

LEGEND:

IPF = Iron Pin Found
IPS = Iron Pin Set
D.B. = Deed Book
N.P.B. = New Plat Book
T.P. = Tax Parcel
Govt. IPF = U.S. Army Corps of Engineers Iron Pin Found
VDOT MON = Virginia Department of Transportation Monument

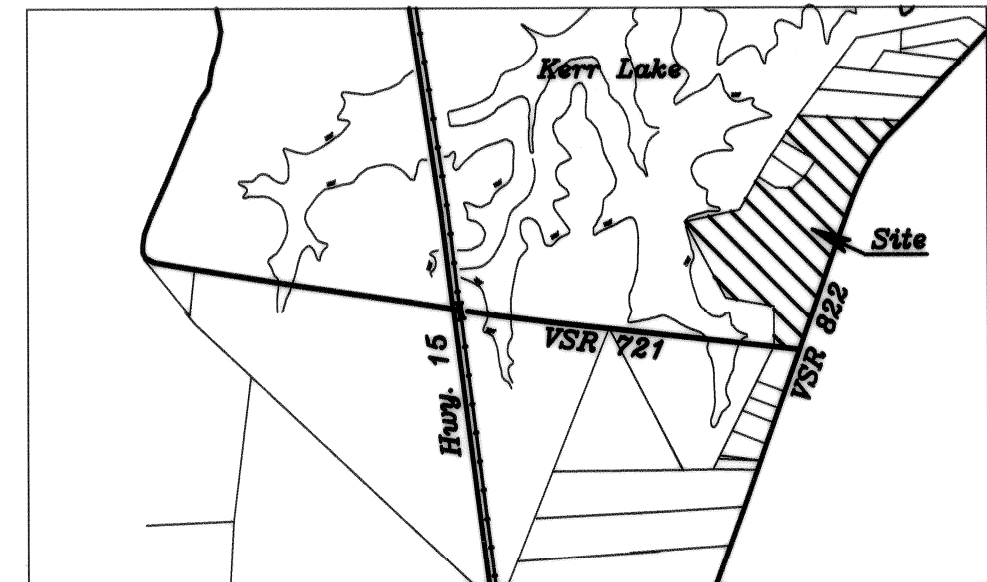
NOTES:

There are ±50.07 acres in the entire subdivision.
All lots are to be served by individual wells and septic systems.
Lots 1, 7, and 8 are to be served by septic discharge systems.
Lots 3, 4, 5, and 6 are to be served by drainfield systems.
The average lot size, excluding drainfield and waste collection lots, is 6.16 acres.
The drainfield lots, 3D, 4D, and 6D, must be conveyed with the corresponding residential lot. For example, Lot 3D must be conveyed with Lot 3.
Lot 2 has an existing dwelling, well, and septic system in place.
A 10' wide utility easement is reserved along all residential lot lines.
The property shown hereon was surveyed without the benefit of a title report and does not necessarily reflect all encumbrances on the property.

OWNER'S CERTIFICATION

I, Kimberly Lynn Chappell, have caused to be made the attached subdivision plat, the same being the property conveyed to the aforementioned in Deed Book 307, Page 753. The platting of the hereon shown property has been made with my free consent and is in accordance with the owners, proprietors, trustees and lien-holders thereof, as applicable, and setting forth in full all restrictive covenants, reservations and dedications applicable to the proposed subdivision.

OWNER DATE
STATE OF _____, COUNTY
I hereby certify that _____
appeared before me this date and duly acknowledged the foregoing certificate. Witness my hand and official seal this _____ day of _____, 20____.
My commission expires: _____



Vicinity Map
1" = 2000'

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I hereby certify that the attached plat of property owned by Kimberly Lynn Chappell is a true and correct representation of the land as recently surveyed and platted under my direction and supervision, and to the best of my knowledge and belief all of the requirements of the Subdivision Ordinance of Mecklenburg county have been met.

Larry E. Hartsoe L.S. #2740
STATE OF VIRGINIA, MECKLENBURG, COUNTY

I, _____, a notary public in and for the state of Virginia at large do hereby certify that Larry E. Hartsoe, LAND SURVEYOR, personally appeared before me this date and acknowledged due execution of the foregoing instrument.

Witness my hand and official seal this _____ day of _____, 2008.

My commission expires: August 31, 2010.

NOTARY PUBLIC #155061

BOARD OF SUPERVISORS:

This plat as shown hereon is this date hereby certified and approved under provisions of the Subdivision Ordinance of Mecklenburg County, Virginia.

_____, CHAIRMAN

_____, ZONING ADMIN.

_____, SANITARIAN

This _____ day of _____, 2008.

OWNER:

Kimberly Lynn Chappell

LEGAL REFERENCE:

D.B. 307, Pg. 753
N.P.B. 3, Pg. 43

TAX MAP:

Section 190-((1))-A

FINAL PLAT OF LAKEFRONT FARMS SUBDIVISION
Located in THE CLARKSVILLE DISTRICT,
MECKLENBURG COUNTY, VIRGINIA

SCALE: 1" = 200'
DATE: April 7, 2008
FILE: 20805-NB-L
SHEET 1 of 4

LEGEND:
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Now or Formerly
 Virginia Miller Ryan &
 James H. Ryan
 D.B. 405, Pg. 684
 D.B. 403, Pg. 797 (Plat)
 T.P. 190-(A)-13D

Waste Collection
 0.25 AC.



NORTH
 Per Plat
 N.P.B. 3, Pg. 43

UNITED STATES OF AMERICA
 JOHN H. KERR RESERVOIR
 See Tract Map No. E-427



LINE	BEARING	DISTANCE
L1	N29°26'07" E	20.00'
L2	N29°26'07" E	125.00'
L3	N29°26'07" E	123.86'
L4	S89°22'40" E	132.72'
L5	S41°43'55" W	88.24'
L6	N50°09'45" W	86.50'
L7	N30°25'41" E	75.00'
L8	N52°27'09" W	88.55'
L9	N29°26'15" E	20.05'
L10	S56°33'32" E	218.82'
L11	N89°56'54" E	169.39'
L12	N49°00'25" E	167.86'
L13	N32°24'22" E	227.94'
L14	N80°26'02" W	425.00'
L15	S18°53'41" W	296.65'
L16	S89°56'54" W	173.19'
L17	N56°33'32" W	223.44'
L18	S18°53'41" W	150.00'
L19	S18°53'41" W	150.00'
L20	S18°53'41" W	150.00'
L21	S61°13'42" W	51.30'
L22	N89°56'14" W	221.17'

LINE	RADIUS	ARC	CHORD BEARING	CHORD
C1	2108.60'	69.72'	S40°47'05" W	69.72'
C2	2108.60'	227.68'	S96°44'39" W	227.57'
C3	201.72'	315.79'	S82°42'00" W	284.52'
C4	2108.60'	402.91'	S28°10'37" W	402.29'
C5	2108.60'	140.15'	S20°47'56" W	140.12'

UNITED STATES OF AMERICA
 JOHN H. KERR RESERVOIR
 See Tract Map No. E-427

FINAL PLAT OF LAKEFRONT FARMS SUBDIVISION
 Located in THE CLARKSVILLE DISTRICT,
 MECKLENBURG COUNTY, VIRGINIA

SCALE: 1" = 200'
 DATE: April 7, 2008
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 SHEET 2 of 4

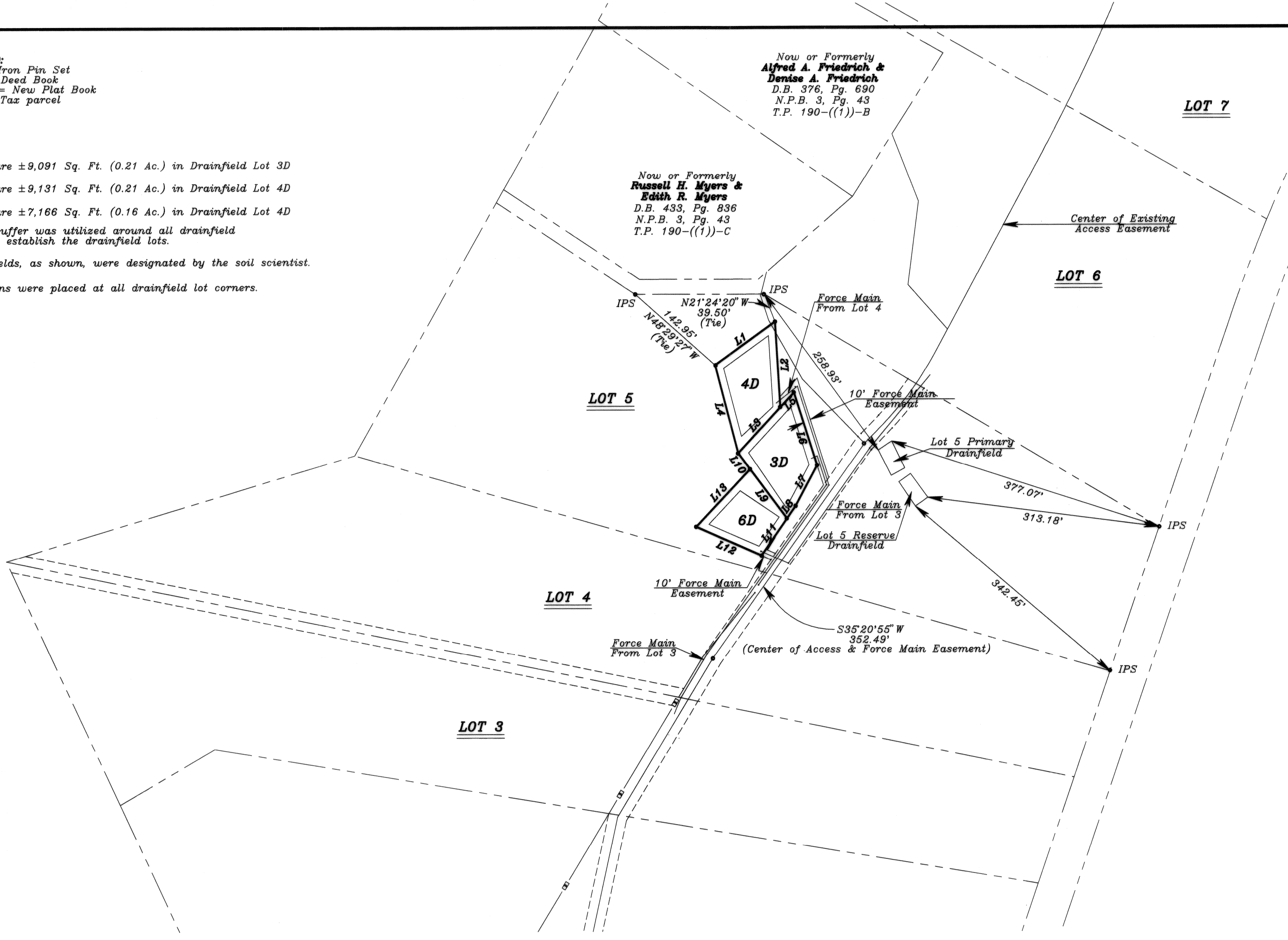
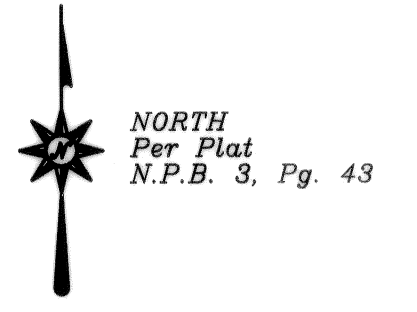
SOUTHERN PHOTO - GREENSBORO N154888

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NOTES:
 There are ±9,091 Sq. Ft. (0.21 Ac.) in Drainfield Lot 3D
 There are ±9,131 Sq. Ft. (0.21 Ac.) in Drainfield Lot 4D
 There are ±7,166 Sq. Ft. (0.16 Ac.) in Drainfield Lot 4D
 A 10' buffer was utilized around all drainfield sites to establish the drainfield sites to establish the drainfield lots.
 Drainfields, as shown, were designated by the soil scientist.
 Iron pins were placed at all drainfield lot corners.

Now or Formerly
**Alfred A. Friedrich &
 Denise A. Friedrich**
 D.B. 376, Pg. 690
 N.P.B. 3, Pg. 43
 T.P. 190-((1))-B

Now or Formerly
**Russell H. Myers &
 Edith R. Myers**
 D.B. 433, Pg. 836
 N.P.B. 3, Pg. 43
 T.P. 190-((1))-C



LINE	BEARING	DISTANCE
L1	N64°10'03" E	99.36'
L2	S03°28'17" E	116.16'
L3	S42°44'34" W	83.61'
L4	N14°36'00" W	122.13'
L5	N42°44'34" E	26.88'
L6	S17°35'43" E	102.25'
L7	S27°55'13" W	61.86'
L8	S34°34'08" W	20.32'
L9	N36°42'36" W	82.66'
L10	N36°42'36" W	26.76'
L11	S34°34'08" W	60.52'
L12	N66°09'28" W	95.84'
L13	N43°10'50" E	106.09'

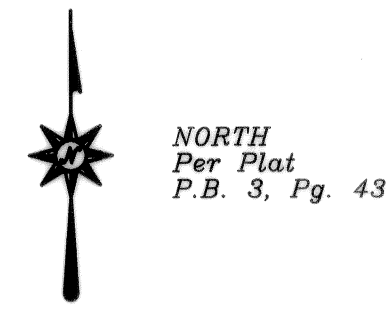
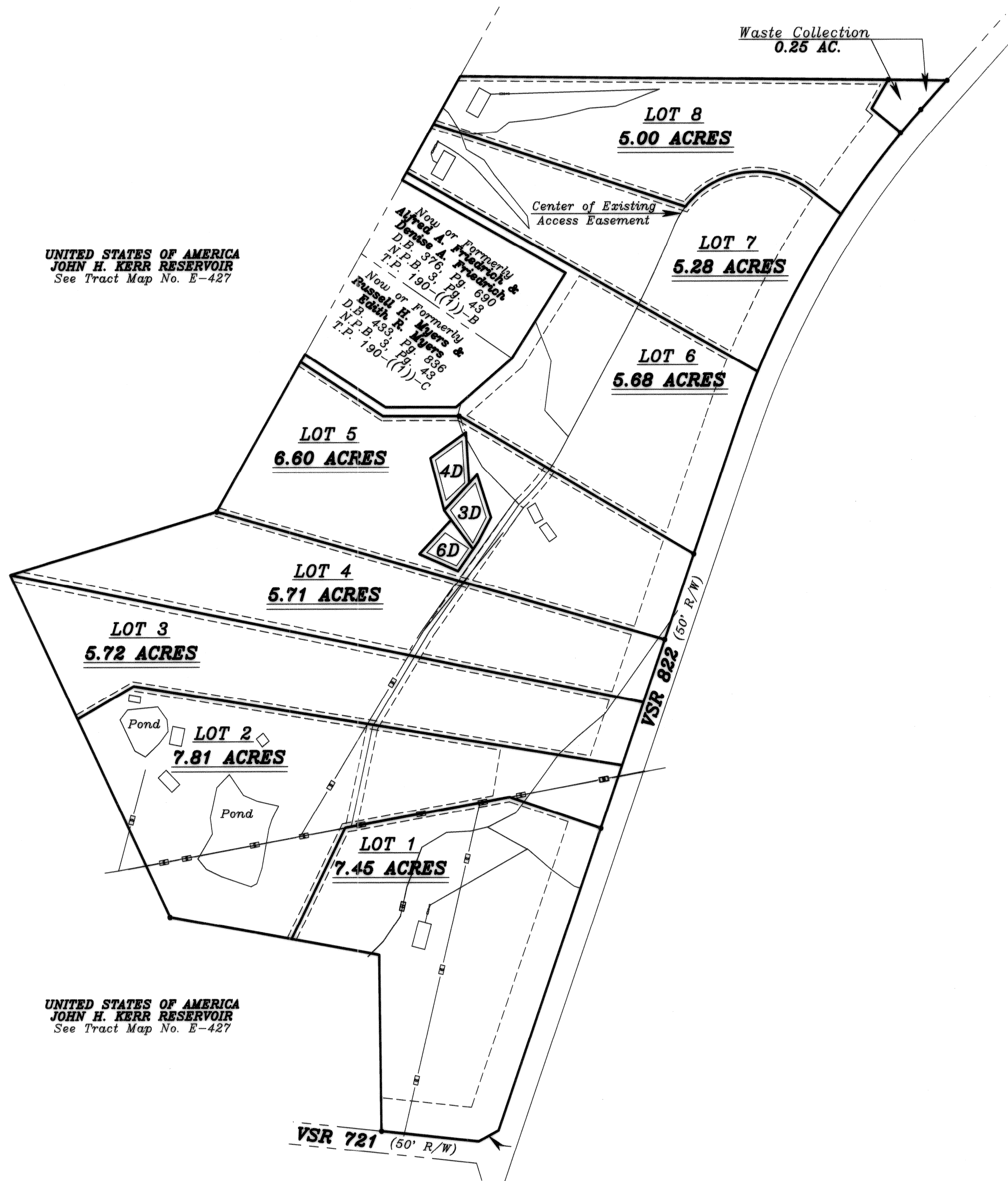
FINAL PLAT OF LAKEFRONT FARMS SUBDIVISION
 Located in THE CLARKSVILLE DISTRICT,
 MECKLENBURG COUNTY, VIRGINIA

SCALE: 1" = 100'
 DATE: April 7, 2008
 FILE: 20805-NB-L
 SHEET 3 of 4

SOUTHERN PHOTO - GREENSBORO N15498

NOTE:
 The purpose of this sheet is to show
 the approximate locations of three alternative
 septic systems located on Lots 1, 7, and 8.

UNITED STATES OF AMERICA
 JOHN H. KERR RESERVOIR
 See Tract Map No. E-427



FINAL PLAT OF LAKEFRONT FARMS SUBDIVISION
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 MECKLENBURG COUNTY, VIRGINIA

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 SHEET 4 OF 4

SOUTHERN PHOTO - GREENSBORO N15498