"MURPHY'S MILL POINT"

COPLE DISTRICT
WESTMORELAND COUNTY, VIRGINIA
DECEMBER 9, 2003

OWNER'S CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND BEING A DIVISION OF LAND OF WELLS FRANKLIN SHERMAN SHOWN AS "MURPHY'S MILL POINT" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER'S, PROPRIETORS, AND TRUSTEES, IF ANY.

W F Sherman, Mgr. DATED 1/28/04

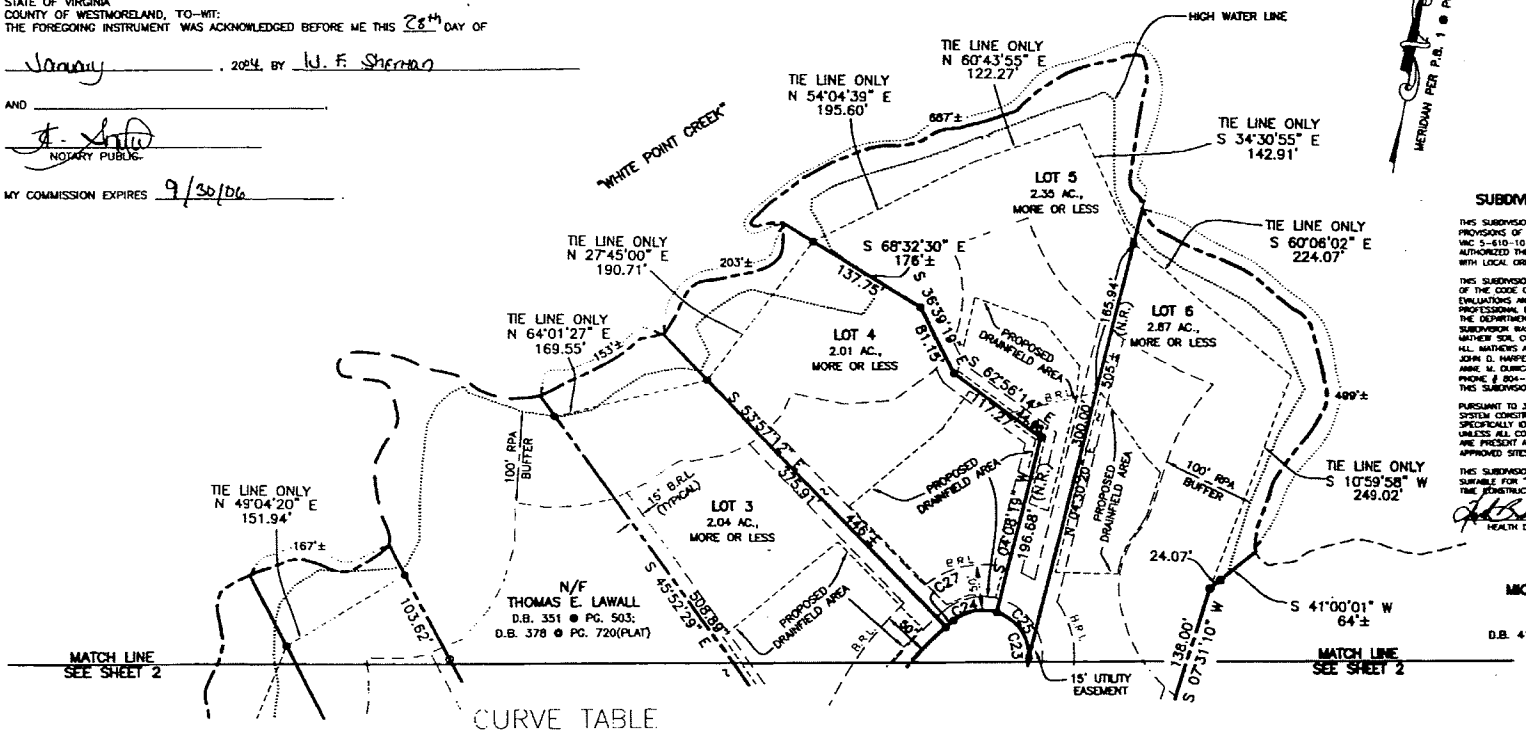
DATED

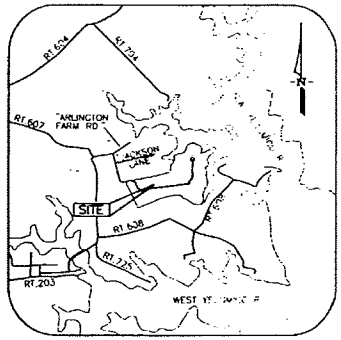
STATE OF VIRGINIA
COUNTY OF WESTMORELAND, TO-WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF January, 2004, BY W. F. Sherman

AND

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/30/06





VICINITY MAP
1" = 2,000'

SUBDIVISION HEALTH DEPARTMENT APPROVAL STATEMENT

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 LOCAL GOVERNING BODY 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 [illegible] OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (A SOIL SCIENTIST OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN ASSE 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 REGULATIONS BY MATHEW SOIL CONSULTANTS INC
H.L. MATHEWS ASSE #14
JOHN D. HARPER ASSE #15
MARK W. DURICA ASSE #[illegible]
PHONE # 804-271-0138
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION

PURSUANT TO 380 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION. ONLY THOSE LOTS 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. (LOTS 15,16,17 & 18)

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

EHHS
HEALTH DEPARTMENT

Jan. 30, 2004
DATE

CURVE TABLE

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BAR.
C23	50.00'	237°45'15"	207.48'		87.57'	N19°49'40"W
C24	50.00'	56°44'01"	49.51'	27.00'	47.51'	S69°39'43"W
C25	50.00'	74°09'38"	64.72'	37.79'	60.29'	N44°53'28"W
C27	339.80'	0°[illegible]52'19"	11.10'	5.55'	11.10'	S40°21'32"W

CERTIFICATE OF CERTIFIED LAND SURVEYOR

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 65.88 ACRES, MORE OR LESS AND DESIGNATED AS "MURPHY'S MILL POINT" SUBDIVISION, SITUATED IN THE COPLE MAGISTERIAL DISTRICT, IN THE COUNTY OF WESTMORELAND, VIRGINIA, HAVING BEEN CONVEYED TO WELLS FRANKLIN SHERMAN BY DEED DATED APRIL 6, 1999, AND OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF WESTMORELAND COUNTY, VIRGINIA, IN DEED BOOK 505 ON PAGE 327.

CERTIFIED PROFESSIONAL LAND SURVEYOR — DATE 12/09/03

COMMONWEALTH OF VIRGINIA
CERTIFICATE NUMBER 1133-B

I, THE UNDERSIGNED HEREBY CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS BASED ON A CURRENT FIELD SURVEY.

COMMONWEALTH OF VIRGINIA
C. F. DAWSON
No. 1133B
12/09/03
LAND SURVEYOR

LEGEND:

- IRON ROD FOUND (I.R.F.) OR IRON PIPE FOUND (I.P.F.)
- CONCRETE MONUMENT FOUND
- IRON ROD OR PIPE SET
- CONCRETE MONUMENT SET
- POWER POLE
- T.J.B. TELEPHONE JUNCTION BOX
- O.U.L. OVERHEAD UTILITY LINE
- O/M OLD MARK
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- N.R. NON RADIAL
- B.R.L. BUILDING RESTRICTION LINE

GENERAL NOTES:

1. IF APPLICABLE, EDGE OF WATER SHOWN HEREON IS AS OF TIME OF SURVEY & NO EFFORT IS MADE BY THIS PLAT TO ESTABLISH OWNERSHIP OR ANY OTHER RIGHTS BEYOND THIS LINE.
2. THE LAND DELINEATED HEREON IS LOCATED ON COUNTY TAX MAP NO. 56 AS PARCELS 53 AND 53C.
3. CURRENT OWNER & REFERENCES:
   WELLS FRANKLIN SHERMAN
   D.B. 505 @ PG. 327; D.B. 250 @ PG. 375-378(PLAT);
   D.B. 236 @ PG. 140(PLAT); P.B. 1 @ PG. 88
4. PROPERTY IS ZONED: A-1
5. THE ROADS SHOWN HEREON ARE DEDICATED AS PRIVATE ROADS AND OWNERS OF PROPERTIES IN THIS SUBDIVISION THAT ARE ADJACENT TO PRIVATE ROADS ARE RESPONSIBLE FOR MAINTENANCE OF THE ROADS AND FOR BRINGING THEM UP TO VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS IN THE EVENT A REQUEST IS MADE AT A LATER DATE TO TAKE SUCH ROADS INTO THE STATE SECONDARY SYSTEM OF HIGHWAYS.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY SHOW ALL EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
7. TOTAL AREA DIVIDED: 65.88 AC., MORE OR LESS
   TOTAL NO. LOTS: 18
   TOTAL AREA OF LOTS: 60.75 AC. MORE OR LESS
   AREA OF PRIVATE ROAD: 5.1245 AC.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION PLAT KNOWN AS "MURPHY'S MILL POINT" IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS UNDER THE WESTMORELAND COUNTY SUBDIVISION ORDINANCE AND MAY BE COMMITTED TO RECORD.

01-30-04 — DATE

(SIGNED) — SUBDIVISION AGENT, COUNTY OF WESTMORELAND, VIRGINIA

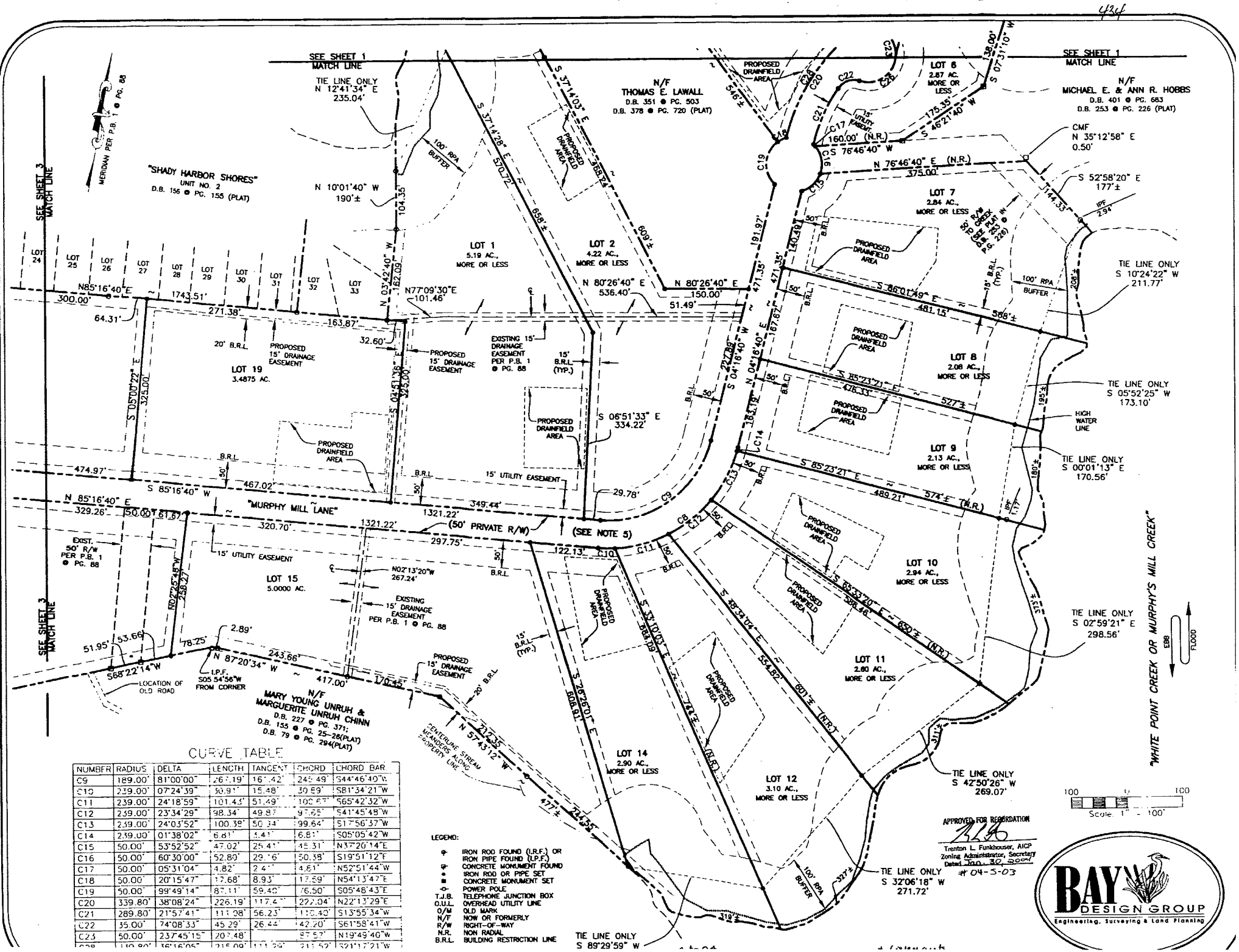
#04-5-03

100 0 100 200 300
Scale: 1" = 100'

ATTENTION CLERK OF THE CIRCUIT COURT
Approval for Recordation
Expires on July 30, 2004
Per § 15.2-2241 subsection 8 of the Code of VA, DO NOT RECORD AFTER July 30, 2004

BAY DESIGN GROUP
Engineering, Surveying & Land Planning

4-1-04
See DB 635 Pg 891 for Declaration of Restrictions & Covenants



CURVE TABLE

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BAR
C9	189.00'	81°00'00"	267.19'	157.42'	245.49'	S44°46'40"W
C10	239.00'	07°24'39"	30.91'	15.48'	30.89'	S81°34'21"W
C11	239.00'	24°18'59"	101.43'	51.49'	100.67'	S65°42'32"W
C12	239.00'	23°34'29"	98.34'	49.87'	97.65'	S41°45'48"W
C13	239.00'	24°03'52"	100.39'	50.34'	99.64'	S17°56'37"W
C14	239.00'	01°38'02"	6.81'	3.41'	6.81'	S05°05'42"W
C15	50.00'	53°52'52"	47.02'	25.41'	45.31'	N37°20'14"E
C16	50.00'	60°30'00"	52.80'	29.16'	50.38'	S19°51'12"E
C17	50.00'	05°31'04"	4.82'	2.41'	4.81'	N52°51'44"W
C18	50.00'	20°15'47"	17.68'	8.93'	17.59'	N54°13'47"E
C19	50.00'	99°49'14"	87.11'	59.40'	76.50'	S05°48'43"E
C20	339.80'	38°08'24"	226.19'	117.47'	222.04'	N22°13'29"E
C21	289.80'	21°57'41"	111.08'	56.23'	110.40'	S13°55'34"W
C22	35.00'	74°08'33"	45.29'	26.44'	42.20'	S61°58'41"W
C23	50.00'	237°45'15"	207.48'		87.57'	N19°49'40"W
C24	140.80'	36°16'05"	215.09'	111.29'	211.52'	S21°17'21"W

LEGEND:

- IRON ROD FOUND (I.R.F.) OR IRON PIPE FOUND (I.P.F.)
- CONCRETE MONUMENT FOUND
- IRON ROD OR PIPE SET
- CONCRETE MONUMENT SET
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