Plat Cabinet 1, Slide 299

1-299

Deed Book 450 page 45 Plat Cabinet 1-299

PLAT Z
30' wide above ground
B.A.R.C. RIGHT OF WAY'S

OWNERS CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT AND DESIGNATED AS "SUNSET FARMS" SITUATED IN WALKERS CREEK DISTRICT IN THE COUNTY OF ROCKBRIDGE, VA. IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF: ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO CERTAIN RESTRICTIONS AND COVENANTS TO BE ATTACHED TO THIS PLAT. THIS SAID TRACT OF LAND HEREBY SUBDIVIDED, HAVING BEEN A PORTION OF THAT CONVEYED TO THE UNDERSIGNED OWNERS IN D.B. 336-118 + D.B. 405-670.

9-21-88 DATE — OWNER — 9-21-88 DATE — OWNER

SURVEYORS CONSENT

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE ENFORCED REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF ROCKBRIDGE, VA. REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

9-21-88 DATE — C.L.S.

CERTIFICATION OF APPROVAL

THIS SUBDIVISION KNOWN AS "SUNSET FARMS" IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

10/11/88 DATE — COUNTY ADMINISTRATOR

A COPY OF THIS PLAT SHOWING DRAINFIELD LOCATIONS IS ON FILE WITH THE COUNTY HEALTH DEPARTMENT.

10/11/88 DATE — HEALTH OFFICER

APPROVAL FOR ENTRANCE PERMIT OFF ROUTE 724 FOR SUBDIVISION ROAD

10/11/88 DATE — HIGHWAY ENGINEER

STREETS WILL NOT BE INCORPORATED INTO THE STATE HIGHWAY SYSTEM UNTIL THE OWNERS OF THE PRIVATE STREETS BRING THEM TO A CONDITION MEETING STATE SUBDIVISION STREET STANDARDS.

LOTS 20, 21 AND 22 ARE IN TWO PARTS BEING SEPARATED BY THE ROAD.

ROADS WITHIN THE SUBDIVISION ARE 50' IN WIDTH AND ARE FOR ROADWAY AND UTILITY PURPOSES TO SERVE THESE LOTS.

THE PRIVATE ROADS WITHIN THIS SUBDIVISION ARE TO BE OWNED AND MAINTAINED BY THE "SUNSET FARMS" HOMEOWNERS ASSOCIATION WHOSE RULES AND REGULATIONS WILL BE RECORDED WITH THIS PLAT.

TOTAL AREA OF SUBDIVISION IS 198.68 ACRES.
ZONING IS AGRICULTURAL GENERAL.
LOTS ARE TO HAVE INDIVIDUAL WELLS AND DRAINFIELDS.
PIPES ARE SET ON CENTER OF CIRCLES OF ROADS, ON NEW LOT CORNERS AND WHERE BOUNDARY LINES INTERSECT THE 50' R/W OF THE ROADS.

EACH LOT IS SUBJECT TO A 10' WIDE EASEMENT ALONG [illegible] BOUNDARY LINES FOR [illegible] PURPOSES.

COMMONWEALTH OF VIRGINIA
JAMES D. DORSEY
No. 1336
LAND SURVEYOR

Virginia
In the Circuit Court of Rockbridge County
November 14, 1988
This plat of property of Roper, Douglas G. and Jean B. showing right of way to BARC Electric Cooperative was this day presented in this office and admitted to recordation.
ATTEST: [illegible] CLERK

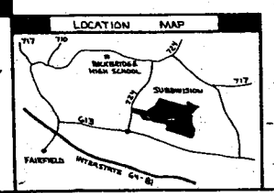
PLAT SHOWING
"SUNSET FARMS"

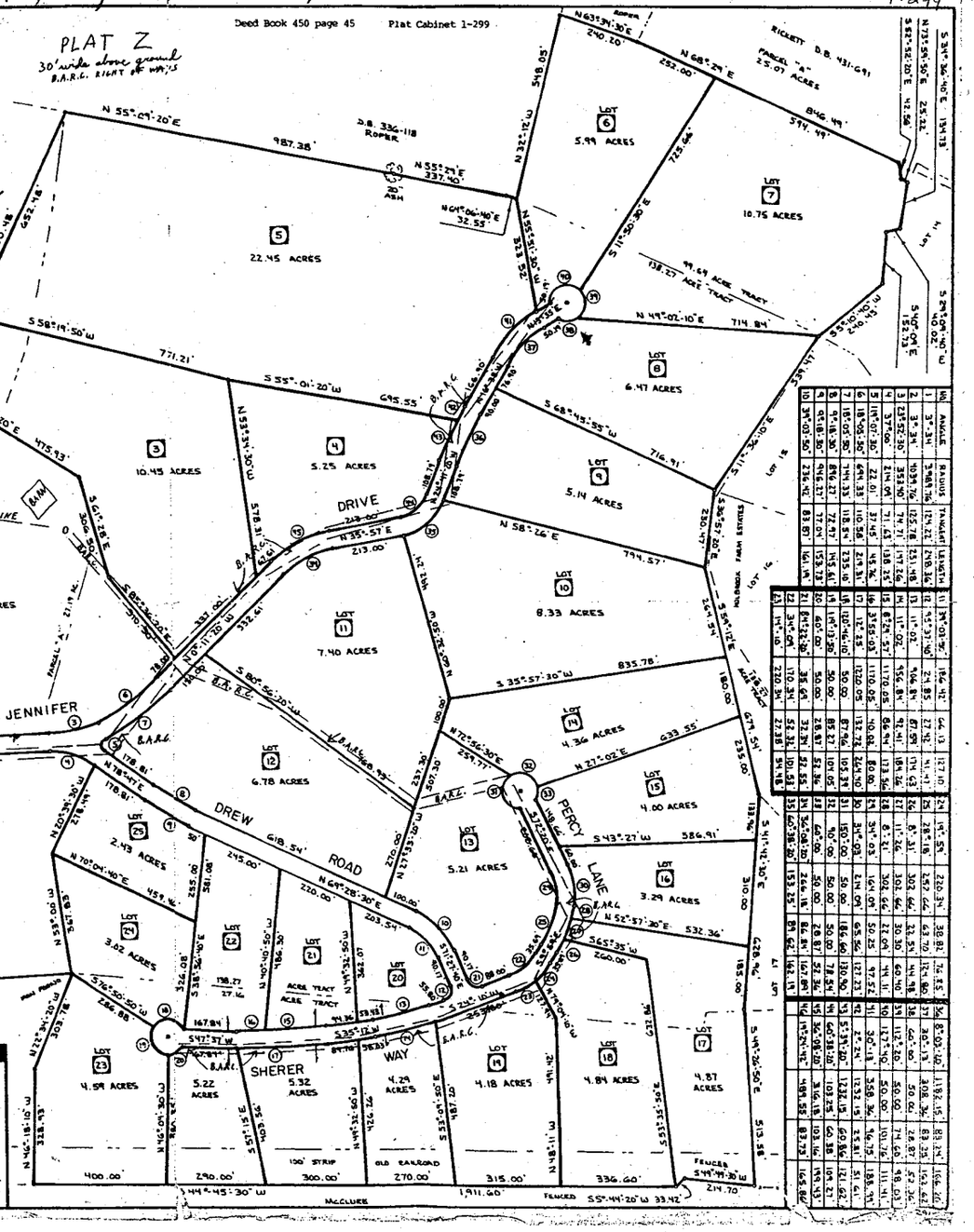
A DIVISION OF A PORTION OF PROPERTY DEEDED TO DOUGLAS G. ROPER AND JEAN B. ROPER IN D.B. 336-118 AND D.B. 405-670.

WALKERS CREEK
ROCKBRIDGE COUNTY
VIRGINIA
SCALE: 1" = 200'
SEPTEMBER 18, 1988

JAMES DOUGLAS DORSEY
CERTIFIED LAND SURVEYOR
FAIRFIELD, VIRGINIA

LOCATION MAP





NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
1	S 34°-36'-40" E	134.13'	26	N 41°-07'-00" E	110.34'	51	N 41°-07'-00" E	110.34'	76	N 41°-07'-00" E	110.34'
2	S 34°-36'-40" E	25.22'	27	N 41°-07'-00" E	110.34'	52	N 41°-07'-00" E	110.34'	77	N 41°-07'-00" E	110.34'
3	S 88°-32'-20" E	12.64'	28	N 41°-07'-00" E	110.34'	53	N 41°-07'-00" E	110.34'	78	N 41°-07'-00" E	110.34'
4	N 73°-55'-50" E	25.22'	29	N 41°-07'-00" E	110.34'	54	N 41°-07'-00" E	110.34'	79	N 41°-07'-00" E	110.34'
5	S 34°-36'-40" E	134.13'	30	N 41°-07'-00" E	110.34'	55	N 41°-07'-00" E	110.34'	80	N 41°-07'-00" E	110.34'
6	S 34°-03'-50" E	236.42'	31	N 41°-07'-00" E	110.34'	56	N 41°-07'-00" E	110.34'	81	N 41°-07'-00" E	110.34'
7	S 41°-18'-30" E	314.27'	32	N 41°-07'-00" E	110.34'	57	N 41°-07'-00" E	110.34'	82	N 41°-07'-00" E	110.34'
8	S 18°-55'-50" E	494.35'	33	N 41°-07'-00" E	110.34'	58	N 41°-07'-00" E	110.34'	83	N 41°-07'-00" E	110.34'
9	S 18°-55'-50" E	236.10'	34	N 41°-07'-00" E	110.34'	59	N 41°-07'-00" E	110.34'	84	N 41°-07'-00" E	110.34'
10	S 34°-03'-50" E	236.42'	35	N 41°-07'-00" E	110.34'	60	N 41°-07'-00" E	110.34'	85	N 41°-07'-00" E	110.34'
11	S 34°-03'-50" E	184.42'	36	N 41°-07'-00" E	110.34'	61	N 41°-07'-00" E	110.34'	86	N 41°-07'-00" E	110.34'
12	S 34°-03'-50" E	54.13'	37	N 41°-07'-00" E	110.34'	62	N 41°-07'-00" E	110.34'	87	N 41°-07'-00" E	110.34'
13	S 34°-03'-50" E	127.11'	38	N 41°-07'-00" E	110.34'	63	N 41°-07'-00" E	110.34'	88	N 41°-07'-00" E	110.34'
14	S 34°-03'-50" E	110.34'	39	N 41°-07'-00" E	110.34'	64	N 41°-07'-00" E	110.34'	89	N 41°-07'-00" E	110.34'
15	S 34°-03'-50" E	110.34'	40	N 41°-07'-00" E	110.34'	65	N 41°-07'-00" E	110.34'	90	N 41°-07'-00" E	110.34'
16	S 34°-03'-50" E	110.34'	41	N 41°-07'-00" E	110.34'	66	N 41°-07'-00" E	110.34'	91	N 41°-07'-00" E	110.34'
17	S 34°-03'-50" E	110.34'	42	N 41°-07'-00" E	110.34'	67	N 41°-07'-00" E	110.34'	92	N 41°-07'-00" E	110.34'
18	S 34°-03'-50" E	110.34'	43	N 41°-07'-00" E	110.34'	68	N 41°-07'-00" E	110.34'	93	N 41°-07'-00" E	110.34'
19	S 34°-03'-50" E	110.34'	44	N 41°-07'-00" E	110.34'	69	N 41°-07'-00" E	110.34'	94	N 41°-07'-00" E	110.34'
20	S 34°-03'-50" E	110.34'	45	N 41°-07'-00" E	110.34'	70	N 41°-07'-00" E	110.34'	95	N 41°-07'-00" E	110.34'
21	S 34°-03'-50" E	110.34'	46	N 41°-07'-00" E	110.34'	71	N 41°-07'-00" E	110.34'	96	N 41°-07'-00" E	110.34'
22	S 34°-03'-50" E	110.34'	47	N 41°-07'-00" E	110.34'	72	N 41°-07'-00" E	110.34'	97	N 41°-07'-00" E	110.34'
23	S 34°-03'-50" E	110.34'	48	N 41°-07'-00" E	110.34'	73	N 41°-07'-00" E	110.34'	98	N 41°-07'-00" E	110.34'
24	S 34°-03'-50" E	110.34'	49	N 41°-07'-00" E	110.34'	74	N 41°-07'-00" E	110.34'	99	N 41°-07'-00" E	110.34'
25	S 34°-03'-50" E	110.34'	50	N 41°-07'-00" E	110.34'	75	N 41°-07'-00" E	110.34'	100	N 41°-07'-00" E	110.34'