

- NOTE: 1. THIS IS A DIVISION SURVEY, ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN
2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED
4. T.M. NO. 94-A-26A
5. REFERENCE PLAT: P.C.2 SLIDE 284
6. FLOOD ZONE X: OUTSIDE OF 100-YEAR FLOOD SEE F.I.R.M. PANEL NO. 51009C0280C WITH EFFECTIVE DATE OF FEBRUARY 14, 2025
7. EACH LOT TO BE SERVED BY PRIVATE WATER & SEWER SYSTEM
8. THE VIRGINIA DEPARTMENT OF HEALTH ADVISES THAT SEPTIC TANKS BE PUMPED EVERY 3 TO 5 YEARS TO MAXIMIZE THE LIFE OF THE ON-SITE WASTEWATER SYSTEM AREA.
9. ZONED A1 AGRICULTURAL RESIDENTIAL DISTRICT
10. PARCEL HAS OPEN FIELD ON FRONT HALF OF PROPERTY FRONTING ON RTE. NO. 663 AND IS COMPLETELY WOODED ON BACK HALF OF PROPERTY WITH NO UNUSUAL NATURAL OR HISTORIC FEATURES PRESENT ON PROPERTY
11. BUILDING SETBACKS: FRONT = 75 ft. FROM CENTERLINE OR 50 ft. FROM R/W, WHICHEVER IS GREATER
SIDE = 25 ft. AND REAR = 25 ft.
12. TOTAL AREA OF SUBDIVISION: LOTS = 90.662 ACRES
DEDICATED RIGHT-OF-WAY = 0.000 ACRES
COMBINED TOTAL = 90.662 ACRES WITH NO RESIDUE
13. THERE ARE NO BUILDINGS WITHIN 100 ft. OF THE SUBDIVISION
14. PUE = PUBLIC UTILITY EASEMENT
15. ALL PRESENT AND FUTURE PROPERTY OWNERS NEED TO BE AWARE THAT IMPACTING THE PERENNIAL STREAMS IN ANY MANNER MAY REQUIRE A PERMIT FROM THE ARMY CORPS. OF ENGINEERS AND/OR THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY.

16. ALL LOTS ARE TO BE USED FOR SINGLE FAMILY DWELLINGS
17. ALL ENTRANCES, COMMERCIAL OR PRIVATE, ON STATE RTE. NO. 624 WILL REQUIRE A VDOT LAND USE PERMIT
18. THE SIGNATURE OF VDOT'S REPRESENTATIVE IS AN ACKNOWLEDGEMENT OF THE SUBDIVISION OF LAND AND DOES NOT SERVE AS APPROVAL OF ANY PARTICULAR LAND USE OR ACCESS TO STATE RIGHT-OF-WAY. A VDOT LAND USE PERMIT IS REQUIRED FOR ALL ENTRANCES (RESIDENTIAL, COMMERCIAL, AND STREETS) CONNECTING WITH STATE HIGHWAYS.
19. THE APPROVAL OF LOTS COMPRISING GREATER THAN 20 ACRES BY THE COUNTY OF AMHERST DOES NOT CERTIFY OR GUARANTEE THE OWNER OR PURCHASER THE PRESENCE OF ADEQUATE SOILS TO SUPPORT AN ON-SITE WASTEWATER TREATMENT SYSTEM FOR ANY DEVELOPMENT AS NO DOCUMENTATION HAS BEEN MADE BY THE DEVELOPER/SUBDIVIDER OF THE SAME

I CERTIFY THAT SOILS EVALUATION WORK FOR THIS SUBDIVISION HAS BEEN DONE IN ACCORDANCE WITH BOTH STATE LAW, AND AMHERST COUNTY ORDINANCES RELATING TO ONSITE SEWAGE DISPOSAL, DATA RESULTING FROM SOIL WORK, INCLUDING TREATMENT SYSTEMS, PRE-TREATMENT SYSTEMS, PRIMARY AND RESERVE DRAIN FIELDS, HAS BEEN APPROPRIATELY EVALUATED AND APPROVED BY THE VIRGINIA DEPARTMENT

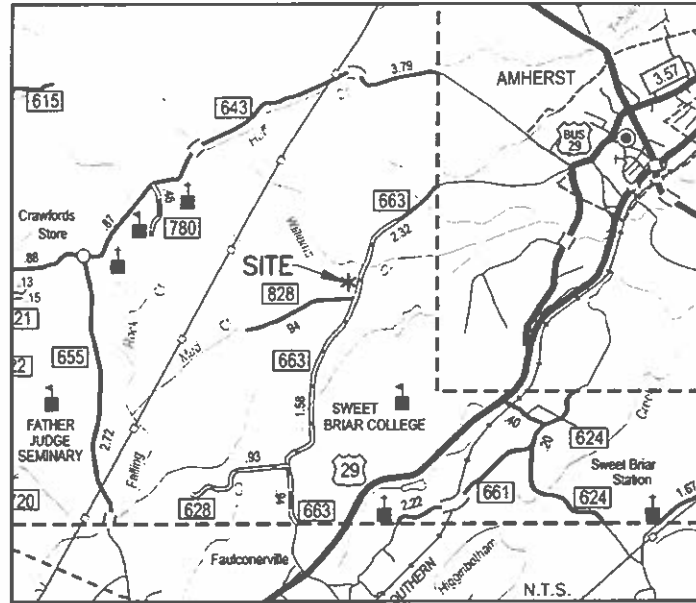
VIRGINIA CERTIFIED ONSITE SOIL EVALUATOR DATE

DICKERSON SURVEYING LLC

500 Court Street P.O. Box 112
Appomattox, Virginia 24522
434-352-8560
Michael Ray Goin
Land Surveyor



LOCATION MAP



SOURCE OF TITLE: COBRA INVESTMENTS, LLC
D.B.1125 P.476

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBE LAND "SUNSET DRIVE ESTATES" SUBDIVISION 90.662 ACRES, T.M. NO. 94-A-26A IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

COBRA INVESTMENTS, LLC DATE

STATE OF _____
CITY/COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____

NOTARY PUBLIC
REGISTRATION NO.: _____
MY COMMISSION EXPIRES: _____

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION FOR RECORDATION IN AMHERST COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH.

MICHAEL RAY GOIN L.S. NO. 3143 DATE

APPROVED:

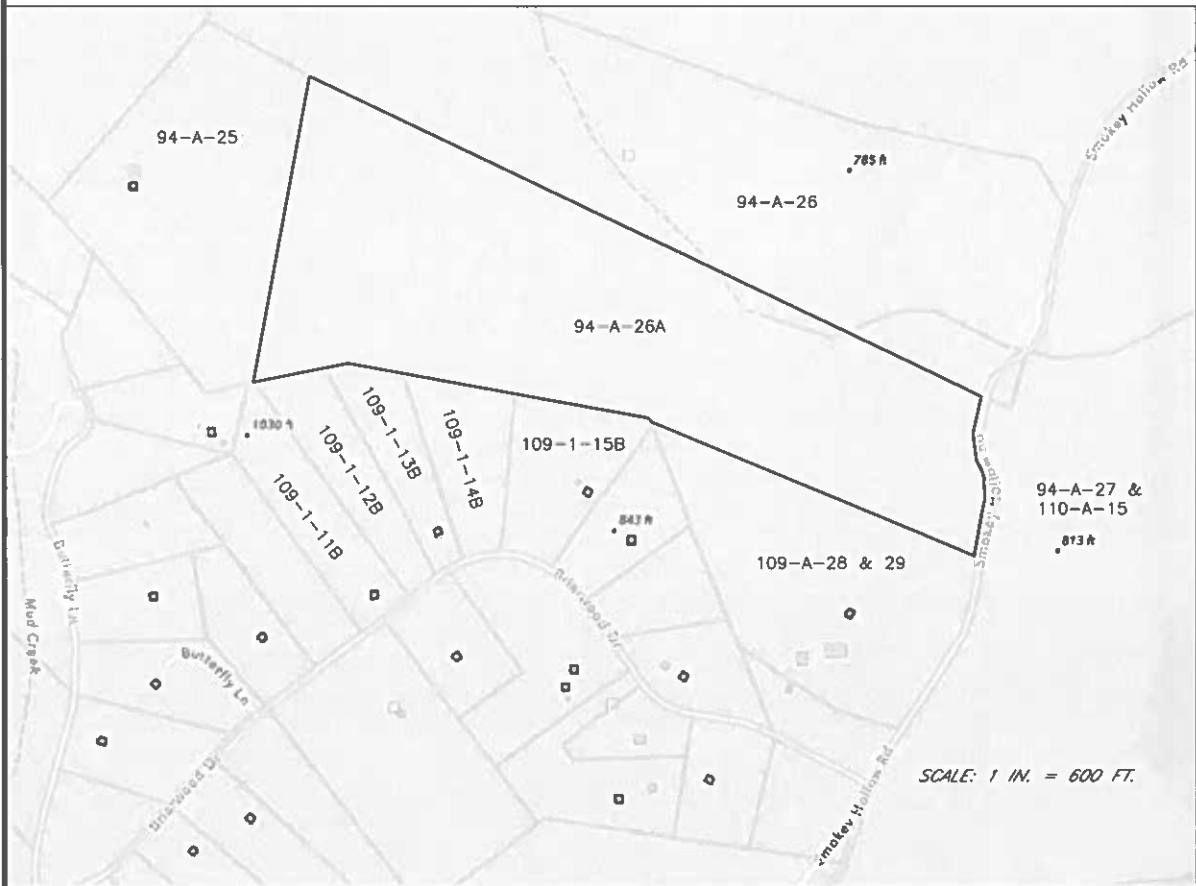
AMHERST COUNTY SUBDIVISION AGENT DATE

VIRGINIA DEPARTMENT OF HEALTH

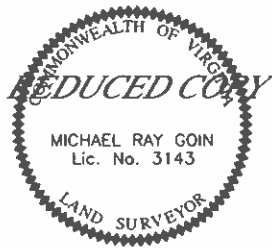
REVIEWED BY:

V.D.O.T. REPRESENTATIVE DATE

THE SIGNATURE OF V.D.O.T.'S REPRESENTATIVE IS AN ACKNOWLEDGMENT OF THE SUBDIVISION OF LAND AND IS NOT AN ENDORSEMENT OF THE ACCURACY OF THE SURVEY.



FB C290X01B1



SHEET 1 OF 3 SUNSET DRIVE ESTATES

SCALE: 1 IN. = 200 FT.

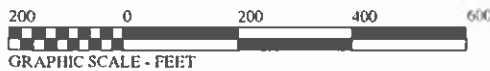
90.662 ACRES TOTAL

SURVEYED FOR: COBRA INVESTMENTS, LLC

SOURCE OF TITLE: COBRA INVESTMENTS, LLC
D.B.1125 P.476

COURTHOUSE DISTRICT AMHERST COUNTY
VIRGINIA

OCTOBER 28, 2025



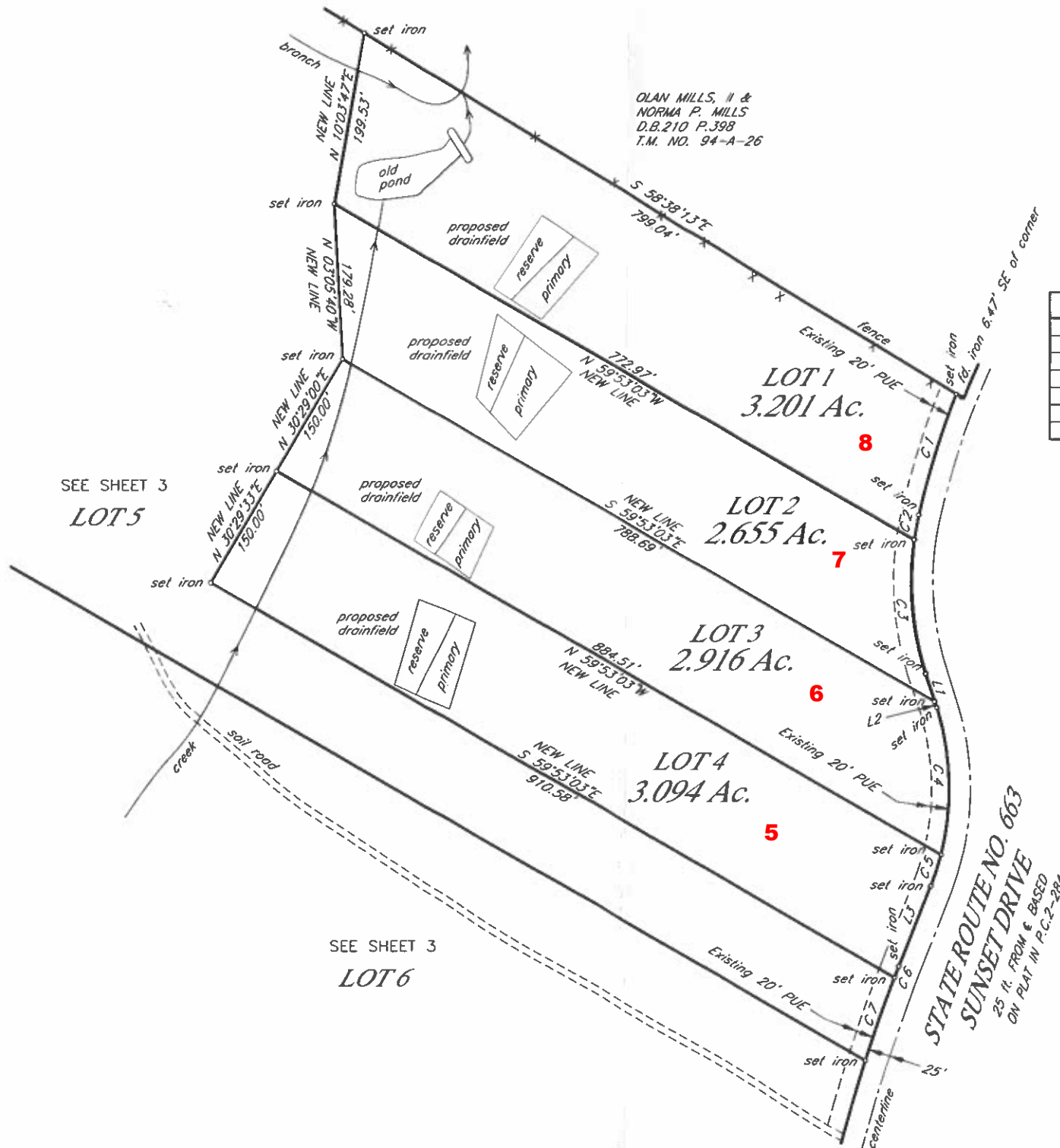
Curve	Radius	Length	Delta	Chord	Chord Bear.
C7	1674.70'	101.82'	3°29'01"	101.81'	S 19°18'36" W
C8	1674.70'	53.57'	1°49'58"	53.57'	S 16°39'06" W



STATE RTE. NO. 663
SUNSET DRIVE
25 ft. FROM & BASED
ON PLAT IN P.C.2-284

NOTE: SEE SHEET 1 FOR NOTES.

DICKERSON SURVEYING LLC
500 Court Street P.O. Box 112
Appomattox, Virginia 24522
434-352-8560
Michael Ray Goin
Land Surveyor



Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	907.70'	146.32'	9°14'10"	146.16'	S 17°14'27" W
C2	352.90'	29.30'	4°45'25"	29.29'	S 10°14'39" W
C3	352.90'	156.43'	25°23'53"	155.16'	S 04°50'00" E
C4	309.12'	172.60'	31°59'30"	170.37'	S 01°32'12" E
C5	309.12'	38.15'	7°04'13"	38.12'	S 17°59'40" W
C6	1674.70'	13.97'	0°28'40"	13.97'	S 21°17'26" W
C7	1674.70'	101.82'	3°29'01"	101.81'	S 19°18'36" W

Course	Bearing	Distance
L1	S 17°31'57" E	33.88'
L2	S 17°31'57" E	7.39'
L3	S 21°31'47" W	100.05'



SHEET 2 OF 3
SUNSET DRIVE ESTATES
SCALE: 1 IN. = 100 FT.
90.662 ACRES TOTAL

SURVEYED FOR: COBRA INVESTMENTS, LLC
SOURCE OF TITLE: COBRA INVESTMENTS, LLC
D.B. 1125 P. 476
COURT HOUSE DISTRICT AMHERST COUNTY
VIRGINIA
OCTOBER 28, 2025

