

THE DIVISION AND/OR REDIVISION OF LAND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETORS, AND/OR TRUSTEES.

SOUTH RIVER LAND PRESERVATION GROUP, LLC

CITY/COUNTY OF _____
STATE OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____ 20____ BY _____

NOTARY PUBLIC

EXPIRES :

APPROVED FOR RECORDATION :

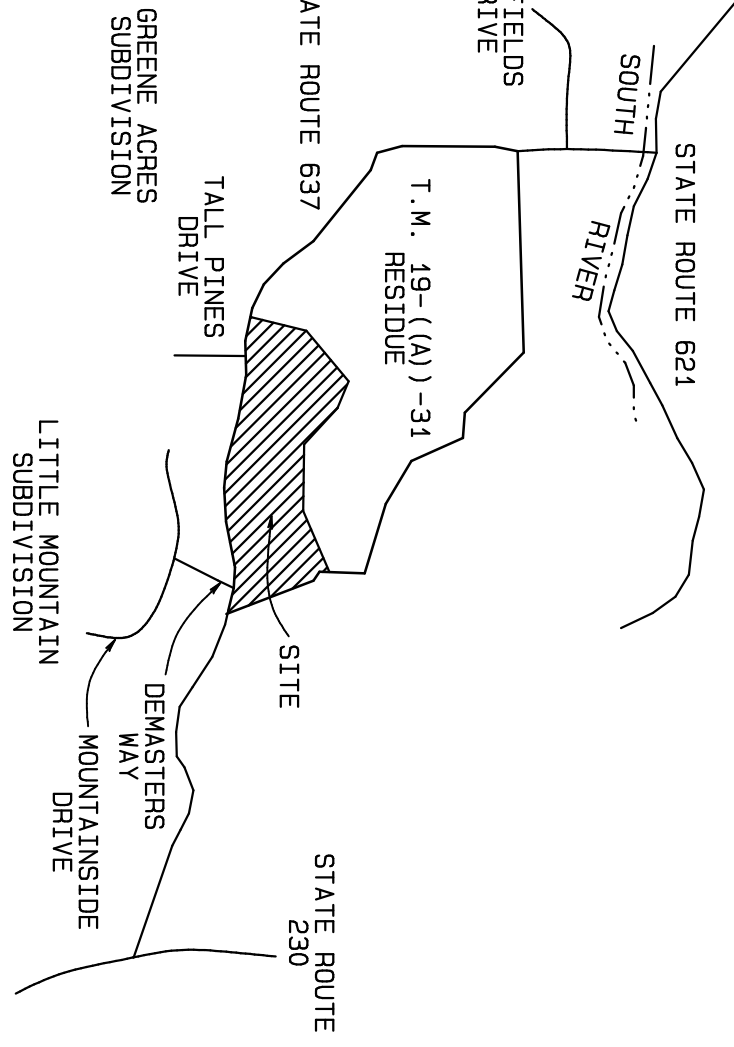
GREENE COUNTY OFFICIAL TITLE DATE

** THIS PLAT IS INVALID, AND SHALL NOT BE RECORDED OR USED FOR TRANSFER OF OWNERSHIP, UNLESS ALL SIGNATURE PANELS ARE FULLY EXECUTED

THE LAND USE NOTES SHOWN ON THIS PLAT ARE IMPOSED AT THE REQUEST OF THE DIRECTOR OF PLANNING AND THE ZONING ADMINISTRATOR. BY PLACING HIS/HER SIGNATURE ON THIS PLAT HE/SHE HAS DEEMED THAT THEY ARE CORRECT AND IN ACCORDANCE WITH THE GREENE COUNTY ZONING ORDINANCE IN EFFECT THIS DATE. THESE NOTES ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH. ANY REFERENCE TO FUTURE DIVISIONS ARE THEORETICAL.

A. PROPERTY ZONED A1.
B. LOTS 1 THRU 22 MAY NOT BE FURTHER DIVIDED.
C. THE RESIDUE OF T.M. 19-(A)-31 MAY BE FURTHER DIVIDED INTO 18 LOTS.

- NOTES:
1. OWNER: SOUTH RIVER LAND PRESERVATION GROUP, LLC
2891 SOUTH RIVER ROAD
STANARDSVILLE, VA 22973
 2. INTERIOR STREAMS SHOWN HEREON WERE TAKEN FROM MAP BY LOUISA AERIAL SURVEYS.
 3. THE BOUNDARY DATA SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.
 4. IRON PINS TO BE SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED. ALL IRONS TO BE SET BY NOVEMBER 1, 2007.
 5. TABULATION:
LOTS= 50.81 ACRES
ROAD= 2.59 ACRES
TOTAL= 53.40 ACRES

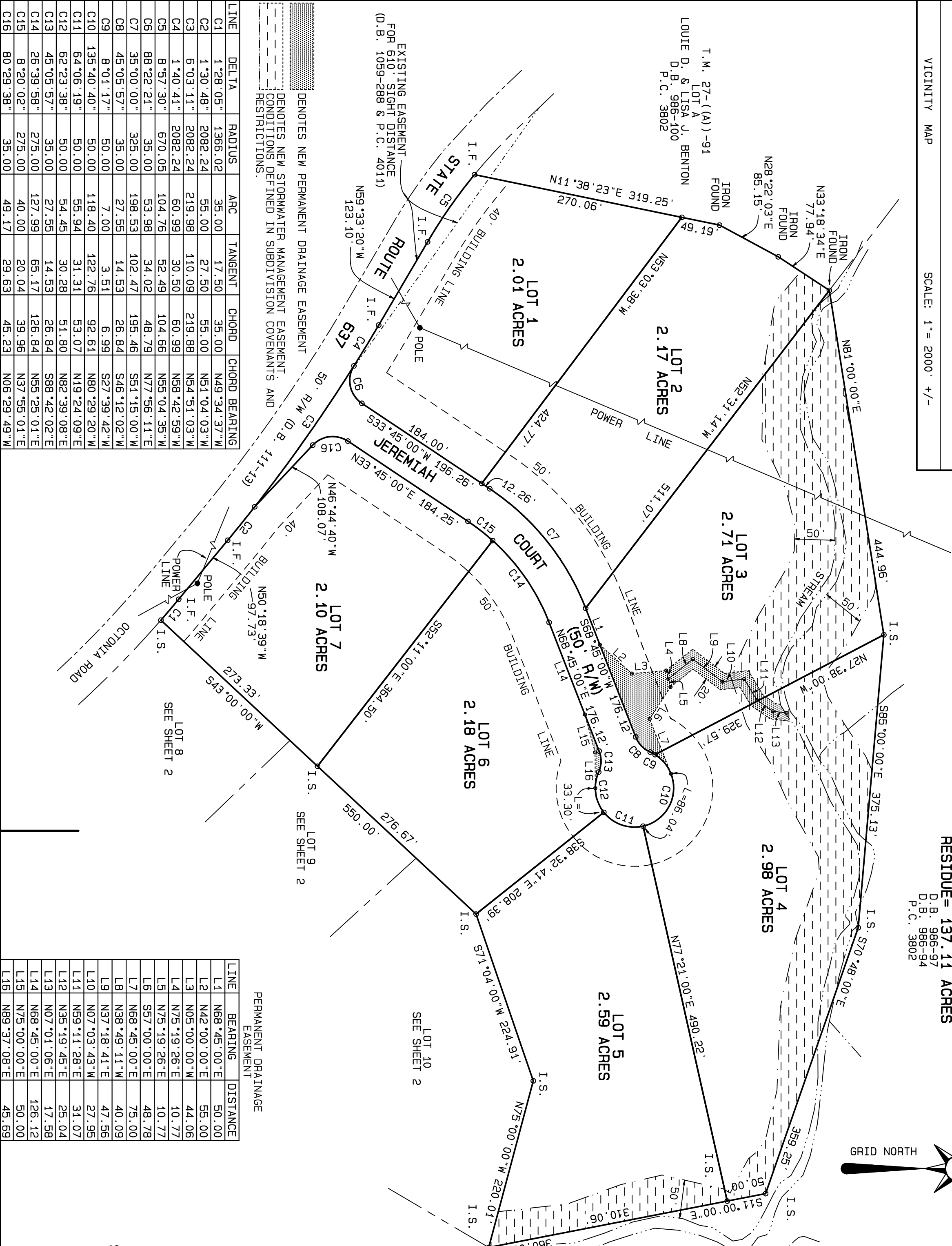


SCALE: 1"= 2000' +/-

VICINITY MAP

T.M. 19-(A)-31
RESIDUE= 137.11 ACRES

D.B. 986-97
D.B. 986-94
P.C. 3802



LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	1°28'05"	1366.02	35.00	17.50	35.00	N49°34'37"W
C2	1°30'48"	2082.24	55.00	27.50	55.00	N51°04'03"W
C3	6°03'11"	2082.24	219.98	110.09	219.88	N54°51'03"W
C4	1°40'41"	2082.24	60.99	30.50	60.99	N58°42'59"W
C5	8°57'30"	670.05	104.76	52.49	104.66	N55°04'35"W
C6	88°22'21"	35.00	53.98	34.02	48.79	N77°56'11"E
C7	35°00'00"	325.00	198.53	102.47	195.46	S51°15'00"W
C8	45°05'57"	35.00	27.55	14.53	26.84	S46°12'02"W
C9	8°01'17"	50.00	7.00	3.51	6.99	S27°39'42"W
C10	135°40'40"	50.00	118.40	122.76	92.61	N60°29'20"W
C11	64°06'19"	50.00	55.94	31.31	53.07	N19°24'09"E
C12	62°23'38"	50.00	54.45	30.28	51.80	N62°39'08"E
C13	45°05'57"	35.00	27.55	14.53	26.84	S88°42'02"E
C14	26°39'58"	275.00	127.99	65.17	126.84	N55°25'01"E
C15	8°20'02"	275.00	40.00	20.04	39.96	N37°55'01"E
C16	80°29'38"	35.00	49.17	29.63	45.23	N06°29'49"W

LINE	BEARING	DISTANCE
L1	N68°45'00"E	50.00
L2	N42°00'00"E	55.00
L3	N05°00'00"W	44.06
L4	N75°19'26"E	10.77
L5	N75°19'26"E	10.77
L6	S57°00'00"E	48.78
L7	N68°45'00"E	75.00
L8	N38°49'11"W	40.09
L9	N37°48'41"E	47.56
L10	N07°03'43"W	27.95
L11	N59°11'28"E	31.07
L12	N35°19'45"E	25.04
L13	N07°01'06"E	17.58
L14	N68°45'00"E	126.12
L15	N75°00'00"E	50.00
L16	N89°37'08"E	45.69

SUBDIVISION PLAT
LOTS 1 THRU 22, PHASE 1
OCTONIA HIGHLANDS
LOCATED ON STATE ROUTE 637
ABOUT 1.4 MILES NORTH OF STANARDSVILLE
STANARDSVILLE DISTRICT
GREENE COUNTY, VIRGINIA
DATE: SEPTEMBER 21, 2006
SCALE: 1"= 100'

FOR
SOUTH RIVER LAND PRESERVATION GROUP 1, LLC

ROGER W. RAY & ASSOC., INC.
1717-18 ALLIED STREET
CHARLOTTESVILLE, VA 22903
TELEPHONE 434-293-3195