OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 22 ACRES± SITUATED IN THE MONTROSS MAGISTERIAL DISTRICT OF WESTMORELAND COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF.

GIVEN UNDER MY HAND THIS 12th DAY OF July, 2005.

Carol C. Chandler

CERTIFICATE BY NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA:

Janice B. Hall A NOTARY PUBLIC, IN AND FOR WESTMORELAND COUNTY COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THOSE WHOSE NAMES ARE SIGNED TO THE SUBDIVISION CERTIFICATE, HAVE APPEARED BEFORE ME IN THE COMMONWEALTH AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF July 2005.

Janice B. Hall

NOTARY PUBLIC

6/30/07

MY COMMISSION EXPIRES

LINE	CHORD BEARING	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	S80°15'43"E	77.90'	1088.96'	4°05'55"	77.88'	38.96'
C2	N53°48'07"E	58.63'	35.00'	95°58'15"	52.01'	38.85'
C3	N13°12'30"E	256.65'	994.69'	14°47'00"	255.94'	129.04'
C4	N05°33'54"W	27.40'	30.00'	52°19'48"	26.46'	14.74'
C5	N01°05'05"W	64.18'	60.00'	61°17'28"	61.17'	35.55'
C6	N50°40'04"E	44.21'	60.00'	42°12'50"	43.21'	23.16'
C7	S84°21'07"E	50.00'	60.00'	47°44'47"	48.57'	26.55'
C8	S36°36'20"E	50.00'	60.00'	47°44'47"	48.57'	26.55'
C9	S30°05'56"W	89.71'	60.00'	85°39'45"	81.58'	55.62'
C10	S46°45'54"W	27.40'	30.00'	52°19'48"	26.46'	14.74'
C11	S13°12'30"W	243.75	944.69'	14°47'00"	243.07'	122.55'

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 ordinance 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 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 William S. Meagher, #0031 (804) 725-7248. This subdivision approval is issued in reliance upon that certification. Pursuant to 350 of the Regulations this approval is not an assurance that Sewage 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 as a permit as 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 sewage disposal systems. However actual systems designs may be required at the time construction permits are issued.

7/14/05

WESTMORELAND COUNTY SOIL EVALUATOR Date

07 11 06

AUTHORIZED ONSITE SOIL EVALUATOR Date

SURVEYOR'S CERTIFICATE

I, R. PEEL DILLARD A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON IS NOW IN THE NAME OF CAROL C. CHANDLER AND WAS ACQUIRED BY DEED DATED NOVEMBER 6, 1990 AND RECORDED IN D.B. 382 AT PAGE 64 AMONG THE LAND RECORDS OF WESTMORELAND COUNTY, VIRGINIA. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF TITLE REPORT.
I FURTHER CERTIFY THAT THIS SUBDIVISION LIES COMPLETELY WITH IN THE BOUNDARIES OF THIS TRACT. THAT PERMANENT MARKERS HAVE BEEN SET AT LOT CORNERS AND IS WITH THE APPLICABLE ORDINANCES OF WESTMORELAND COUNTY.

DATE R. Peel Dillard R. PEEL DILLARD LAND SURVEYOR NO. 1417

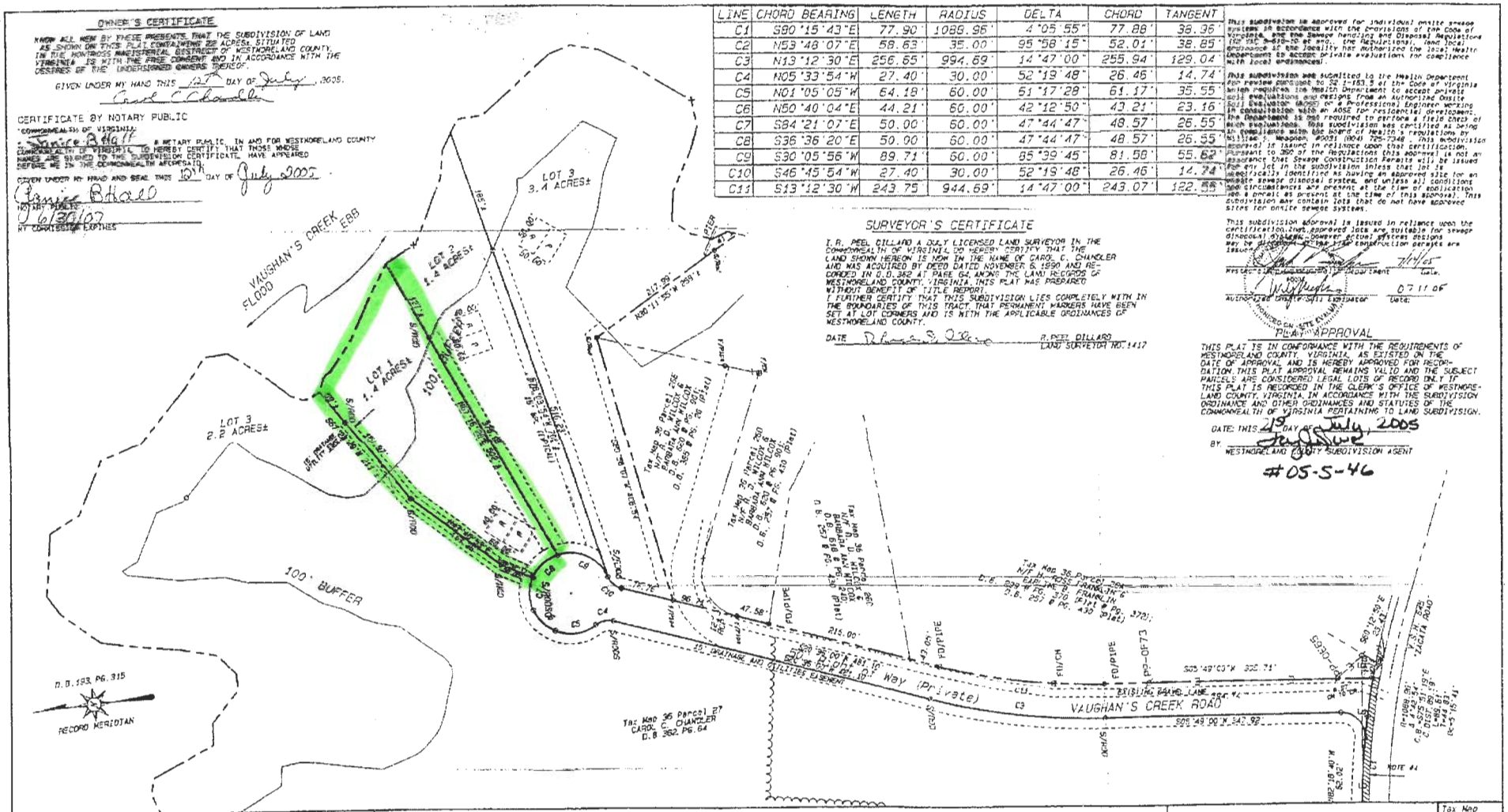
PLAT APPROVAL

THIS PLAT IS IN CONFORMANCE WITH THE REQUIREMENTS OF WESTMORELAND COUNTY, VIRGINIA, AS EXISTED ON THE DATE OF APPROVAL, AND IS HEREBY APPROVED FOR RECORDATION. THIS PLAT APPROVAL REMAINS VALID AND THE SUBJECT PARCELS ARE CONSIDERED LEGAL LOTS OF RECORD ONLY IF THIS PLAT IS RECORDED IN THE CLERK'S OFFICE OF WESTMORELAND COUNTY, VIRGINIA, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND OTHER ORDINANCES AND STATUTES OF THE COMMONWEALTH OF VIRGINIA PERTAINING TO LAND SUBDIVISION.

DATE: THIS 21st DAY OF July, 2005

BY: WESTMORELAND COUNTY SUBDIVISION AGENT

#05-5-46



COMMONWEALTH OF VIRGINIA — R. PEEL DILLARD NO. 1417 — LAND SURVEYOR

I certify that this perimeter survey is correct to the best of my knowledge and belief, subject to easements, rights-of-way and covenants of record.

Notes: 1. 50' ROAD SHALL BE BUILT TO VDOT STANDARDS AND APPROVAL.
2. PROPERTY IS ZONED A-1
3. AREA IN 50' ROAD=1.523 ACRES.
4. AREA IN 10' STRIP HEREBY DEDICATED FOR FUTURE WIDENING =0.059
5. AREA IN EXISTING R/W (VSH 643)=0.079 ACRES.
6. ALL LOTS SERVED BY INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS.

SUBDIVISION PLAT
VAUGHAN'S CREEK ESTATES EAST
MONTROSS MAGISTERIAL DISTRICT
WESTMORELAND COUNTY, VIRGINIA

D & M Surveyors, P.C.
221 Queen Street, P.O. Box 1828
Tappahannock, Va. 22560
Office: 804-443-3080 Fax: 804-443-4550
Email: dmpc@crosslink.net

Date: 03-20-05	Drawn By: R.P.D.	Disk No.	Job No.
Scale: 1"=100'	Checked By: R.P.D.		WM-152-2

Tax Map 36 Parcel 27

Revised: