

CERTIFICATION BY THE NELSON COUNTY HEALTH DEPARTMENT:

"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"), AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES.

"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 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: _____). THIS SUBDIVISION APPROVAL 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 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.

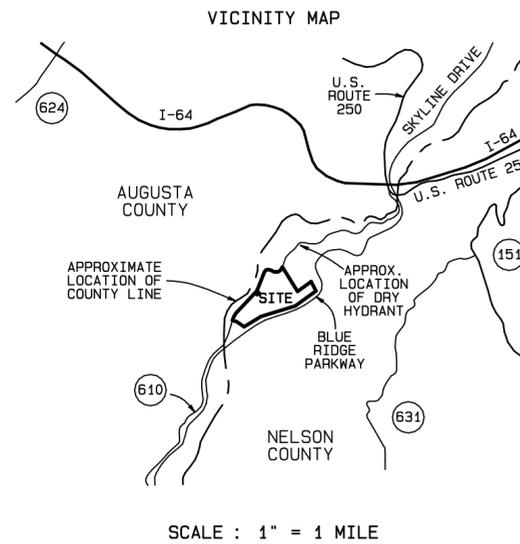
"THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS"; HOWEVER, ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED."

"THE APPROVED ONSITE SEWAGE SYSTEM AND WELL SITES ARE NOT SHOWN ON THIS PLAT. THOSE SITES ARE SHOWN ON A SEPARATE PLAT ON FILE IN THE NELSON COUNTY HEALTH DEPARTMENT."

THE VIRGINIA DEPARTMENT OF HEALTH ADVISES THAT SEPTIC TANKS BE PUMPED TO REMOVE SOLIDS, EVERY THREE TO FIVE YEARS TO MAXIMIZE THE SERVICE LIFE OF THE DRAINFIELD.

"APPROVED BY THE NELSON COUNTY HEALTH DEPARTMENT."

DATE _____ HEALTH OFFICIAL _____



"THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES".

FOR: ELK MOUNTAIN LAND COMPANY

CITY/COUNTY OF _____
STATE OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, BY _____

NOTARY PUBLIC _____
REGISTRATION# _____
MY COMMISSION EXPIRES : _____ NOTARY SEAL

RECOMMENDED FOR APPROVAL BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION:

THE STREETS IN THIS SUBDIVISION ARE NOT INTENDED FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE COUNTY AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.

THE SIGNATURE OF VDOT'S REPRESENTATIVE IS NOT AN ENDORSEMENT OF THE ACCURACY OF THE SURVEY SHOWN ON THIS PLAT.

"THE SIGNATURE OF VDOT'S REPRESENTATIVE IS AN ACKNOWLEDGEMENT OF THE SUBDIVISION OF LAND AND DOES NOT SERVE AS APPROVAL OF ANY PARTICULAR LAND USE OR ACCESS TO STATE RIGHT-OF-WAY. A VDOT LAND USE PERMIT IS REQUIRED FOR ALL ENTRANCES (RESIDENTIAL, COMMERCIAL AND STREETS) CONNECTING WITH STATE HIGHWAYS."

DATE _____

VDOT OFFICIAL _____

"THE STREETS IN THIS SUBDIVISION DO NOT MEET STATE STANDARDS AND WILL NOT BE MAINTAINED BY VDOT OR THE COUNTY OF NELSON".

DATE _____ SUBDIVIDER _____

"APPROVAL OF THIS SUBDIVISION PLAT BY THE COUNTY OF NELSON DOES NOT CERTIFY OR GUARANTEE THE PURCHASER OF THE PRESENCE OF ADEQUATE SUBTERRANEAN WATER TO SUPPORT THE PURPOSES OF THIS SUBDIVISION".

DATE _____ SUBDIVIDER _____

BUILDING SETBACK REQUIREMENTS

NELSON COUNTY A-1 ZONING REGULATIONS:

FRONT= 50'
SIDES= 20' FROM THE PROPERTY LINE AND TOTAL WIDTH OF THE REQUIRED SIDE YARDS SHALL BE 50' OR MORE
REAR= 50'

OWNER IMPOSED MORE RESTRICTIVE REQUIREMENTS:

FRONT OF LOTS 1, 4, 5, 13, 14, 15 & 16= 75'
FRONT OF LOT 3 ALONG ELK ROCK DRIVE= 75'
SIDES= 50'
SIDE OF LOT 7 ALONG BLUE RIDGE PARKWAY= 100'
REAR OF LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, & 16= 100'

NOTES:

- OWNER & LEGAL REFERENCES:
T.M. 2-((A))-1C:
ELK MOUNTAIN LAND COMPANY, LLC, C/O MARGARET V. BLACKMON, 4486 HOWARDSVILLE TURNPIKE, AFTON, VA 22920
INSTRUMENT #050001567 & PLAT CAB. 5- SLIDE 100C, 100D & 100E

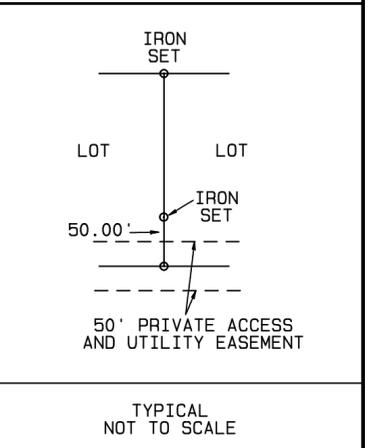
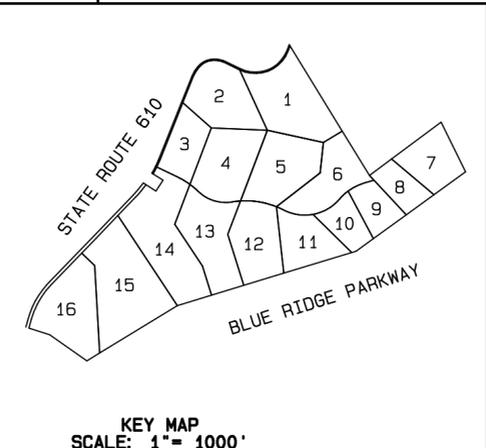
T.M. 3-((A))-82C & 82D:
ELK MOUNTAIN LAND COMPANY, LLC, C/O MARGARET V. BLACKMON, 4486 HOWARDSVILLE TURNPIKE, AFTON, VA 22920
INSTRUMENT #130000726 & PLAT CAB. 5- SLIDE 100C, 100D & 100E
- PROPERTY ZONED A-1.
- THE INTERIOR DIVISION LINES ARE BASED ON A CURRENT SURVEY. EXTERIOR BOUNDARY DATA SHOWN HEREON WAS TAKEN FROM AN BY THIS FIRM RECORDED IN THE NELSON COUNTY CIRCUIT COURT CLERKS OFFICE IN PLAT CABINET 5, SLIDE 100C, 100D, & 100E AND WAS NOT RESURVEYED AT THIS TIME.
- AREAS BY SURVEY:
T.M. 2-((A))-1C = 68.37 ACRES
T.M. 3-((A))-82C = 10.12 ACRES
T.M. 3-((A))-82D = 2.37 ACRES
TOTAL AREA = 80.86 ACRES
- NUMBER OF LOTS ALLOWED:
T.M. 2-((A))-1C = 11 LOTS
T.M. 3-((A))-82C = 4 LOTS
T.M. 3-((A))-82D = 2 LOTS
TOTAL LOTS ALLOWED= 17
TOTAL LOTS CREATED= 16
REMAINING LOTS = 1

LOTS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, & 16 HAVE 0 REMAINING LOTS
LOT 7 HAS 1 ALLOWED REMAINING LOT ALLOWED
- ACCORDING TO FEMA FLOOD INSURANCE MAPS (COMMUNITY PANEL 510102 0025B & 0040B), EFFECTIVE JUNE 18, 2010, THIS PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD PLAIN.
- LOTS WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS AND WELLS.
- U.S.G.S. QUADRANGLES (WAYNESBORO EAST & WAYNESBORO WEST) SHOW NO STREAMS ON THIS PROPERTY.
- THIS PROPERTY IS SUBJECT TO EASEMENTS TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN NELSON CO. D.B. 113-126, D.B. 89-197, D.B. 89-584 & AUGUSTA CO. D.B. 519-455.
- THE PRIVATE ROAD SHOWN HEREON MAY NOT MEET STANDARDS FOR ACCEPTANCE INTO THE SECONDARY SYSTEM AND WILL NOT BE MAINTAINED BY VDOT. THIS PRIVATE ROAD WILL NOT BE ACCEPTED INTO THE STATE SYSTEM UNLESS IT IS BROUGHT UP TO VDOT STANDARDS.
- IS DENOTES IRON SET AND IF DENOTES IRON FOUND.
- NO TITLE REPORT FURNISHED. THESE PROPERTIES ARE SUBJECT TO ANY ADDITIONAL CONDITIONS, UTILITIES, EASEMENTS, AND/OR COVENANTS THAT MAY EXIST.

APPROVED FOR RECORDATION:

AGENT FOR NELSON COUNTY

DATE



SUBDIVISION PLAT
LOTS 1 THROUGH 16
ELK ROCK MEADOW SUBDIVISION
LOCATED ON STATE ROUTE 610 (HOWARDSVILLE TURNPIKE)
ROCKFISH MAGISTERIAL DISTRICT
NELSON COUNTY, VIRGINIA

SCALE: 1" = 100'
DATE: DECEMBER 17, 2013
REVISED: JANUARY 13, 2014

FOR
ELK MOUNTAIN LAND COMPANY

ROGER W. RAY & ASSOC., INC.
1717-1B ALLIED STREET
CHARLOTTESVILLE, VA 22903
434.293.3195 TELEPHONE
RWRINC@EARTHINK.NET

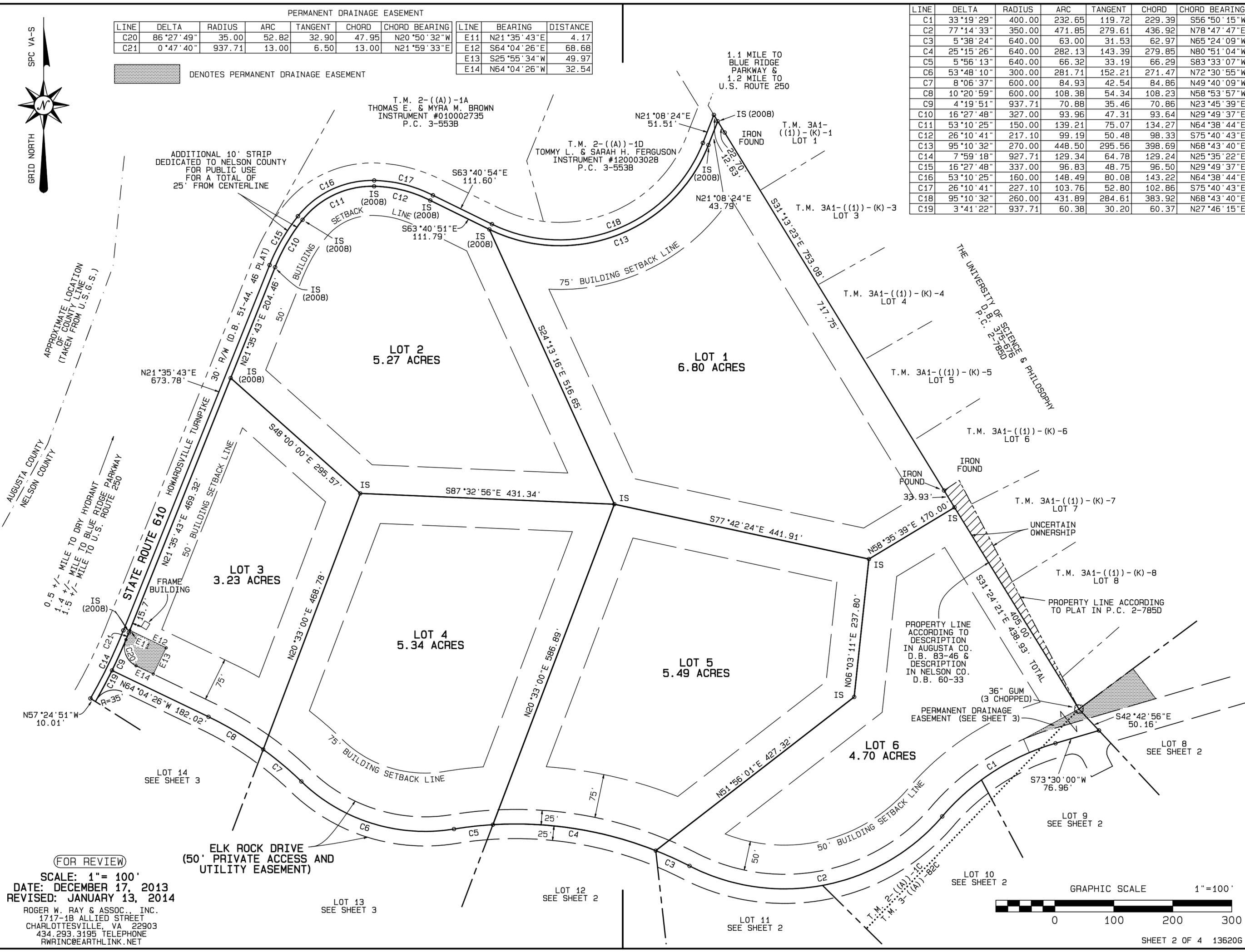


PERMANENT DRAINAGE EASEMENT						
LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C20	86°27'49"	35.00	52.82	32.90	47.95	N20°50'32"W
C21	0°47'40"	937.71	13.00	6.50	13.00	N21°59'33"E

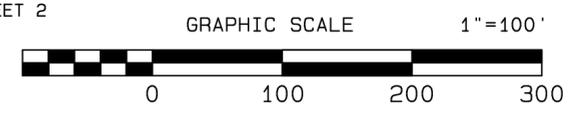
LINE	BEARING	DISTANCE
E11	N21°35'43"E	4.17
E12	S64°04'26"E	68.68
E13	S25°55'34"W	49.97
E14	N64°04'26"W	32.54

DENOTES PERMANENT DRAINAGE EASEMENT

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	33°19'29"	400.00	232.65	119.72	229.39	S56°50'15"W
C2	77°14'33"	350.00	471.85	279.61	436.92	N78°47'47"E
C3	5°38'24"	640.00	63.00	31.53	62.97	N65°24'09"W
C4	25°15'26"	640.00	282.13	143.39	279.85	N80°51'04"W
C5	5°56'13"	640.00	66.32	33.19	66.29	S83°33'07"W
C6	53°48'10"	300.00	281.71	152.21	271.47	N72°30'55"W
C7	8°06'37"	600.00	84.93	42.54	84.86	N49°40'09"W
C8	10°20'59"	600.00	108.38	54.34	108.23	N58°53'57"W
C9	4°19'51"	937.71	70.88	35.46	70.86	N23°45'39"E
C10	16°27'48"	327.00	93.96	47.31	93.64	N29°49'37"E
C11	53°10'25"	150.00	139.21	75.07	134.27	N64°38'44"E
C12	26°10'41"	217.10	99.19	50.48	98.33	S75°40'43"E
C13	95°10'32"	270.00	448.50	295.56	398.69	N68°43'40"E
C14	7°59'18"	927.71	129.34	64.78	129.24	N25°35'22"E
C15	16°27'48"	337.00	96.83	48.75	96.50	N29°49'37"E
C16	53°10'25"	160.00	148.49	80.08	143.22	N64°38'44"E
C17	26°10'41"	227.10	103.76	52.80	102.86	S75°40'43"E
C18	95°10'32"	260.00	431.89	284.61	383.92	N68°43'40"E
C19	3°41'22"	937.71	60.38	30.20	60.37	N27°46'15"E



(FOR REVIEW)
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LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C20	25°15'26"	640.00	282.13	143.39	279.85	S80°51'04"E
C21	5°38'24"	640.00	63.00	31.53	62.97	S65°24'09"E
C22	38°00'05"	350.00	232.14	120.52	227.91	S81°34'59"E
C23	39°14'27"	350.00	239.71	124.77	235.05	N59°47'44"E
C24	13°06'10"	400.00	91.47	45.94	91.28	N46°43'36"E
C25	20°13'19"	400.00	141.18	71.33	140.44	N63°23'20"E

PERMANENT DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
E1	N23°14'26"W	25.00
E2	N61°08'29"E	107.17
E3	N52°58'05"E	114.79
E4	S37°01'55"E	64.35
E5	S14°34'38"E	45.00
E6	S09°00'00"E	51.18
E7	S35°49'00"E	45.78

 DENOTES PERMANENT DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
E15	S41°52'41"E	20.25
E16	S72°48'46"E	81.42
E17	S26°00'26"W	10.83
E18	S51°25'33"W	81.81



THE UNIVERSITY OF SCIENCE & PHILOSOPHY
D.B. 375-676
P.C. 2-785D

BLUE RIDGE PARKWAY
D.B. 69-190

T.M. 3A1-((1))- (J)-18
LOT 18

T.M. 3A1-((1))- (J)-22
LOT 22

T.M. 3A1-((1))- (K)-9
LOT 9

LOT 7
3.76 ACRES

UNCERTAIN OWNERSHIP

36" GUM
(3 CHOPPED)

50' PRIVATE ROAD
ACCESS & UTILITY
EASEMENT

LOT 8
2.28 ACRES

LOT 6
SEE SHEET 1

ELK ROCK DRIVE
(50' PRIVATE ACCESS
AND UTILITY EASEMENT)

LOT 9
2.38 ACRES

LOT 10
2.38 ACRES

LOT 11
3.86 ACRES

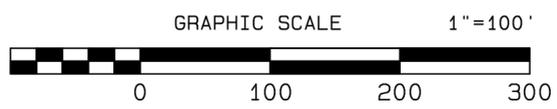
LOT 12
4.84 ACRES

LOT 13
SEE SHEET 3

BLUE RIDGE PARKWAY
D.B. 69-190

(FOR REVIEW)

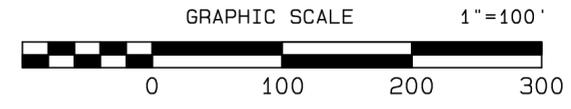
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LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C26	10°20'59"	600.00	108.38	54.34	108.23	S58°53'57"E
C27	8°06'37"	600.00	84.93	42.54	84.86	S49°40'09"E
C28	53°48'10"	300.00	281.71	152.21	271.47	S72°30'55"E
C29	5°56'13"	640.00	66.32	33.19	66.29	N83°33'07"E
C30	28°18'47"	641.48	316.99	161.80	313.78	N29°36'49"E
C31	7°47'15"	937.71	127.45	63.82	127.35	N39°37'18"E
C32	28°18'47"	666.48	329.35	168.11	326.01	N29°36'49"E
C33	7°42'04"	912.71	122.68	61.43	122.59	N39°39'54"E
C34	3°41'22"	937.71	60.38	30.20	60.37	N27°46'15"E

PERMANENT DRAINAGE EASEMENT		
LINE	BEARING	DISTANCE
E8	S64°04'26"E	53.15
E9	S25°55'34"W	25.00
E10	N85°00'00"W	58.10



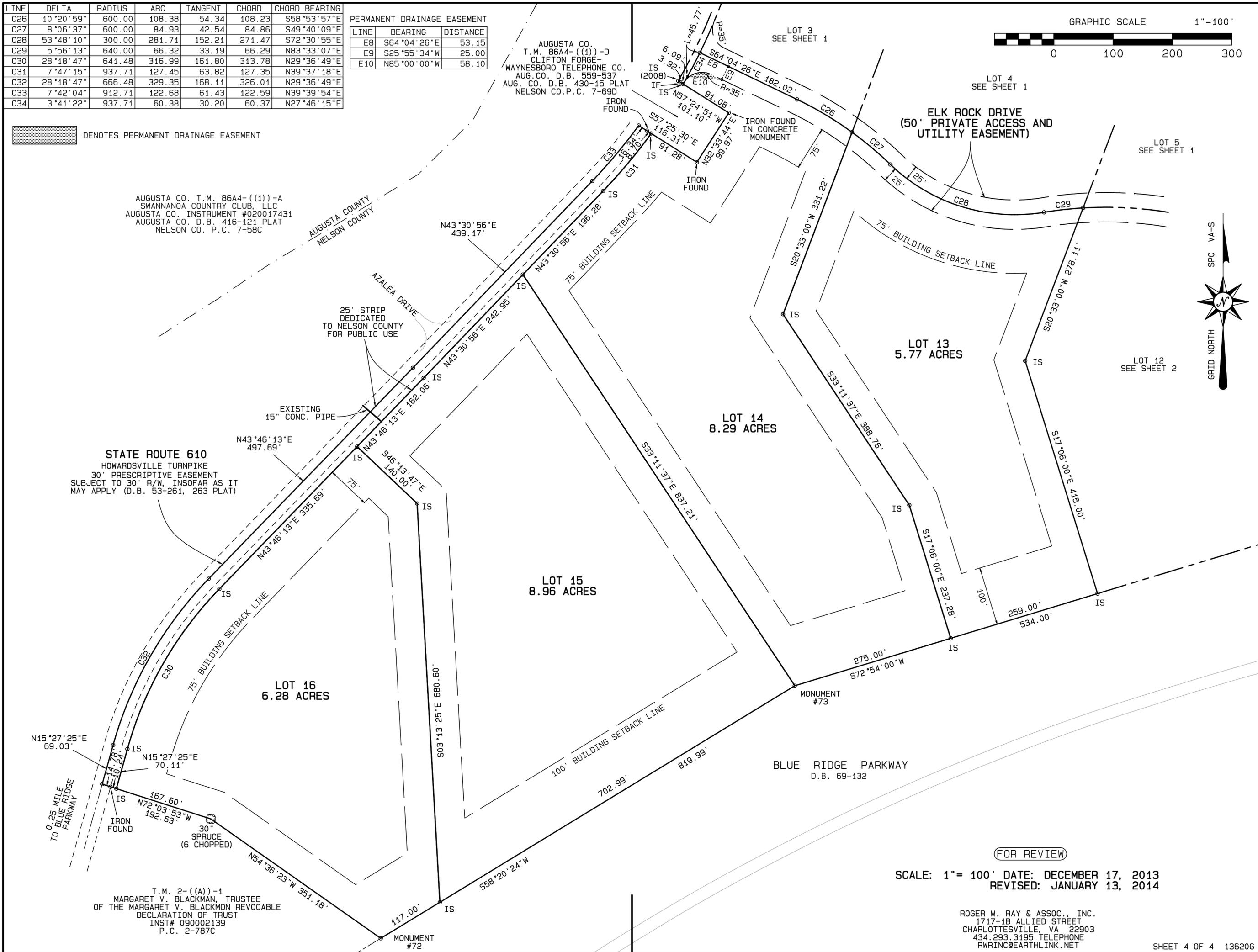
DENOTES PERMANENT DRAINAGE EASEMENT

AUGUSTA CO. T.M. 86A4-((1))-A
SWANNANOA COUNTRY CLUB, LLC
AUGUSTA CO. INSTRUMENT #020017431
AUGUSTA CO. D.B. 416-121 PLAT
NELSON CO. P.C. 7-58C

AUGUSTA CO.
T.M. 86A4-((1))-D
CLIFTON FORGE-
WAYNESBORO TELEPHONE CO.
AUG. CO. D.B. 559-537
AUG. CO. D.B. 430-15 PLAT
NELSON CO. P.C. 7-69D

STATE ROUTE 610
HOWARDSVILLE TURNPIKE
30' PRESCRIPTIVE EASEMENT
SUBJECT TO 30' R/W, INsofar AS IT
MAY APPLY (D.B. 53-261, 263 PLAT)

T.M. 2-((A))-1
MARGARET V. BLACKMAN, TRUSTEE
OF THE MARGARET V. BLACKMON REVOCABLE
DECLARATION OF TRUST
INST# 090002139
P.C. 2-787C



FOR REVIEW

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