

**APPROVED FOR RECORDATION**

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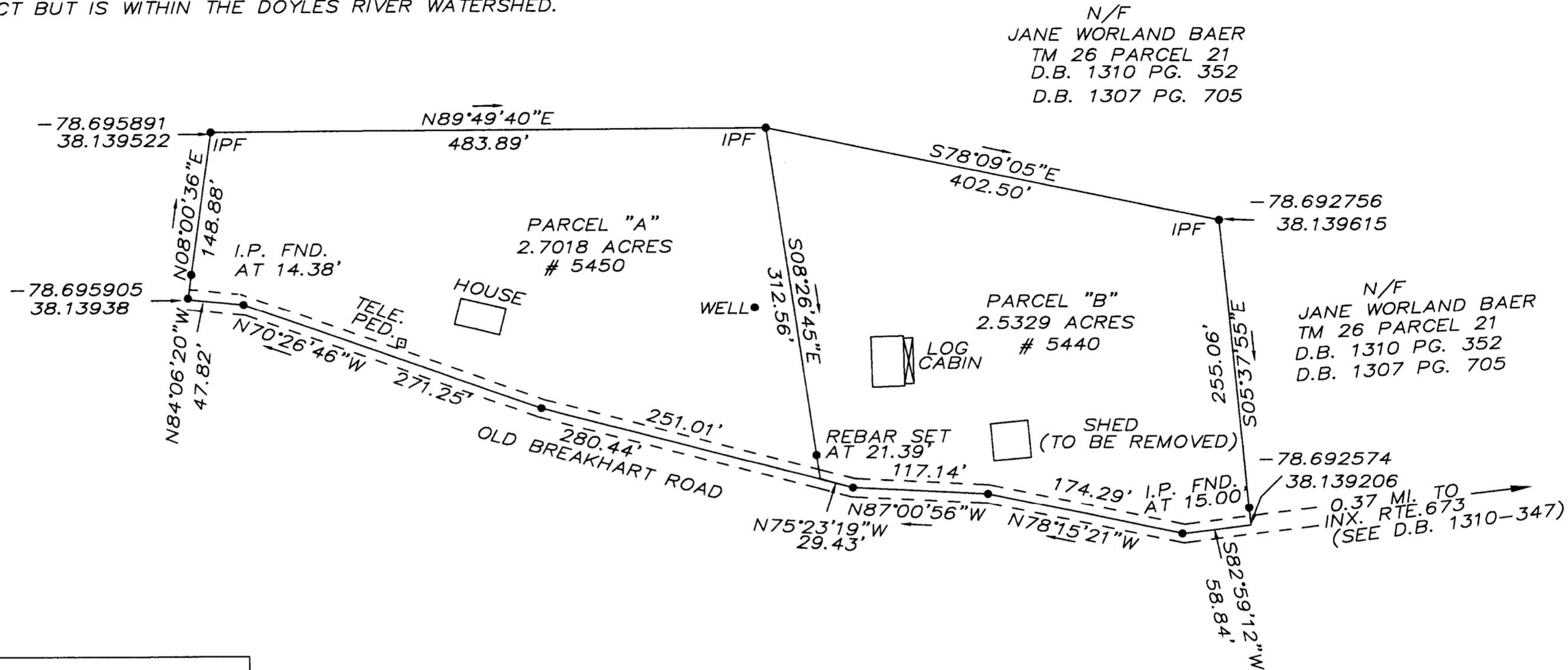
AGENT OF THE BOARD OF SUPERVISORS

**GENERAL NOTES**

1. NO TITLE REPORT FURNISHED THIS SURVEYOR. EASEMENTS, RESTRICTIONS AND OR RIGHT OF WAYS MAY EXIST THAT ARE NOT SHOWN.
2. UNDERGROUND FACILITIES, UTILITIES NOT SHOWN,, MAY EXIST.
3. THIS PLAT WAS PREPARED FROM A FIELD RUN SURVEY PERFORMED UNDER MY DIRECT SUPERVISION.
4. THE SUBJECT PROPERTY IS DESIGNATED AS TAX MAP 26 PARCEL 42.
5. THE SUBJECT SUBDIVISION RECORDED IN DEED BOOK 92 PAGE 72.
6. THE BOUNDARY WAS ESTABLISHED FROM RECORDED DEEDS AND INFORMATION FOUND IN THE FIELD.
7. OLD BREAKHART ROAD IS PRIVATELY MAINTAINED THE BOUNDARY WAS ESTABLISHED FROM RECORDED DEEDS AND INFORMATION FOUND
8. AN APPROVED HEALTH DEPARTMENT PERMIT HAS BEEN ISSUED FOR BOTH PARCELS.
9. THE SUBJECT PROPERTY IS ZONED RA.
10. UNDER CURRENT COUNTY POLICY, PUBLIC WATER OR SEWER SERVICE WILL NOT BE AVAILABLE TO THE PROPERTY.
11. PARCEL "A" AND THE RESIDUE OF TAX MAP 26 PARCEL 42 EACH CONTAIN A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
12. THESE LOTS ARE NOT IN AN AGRICULTURAL DISTRICT BUT IS WITHIN THE DOYLES RIVER WATERSHED.

**YARD REQUIREMENTS**  
 FRONT - 25 FOOT  
 SIDE - 25 FOOT  
 REAR - 35 FOOT

N/F  
 JANE WORLAND BAER  
 TM 26 PARCEL 21  
 D.B. 1310 PG. 352  
 D.B. 1307 PG. 705



N/F  
 JANE WORLAND BAER  
 TM 26 PARCEL 21  
 D.B. 1310 PG. 352  
 D.B. 1307 PG. 705

N/F  
 JANE WORLAND BAER  
 TM 26 PARCEL 21  
 D.B. 1310 PG. 352  
 D.B. 1307 PG. 705

**OWNERS CONSENT**

THE FAMILY DIVISION DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER. ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS TO BE DEEMED AS THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*[Signature]*  
 TIMOTHY W. WYANT

GIVEN UNDER MY (OUR) HAND THIS 14th DAY OF October, 2008.  
 STATE OF VIRGINIA Charlottesville TO WIT:  
 CITY/COUNTY OF  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Judy H. Martin  
 THIS 14th DAY OF October, 2008  
 MY COMMISSION EXPIRES: February 26, 2010

*[Signature]*  
 NOTARY PUBLIC

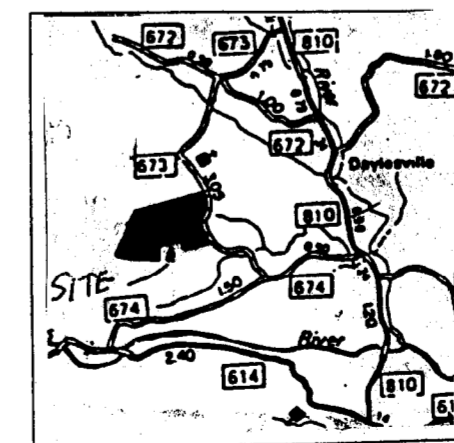
JUDY H. MARTIN  
 Notary Public  
 Commonwealth of Virginia  
 7013470  
 My Commission Expires Feb 26, 2010

*[Signature]*  
 COMMONWEALTH OF VIRGINIA  
 RICHARD D. HARRISON  
 Lic. No. 967-B  
 4/19/08  
 LAND SURVEYOR

THE EXISTING RIGHT-OF-WAY IS OF ADEQUATE WIDTH AND HORIZONTAL AND VERTICAL ALIGNMENT TO ACCOMMODATE A TRAVELWAY PASSABLE BY ORDINARY PASSENGER VEHICLES IN ALL BUT TEMPORARY EXTREME WEATHER CONDITIONS, TOGETHER WITH AREA ADEQUATE FOR MAINTENANCE OF THE TRAVELWAY AS REQUIRED BY SECTION 14-412 OF THE ALBEMARLE COUNTY CODE.

THE STREETS IN THIS SUBDIVISION MAY NOT MEET THE STANDARDS FOR ACCEPTANCE INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY OF ALBEMARLE.

NO LOT CREATED BY THE FAMILY SUBDIVISION, INCLUDING THE RESIDUE, MAY BE TRANSFERRED, EXCEPT BY DEVISE, DESCENT OR OPERATION OF LAW, TO A PERSON OTHER THAN AN ELIGIBLE MEMBER OF THE IMMEDIATE FAMILY OF THE SUBDIVIDER, FOR A PERIOD OF FOUR (4) YEARS AFTER THE DATE OF RECORDATION OF THE PLAT, EXCEPT FOR PURPOSES OF SECURING ANY PURCHASE MONEY AND/OR CONSTRUCTION LOAN, INCLUDING BONA FIDE REFINANCING, OR IF THE LENDING INSTITUTION REQUIRES IN WRITING THAT THE SPOUSE OF THE MEMBER OF THE IMMEDIATE FAMILY BE A COGRANTEE AND CO-OWNER OF THE LOT. THE SUBDIVIDER SHALL PLACE A RESTRICTIVE COVENANT ON THE LOTS CREATED BY THE FAMILY SUBDIVISION PROHIBITING THE TRANSFER OF THE LOTS SO CREATED TO A PERSON WHO IS NOT A MEMBER OF THE IMMEDIATE FAMILY FOR THE RETENTION PERIOD AFTER THE DATE OF RECORDATION. THE RESTRICTIVE COVENANT SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE COUNTY ATTORNEY BEFORE IT IS RECORDED. IF THE LOT CREATED IS CONVEYED BACK TO THE GRANTOR DURING THE RETENTION PERIOD, IT SHALL BE RECOMBINED WITH THE PARENT LOT WITHIN SIX (6) MONTHS AFTER SUCH CONVEYANCE AND NO BUILDING PERMITS SHALL BE ISSUED FOR THE LOTS UNTIL THEY ARE RECOMBINED.



PREPARED BY  
 HARRISON SURVEYS  
 P.O. BOX 901  
 CULPEPER, VIRGINIA  
 PHONE (540) 825-6378

WYANT FAMILY SUBDIVISION  
 THE PROPERTY OF  
 TIMOTHY W. WYANT  
 AS RECORDED IN D.B. 1072 PG. 493  
 WHITE HALL DISTRICT  
 ALBEMARLE COUNTY, VIRGINIA  
 SCALE 1" = 100' APRIL 19, 2008

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