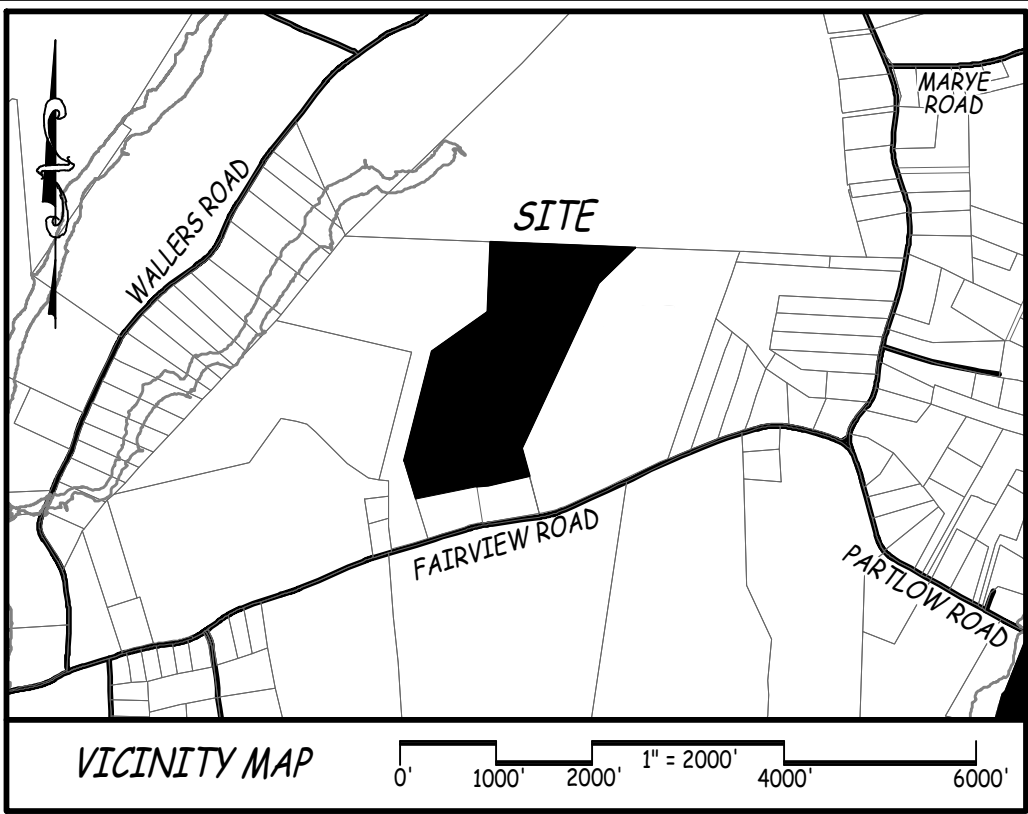




ROAD MAINTENANCE NOTES

1. THE LOT IS SERVED BY A PRIVATELY MAINTAINED ROAD AND WILL NOT BE MAINTAINED BY THE STATE OR COUNTY. ANY COSTS NECESSARY TO BRING THE ROAD TO A CONDITION QUALIFYING IT FOR ACCEPTANCE AS 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 SPOTSYLVANIA OR ANY OTHER PUBLIC AGENCY.
2. SCHOOL BUS SERVICE SHALL NOT BE PROVIDED BY THE COUNTY ALONG PRIVATE ROADS, LANES OR STREETS: UNLESS APPROVED BY THE SPOTSYLVANIA COUNTY SCHOOL BOARD.
3. UNITED STATES POSTAL SERVICE SHALL NOT BE PROVIDED ALONG PRIVATE ROADS, LANES OR STREETS: UNLESS APPROVED BY THE UNITED STATES POSTAL SERVICE
4. THE EXPENSE AND RESPONSIBILITY FOR MAINTAINING THE ROADS WITHIN THE DEVELOPMENT SHALL BE PAID FOR AND BORNE BY THE LOT OWNERS AND/OR DEVELOPER, AS THE CASE MAY BE.
5. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER FOR THE INITIAL CONSTRUCTION AND SUBSEQUENT MAINTENANCE, IF ANY, OF THE ROADS. IF THE ROADS ARE TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION OR OTHER LEGAL ENTITY, THE DISCLOSURE MUST CLEARLY SO INFORM THE BUYER.
6. INGRESS & EGRESS EASEMENTS FOR PUBLIC EMERGENCY VEHICLES IS HEREBY GRANTED TO SPOTSYLVANIA COUNTY FOR ALL PRIVATE ROADS, LANES, OR STREETS WITHIN THIS DEVELOPMENT.

NOTES

1. NO TITLE REPORT FURNISHED.
2. PROPERTY SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, AND RIGHT OF WAYS OF PUBLIC RECORD.
3. THE BOUNDARY DATA SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY AND DEEDS/PLATS OF RECORD.
4. PROPERTY SHOWN ON SPOTSYLVANIA COUNTY TAX MAP 81-A-36A.
5. NO PORTION OF THE LAND SHOWN HEREON IS LOCATED IN THE F.I.R.M. 100-YEAR SPECIAL FLOOD AREA ZONE "A", AS INDICATED ON FEMA MAP No. 51177C 0350 D, DATED MAY 09, 2023. HOWEVER, THIS LAND IS LOCATED IN ZONE "X" (AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN).
6. PROPERTY ZONED "A-3" (AGRICULTURAL).
7. BUILDING RESTRICTION LINES (BRL) PER CURRENT ZONING ORDINANCE: FRONT: 30' SIDE: 10' REAR: 35'
8. CBPA IS AN OVERLAY DISTRICT FOR THE ENTIRE SPOTSYLVANIA COUNTY AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES NOT CONTAIN RPA FEATURES WITHIN THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT.
9. VDOT APPROVAL REQUIRED PRIOR TO ACCESS TO ALL PUBLIC ROADS.
10. STREAMS, WETLANDS & RPA DETERMINATION PROVIDED TO THIS FIRM BY ENVIRO-UTILITIES, INC; REPORT DATED NOVEMBER 8, 2021.
11. THIS LOT AND ANY OTHER LOT CREATED FROM THE PARENT PARCEL IDENTIFIED AS TAX MAP No. 81-A-36 MAY BE REQUIRED TO BE A PART OF A COMMON PLAN OF DEVELOPMENT AND SUBJECT TO MEETING THE CONDITIONS OF THE VIRGINIA STORMWATER MANAGEMENT ACT. PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITIES OR ISSUANCE OF A BUILDING PERMIT, A STORMWATER MASTER PLAN APPROVED BY THE COUNTY MAY BE REQUIRED.
12. IN ACCORDANCE WITH CHAPTER 6A OF THE SPOTSYLVANIA COUNTY CODE, THE LOTS SHOWN HEREON ARE SUBJECT TO HAVING SEWAGE DISPOSAL SYSTEMS PUMPED OUT EVERY 5 YEARS. THE PRIMARY AND ONE HUNDRED (100) PERCENT RESERVE SEWAGE DISPOSAL SITES CANNOT BE ALTERED BY CONSTRUCTION OR EXCAVATION. BUILDING SHALL BE PROHIBITED ON THE AREA OF ALL SUCH SEWAGE DISPOSAL SITES, INCLUDING THE RESERVE SEWAGE DISPOSAL SITE, UNTIL THE STRUCTURE IS CONNECTED TO PUBLIC SEWER OR AN ON-SITE SEWAGE TREATMENT SYSTEM THAT OPERATES UNDER A PERMIT ISSUED BY THE VIRGINIA DEPARTMENT OF HEALTH.

OWNER'S CONSENT

THE CREATION OF THE PARCELS OF LAND SHOWN ON THIS PLAT, CONTAINING 73.906 ACRES, AND DESIGNATED AS TAX MAP 81-A-36A SITUATED IN BERKELEY MAGISTERIAL DISTRICT, IN THE COUNTY OF SPOTSYLVANIA, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF, ALL STREETS, ACCESS EASEMENTS OR ACCESSES FOR THIS PARCEL ARE PRIVATE AND DO NOT COMPLY WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) REQUIREMENTS FOR ACCEPTANCE INTO THE SECONDARY SYSTEM AND WILL NOT BE MAINTAINED BY EITHER THE COUNTY OR VDOT. THE STREETS, ACCESS EASEMENTS OR ACCESSES SHALL BE MAINTAINED BY THE OWNERS OF THE PARCELS/LOTS AND/OR THE OWNERS OF DWELLINGS LOCATED ON SUCH PARCELS/LOTS THAT USE THE STREET, ACCESS EASEMENTS OR ACCESSES. PRIOR TO ANY FUTURE REQUEST FOR THEIR ADDITION TO THE STATE SECONDARY SYSTEM, THESE STREETS, ACCESS EASEMENTS OR ACCESSES MUST BE DEVELOPED IN FULL COMPLIANCE WITH VDOT REQUIREMENTS IN EFFECT AT THAT TIME. ANY SUCH DEVELOPMENT SHALL BE AT THE EXPENSE OF THE OWNERS OF THE PARCELS/LOTS AND/OR DWELLINGS LOCATED ON SUCH PARCEL/LOTS WHO USE THE STREETS, ACCESS EASEMENT OR ACCESSES. THE UNDERSIGNED OWNERS CERTIFY THAT TAX MAP 81-A-36 WAS CREATED ON OR PRIOR TO FEBRUARY 12, 2002, THAT ANNUAL DIVISIONS HAVE RESULTED IN NO MORE THAN 6 LOTS AND THAT THE TOTAL DIVISIONS HAVE RESULTED IN NO MORE THAN 10 LOTS.

THE SAID 73.906 ACRES OF LAND HEREBY SUBDIVIDED BEING A PORTION OF THE LAND CONVEYED TO ELISABETH W. CRAWFORD (DECEASED) & STEFAN CRAWFORD FROM AMELIA TWAROGOWSKI, TRUSTEE OF THE ALLAIN CRENSHAW WITMER REVOCABLE TRUST BY DEED DATED APRIL 12, 2022 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN INSTRUMENT No. 220012372.

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

STEFAN CRAWFORD

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

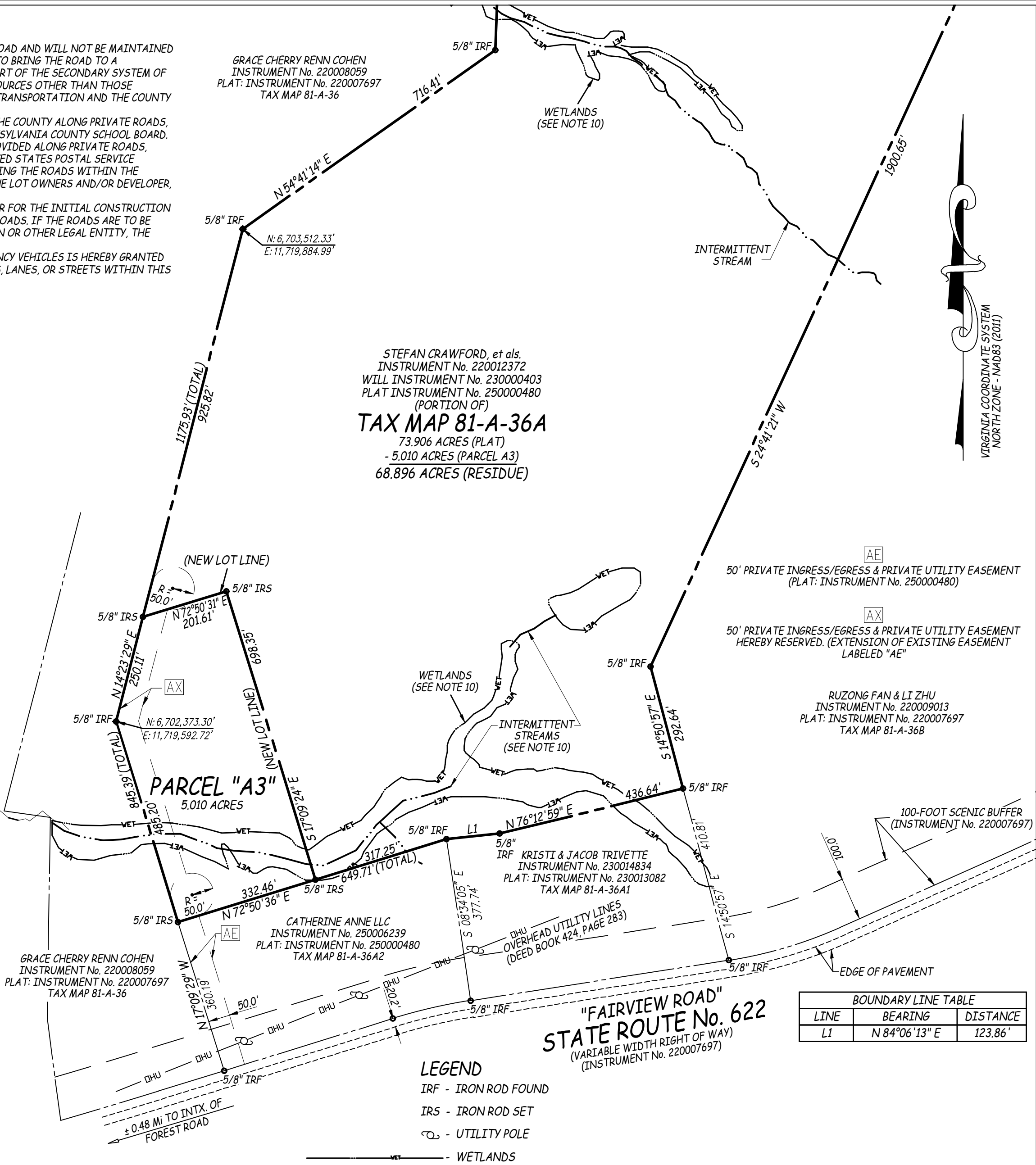
STEFAN CRAWFORD

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

NOTARY PUBLIC

REGISTRATION NUMBER

PARCEL "A3" AND THE RESIDUE OF TAX MAP 81-A-36A
WERE PLATTED WITHOUT DEMONSTRATING SEPTIC
CAPACITY MEETING THE REQUIREMENTS OF
SPOTSYLVANIA COUNTY CODE, CHAPTER 6A.



DIVISION HISTORY

THE FOLLOWING ANNUAL DIVISION LOTS CREATED FROM TAX MAP 81-A-36, WHICH EXISTED ON FEBRUARY 12, 2002, HAVE BEEN RECORDED:

PARCEL	DATE	INSTRUMENT	TYPE OF DIVISION
81-A-36B	APRIL 11, 2022	220007697	RECORD PLAT
81-A-36A	APRIL 11, 2022	220007697	RECORD PLAT
81-A-36A1	SEPTEMBER 28, 2023	230013082	ANNUAL
81-A-36A2	JANUARY 13, 2025	250000480	ANNUAL

GPS TIE IN NOTE

THE PLAT OF LAND SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A NGS OPUS SOLUTION REPORT DATED 6-8-21 WITH THE FOLLOWING BASE STATIONS USED: DL2310 (LOYO LOYOLA O CORS ARP), DH7954 (LOYB LOYOLA B COOPCORS ARP), AJ2122 (CORB CORBIN CORS ARP).

THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) THAT HAS BEEN APPLIED TO THE FIELD DISTANCE TO DERIVE THE REFERENCED COORDINATES IS 1.00001311. UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE GRID DISTANCES. USE THE SCALE FACTOR SHOWN HEREON TO CONVERT TO GROUND DISTANCES.

THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE "U.S. SURVEY FOOT" OR 1 FOOT = 1200/3937 METER.

GEODETIC CONTROL MONUMENTS EXISTING OR PLACED WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL NOT BE DISTURBED. THE LANDOWNER ASSUMES THE RESPONSIBILITY FOR REPLACEMENT OF ANY DISTURBED MONUMENT.

NOTICE

APPROVAL AND/OR RECORDING OF THIS PLAT DOES NOT CONSTITUTE ASSURANCE THAT PUBLIC SEWER OR PUBLIC WATER SERVICES WILL BE AVAILABLE TO SERVE THE LAND DESCRIBED ON THIS PLAT AT ANY PARTICULAR TIME.

COUNTY REVIEW/APPROVAL NOTE

BASED ON THE REPRESENTATIONS CONTAINED IN THE OWNER'S CONSENT, THIS PLAT DOES NOT CONSTITUTE A "SUBDIVISION" AS DEFINED IN SECTION 20-2.1.3 OF THE SPOTSYLVANIA COUNTY CODE. FURTHER DIVISION OF THIS PARCEL OR THE PARENT PARCEL MAY CONSTITUTE A "SUBDIVISION" AND REQUIRE COMPLIANCE WITH THE COUNTY SUBDIVISION ORDINANCE.

COUNTY ADMINISTRATOR OR
AGENT OF THE COUNTY BOARD OF SUPERVISORS
DATE: _____

NO. _____	DATE _____	REVISION _____	Digitally signed by Anthony D. Walters
COUNTY COMMENTS - EJV			
COUNTY REVIEW DATE: 2026-08-11			
COUNTY REVIEWER: ANTHONY D. WALTERS			
LIC. No. 002868			
08/03/2026			
23-08-0490			
COUNTY OF SPOTSYLVANIA			
MAGISTERIAL DISTRICT			
LAND SURVEY			
MANAGER:	ADW	CHKD BY:	CHKD BY:
BNDY BY:	EJV	DRAWN BY:	GWK
SURV. CHIEF:	N/A	DATE:	05-05-2026
FIELDBOOK NO.:	N/A		
CLIENT:	STEFAN CRAWFORD		
SCALE		1" = 200'	
0		100'	
200'		400'	
600'			
AXIS LAND SURVEY, INC.			
5753 COURTHOUSE ROAD			
SPOTSYLVANIA, VA 22551			
OFFICE@AXISLS.NET			
(540) 895-5011			
PLAT SHOWING ANNUAL EXEMPT DIVISION			
TAX MAP 81-A-36A			
CRAWFORD PROPERTY			
BERKELEY MAGISTERIAL DISTRICT			
SPOTSYLVANIA COUNTY, VIRGINIA			
SHEET No. 1 OF 1			
JOB No. 23-173			