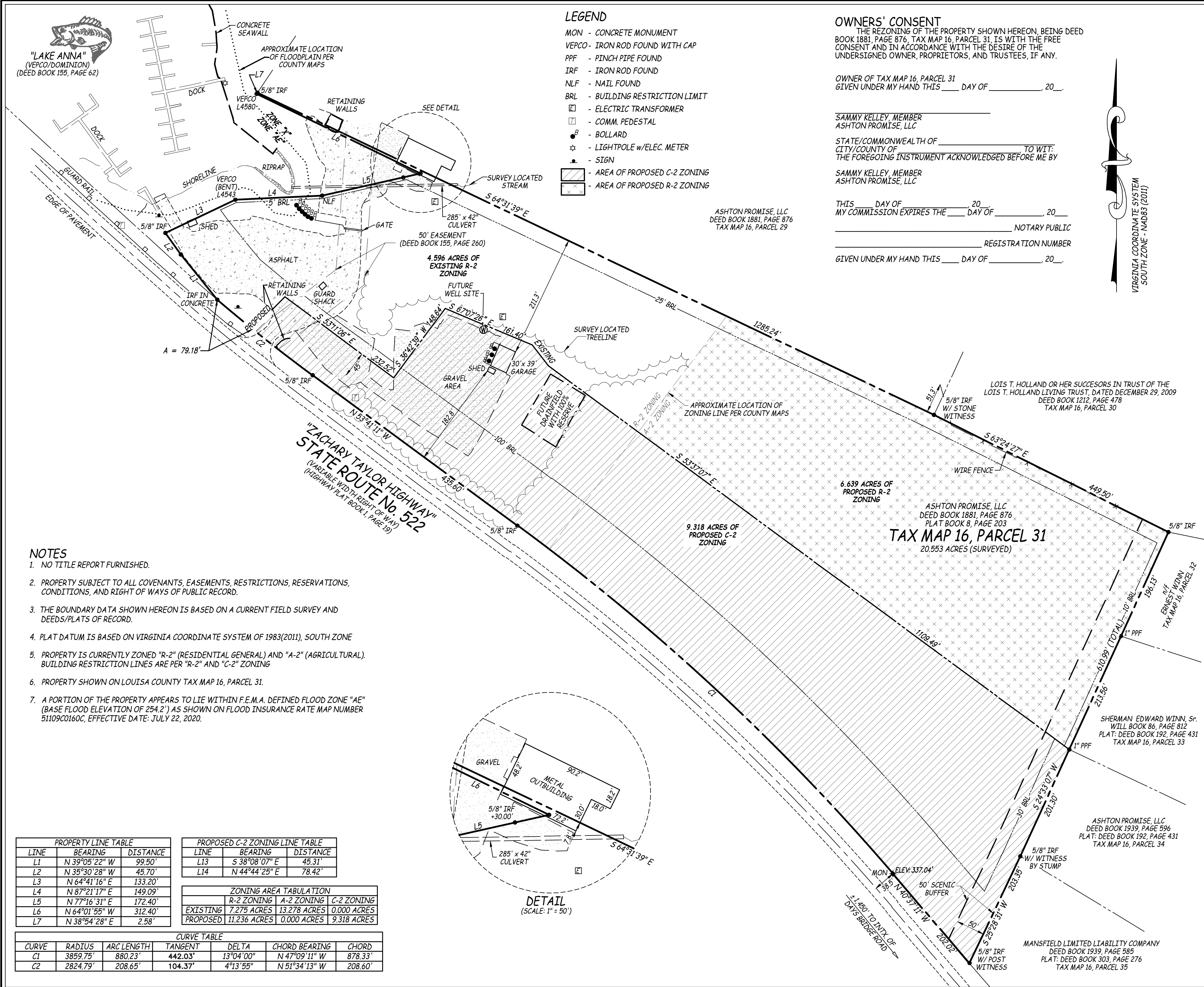
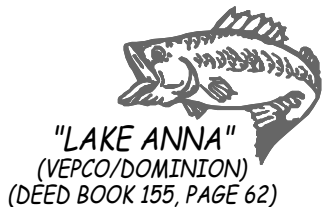




LEGEND

- MON - CONCRETE MONUMENT
- VEPCO - IRON ROD FOUND WITH CAP
- PPF - PINCH PIPE FOUND
- IRF - IRON ROD FOUND
- NLF - NAIL FOUND
- BRL - BUILDING RESTRICTION LIMIT
- [Symbol] - ELECTRIC TRANSFORMER
- [Symbol] - COMM. PEDESTAL
- [Symbol] - BOLLARD
- [Symbol] - LIGHTPOLE w/ELEC. METER
- [Symbol] - SIGN
- [Symbol] - AREA OF PROPOSED C-2 ZONING
- [Symbol] - AREA OF PROPOSED R-2 ZONING

OWNERS' CONSENT

THE REZONING OF THE PROPERTY SHOWN HEREON, BEING DEED BOOK 1881, PAGE 876, TAX MAP 16, PARCEL 31, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS, AND TRUSTEES, IF ANY.

OWNER OF TAX MAP 16, PARCEL 31
GIVEN UNDER MY HAND THIS ____ DAY OF ____, 20__.

SAMMY KELLEY, MEMBER
ASHTON PROMISE, LLC

STATE/Commonwealth of _____
CITY/COUNTY OF _____ TO WIT:
THE FOREGOING INSTRUMENT ACKNOWLEDGED BEFORE ME BY

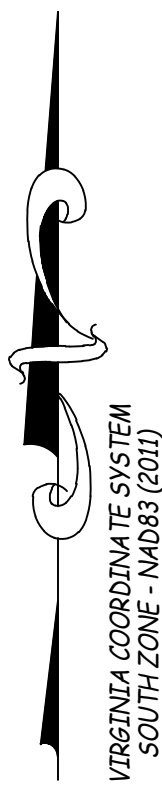
SAMMY KELLEY, MEMBER
ASHTON PROMISE, LLC

THIS ____ DAY OF ____, 20__,
MY COMMISSION EXPIRES THE ____ DAY OF ____, 20__.

_____, NOTARY PUBLIC

_____, REGISTRATION NUMBER

GIVEN UNDER MY HAND THIS ____ DAY OF ____, 20__.



NOTES

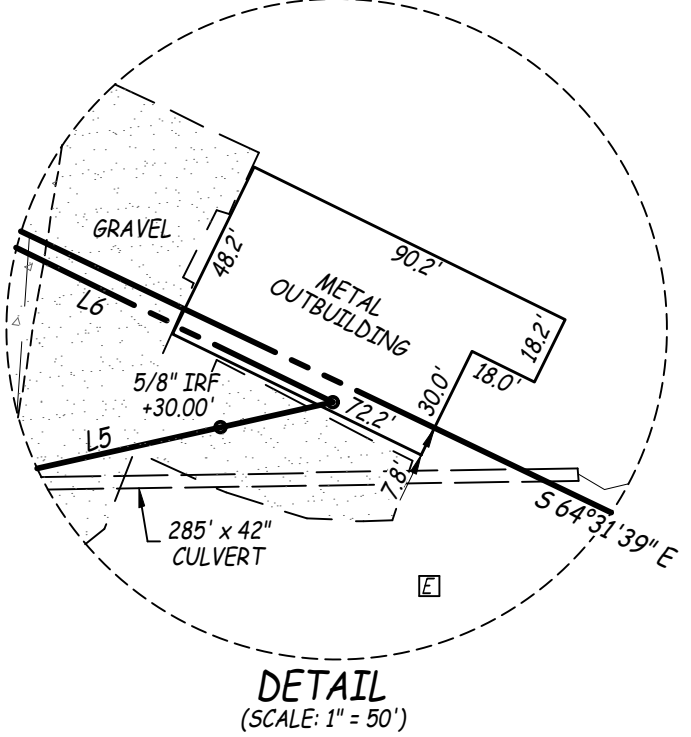
- NO TITLE REPORT FURNISHED.
- PROPERTY SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, AND RIGHT OF WAYS OF PUBLIC RECORD.
- THE BOUNDARY DATA SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY AND DEEDS/PLATS OF RECORD.
- PLAT DATUM IS BASED ON VIRGINIA COORDINATE SYSTEM OF 1983(2011), SOUTH ZONE
- PROPERTY IS CURRENTLY ZONED "R-2" (RESIDENTIAL GENERAL) AND "A-2" (AGRICULTURAL). BUILDING RESTRICTION LINES ARE PER "R-2" AND "C-2" ZONING
- PROPERTY SHOWN ON LOUISA COUNTY TAX MAP 16, PARCEL 31.
- A PORTION OF THE PROPERTY APPEARS TO LIE WITHIN F.E.M.A. DEFINED FLOOD ZONE "AE" (BASE FLOOD ELEVATION OF 254.2') AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 51109C0160C, EFFECTIVE DATE: JULY 22, 2020.

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 39°05'22" W	99.50'
L2	N 35°30'28" W	45.70'
L3	N 64°41'16" E	133.20'
L4	N 87°21'17" E	149.09'
L5	N 77°16'31" E	172.40'
L6	N 64°01'55" W	312.40'
L7	N 38°54'28" E	2.58'

PROPOSED C-2 ZONING LINE TABLE		
LINE	BEARING	DISTANCE
L13	S 38°08'07" E	45.31'
L14	N 44°44'25" E	78.42'

ZONING AREA TABULATION			
	R-2 ZONING	A-2 ZONING	C-2 ZONING
EXISTING	7.275 ACRES	13.278 ACRES	0.000 ACRES
PROPOSED	11.236 ACRES	0.000 ACRES	9.318 ACRES

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA	CHORD BEARING
C1	3859.75'	880.23'	442.03'	13°04'00"	N 47°09'11" W
C2	2824.79'	208.65'	104.37'	4°13'55"	N 51°34'13" W



REVISION
DATE
NO.

1
08-14-25
1

NEW LAYOUT FOR ZONING
BUILDING SETBACKS
SCENIC BUFFER

2
10-02-25
2

3
10-30-25
3

MANAGER:
ADW

DESIGN BY:
ROW

DRAWN BY:
ROW

SURV. CHIEF:
OBT

FIELDBOOK NO.
N/A

CLIENT

SAMMY & EMILY KELLY
MANAGER@CHRISTOPHERJUNCAAMPGROUND.COM
540-604-7350

AXIS
LAND SURVEY, INC.

5753 COURTHOUSE ROAD
SPOTSYLVANIA, VA 22551
OFFICE@AXIS.LS.NET
(540) 895-5011

PLAT SHOWING PROPOSED REZONING
TAX MAP 16, PARCEL 31
ASHTON PROMISE, LLC PROPERTY
MINERAL MAGISTERIAL DISTRICT
LOUISA COUNTY, VIRGINIA

SHEET No. 1 OF 1
JOB No. 25-094

