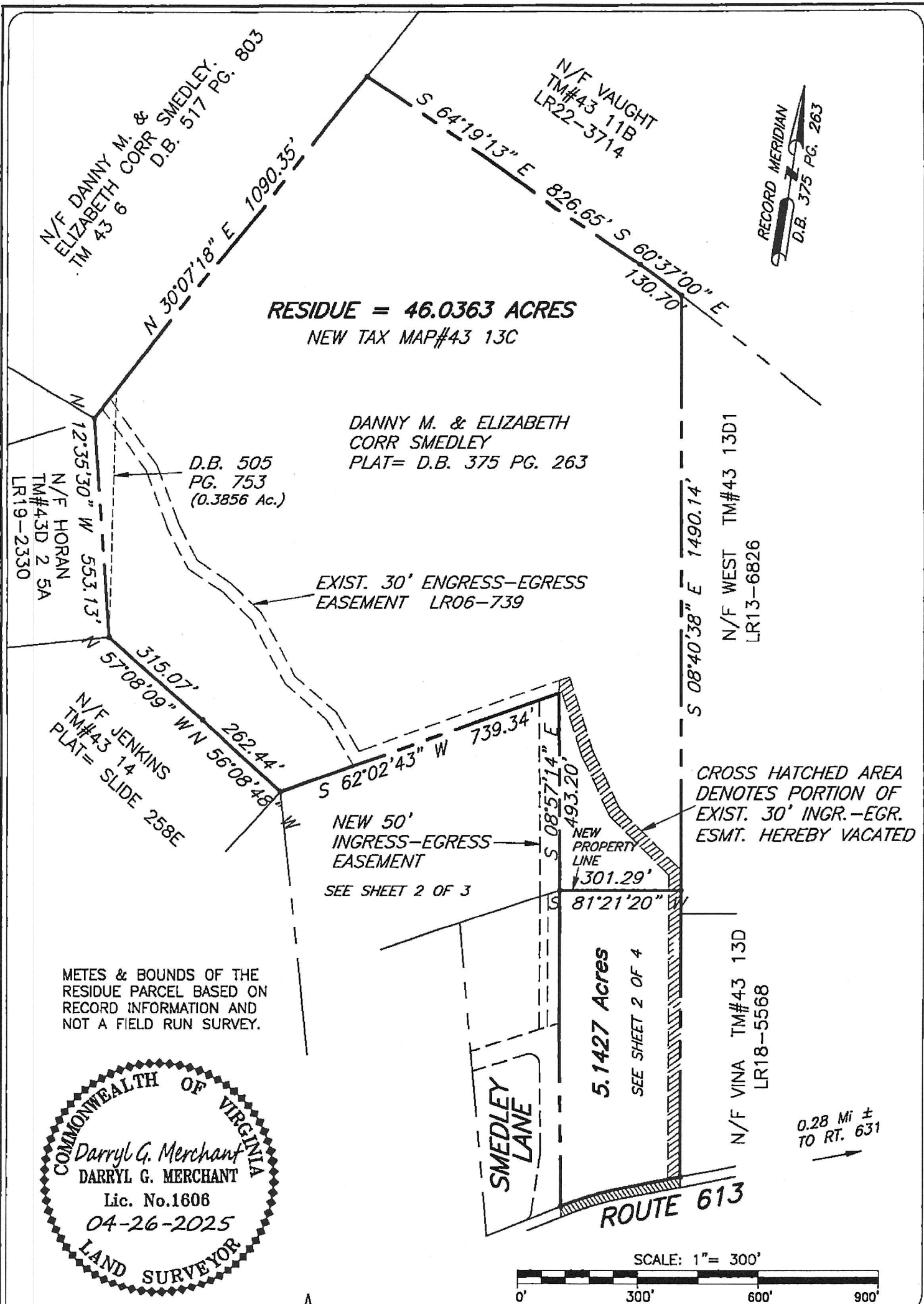




RESIDUE = 46.0363 ACRES
NEW TAX MAP#43 13C

DANNY M. & ELIZABETH
CORR SMEDLEY
PLAT= D.B. 375 PG. 263

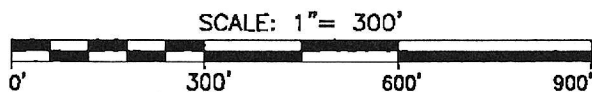
D.B. 505
PG. 753
(0.3856 Ac.)

EXIST. 30' ENGRESS-EGRESS
EASEMENT LR06-739

NEW 50'
INGRESS-EGRESS
EASEMENT
SEE SHEET 2 OF 3

CROSS HATCHED AREA
DENOTES PORTION OF
EXIST. 30' INGR.-EGR.
ESMT. HEREBY VACATED

METES & BOUNDS OF THE
RESIDUE PARCEL BASED ON
RECORD INFORMATION AND
NOT A FIELD RUN SURVEY.



survey@measure-map.com
540-636-4949

Darryl G. Merchant
Consulting Land Surveyor
P.O. BOX 1508
FRONT ROYAL, VA 22630

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25-F101 DWG. No. AM-1868

PLAT OF CLASS A SUBDIVISION OF THE LAND OF

**Danny M. Smedley and
Elizabeth Corr Smedley**
Husband & Wife

SOUTH RIVER DISTRICT - WARREN COUNTY, VIRGINIA

DATE: 08 JANUARY 2025
REVISED: 26 APRIL 2025

SHEET 4 OF 4

NOTE:

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

This subdivision was submitted to the Health Department for review pursuant to Section 32.1-163.5 of the Code of Virginia which requires the Health Department to accept private soil evaluations and designs from an Authorized Onsite Soil Evaluator (AOSE) or a Professional Engineer working in consultation with an AOSE for residential development. The Health 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 Forrest Hadley, AOSE #1940001470, 540-459-4293. This subdivision is issued in reliance upon that certification.

Pursuant to Section 360 of the Regulations this approval is not an assurance that 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 Sewage Disposal System Construction Permit as are present at the time of approval. This subdivision may contain lots that do not have approved sites for onsite sewage disposal systems.

This subdivision approval is issued in reliance upon the AOSE certification that approved lots are available for onsite sewage disposal systems, however actual sewage disposal system designs may be different at the time Sewage Disposal System Construction Permits are issued.

PRIVATE SUBDIVISION ROAD NOTE:

THE PRIVATE ROADS IN THIS SUBDIVISION WILL NOT BE PAVED OR MAINTAINED WITH FUNDS FROM WARREN CO. OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). IN THE EVENT THAT THE OWNERS OF THE LOTS IN THE SUBDIVISION SUBSEQUENTLY DESIRE THE ADDITION OF SUCH PRIVATE ROADS TO THE SECONDARY SYSTEM OF STATE HIGHWAYS FOR MAINTENANCE, THE COST TO UPGRADE TO THE PRESCRIBED STANDARDS MUST BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY VDOT OR WARREN COUNTY.

CURVE DATA

- ① A=164.05'
R=829.44'
D=11°19'55"
CB=S 64°57'35" W
CD=163.78'
- ② A=159.10'
R=804.44'
D=11°19'55"
CB=S 64°57'35" W
CD=158.84'

AREA TABULATION

SEE SHEET 1 FOR ADDITIONAL NOTES

RESIDUE LOT = 46.0363 Acres
NEW LOT = 5.1427 Acres
STREET DEDICATION = 0.1755 Acres
TOTAL AREA = 51.3545 Acres

GRANTEES NAME & ADDRESS:
DANNY M. & ELIZABETH CORR SMEDLEY
P.O. BOX 717
FRONT ROYAL, VA 22630
540 222 4994



survey@measure-map.com
540-636-4949

Darryl G. Merchant
Consulting Land Surveyor
P.O. BOX 1508
FRONT ROYAL, VA 22630

DGM

PLAT OF CLASS A SUBDIVISION OF THE LAND OF

Danny M. Smedley and
Elizabeth Corr Smedley
Husband & Wife

SOUTH RIVER DISTRICT - WARREN COUNTY, VIRGINIA

DATE: 08 JANUARY 2025
REVISED: 26 APRIL 2025

SHEET 3 OF 4

APPROVALS:

APPROVED AS A CLASS 'A' SUBDIVISION
AS DEFINED IN SECT. 155-21-A OF THE
WARREN COUNTY SUBDIVISION ORDINANCE.

Matthew P. Wendling
Planning Director

Date

5-03-2025 WKSUB-000668-2025

APPROVED BY THE WARREN COUNTY
HEALTH DEPARTMENT

Environmental Health Supervisor

Date

5/8/2025

APPROVED BY THE STATE DEPARTMENT
OF TRANSPORTATION (VDOT)

Subdivision Specialist

Date

5/8/2025

NOTES:

1. NO TITLE REPORT FURNISHED.
PLAT SUBJECT TO EASEMENTS
AND RESTRICTIONS OF RECORD.

2. PLAT REF.: D.B. 375 PG. 263

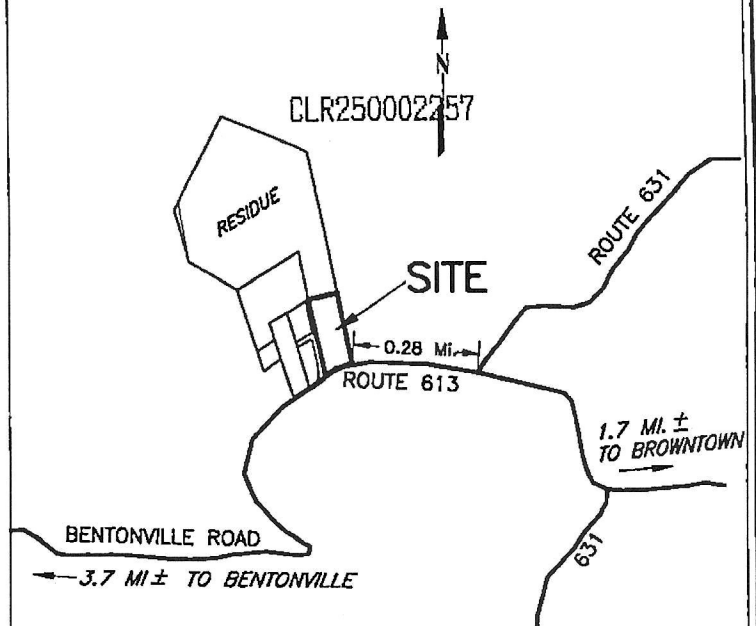
3. TAX MAP #43 13C
New Tax Map #43 13C1

4. ZONED AGRICULTURAL
MINIMUM YARD DEPTH:
FRONT = 50 FEET
REAR = 35 FEET
SIDE = 15 FEET
(FOR PRINCIPAL STRUCTURE)

THE PROPERTY SHOWN HEREON IS LOCATED
WITHIN ZONE X, AN AREA DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN,
PER FEMA FIRM MAP #51087C0200C, 6/03/2008.

SEE SHEET 3 FOR ADDITIONAL NOTES

SEE SHEET 3 FOR CURVE DATA & AREA TABULATION



VICINITY MAP
SCALE: 1" = 2000'

OWNER'S DEDICATION:

THIS PLAT WAS PREPARED WITH THE FREE CONSENT
AND IN ACCORDANCE WITH THE DESIRE OF THE
UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES,
IF ANY

DANNY M. SMEDLEY

DATE

ELIZABETH CORR SMEDLEY

DATE

Commonwealth of VA County of Warren
ACKNOWLEDGED BEFORE ME by Danny M. and
Elizabeth Corr Smedley
THIS 29 DAY OF May 2025.

MY COMMISSION EXPIRES: Feb 28, 2026

NOTARY REGISTRATION No.: 7985715

NOTARY:

Ashlyn Marie Dispanet

ASHLYN MARIE DISPANET
NOTARY PUBLIC
REGISTRATION # 7985715
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 28, 2026



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY
ON THE GROUND; THAT THIS PLAT IS CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF; THAT THIS IS ALL OF THE
LAND ACQUIRED BY DANNY M. SMEDLEY AND ELIZABETH CORR
SMEDLEY, HUSBAND AND WIFE, BY DEEDS RECORDED IN DEED
BOOK 505 AT PAGE 753 AND INSTRUMENT #060005761 AND
#190005218; AND THAT PROPERTY CORNERS ARE MONUMENTED
AS SHOWN.

Grantee Address: P.O. Box 717
Front Royal, VA 22630

survey@measure-map.com
540-636-4949

Darryl G. Merchant

Consulting Land Surveyor
P.O. BOX 1508
FRONT ROYAL, VA 22630

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25-F101

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SOUTH RIVER DISTRICT - WARREN COUNTY, VIRGINIA

DATE: 08 JANUARY 2025
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SHEET 1 OF 4