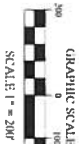
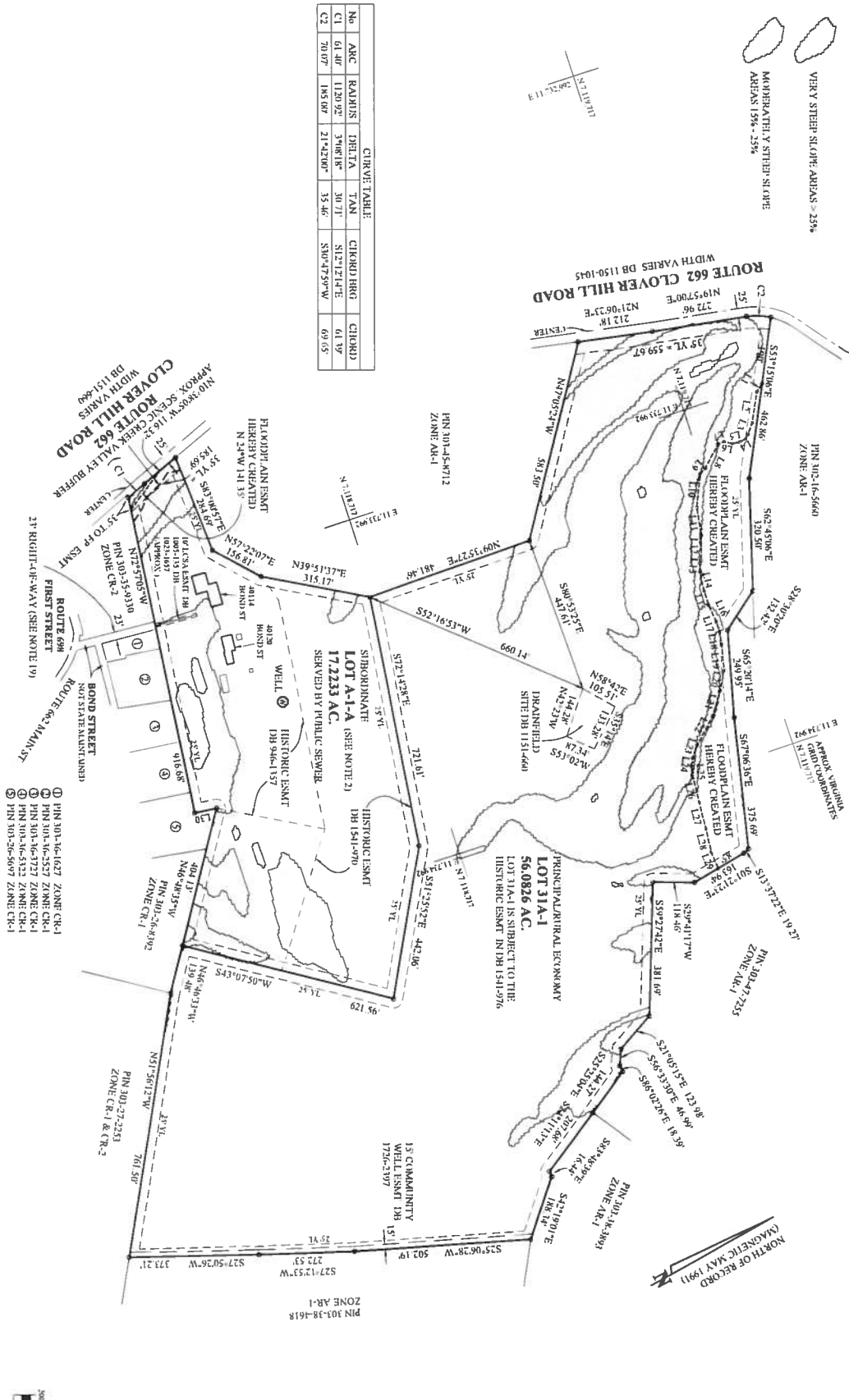


No.	ARC	RADIUS	DELTA	TAN	CHORD BRG	CHORD
C1	61.40	1120.92	3.96818°	30.71	S12°21'4"E	61.39
C2	70.07	148.66	21°42'00"	15.46	S80°47'59"W	69.65

LINE	BEARING	LENGTH
L1	S59°39'22"E	29.92
L2	S52°41'10"E	88.90
L3	S89°32'51"E	48.88
L4	S09°28'30"W	19.66
L5	S16°40'38"W	30.14
L6	S41°41'59"W	23.47
L7	S08°58'19"W	18.86
L8	S12°20'12"E	79.36
L9	S17°05'31"E	20.66
L10	S35°14'55"E	97.15
L11	S70°22'28"E	76.97
L12	S69°24'37"E	72.37
L13	S54°11'31"E	31.89
L14	S71°21'11"E	56.54
L15	S79°41'10"E	42.19
L16	S85°16'31"E	51.27
L17	S80°56'09"E	31.91
L18	S70°48'01"E	35.41
L19	S68°56'09"E	74.87
L20	S48°59'05"E	58.32
L21	S44°17'54"E	75.76
L22	S32°38'05"E	95.46
L23	S41°33'12"E	37.86
L24	S51°31'12"E	22.96
L25	S67°50'07"E	23.34
L26	S74°41'20"E	81.34
L27	S75°28'28"E	77.10
L28	S74°18'44"E	67.62
L29	S81°49'25"E	51.05
L30	S70°10'39"W	65.07



SUBDIVISION WAIVER PLAT
PRINCIPAL/SUBORDINATE SUBDIVISION OPTION
LAND OF
WATERFORD CONSERVATION ASSOCIATES, LLC
CATOKIN ELECTION DISTRICT
LOUISIANA COUNTY VIRGINIA
SCALE 1" = 200'
FEBRUARY 29, 2016

No.	Revision	Date
1	Revised in response to VIRGIL comments dated 06/15/16	06/16/16
2	Revised in response to County comments received to date	06/27/16
3	Revised in accordance with the County comment letter dated 07/19/16	07/22/16

HORTON & TAYLOR, INC.
LAND SURVEYING
1120 WEST MAIN STREET
P.O. BOX 701
LEESBORO, VIRGINIA 20176-4011
703-777-8084

C-412-47
SHEET 2 OF 2
Joh 2015-145



CHIRVE TABLE:

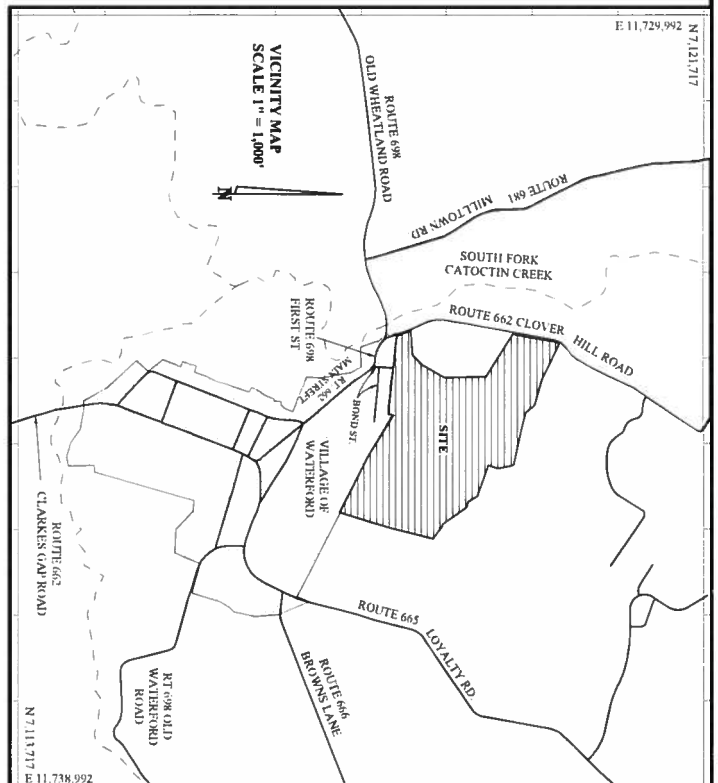
No.	ARC	RADIUS	DELTA	TAN	CHORD BRG	CHORD
C1	61.40	1120.92	3.96818°	30.71	S12°21'4"E	61.39
C2	70.07	148.66	21°42'00"	15.46	S80°47'59"W	69.65

SURVEYOR'S CERTIFICATE:
 I, Bobby D. Horton, a Licensed Land Surveyor in the Commonwealth of Virginia, do hereby certify that the lands described herein were surveyed and located by me or under my supervision and that the same are correctly located. I further certify that the lots are properly and accurately described and are within the boundaries of the original lot and that no part of the same has been located or set to mark the new property lines hereby created in accordance with the Land Subdivision and Development Ordinance of Loudoun County, Virginia.

Bobby D Horton LS # 2014

NOTES

1. The land boundary survey of Lot A-1-A is from the plat recorded in Deed Book 1023 at Page 1657 (the address is as essentially a resurvey of that lot). The land boundary survey of Lot 31A-1 is from the plat recorded in Deed Book 1151 at Page 660.
2. The property shown herein is subject to all covenants and restrictions of record and those recorded herewith (if any). The plat preparer has not provided a current title report and thus cannot state as to the existence of any covenants or restrictions.
3. Private Lot 31A-1 is subject to the Historic Easement recorded in Deed Book 1341 at Page 976 which precludes any further subdivision of the lot.
4. This property is subject to the Deed of Easement granted to the Loudoun County Sanitation Authority recorded in Deed Book 1023 at Page 1657 (the address is as essentially a resurvey of that lot).
5. Zone AB-1 Agricultural Rural-1 Floodplain Overlay District, under the Revised 1993 Loudoun County Zoning Ordinance.
6. Minimum Lot Size: 80,000 square feet, exclusive of major floodplain, and at least one lot in the development shall be a Rural Economy Lot with a minimum lot size of 15 acres.
7. Minimum Length/Width Ratio: 3:1.
8. Maximum Length/Width Ratio: 3:1.
9. Maximum Yards (Front and Rear) from the right of way of any arterial road: 75 feet from the right of way of any collector road, and 35 feet from any other road right of way, private access easement, and/or any prescriptive easement.
10. Maximum Lot Coverage: 15% maximum.
11. Maximum Building Height: 35 feet maximum, excluding agricultural, horticultural, and animal husbandry structures. Each Principal/Subordinate Subdivision shall contain at least one Rural Economy Lot of a minimum of 15 acres in size.
12. In all areas within the AB-1, AB-2, A-10 or A-1 Zoning Districts, agricultural and rural economy activities are the preferred land uses. Owners of land within AB-1, AB-2, A-10 or A-1 Zoning Districts are hereby notified that agricultural and rural economy activities shall be given preference by the County. When conflicts arise concerning the compatibility of such farm or rural economy uses with adjacent or nearby non-farm or non-rural economy uses, the County shall give preference to farm or rural economy uses. The County shall not issue a permit for such farm or rural economy uses within the boundaries of a subdivision which would result in a net loss of agricultural or rural economy land to the County. The County shall not issue a permit for such farm or rural economy uses within the boundaries of a subdivision which would result in a net loss of agricultural or rural economy land to the County, unless such uses are for compliance with adjacent or nearby residential neighbors.
13. Agricultural operations enjoy the protection of the Right to Farm Act (Va. Code Section 3-2-100 et seq.).
14. Structures subject to the Revised 1993 Loudoun County Zoning Ordinance minimums and requirements which are not shown on the plat, will be removed, unless satisfactory alternate arrangements have been approved by the Director.
15. Pre-vas applications Subdivision Waiver approved 12/17/06 recorded in Deed Book 925 at Page 1517.
16. Boundary Line Adjustment approved 06/29/08 recorded in Deed Book 996 at Page 64. Boundary Line Adjustment approved 12/31/08 recorded in Deed Book 1023 at Page 1657. SBWV-199-24688 recorded in Deed Book 1151 at Page 660. SBWV-199-24688 recorded in Deed Book 1151 at Page 660. SBWV-199-24688 recorded in Deed Book 1151 at Page 660.
17. This project is the subject of Variance No. 13 approved by the Board of Zoning Appeals 10/16/06.
18. The lots on this plat have NOT been tested or approved for wells and there is no assurance that an appropriate well can be located on any lot. No zoning permit or building permit will be issued for any lot until a well has been approved for such lot by the Health Director.
19. So long as they otherwise qualify for Land Use Taxation, the lots resulting from this subdivision shall be used for one or more of the purposes set forth in Section 58-1-3230 of the Code of Virginia, as amended.
20. Subordinate lot use is ineligible for further subdivision per Section 2-103B(2)(e) of the Revised 1993 Loudoun County Zoning Ordinance.
21. The Principal Lot is ineligible for further water abatement for a period of one year after approval in 1993 Loudoun County Zoning Ordinance.
22. Land within Floodplain Overlay District is subject to the requirements of Sections 4-1-500 of the Revised 1993 Loudoun County Zoning Ordinance.
23. Land within Moderate Slope Slope Areas from 15% to 25% and Very Steep Slope Areas greater than 25% are subject to the requirements of the Steep Slope Standards Section 5-1-508 of the Revised 1993 Loudoun County Zoning Ordinance. A functional clearance permit is required prior to any land disturbing activity in Moderate Slope Slope Land disturbing activities, including but not limited to clearing, excavation, grading, construction, reconstruction, and any other land disturbing activities such as soil works, are prohibited on Very Steep Slope Areas except as allowed under Section 5-1-508(D)(3)(b) of the Revised 1993 Loudoun County Zoning Ordinance.
24. A portion of the subject land is a "one acre 51" TRACTORATIVE SURVEY OF THE TOWN OF WATERFORD IN THE COUNTY OF LOUDOUN MADE BY GRANTER OF THE TOWN COUNCIL FROM ACTUAL SURVEYS BY JAMES COHEN AND GILBERT 1875" which is found in the archives of the Circuit Court of Loudoun County. The subject of this subdivision was part of a tract of land of 1.44 acres and 17 poles conveyed to Joseph W. Horton in a deed dated February 15, 1875 recorded in Deed Book 66 at page 198. Also see Title in 191 (023-1657), 191-996-64, 191-925-1517, and 191-871-170.
25. Land within the Steep Creek Valley Buffer is subject to the requirements of Section 5-1-1000 of the Revised 1993 Loudoun County Zoning Ordinance.
26. The Loudoun County Mapping System indicates that there are hydrant water on the parcels. Any disturbance to hydrant water may require contacting the Army Corps of Engineers.



22. Part of Lot A-1-A lies in FEMA Zone AE, base flood elevations provided. Community Number 510090. Map No. 51107CN013D, effective date July 3, 2001. Part of Lot 31A-1 lies in FEMA Zone A, shaded area of moderate flood hazard. Community Number 510090. Map No. 51107CN013D, effective date July 3, 2001.

LOT YIELD TABLE
 SIBBOLD/SHOENMAIER LOTS
 LOT YIELD REMAINING IN PRINCIPAL LOT 4 (SEE NOTE 4)
 AREA TABULATION
 LOT 1 31,256 AC
 LOT 2 1,223 AC
 DEDICATION 0
 TOTAL 73,309 AC



HORTON & TAYLOR, INC.
 LAND SURVEYING
 1100 SOUTH STREETS, S.W. SUITE 1A
 P.O. BOX 301
 LEESBURG, VIRGINIA 20176-4101
 703-777-8083

C-812-47
 SHEET 1 OF 2
 Job 2015-145

Approval Block
 Land Development Application
 Number SBWV 2011-6-0066
 Director, Dept. of Building and Development Date