

Virginia Grid North

NAD 1983(2011) - 4502 VA South

Disclosure Statement

-These lots are served by a privately maintained road and will not be maintained by the state or county. Any cost necessary to bring the road to a condition qualifying it for acceptance as a part of the secondary system of state highways shall be sustained from resources other than those administered by the Virginia Department of Transportation and the County of Louisa or any other public agency.

General Notes: No current title report has been provided.

Underground utilities and subsurface facilities have not been located.

Other easements, restrictions and property rights may exist that are not shown on this plan.

By graphic determination this lot is not mapped in FEMA Flood Hazard Zone "A" per Flood Insurance Rate Map 51109C0350C, dated July 22, 2020.

Boundary shown is based on a current field survey.

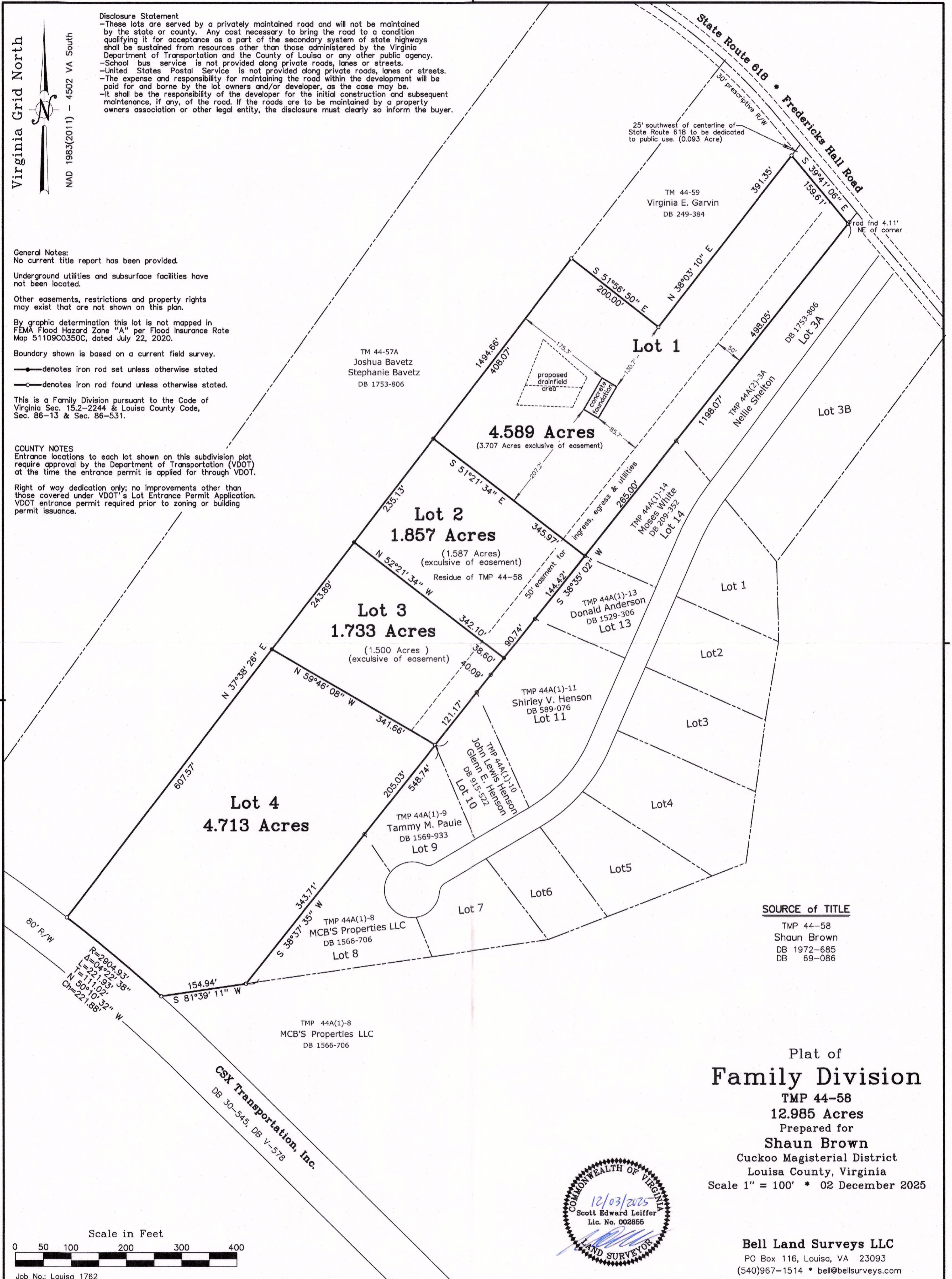
—●— denotes iron rod set unless otherwise stated
—○— denotes iron rod found unless otherwise stated.

This is a Family Division pursuant to the Code of Virginia Sec. 15.2-2244 & Louisa County Code, Sec. 86-13 & Sec. 86-531.

COUNTY NOTES

Entrance locations to each lot shown on this subdivision plat require approval by the Department of Transportation (VDOT) at the time the entrance permit is applied for through VDOT.

Right of way dedication only; no improvements other than those covered under VDOT's Lot Entrance Permit Application. VDOT entrance permit required prior to zoning or building permit issuance.

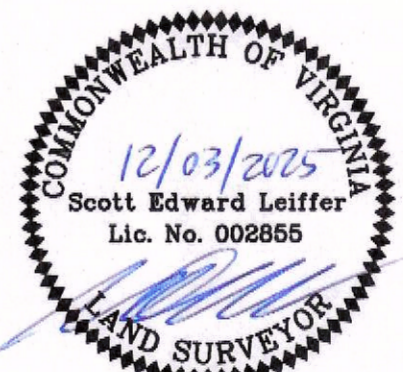


SOURCE of TITLE

TMP 44-58
Shaun Brown
DB 1972-685
DB 69-086

Plat of Family Division

TMP 44-58
12.985 Acres
Prepared for Shaun Brown
Cuckoo Magisterial District
Louisa County, Virginia
Scale 1" = 100' * 02 December 2025



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