

REGISTRATION #10748
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES

LEGEND:
IRF = IRON REBAR FOUND
R/W = RIGHT OF WAY
M.B. = MAP BOOK
- TO BE ONE PARCEL
BSL = BUILDING SETBACK LINE

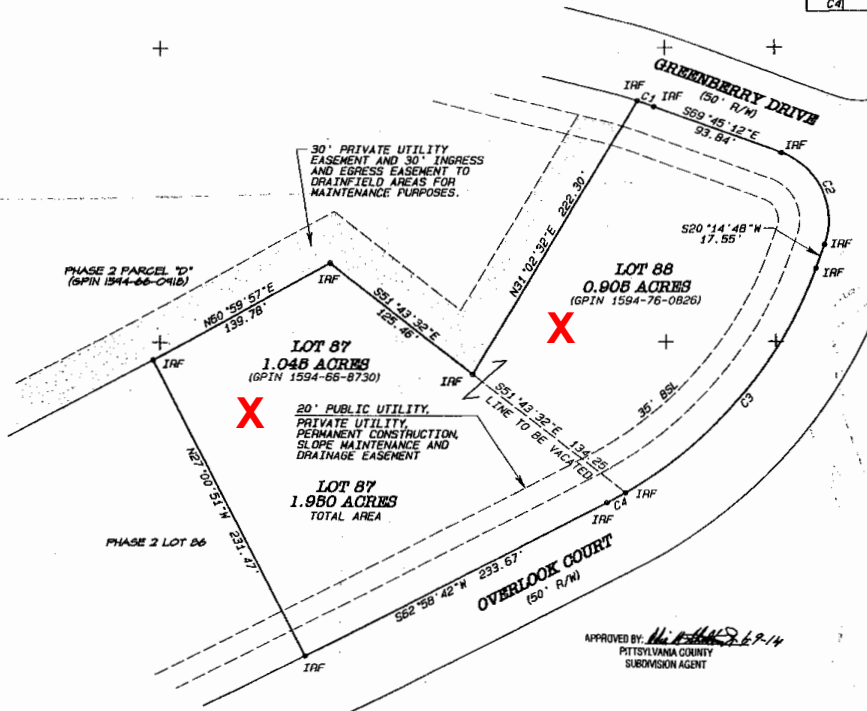
APPROVING AUTHORITY:
Neil H. Hester, Jr. 6-9-14
CHAIRMAN OR AGENT,
PITTSYLVANIA COUNTY BOARD OF SUPERVISORS / DATE

END OF ROUTE 509
NOT TO SCALE
VICINITY MAP

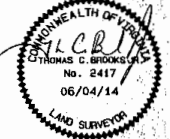
CURVE DATA:

LINE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	2°19'33"	300.00'	12.18'	12.18'	S70°54'59"E
C2	90°00'00"	50.00'	78.54'	70.71'	S24°45'12"E
C3	39°56'32"	300.00'	209.14'	204.93'	S40°13'04"W
C4	2°47'22"	300.00'	14.60'	14.60'	S61°35'01"W

- THIS PLAN IS A COPY AND SHALL BE KEPT BY THE SURVEYOR FOR THE TERM OF THE COMMISSION EXPIRES.
- IN PROVIDING THIS PLAN NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING ELEVATION, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- IF THE SURVEYOR'S SIGNATURE ON THIS PLAN IS NOT SIGNED WITH BLUE INK, THIS PLAN IS A COPY AND SHALL BE KEPT BY THE SURVEYOR FOR THE TERM OF THE COMMISSION EXPIRES.
- ANY SUBGRADE OR BENCH LOCATED WITHIN THE BOUNDARIES OF THIS PROPERTY MAY BE THE PROPERTY OF THE COMMONWEALTH OF VIRGINIA. THIS SURVEYOR HAS MADE NO ATTEMPT TO DETERMINE SAID PROPERTY. THEREFORE THE AREA SHOWN ON THIS PLAN IS PLAIN OR BENCH AND IS INCLUSIVE OF ANY SUBGRADE OR BENCH UNLESS OTHERWISE NOTED.
- IT IS UNLAWFUL TO DISTURB ANY GRAVE OR GRAVE MARKER. ACCORDINGLY, ANY GRAVE OR ANY OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL IDENTIFIED DURING THE SURVEY, PROPERTY RESEARCH OR PLAT PREPARATION OR AS SHOWN ON THIS PLAN, ARE OF VIRGINIA, INC. AND THIS SURVEYOR EXPRESSLY DISCLAIMS ANY RESPONSIBILITY (MONETARY OR OTHERWISE) FOR THE DESTRUCTION, REMOVAL OR DISTURBANCE OF ANY GRAVE OR GRAVE MARKER THAT MAY NOT HAVE BEEN DETECTED OR SHOWN ON THIS PLAN AS WELL AS ANY GRAVE OR GRAVE MARKER THAT HAVE BEEN SHOWN.
- BEFORE TO THE IMPROVEMENT OR ESTABLISHMENT OF ANY LOT IN THE COUNTY BY ANY PERSON(S) OR ENTITY THE PLANNING DEPARTMENT SHALL BE CONTACTED CONCERNING, BUT NOT LIMITED TO, THE CURRENT ZONING, BUILDING, SETBACK REQUIREMENTS, WATER OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PRIVATE STREETS, PERMITS, ETC. STATE AND FEDERAL AGENCIES SHALL ALSO BE CONTACTED PRIOR TO ANY IMPROVEMENT OR DISTURBANCE TO THE PROPERTY, BY ANY PERSON OR ENTITY, CONCERNING BUT NOT LIMITED TO ALL OF THE APPLICABLE ORDINANCES AND TO ENSURE THAT THEY COMPLY WITH THE CURRENT LAWS GOVERNING THE DISTURBANCE OR IMPROVEMENT OF THE PROPERTY. THE SURVEYOR'S LIABILITY IS NOT THE RESPONSIBILITY AGENCIES OF VIRGINIA, INC. AND THIS SURVEYOR DOES NOT ACCEPT THE RESPONSIBILITY OF THE PERSON(S) OR ENTITY CONDUCTING THE IMPROVEMENT OR DISTURBANCE. HE WILL NOT BE HELD RESPONSIBLE OR LIABLE FOR ANY DAMAGES OR OTHER MONETARY/CIVIL/CRIMINAL LIABILITIES RESULTING FROM NON-COMPLIANCE WITH LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS.
- NOTICE IS GIVEN TO ANY PERSONS OR ENTITY THAT BY USING THIS PLAN ON ANY PORTION THEREOF YOU ACKNOWLEDGE THAT YOU HAVE READ, REVIEWED AND UNDERSTAND THE NOTES AND CONTENTS SHOWN ON THIS PLAN AND AGREE TO HOLD HARMLESS AND FREE FROM ANY LIABILITY AGENCIES OF VIRGINIA, INC. ITS EMPLOYEES AND THIS SURVEYOR FOR INFORMATION NOT SHOWN OR PROVIDED BY THE SERVICES RENDERED. IT IS UNDERSTOOD THAT THIS PLAN SHOWS AND REPRESENTS THE EXTENT OF SERVICES AS REQUESTED. THIS LIABILITY IS NOT LIMITED TO ANY CONTRACT PURCHASER AND PERSONS OR ENTITY THAT REQUESTED OR RECEIVED PAYMENT FOR THE SERVICES.
- LOT 87 WILL BE SERVED BY AN INDIVIDUAL WELL AND PRIVATE SEPTIC SYSTEM.
- THIS PROPERTY IS ZONED SP01 RESIDENTIAL PLANNED UNIT DEVELOPMENT.
- MINIMUM SETBACK REQUIREMENTS (SEE SEC. 509 OF THE PITTSYLVANIA COUNTY ZONING ORDINANCE)
 - FRONT SETBACK
THE MINIMUM FRONT SETBACK FROM THE NEAREST POINT OF ANY DWELLING OR PRINCIPAL STRUCTURE (INCLUDING PORCHES OR STAIRS) OF ANY ACCESSORY BUILDINGS SHALL BE THIRTY-FIVE (35) FEET FROM THE EDGE OF RIGHT-OF-WAY UNLESS OTHERWISE SHOWN.
 - SIDE SETBACK
THE MINIMUM SIDE SETBACK, THE DISTANCE FROM THE SIDE PROPERTY LINE OF A LOT TO THE NEAREST POINT ON ANY DWELLING OR PRINCIPAL STRUCTURE (INCLUDING PORCHES, STAIRS, OR ACCESSORY BUILDINGS) SHALL BE TEN (10) FEET.
 - REAR SETBACK
THE MINIMUM REAR SETBACK, THE DISTANCE FROM THE REAR PROPERTY LINE OF A LOT TO THE NEAREST POINT ON ANY DWELLING OR PRINCIPAL STRUCTURE (INCLUDING PORCHES, STAIRS, OR ACCESSORY BUILDINGS) SHALL BE A MINIMUM OF THIRTY (30) FEET. FOR PROPERTY BORDERING BOTH MOUNTAIN LANE AND OTHER LAKES AND ACRES OR BODIES OF WATER IN SEIZURE, THE DISTANCE SHALL BE MEASURED FROM THE RECORDED FULL POND LEVEL.
- THE STREETS IN THIS SUBDIVISION ARE PRIVATE AND NOT INTENDED FOR GENERAL PUBLIC USE, BUT SHALL PROVIDE FINE, AND UNRESTRICTED ACCESS FOR EACH AND EVERY LOT OWNED AND THEIR INHERITERS. STREETS DO NOT QUALIFY FOR PUBLIC MAINTENANCE.
- ONE TO ITS PRIVATE AND GATED STATUS, THIS SUBDIVISION HAS A HOME OWNERS ASSOCIATION (HOA). PLEASE SEE THE HOME OWNERS ASSOCIATION AGREEMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY, VIRGINIA FOR COVENANTS AND RESTRICTIONS.



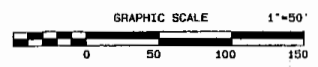
THIS PLAN WAS PREPARED (DATE 04/14/14) FROM AN ACTUAL LAND CURRENT FIELD SURVEY MADE UNDER MY SUPERVISION AND COMPLIES WITH THE SURVEYING STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF PROFESSIONAL SURVEYING, ENGINEERING, LAND SURVEYING, AND ARCHITECTURE. I, THE SURVEYOR, AND THE DESIGNERS AND LANDSCAPE ARCHITECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF:



APPROVED BY: *Neil H. Hester, Jr.* 6-9-14
PITTSYLVANIA COUNTY
SUBDIVISION AGENT

APPROVED BY: *Neil H. Hester, Jr.* 6-9-14
PITTSYLVANIA COUNTY
SUBDIVISION AGENT

SOURCE OF TITLE: LOT 87 AND LOT 88
INSTRUMENT NUMBER 140002363



CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY

The foregoing instrument with acknowledgment was admitted to record on July 23 2014 at 11:16 A.M. in lib 44 Page 180F Vol. No. 1403487

By: *Neil H. Hester, Jr.* Deputy Clerk
Given: *Neil H. Hester, Jr.*

VIRGINIA:	CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY
Clerk	301 13.150
St. R. Tax	039
Co. R. Tax	213
Ordinance Tax	038/220
Process Fee	006
OSP	035
VSLP	145 \$1.58
Transfer	212
Tech Fee	106 \$8.08
Overage	442
Total	\$ 20100

ACRES OF VIRGINIA, INC.
ENGINEERS/SURVEYORS/PLANNERS
ENVIRONMENTAL/SOIL CONSULTANTS/GEOTECHNICAL
www.acresofvirginia.com

LYNDENBURG OFFICE:
404 CLAY STREET
LYNDENBURG, VA 24094
OFFICE (434) 548-8714
FAX (434) 548-1048

ARGENT OFFICE:
SURVEYING AND PLANNING
807 MAIN STREET
ARGENT, VA 24201
OFFICE (434) 548-5840

RE-CONFIGURATION PLAT SHOWING
LOTS 87 & 88 PHASE 2

Eagle Pointe Shares
CALLANUS GRETHA DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA

SCALE: 1"=50' DATE: JUNE 04, 2014
COM. NO. 14880/A14880-SERVER-NEWJOB85014
SPIN 1594-66-8730, 1594-76-0826

44-180F

NOTES:

1. THIS PLAN WAS PREPARED AT THE REQUEST OF EARLE POINT SHORES, LLC.
2. NO DETERMINATION OF WETLANDS WAS REQUESTED OF, NOR WAS ANY DETERMINATION/REGULATION MADE BY AGENCY OF VIRGINIA, INC. BY THIS SURVEYOR. THIS PLAN DOES NOT ADDRESS THE EXISTENCE OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR AROUND THE BOUNDARIES OF THIS PROPERTY.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
4. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, CURFEW TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES OR IMPROVEMENTS ON THIS PROPERTY. ALL ADJOINING OWNERS ARE NOT ON FORMER OWNERS.
5. THIS PROPERTY AS PLATTED FALLS WITHIN THE FLOOD ZONE "X" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A.E.A., F.E.M.A. AND SHOWN ON THEIR FLOOD INSURANCE RATE MAP. NO CERTIFICATION BY THIS SURVEYOR IS MADE TO THE ACCURACY OF THEIR MAP.
6. IN PROVIDING THIS PLAN NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
7. IF THE SURVEYORS SIGNATURE ON THIS PLAN IS NOT SIGNED WITH BLUE INK, THIS PLAN IS VOID AND SHALL CONTAIN UNAUTHORIZED ALTERATIONS. CERTIFICATION APPLIED TO ORIGINAL COPIES AND IS CERTIFIED SOLELY TO THE PERSON(S) OR ENTITIES FOR WHOM THE PLAN WAS PREPARED.
8. ANY SUBMERGED BEDS LOCATED WITHIN THE BOUNDARIES OF THIS PROPERTY MAY BE THE PROPERTY OF THE COMMONWEALTH OF VIRGINIA. THIS SURVEYOR HAS MADE NO ATTEMPT TO DETERMINE SAID OWNERSHIP. THEREFORE THE AREA SHOWN ON THIS PLAN IS PLUS OR MINUS AND IS INCLUSIVE OF ANY SUBMERGED BEDS UNLESS OTHERWISE NOTED.
9. IT IS UNLAWFUL TO DISTURB ANY GRAVE OR GRAVE MARKER. ACCORDINGLY, ANY GRAVE OR ANY OBJECT ON GROUND MARKING A PLACE OF BURIAL IDENTIFIED DURING THE SURVEY, PROPERTY RESEARCH OR PLAT PREPARATION TO ALL IDENTIFIED ON THIS PLAN, ACRES OF VINDICATING LINK, MONUMENTARY OR CONCRETELY DISCLOSED ANY RESPONSIBILITY FOR THE EXISTENCE OR OTHERWISE FOR THE DESTRUCTION, REMOVAL, ALTERATION OR OF ANY GRAVES OR GRAVE MARKERS THAT MAY NOT HAVE BEEN DETECTED OR SHOWN ON THIS PLAN AS WELL AS ANY GRAVES OR GRAVE MARKERS THAT HAVE BEEN SHOWN.
10. PRIOR TO THE IMPROVEMENT OR DISTURBANCE OF ANY LOT IN THE COUNTY BY ANY PERSON(S) OR ENTITY THE PLANNING DEPARTMENT SHALL BE CONTACTED CONCERNING, BUT NOT LIMITED TO, THE CURRENT ZONING, BUILDING SETBACK REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENTS AND PRIVATE SEWER, STORM AND FEDERAL AGENCIES SHALL ALSO BE CONTACTED PRIOR TO ANY IMPROVEMENT OR DISTURBANCE TO THE PROPERTY, BY ANY PERSON OR ENTITY, CONCERNING BUT NOT LIMITED TO ALL OF THE AFORESAID REASONS AND TO INSURE THAT THEY COMPLY WITH THE CURRENT LAWS AND REGULATIONS OF THE DISTRICT OR IMPROVEMENT OF THE PROPERTY. THE AFORESAID TASKS ARE NOT THE RESPONSIBILITY OF THE SURVEYOR AND THE SURVEYOR BUT ARE SOLELY THE RESPONSIBILITY OF THE PERSON(S) OR ENTITY CONTACTING THE IMPROVEMENT OR DISTURBANCE. HE WILL BE HELD RESPONSIBLE OR LIABLE FOR ANY DAMAGES, INCLUDING MONETARY/CIVIL, CRIMINAL, FINANCIAL LOSSES RESULTING FROM NON-COMPLIANCE WITH LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS.
11. NOTICE IS GIVEN TO ANY PERSON(S) OR ENTITY THAT BY USING THIS PLAN TO ANY EXTENT THEREOF YOU ACKNOWLEDGE THAT YOU HAVE READ, RECEIVED AND UNDERSTAND THE NOTES AND CONTENTS OF THIS PLAN AND AGREE TO HOLD HARMLESS AND FREE FROM ANY LIABILITY ACRES OF VINDICATING LINK, LTD. AND THE SURVEYOR FOR INFORMATION NOT SHOWN OR PROVIDED BEYOND THE SERVICES REQUESTED. IT IS UNDERSTOOD THAT THIS PLAN SHOWS AND REPRESENTS THE EXISTENCE OF UTILITIES AS REQUESTED. THIS INCLUDES BUT IS NOT LIMITED TO ANY CONTRACT PURCHASERS AND PERSON(S) OR ENTITY THAT REQUESTED OR RENDERED PAYMENT FOR THE SERVICES.
12. LOT 87 WILL BE SERVED BY AN INDIVIDUAL WELL AND PRIVATE SEPTIC SYSTEM.

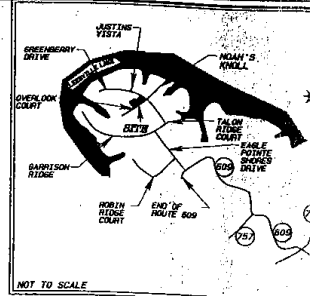
THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND (SEE TITLE BLOCK AND NOTES) ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS PROPRIETORS AND TRUSTEES, IF ANY, THE STATEMENT SHALL BE SIGNED BY SUCH PERSONS AND DULY ACKNOWLEDGED BEFORE AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGEMENT OF DEEDS.

[Signature]
 EARLE POINT SHORES, LLC/AGENT
 STATE OF Virginia, this 6th day of June 2014, before me, the undersigned Notary Public, personally appeared *[Signature]* *Justin R. Gouleson*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged before me this 6th day of June 2014, that he executed the same for the purposes and contents therein expressed.
 MY COMMISSION EXPIRES 1/31/17 REGISTRATION NO. 110748
 NOTARY PUBLIC

JUSTIN R. GOULESON
 NOTARY PUBLIC
 REGISTRATION # 110748
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES 1/31/17

- LEGEND:
- IRF = IRON REBAR FOUND
 - R/W = RIGHT OF WAY
 - M.B. = MAP BOOK
 - - - - - TO BE ONE PARCEL
 - B.S.L. = BUILDING SETBACK LINE

APPROVING AUTHORITY:
[Signature] 6-9-14
 CHAIRMAN OR AGENT,
 PITTSYLVANIA COUNTY BOARD OF SUPERVISORS / DATE



CURVE DATA:

LINE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	2°19'33"	300.00	12.18	12.18	S70°54'59"
C2	90°00'00"	50.00	78.54	70.71	S24°45'12"
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