

SEE LAND RECORDS INST NO 06008886 ABOUT VACATING A RIGHT OF WAY

CERTIFICATE OF APPROVAL THIS SUBDIVISION KNOWN AS CHATEAU LESUEUR

IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD. 10-22-99 DATE 10/15/99 DATE 5 Oct 99 DATE 10/15/99 DATE

F. FRANK TATE TAX MAP: 120-2-3

MARGARET B. NASH ETALS. TAX MAP: 120-A-11

CHATEAU LESUEUR SUBDIVISION - BLUE RIDGE LAND COMPANY, L.L.C. (ROUTE 633 REEDY CREEK RD. ABOUT 1/2 MILE EAST OF ROUTE 640 BENHAMS ROAD)

HEALTH DEPARTMENT RESTRICTIONS DATE: SEPTEMBER 20, 1999

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS IN COMPLIANCE WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

I CERTIFY THAT THIS PLAT IS AN ACTUAL ON THE GROUND SURVEY AND THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN SHOWN HEREON.

THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS, CONVEYANCES, RESTRICTIONS, AND VISIBLE OR RECORDED EASEMENTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

SITUATED IN F.E.M.A. ZONE X (WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN)

CALLS IN PARENTHESES DENOTE PLAT OR DEED OF RECORD.

L.K. ADDISON L.S. 1049

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATING ALL STREETS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

10/15/99 DATE W. Ralph Sneed, mgr. Blue Ridge Land Co. inc. OWNER

STATE OF VIRGINIA COUNTY OF Washington

TO WIT: I, Darren Bradley, Deputy Clerk, NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT W. Ralph Sneed, Manager - Blue Ridge Land Co. LLP

OWNERS OF THE PROPERTY SHOWN ON THIS MAP, WHOSE NAMES ARE SIGNED HEREON BEARING DATE OF 10/15/99 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN SAID COUNTY AND STATE. GIVEN UNDER MY HAND THIS 22nd DAY OF October 1999

Darren Bradley, Notary Public

WITHHELD FROM PUBLIC DEDICATION - THE 50' ROADS SHOWN HEREON AND NAMED LESUEUR WAY, LAFITTE WAY, CHATEAU WAY, AND BONAPARTE WAY DO NOT MEET STATE STANDARDS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR WASHINGTON COUNTY, VA. (WASHINGTON COUNTY CODE 64-071) APPROVAL FOR WITHDRAWING EACH OF THESE 50' R.O.W.'S FROM PUBLIC DEDICATION WAS GRANTED BY THE WASHINGTON COUNTY DEPT. OF PLANNING AND ZONING ON MARCH 29, 1999.

Table with columns: LINE, DIRECTION, DISTANCE. Lists survey points and distances for various lines.

FUTURE PHASE BLUE RIDGE LAND CO., LLC

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FINAL PLAT PHASE 1 CHATEAU LESUEUR BLUE RIDGE LAND COMPANY, LLC - OWNER

BEING A PORTION OF THOSE CERTAIN TRACTS OR PARCELS OF LAND LYING IN THE TYLER MAGISTERIAL DISTRICT OF WASHINGTON COUNTY, VIRGINIA AND MORE PARTICULARLY DESCRIBED AS A PORTION OF PARCELS NO. 1, 2, 3, 4 AS SHOWN ON A PLAT ENTITLED "PROPERTY OF FRANK G. LESUEUR, ET AL" WITH A REVISED DATE OF 2/14/96, AND RECORDED IN PLAT BOOK 31, PAGE 56, SLIDE 532. CURRENT DEED OF RECORD IN DEED BOOK 1016, PAGE 867.

PROPERTY ADDRESS: INTERSECTION OF REEDY CREEK ROAD AND MUSICK DRIVE

GRAPHIC SCALE



(IN FEET) 1 inch = 200 ft.

Table with columns: LOT, CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Lists lot details for lots 8 through 37.

NOTES: 1) THERE IS HEREBY RESERVED A 20' WIDE DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES... 2) NOTE: IRON RODS ON ALL CORNERS UNLESS OTHERWISE NOTED.

3) ZONED-R2 - RESIDENTIAL GENERAL BUILDING SETBACKS ARE FRONT: 35', REAR 25', SIDE YARD: MIN. 10' WITH COMBINED SIDE YARD (BOTH SIDES) MIN. OF 25'.

4) IN THE EVENT PUBLIC SEWER SERVICE BECOMES AVAILABLE FOR THE LOTS SHOWN HEREON, HOOKUP TO THE PUBLIC SEWER SYSTEM SHALL BE MANDATORY FOR LOTS 5, 6, 7, 8, 15, 16, AND 17. WHEN PUBLIC SEWER BECOMES AVAILABLE TO THE FORESAID LOTS, THE AREAS LYING OUTSIDE THE CONFINES OF THESE LOTS, AND DESIGNATED HEREON AS FIELD BEDS AND SEWER EASEMENTS FOR THE SAID LOTS AND SEWER EASEMENTS LEADING FROM FIELD BEDS TO THE SAID LOTS, SUCH AREAS SHALL REVERT BACK TO THE DEVELOPER OR CURRENT OWNER OF RECORD AT SUCH TIME.

5) THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY BEFORE ANY CONSTRUCTION IS BEGUN.

6) DRIVEWAY ENTRANCES FOR LOTS 7, 8, 12, & 37 ARE TO BE SPOT LOCATED IN THE FIELD BY THE RESIDENT ENGINEER OF THE ABINGDON RESIDENCY OF VA. DEPT. OF TRANSPORTATION.

7) EASEMENT TO VA. DEPT. OF TRANSPORTATION SHOWN HEREON OVER LOT 12 IS FOR PURPOSES OF GRADING, IN ORDER TO OBTAIN REQUIRED SIGHT DISTANCE.



ADDISON SURVEYORS LAND SURVEYING LAND PLANNING CONSTRUCTION ENGINEERING 432 EAST MAIN ST. ABINGDON, VA 24210 (540)676-3001 (540)676-3160 FAX

Table with columns: NO., DATE, REVISION, DRAWN BY, CHECKED BY, SHEET. Lists revision and drawing details.

Vertical text on the right edge: Virginia is the Office of the Clerk of the Circuit Court of Washington County, on the 25th day of October 1999, this instrument was admitted to record by Dana B. Blythe, Clerk.