

CURRENT OWNER / TITLE SOURCE

THE ESTATE OF J. AMANDA DeCOLIGNY  
DEED TO PROPERTY: DEED BK 699, PG 228  
SEE PLAT IN DEED BK 140, PG 203

REFERENCE - TAX No. 81-A-40

THIS PROPERTY IS ZONED A-1  
AGRICULTURAL RESIDENTIAL AND  
THE FOLLOWING SETBACKS APPLY:  
FRONT; 75' FROM THE CENTERLINE  
OF THE ROAD / 50' FROM THE FRONT  
PROPERTY LINE, SIDE; 25', REAR 25'.

NOTES:

ALL IRON RODS SET ARE 5/8" REBAR.

THIS SURVEY WAS PERFORMED WITHOUT THE  
BENEFIT OF A TITLE REPORT AND THEREFORE  
MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES  
UPON THE PROPERTY.

THIS IS TO CERTIFY THAT A PORTION OF THE  
PROPERTY SHOWN HEREON IS LOCATED WITHIN THE  
100 YEAR FLOOD ZONE AS DETERMINED BY THE  
DEPARTMENT OF HOMELAND SECURITY AND F.E.M.A.  
ZONE X & ZONE A, FIRM 51009C0280C, DATED 2-14-25

THIS IS TO CERTIFY THAT ON AUGUST 26  
2025, AN ACCURATE SURVEY WAS MADE OF THE  
PREMISES SHOWN HEREON AND THAT THERE  
ARE NO EASEMENTS OR ENCROACHMENTS  
VISIBLE ON THE GROUND OTHER  
THAN THOSE SHOWN HEREON.

ALL INTERIOR LOT LINES CREATING LOTS 1 THROUGH 8 ARE "NEW LINES".

EACH LOT OWNER WILL BE RESPONSIBLE FOR OBTAINING A VDOT  
LAND USE PERMIT FOR INSTALLATION OF THEIR INDIVIDUAL ENTRANCE.

THE COMBINED ACCESS DRIVE AS SHOWN HEREON DOES NOT MEET THE STANDARDS  
NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL  
NOT BE MAINTAINED BY THE VIRGINIA DEPT. OF TRANSPORTATION OR AMHERST  
COUNTY AND IS NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER  
FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE  
COMMONWEALTH TRANSPORTATION BOARD.

SEE ROAD MAINTENANCE AGREEMENT INCLUDED IN THE RESTRICTICE COVENANTS  
FOR THIS SUBDIVISION CONCERNING THE UPKEEP OF THE PROPOSED COMBINED  
ACCESS DRIVE FOR LOTS 2, 3, 4, & 5, AS SHOWN HEREON.

PRIVATE WELL & SEPTIC WILL BE REQUIRED FOR EACH LOT EXCEPT LOT 5.  
LOT 5 HAS A PERMITTED SEPTIC SYSTEM INSTALLED AND WATER IS  
SUPPLIED FROM A PUBLIC WATER SYSTEM.

ONSITE SOIL EVALUATOR CERTIFICATION:

I, \_\_\_\_\_, CERTIFY THAT SOILS EVALUATION WORK FOR THIS  
SUBDIVISION HAS BEEN DONE IN ACCORDANCE WITH BOTH STATE LAW, AND  
AMHERST COUNTY ORDINANCES RELATING TO ONSITE SEWAGE DISPOSAL.  
DATA RESULTING FROM SOIL WORK, INCLUDING TREATMENT SYSTEMS  
PRETREATMENT SYSTEMS, PRIMARY AND RESERVE DRAINFIELDS,  
HAS BEEN APPROPRISTELY EVALUATED AND APPROVED BY THE  
VIRGINIA DEPARTMENT OF HEALTH.

THE VIRGINIA DEPARTMENT OF HEALTH ADVISES THAT SEPTIC TANKS BE PUMPED  
EVERY THREE (3) TO FIVE (5) YEARS TO MAXIMIZE THE LIFE OF THE ON-SITE  
WASTEWATER SYSTEM AREA.

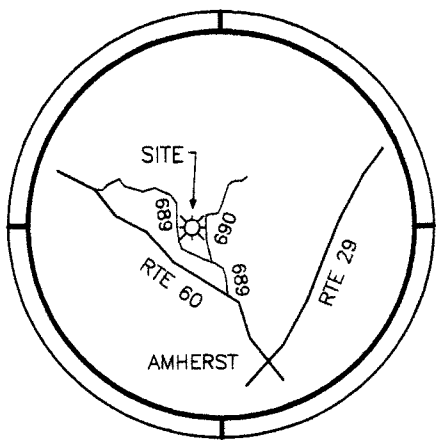
*This subdivision is approved for individual onsite sewage systems in accordance with the  
provisions of the "Code of Virginia", and the "Sewage Handling and Disposal Regulations (12  
VAC 5-610-10 et seq., the "Regulations")"; (and local ordinances if the locality has  
authorized the local health department to accept private evaluations for compliance with  
local ordinances).*

*This subdivision was submitted to the Health Department for review pursuant to Sec 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 on such evaluations. This  
subdivision was certified as being in compliance with the Board of Health's regulation by:  
\_\_\_\_\_. This subdivision approval  
issued in reliance upon that certification.*

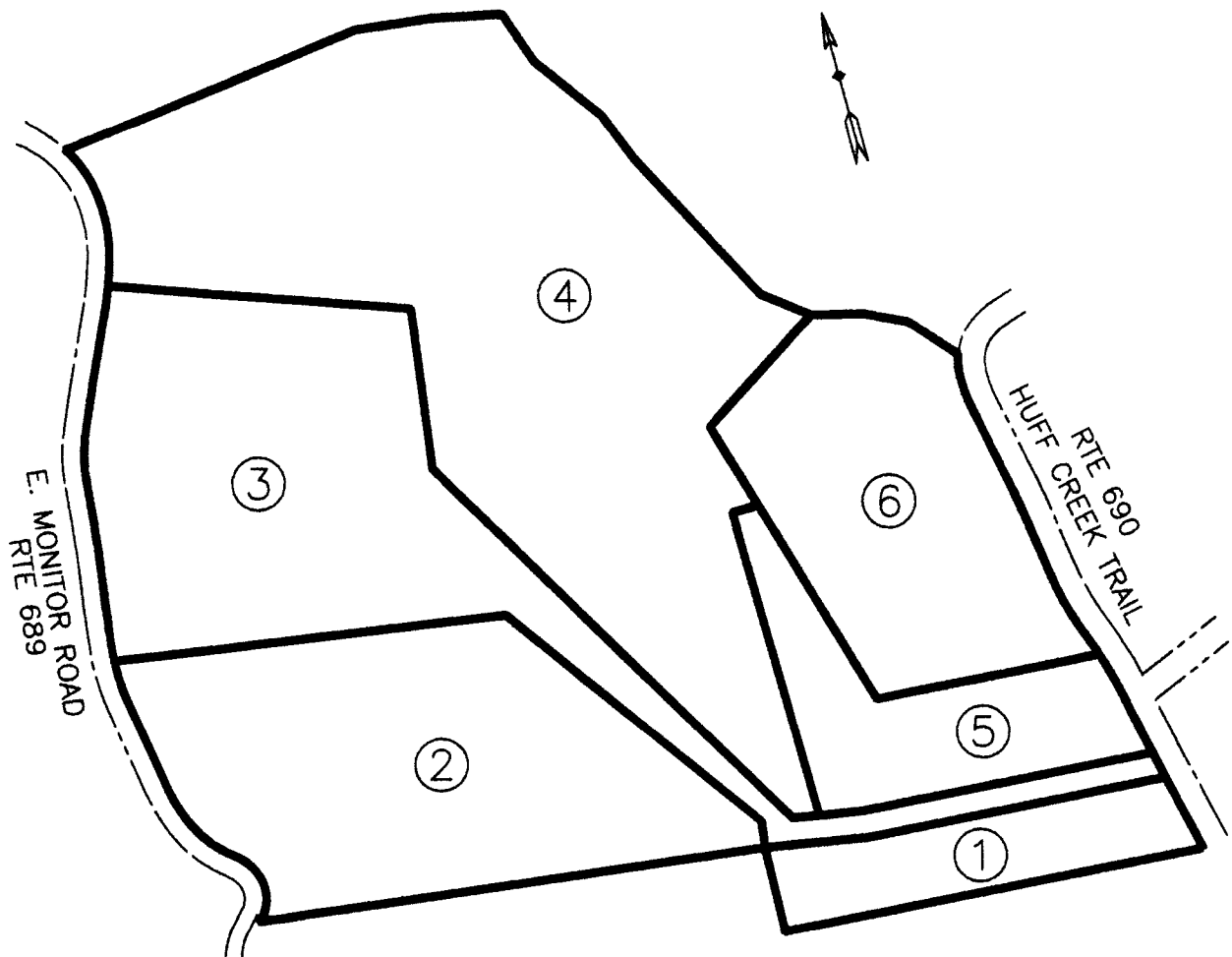
*Persuant to Sec 360 of the Regulations this approval is not assurance that Sewage Disposal  
System Construction Permits will be issued for any lot in the subdivision unless that lot is  
specifically identified as having an approved site for an onsite sewage disposal system, and  
unless all conditions 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.*

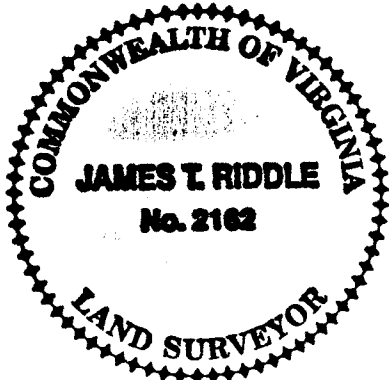
I HEREBY CERTIFY THAT THIS PLAT WAS  
MADE BY ME AND THAT THE MONUMENTS  
SHOWN ON THIS PLAT HAVE BEEN PLACED  
AND THEIR LOCATION AND CHARACTER ARE  
CORRECTLY SHOWN. THE SURVEY IS CORRECT  
TO THE BEST OF MY KNOWLEDGE AND  
COMPLIES WITH THE MINIMUM STANDARDS  
AND PROCEDURES AS ESTABLISHED BY  
THE VIRGINIA STATE BOARD.



LOCATION MAP  
(NOT TO SCALE)



KEY MAP  
(SCALE 1" = 350')



CURVE TABLE

| CURVE | RADIUS   | TANGENT | LENGTH  | DELTA     | CHORD   | CH.BEARING   |
|-------|----------|---------|---------|-----------|---------|--------------|
| C1    | 118.63'  | 18.35'  | 36.42'  | 17°35'27" | 36.28'  | S 11°25'16"W |
| C2    | 262.54'  | 32.31'  | 64.30'  | 14°01'59" | 64.14'  | S 04°23'27"E |
| C3    | 973.35'  | 23.97'  | 47.93'  | 2°49'16"  | 47.92'  | S 09°59'49"E |
| C4    | 528.65'  | 60.75'  | 120.97' | 13°06'39" | 120.71' | S 15°08'30"E |
| C5    | 816.71'  | 24.77'  | 49.53'  | 3°28'28"  | 49.52'  | S 19°57'35"E |
| C6    | 816.71'  | 50.28'  | 100.43' | 7°02'44"  | 100.37' | S 14°41'59"E |
| C7    | 6862.65' | 54.32'  | 108.63' | 0°54'25"  | 108.63' | S 11°37'50"E |
| C8    | 6862.65' | 26.01'  | 52.02'  | 0°26'03"  | 52.02'  | S 12°18'04"E |
| C9    | 6862.65' | 56.53'  | 113.06' | 0°56'38"  | 113.06' | S 12°59'25"E |
| C10   | 78.21'   | 52.81'  | 92.90'  | 68°03'42" | 87.54'  | N 07°24'10"E |
| C11   | 111.43'  | 26.39'  | 51.83'  | 26°38'58" | 51.36'  | N 39°57'10"W |
| C12   | 194.23'  | 45.92'  | 90.19'  | 26°36'16" | 89.38'  | N 39°58'31"W |
| C13   | 304.76'  | 46.54'  | 92.37'  | 17°21'57" | 92.01'  | N 17°59'24"W |
| C14   | 416.94'  | 41.59'  | 82.91'  | 11°23'37" | 82.77'  | N 03°36'37"W |
| C15   | 416.94'  | 16.56'  | 33.11'  | 4°33'00"  | 33.10'  | N 04°21'41"E |
| C16   | 2595.13' | 48.80'  | 97.60'  | 2°09'17"  | 97.59'  | N 07°42'50"E |
| C17   | 1251.12' | 37.74'  | 75.46'  | 3°27'21"  | 75.45'  | N 07°03'48"E |
| C18   | 271.13'  | 43.15'  | 85.59'  | 16°05'11" | 85.23'  | N 14°22'43"E |
| C19   | 4825.44' | 56.85'  | 113.70' | 1°21'00"  | 113.70' | N 24°05'49"E |
| C20   | 666.97'  | 25.79'  | 51.56'  | 4°25'46"  | 51.55'  | N 22°33'26"E |
| C21   | 666.97'  | 24.22'  | 48.42'  | 4°09'33"  | 48.41'  | N 18°15'46"E |
| C22   | 308.84'  | 63.41'  | 125.07' | 23°12'14" | 124.22' | N 04°34'53"E |
| C23   | 229.26'  | 51.88'  | 102.05' | 25°30'10" | 101.20' | N 19°46'20"W |

BUFFALO RIVER WATERSHED NOTE:

THIS PROPERTY IS WITHIN THE AMHERST COUNTY WATERSHED PROTECTION DISTRICT.  
A SEVENTY-FIVE (75') WIDE VEGETATED STREAM SIDE BUFFER IS REQUIRED ON  
PERENNIAL STREAMS LOCATED WITHIN THIS DISTRICT. THE FOLLOWING ACTIVITIES  
ARE NOT PERMITTED WITHIN THE SEVENTY-FIVE FOOT WIDE VEGETATED STREM SIDE BUFFER;

- SEPTIC TANK DRAINFIELD SYSTEMS AND RESERVE DRAINFIELD SYSTEMS.
- BUILDING STRUCTURES.
- DRAINAGE DITCHES WHICH CONCENTRATE THE FLOW OF SURFACE WATER ACROSS THE STRIP.
- ABOVE OR BELOW GROUND STORAGE TANKS.
- ROW CROPS REQUIRING TILLAGE, EXCEPT IN STRICT ACCORDANCE WITH BMP & CONSERVATION PLA.
- LOGGING OR OTHER SILVICULTURAL ACTIVITY, EXCEPT IN STRICT ACCORDANCE WITH BMP
- FOR PUBLIC WATER SUPPLIES.

OWNER'S CERTIFICATE AND NOTARIZATION

KNOW ALL MEN BY THESE PRESENTS;

That I, \_\_\_\_\_, Authorized Representative for the Estate of **J. Amanda DeColigny**, owner of the property shown on this plat, do hereby dedicate to Amherst County the 25' wide strip for street widening purposes as shown hereon. I also dedicate to public use the 20' Public Utility Easements as shown hereon. I further certify that James T. Riddle, LS, surveyed and made this plat with my own free will and consent, and the newly subdivided parcels are within the boundaries of a tract of land conveyed to **J. Amanda DeColigny**, by Deed recorded in Deed Book 699, Page 228, Amherst County. Additionally, the owners understand and accept the prescribed right-of-way on their property as a means of access to a subdivision of property. It is understood and accepted that maintenance of the access road will take place within the right-of-way.

Estate of **J. Amanda DeColigny**  
Authorized Representative

Signature \_\_\_\_\_, Printed Name \_\_\_\_\_, Date \_\_\_\_\_

State of \_\_\_\_\_  
of \_\_\_\_\_

I \_\_\_\_\_, a Notary Public in and for the aforesaid State do  
hereby certify that \_\_\_\_\_, whose name is signed to the foregoing writing,  
has personally appeared before me and acknowledged the same in my aforesaid jurisdiction on  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, My Commission Expires \_\_\_\_\_  
Notary Public

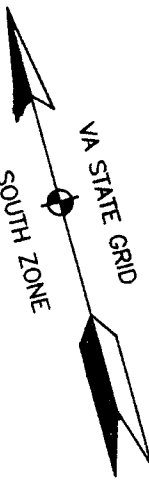
APPROVAL

|  |             |
|--|-------------|
| _____<br>V.D.O.T. HIGHWAY ENGINEER                     | DATE: _____ |
| _____<br>VIRGINIA DEPARTMENT OF HEALTH REPRESENTATIVE  | DATE: _____ |
| _____<br>SUBDIVISION AGENT<br>AMHERST COUNTY, VIRGINIA | DATE: _____ |
| _____<br>TOWN OF AMHERST                               | DATE: _____ |
| _____<br>AMHERST COUNTY SERVICE AUTHORITY              | DATE: _____ |

PLAT OF SUBDIVISION  
SHOWING  
**DeCOLIGNY ESTATES**  
LOCATED IN  
COURT HOUSE MAGISTERIAL DISTRICT  
AMHERST COUNTY, VIRGINIA  
AUGUST 26, 2025

CORNERSTONE LAND SURVEYING, INC.  
250 SOUTH MAIN STREET  
P. O. BOX 779  
ROCKY MOUNT, VIRGINIA 24151  
540-489-3590

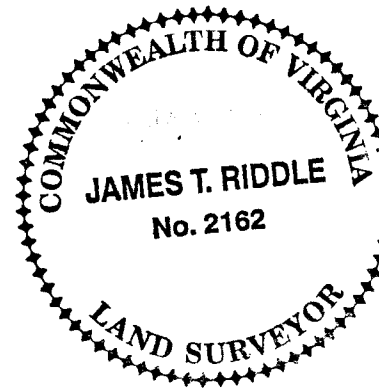
SHEET  
1 OF 2



Now or Formerly  
BARBARA W. SEIBERT  
STEPHEN G. KROPELIN  
TRUSTEES  
DB 1292, PG 812  
PLAT CAB 2, PG 79  
TAX No. 81-A-80

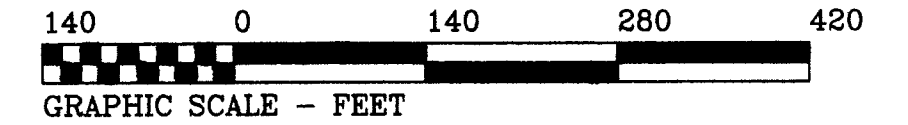
Now or Formerly  
STEPHANIE C. TYREE  
INST 240002477  
PLAT CAB 2, PG 101  
TAX No. 81-A-81

Now or Formerly  
BRUCE E. NORMAN  
INST 230001403  
PLAT CAB 2, PG 57  
TAX No. 81-A-67A



AT = Auction Tract

PLAT OF SUBDIVISION  
SHOWING  
**DeCOLIGNY ESTATES**  
LOCATED IN  
COURT HOUSE MAGISTERIAL DISTRICT  
AMHERST COUNTY, VIRGINIA  
AUGUST 26, 2025  
SCALE 1" = 140'



LEGEND  
IRF = IRON ROD FOUND  
IPF = IRON PIPE FOUND  
IRS = IRON ROD SET  
Ø = UTILITY POLE  
P.U.E. = PUBLIC UTILITY EASEMENT

PRELIMINARY

| LINE TABLE |              |          |
|------------|--------------|----------|
| COURSE     | BEARING      | DISTANCE |
| L1         | S 11°24'27"E | 71.02'   |
| L2         | S 11°24'27"E | 98.55'   |
| L3         | S 08°35'11"E | 58.43'   |
| L4         | S 08°35'11"E | 70.00'   |
| L5         | S 13°27'44"E | 35.49'   |
| L6         | N 80°38'15"W | 189.22'  |
| L7         | N 80°38'15"W | 80.00'   |
| L8         | N 80°38'15"W | 50.00'   |
| L9         | S 08°02'08"W | 50.01'   |
| L10        | N 41°28'00"E | 9.65'    |
| L11        | N 09°18'26"W | 189.49'  |
| L12        | N 06°38'11"E | 25.64'   |
| L13        | N 05°20'08"E | 106.74'  |
| L14        | N 23°25'19"E | 52.79'   |
| L15        | N 24°46'19"E | 60.98'   |
| L16        | S 52°17'26"E | 100.02'  |
| L17        | S 76°02'26"E | 100.02'  |
| L18        | S 64°33'45"E | 81.90'   |
| L19        | S 41°33'45"E | 110.68'  |

CORNERSTONE LAND SURVEYING, INC.  
250 SOUTH MAIN STREET  
P. O. BOX 779  
ROCKY MOUNT, VIRGINIA 24151  
540-489-3590

Now or Formerly  
MONITOR ROAD LLC  
INST 200002391  
PLAT DB 212, PG 462  
TAX No. 81-A-41

Now or Formerly  
MONITOR ROAD LLC  
INST 200002391  
PLAT DB 212, PG 462  
TAX No. 81-A-41

SHEET  
2 OF 2

FIELD BK 835, JOB No. 25180, DRAWING No. C-5285