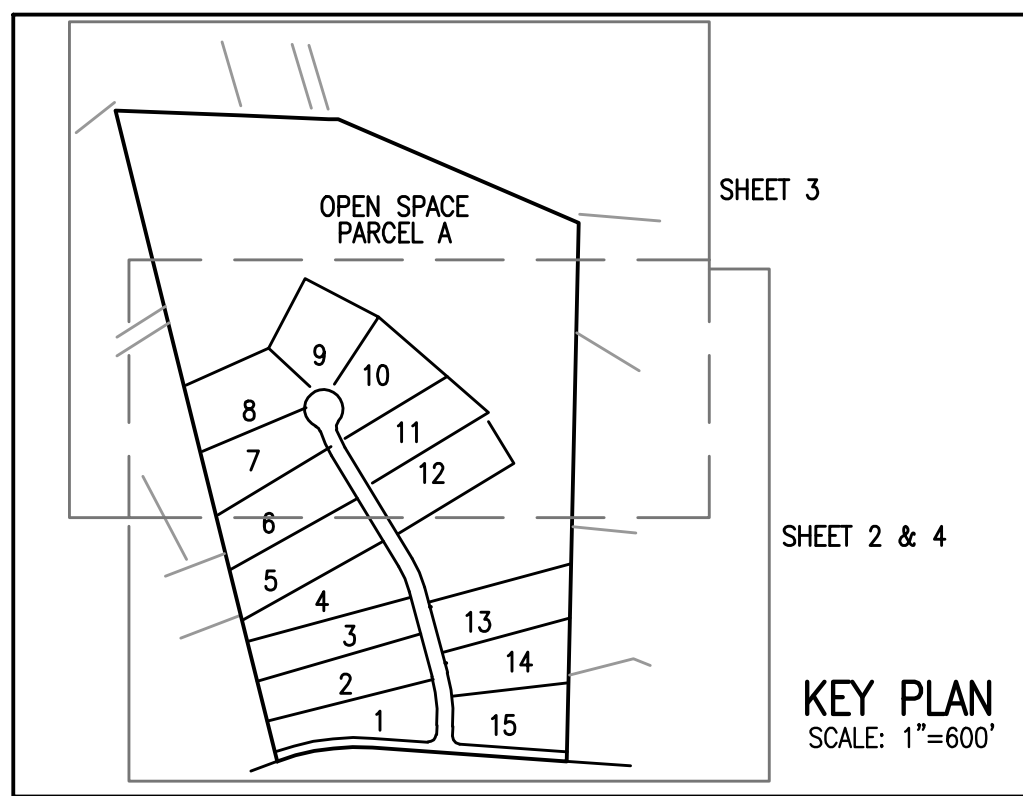


**NOTES**

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 18-1A.
2. CURRENT ZONING: A-1 CLUSTER
3. OWNER\SUBDIVIDER\DEVELOPER:  
VAN HORN DEVELOPMENT, LLC  
1109 CHARLES ST.  
FREDERICKSBURG, VIRGINIA 22401-3803
4. BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A PLAT OF SURVEY BY WEBB AND ASSOCIATES, DATED AUGUST 20, 2015.
5. THIS PLAT IS REFERENCED TO VIRGINIA COORDINATE SYSTEM (VCS) 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SUBDIVISION TO AN ESTABLISHED CONTROL MONUMENT, LOYB.  
THE GRID FACTOR WHICH HAS BEEN APPLIED TO THE FIELD DISTANCE TO DERIVE THE REFERENCED COORDINATES IS 0.99993584. UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THE SUBDIVISION.  
THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 GRID NORTH. THE FOOT DEFINITION DEFINITION USED FOR CONVERSION OF VCS 1983 COORDINATES IS THE "U.S. SURVEY FOOT" (ONE FOOT = 12/39.27 METER).  
GEODETIC CONTROL MONUMENTS EXISTING OR PLACED WITHIN THE BOUNDARIES OF THIS SUBDIVISION SHALL NOT BE DISTURBED. THE LANDOWNER ASSUMES THE RESPONSIBILITY FOR REPLACEMENT OF ANY DISTURBED MONUMENT.
6. THIS PLAT MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD.
7. PROPERTY CORNER MONUMENTATION WILL BE SET BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF STAFFORD COUNTY, VIRGINIA.
8. OPEN SPACE PARCEL "A" IS TO BE USED FOR THE CONSERVATION OF LAND AND OTHER NATURAL RESOURCES AS REQUIRED BY SECTION 22-226 AND SECTION 22-267 OF THE SUBDIVISION ORDINANCE AND CHAPTER 28 OF THE COUNTY CODE. OPEN SPACE LAND KNOWN AS PARCEL "A" SHALL BE OWNED BY THE AVALON HOMEOWNERS ASSOCIATION. MAINTENANCE OF OPEN SPACE PARCEL "A" SHALL BE IN CONFORMANCE WITH SECTION 22-268 OF THE SUBDIVISION ORDINANCE. RESTRICTIVE COVENANTS ARE RECORDED IN LAND RECORD \_\_\_\_\_, AS REQUIRED BY SECTION 22-268 OF THE SUBDIVISION ORDINANCE AND ARE PART OF THE DEED TO EACH LOT OR PARCEL WITHIN THE SUBDIVISION.
9. PUBLIC WATER SERVICE IS NOT AVAILABLE TO SERVE THIS SITE. LOTS TO BE SERVED BY PRIVATE WELLS. A PERMIT FOR THE INSTALLATION OF A PRIVATE WELL HAS NOT BEEN ISSUED AND A BUILDING PERMIT WILL BE DENIED UNLESS SUCH A PERMIT IS OBTAINED.
10. LOTS TO BE SERVED BY ON-SITE SEWAGE DISPOSAL SYSTEMS. SEE THE LICENSED ON-SITE SOIL EVALUATOR (LOSE) STATEMENT AND THE HEALTH DEPARTMENT STATEMENT, THIS SHEET.
11. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR STAFFORD COUNTY, VIRGINIA, COMMUNITY PANELS 5101540018E, 5101540020E, 5101540106E AND 5101540107E, DATED FEB. 4, 2005, THIS PROPERTY IS LOCATED IN ZONE X.
12. THE 100-FOOT WIDE VEGETATED CRPA BUFFER SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH STAFFORD COUNTY CODE CHAPTER 27B CHESAPEAKE BAY PRESERVATION AREA. ONLY WATER DEPENDENT FACILITIES OR REDEVELOPMENT ARE PERMISSIBLE IN CRPA AND THE 100-FOOT WIDE BUFFER AREA.
13. THE PROPERTIES OWNERS ARE RESPONSIBLE FOR PRESERVING THE DRAINAGE EASEMENTS ON OR ACROSS THEIR PROPERTY. SUCH DRAINAGE EASEMENTS SERVING ROADWAYS MAINTAINED BY VDOT SHALL BE MAINTAINED BY VDOT ONLY AS REQUIRED TO PROTECT THE ROADWAY FROM DAMAGE OR FLOODING.
14. THE ENTRANCE FEATURE EASEMENTS ON LOTS 1 AND 15 SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
15. THE EXISTING VEGETATION WITHIN THE 5' TREE PLANTING AREA SHOWN ALONG VAN HORN LANE SHALL REMAIN UNDISTURBED.
16. IN ACCORDANCE WITH STAFFORD COUNTY CODE CHAPTER 13.5, ALL DWELLING UNITS SHALL BE SUBJECT TO A TRANSPORTATION IMPACT FEE, AND SHALL BE PAYABLE UPON THE ISSUANCE OF A BUILDING PERMIT.

**CHESAPEAKE BAY STATEMENT**

UNDER STAFFORD COUNTY CODE CHAPTER 27B, CHESAPEAKE BAY PRESERVATION AREA, THE LOTS SHOWN HEREON ARE SUBJECT TO HAVING SEWAGE DISPOSAL SYSTEM PUMPED OUT EVERY FIVE YEARS. THE PRIMARY AND THE 100% RESERVE SEWAGE DISPOSAL SITES CANNOT BE ALTERED BY CONSTRUCTION OR EXCAVATION.



**OWNERS CONSENT AND DEDICATION**

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, "AVALON", IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY. THE ROADS SHOWN HEREON ARE HEREBY DEDICATED TO PUBLIC STREET PURPOSE AND CONVEYED IN FEE SIMPLE TO THE COUNTY. THE SLOPE & STORM DRAINAGE EASEMENTS AND THE CONTROL MONUMENT ACCESS EASEMENTS ARE HEREBY DEDICATED TO PUBLIC USE.

BY: MELVIN L. GARRISON, III, MANAGER DATE  
VAN HORN DEVELOPMENT, LLC

**NOTARY CERTIFICATE**

STATE OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_, TO WIT:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
MELVIN L. GARRISON, III, MANAGER, VAN HORN DEVELOPMENT, LLC,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
REGISTRATION NUMBER

MY COMMISSION EXPIRES: \_\_\_\_\_

**HEALTH DEPARTMENT STATEMENT**

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT PURSUANT TO SECTION 32.1-163.5 OF THE CODE OF VIRGINIA, 1950 AS AMENDED, WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATION AND DESIGNS FROM A LICENSED ON-SITE SOIL EVALUATOR (LOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN LOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO REVIEW THESE EVALUATIONS. THIS SUBDIVISION HAS BEEN CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY AN LOSE (SEE LOSE CERTIFICATION STATEMENT ON THIS PLAT). THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 360 OF THE SEWAGE HANDLING AND DISPOSAL REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL.

A PERMIT WILL NOT BE ISSUED FOR ANY LOT LATER IDENTIFIED AS BEING INCORRECTLY CERTIFIED. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE DISPOSAL SYSTEMS. "THE HEALTH DEPARTMENT'S DATED SIGNATURE ON THIS PLAT REPRESENTS VERIFICATION THAT ON THIS DATE THE SITE AND SOIL EVALUATOR (SEE LOSE CERTIFICATION STATEMENT) IS LICENSED BY THE VIRGINIA DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION (DPOR) AS A LICENSED ONSITE SOIL EVALUATOR (LOSE)."

**LICENSED ON-SITE SOIL EVALUATOR (LOSE) STATEMENT**

THIS IS TO CERTIFY ACCORDING TO SECTION 32.1-163.5 OF THE CODE OF VIRGINIA, 1950 AS AMENDED, THAT WORK SUBMITTED FOR EACH LOT IN THIS SUBDIVISION IS IN ACCORDANCE TO AND COMPLIES WITH THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (AND PRIVATE WELL REGULATIONS IF APPLICABLE) OF THE VIRGINIA DEPARTMENT OF HEALTH AND ALL LOCAL STAFFORD COUNTY ORDINANCES RELATED TO ONSITE SEWAGE DISPOSAL SYSTEMS AND PRIVATE WELLS. ALL PROPOSED ONSITE SEWAGE DISPOSAL SYSTEMS AREAS (PRIMARY AND RESERVE) WILL SUPPORT SYSTEMS THAT HAVE GENERAL APPROVAL UNDER, OR FOR WHICH DESIGN CRITERIA ARE CONTAINED IN, THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (EXCLUDES PROVISIONAL SYSTEMS, EXPERIMENTAL SYSTEMS, AND SYSTEMS WITH CONDITIONS). I RECOMMEND APPROVAL OF THIS SUBDIVISION.

G. LINDON ALLEN, OSE 1940-001234

\_\_\_\_\_  
SIGNATURE OF LOSE DATE

**CERTIFICATE OF TITLE AND ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PROPERTY DELINEATED ON THIS PLAT IS CURRENTLY IN THE NAME OF VAN HORN DEVELOPMENT, LLC AS RECORDED IN LAND RECORD 150019235 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF STAFFORD VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN MET.

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
M.L. GARRISON, III

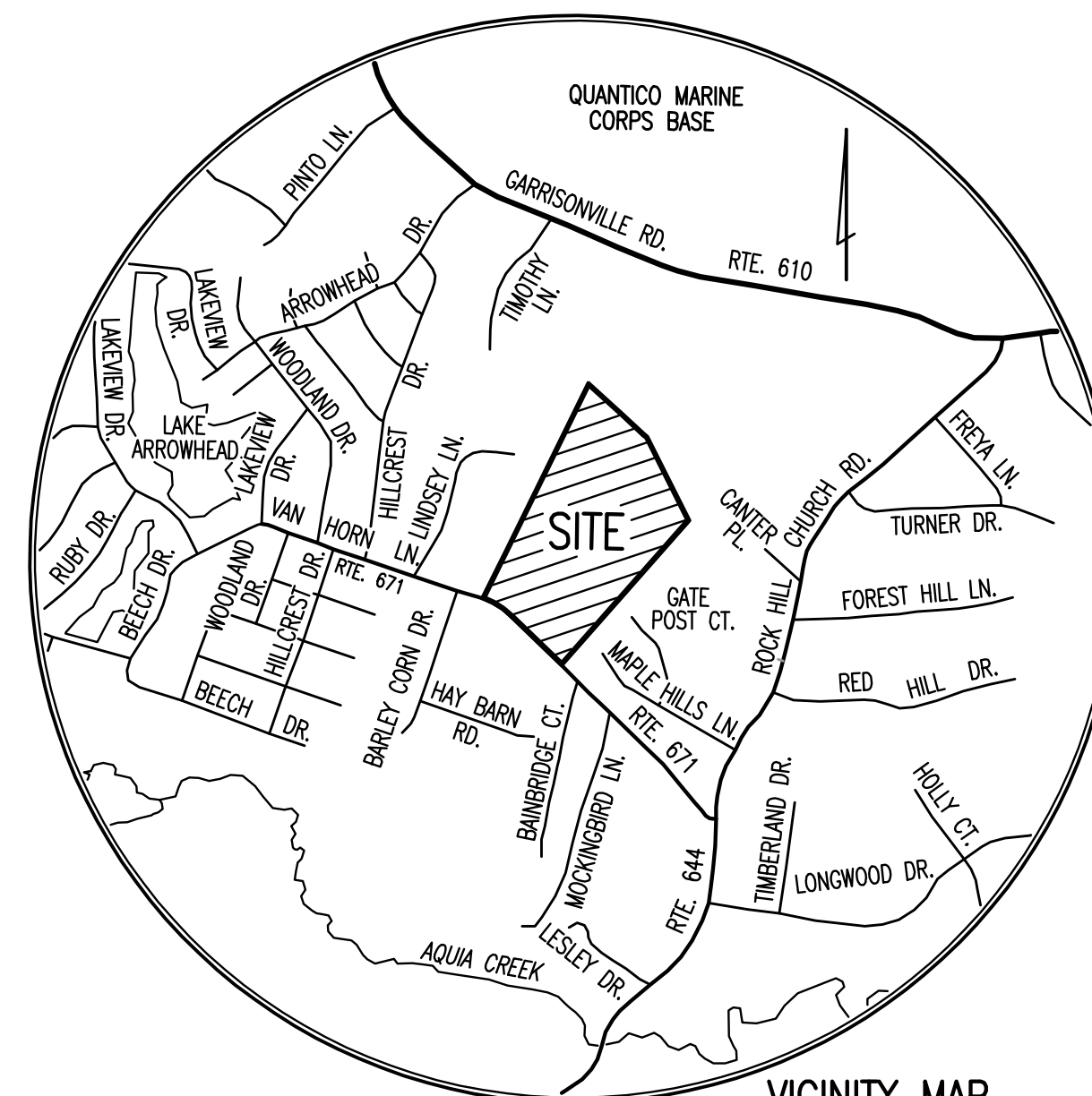
**CERTIFICATE OF APPROVAL**

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

\_\_\_\_\_  
AGENT FOR STAFFORD COUNTY BOARD OF SUPERVISORS DATE

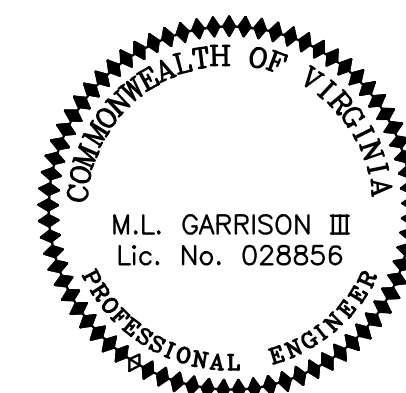
\_\_\_\_\_  
VDOT OFFICIAL DATE

\_\_\_\_\_  
HEALTH OFFICIAL DATE



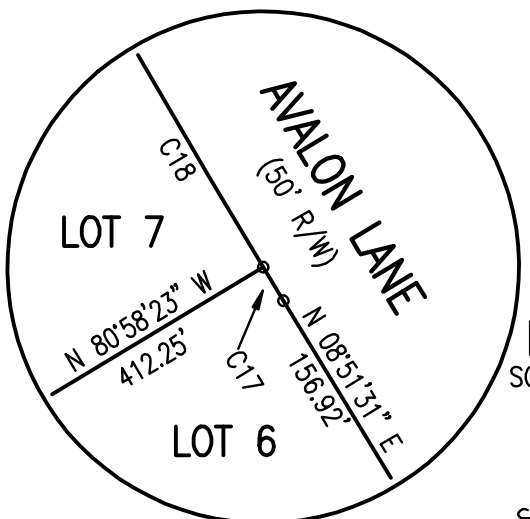
**AREA TABULATION**

<b>EXISTING ORIGINAL PARCEL</b>	
TM 18-1A	51.0631 Ac.
<b>PROPOSED AREA TABULATION</b>	
LOTS (15)	23.3408 Ac.
PARCEL "A" (OPEN SPACE)	25.5930 Ac.
RIGHT-OF-WAY DEDICATION	2.1293 Ac.
<b>TOTAL</b>	<b>51.0631 Ac.</b>



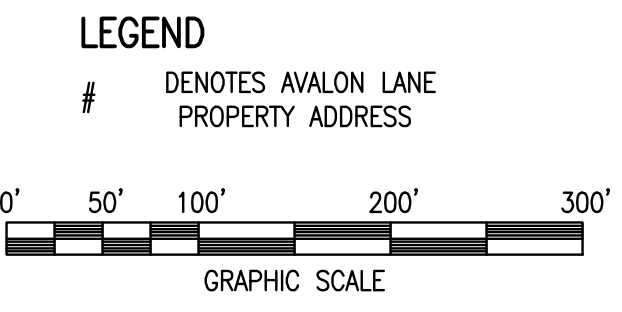
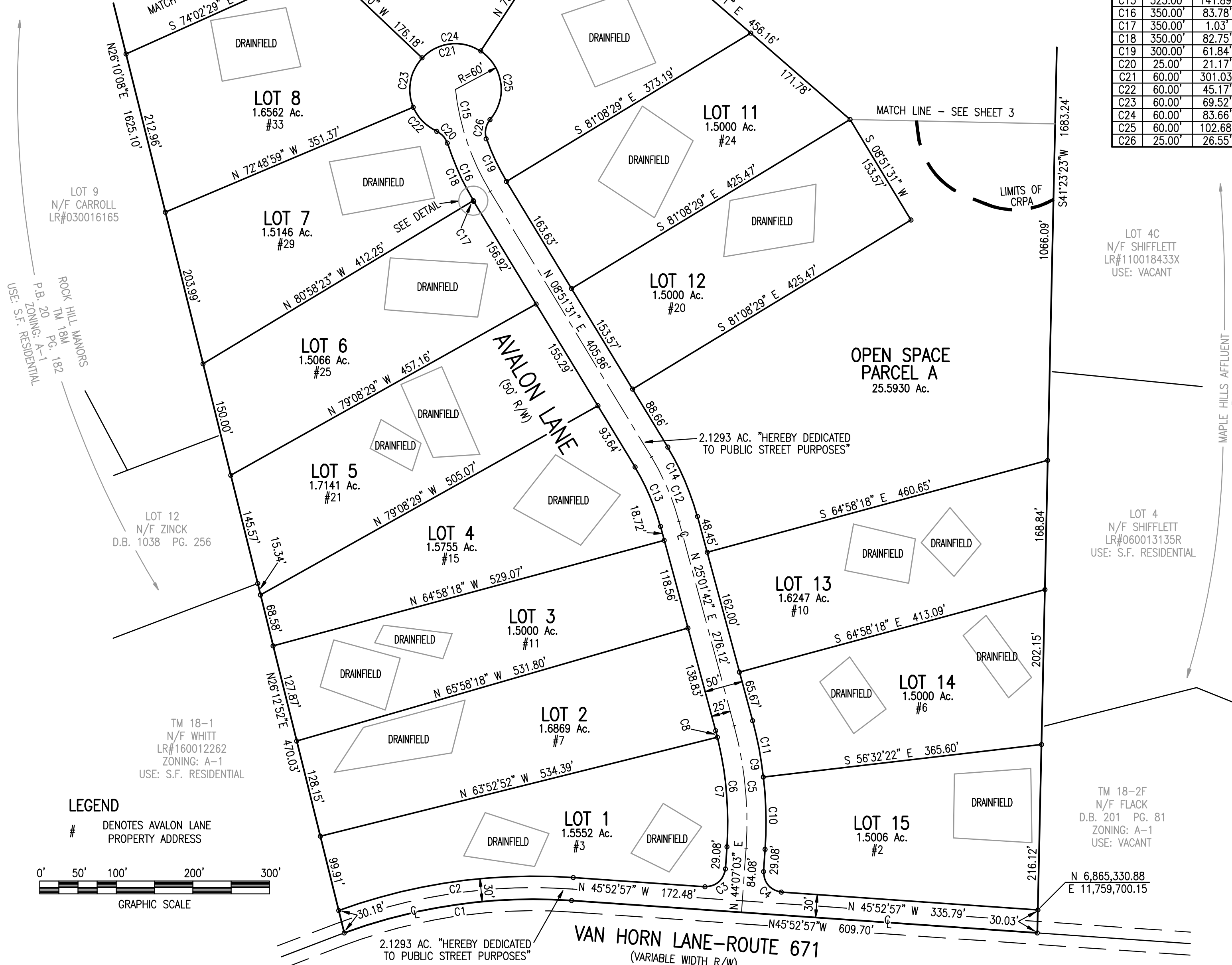
REVISED: MARCH 8, 2017  
PER REVIEW COMMENTS

SUBDIVISION PLAT  
AND DEDICATION OF VARIOUS EASEMENTS  
**AVALON**  
ROCK HILL MAGISTERIAL DISTRICT  
STAFFORD COUNTY, VIRGINIA  
DATE: NOV. 18, 2016 SCALE: 1"=100'  
**Garrison Consulting Co., Inc.**  
1109 CHARLES ST.  
FREDERICKSBURG, VA 22401  
PHONE: 540-370-0633



DETAIL  
SCALE: 1"=5'

CURVE DATA						
NO.	RADIUS	ARC	DELTA ANGLE	TANGENT	CHORD	CHORD BEARING
C1	715.00'	302.16'	24°12'47"	153.37'	299.92'	N 57°59'20" W
C2	745.00'	311.52'	23°57'29"	158.07'	309.26'	N 57°51'41" W
C3	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 89°07'03" E
C4	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 00°52'57" W
C5	484.32'	161.36'	19°05'21"	81.44'	160.62'	N 34°34'23" E
C6	459.32'	153.03'	19°05'21"	77.23'	152.33'	N 34°34'23" E
C7	459.32'	144.29'	17°59'56"	72.74'	143.70'	N 35°07'06" E
C8	459.32'	8.74'	1°05'26"	4.37'	8.74'	N 25°34'25" E
C9	509.32'	169.69'	19°05'21"	85.64'	168.91'	N 34°34'23" E
C10	509.32'	94.73'	10°39'25"	47.50'	94.60'	N 38°47'21" E
C11	509.32'	74.96'	8°25'56"	37.55'	74.89'	N 29°14'40" E
C12	325.00'	91.72'	16°10'11"	46.17'	91.42'	N 16°56'37" E
C13	300.00'	84.66'	16°10'11"	42.62'	84.38'	N 16°56'37" E
C14	350.00'	98.78'	16°10'11"	49.72'	98.45'	N 16°56'37" E
C15	325.00'	141.89'	25°00'52"	72.09'	140.77'	N 21°21'57" E
C16	350.00'	83.78'	13°42'53"	42.09'	83.58'	N 15°42'58" E
C17	350.00'	1.03'	0°10'06"	0.51'	1.03'	N 08°56'34" E
C18	350.00'	82.75'	13°32'47"	41.57'	82.56'	N 15°48'01" E
C19	300.00'	61.84'	11°48'41"	31.03'	61.73'	N 14°45'52" E
C20	25.00'	21.17'	48°31'14"	11.27'	20.54'	N 01°41'13" W
C21	60.00'	301.03'	287°27'45"	44.02'	70.99'	S 62°12'57" E
C22	60.00'	45.17'	43°07'51"	23.71'	44.11'	N 04°22'54" W
C23	60.00'	69.52'	66°23'29"	39.26'	65.70'	N 50°22'46" E
C24	60.00'	83.66'	79°53'16"	50.25'	77.04'	S 56°28'52" E
C25	60.00'	102.68'	98°03'09"	69.09'	90.60'	S 32°29'21" W
C26	25.00'	26.55'	60°50'44"	14.68'	25.32'	N 51°05'34" E



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PHONE: 540-370-0633

TM 9.3  
N/F ZACK & DUVALL  
D.B. 950 PG. 850  
ZONING: A-1  
USE: S.F. RESIDENTIAL

TM 9-3A  
N/F JACKSON  
D.B. 493 PG. 443  
ZONING: A-1  
USE: S.F. RESIDENTIAL

TM 9-4  
N/F CLARK  
D.B. 384 PG. 625  
ZONING: A-2  
USE: VACANT

VIRGINIA STATE GRID NORTH

S47°38'21"E 392.88'

S47°36'00"E 273.51'

S48°50'14"E 30.29'

S26°32'41"E 817.95'

N 6,866,571.17  
E 11,760,793.21

OPEN SPACE  
PARCEL A  
25.5930 Ac.

CRPA FIELD DETERMINATION PERFORMED  
BY M&M SOIL CONSULTANTS, NOVEMBER 2015

LOT 8  
N/F NOWAK & MAYES  
LR#010018892

LOT 1  
N/F THEVOS & THEVOZ-LUTZ  
LR#010009492  
USE: S.F. RESIDENTIAL

ROCK HILL MANORS  
TM 18M  
P.B. 20 PG. 182  
ZONING: A-1  
USE: S.F. RESIDENTIAL

LINDSEY LANE  
RTE. 1443  
(50' R/W)

LOT 9  
N/F CARROLL  
LR#030016165

MAPLE HILLS AFFLUENT  
TM 18V  
P.M. 050000165  
ZONING: A-1

LOT 4C  
N/F SHIFFLETT  
LR#110018433X  
USE: VACANT

N29°10'08"E 1625.10'

S 74°02'29" E 283.59'  
MATCH LINE - SEE SHEET 2

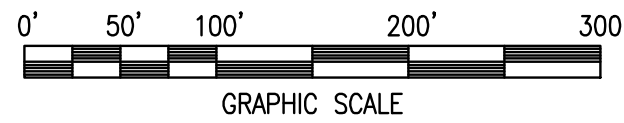
N 67°50'03" E 245.64'

S 22°09'57" E 257.85'

S 08°51'41" E 456.16'

1066.09'  
S41°23'23"W 1683.24'

MATCH LINE - SEE SHEET 2

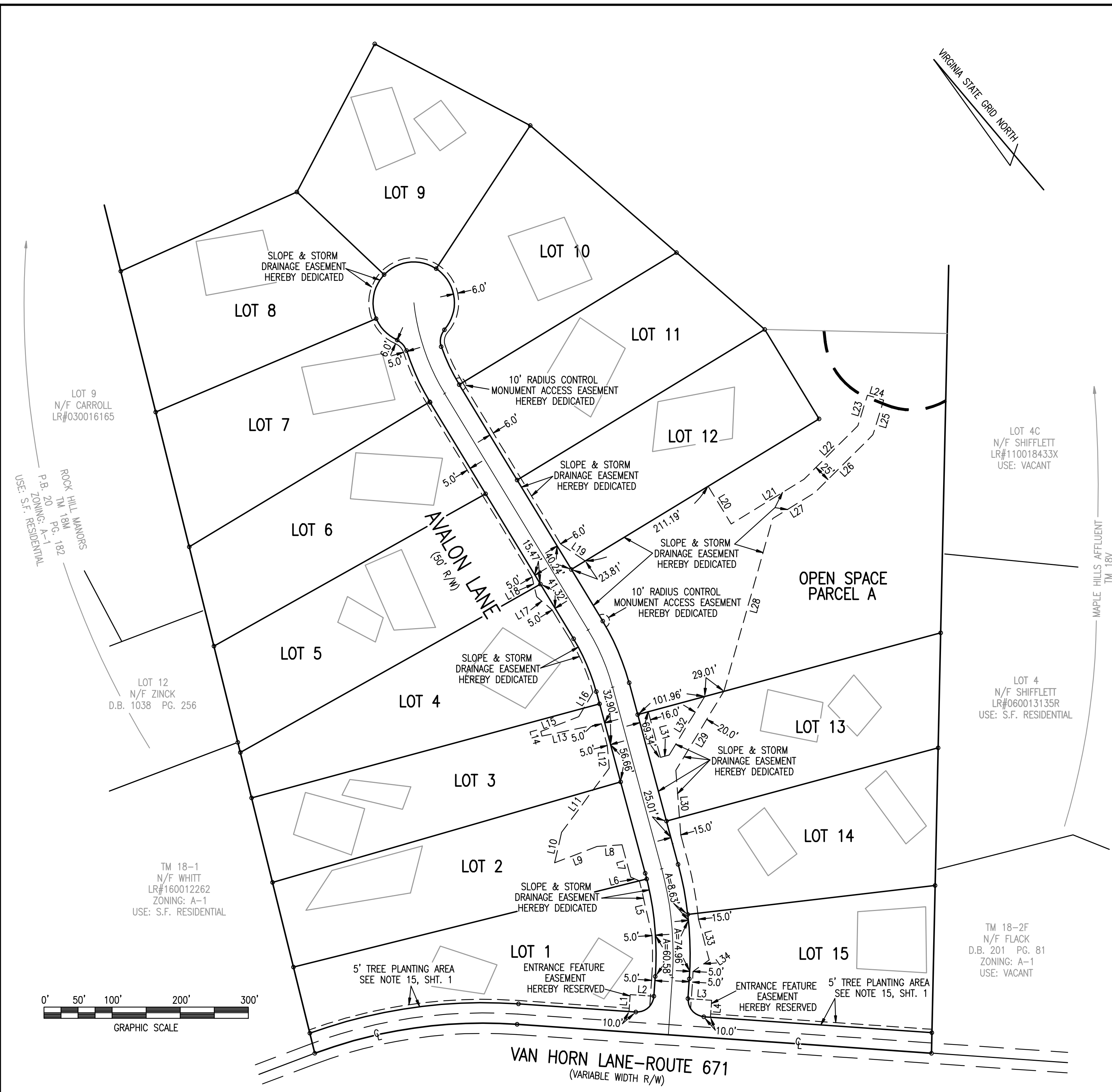


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SUBDIVISION PLAT  
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**AVALON**  
ROCK HILL MAGISTERIAL DISTRICT  
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DATE: NOV. 18, 2016 SCALE: 1"=100'  
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PHONE: 540-370-0633

VIRGINIA STATE GRID NORTH

LINE	BEARING	DISTANCE
L1	N 44°07'03" E	25.00'
L2	S 45°52'57" E	35.00'
L3	S 45°52'57" E	35.00'
L4	N 44°07'03" W	25.00'
L5	N 27°10'47" E	82.36'
L6	N 26°58'05" W	13.86'
L7	N 25°01'42" E	49.12'
L8	N 53°40'54" W	36.83'
L9	N 70°59'34" W	66.71'
L10	N 53°03'53" E	45.96'
L11	N 76°42'50" E	117.45'
L12	N 34°53'28" E	33.27'
L13	N 61°26'04" W	89.00'
L14	N 23°53'46" E	6.87'
L15	S 71°10'13" E	60.00'
L16	N 70°26'52" E	41.16'
L17	N 09°17'03" W	30.05'
L18	N 27°11'35" E	29.74'
L19	S 15°01'02" E	44.01'
L20	S 08°38'35" W	64.77'
L21	S 81°21'25" E	125.28'
L22	N 85°17'44" E	111.70'
L23	N 57°19'48" E	46.89'
L24	S 32°40'12" E	25.00'
L25	S 57°19'48" W	53.11'
L26	S 85°17'44" W	120.85'
L27	N 81°21'25" W	72.10'
L28	S 55°55'11" W	263.61'
L29	S 71°27'00" W	135.69'
L30	S 35°44'19" W	95.13'
L31	S 64°58'18" E	13.10'
L32	N 71°27'00" E	100.59'
L33	S 25°32'54" W	61.71'
L34	N 85°30'37" W	28.95'



LOT 9  
N/F CARROLL  
LR#030016165

LOT 12  
N/F ZINCK  
D.B. 1038 PG. 256

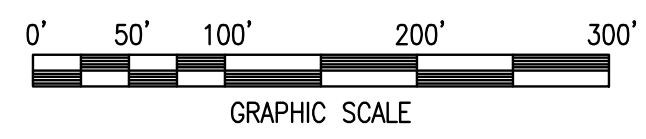
TM 18-1  
N/F WHITT  
LR#160012262  
ZONING: A-1  
USE: S.F. RESIDENTIAL

LOT 4C  
N/F SHIFFLETT  
LR#110018433X  
USE: VACANT

LOT 4  
N/F SHIFFLETT  
LR#060013135R  
USE: S.F. RESIDENTIAL

TM 18-2F  
N/F FLACK  
D.B. 201 PG. 81  
ZONING: A-1  
USE: VACANT

MAPLE HILLS AFFLUENT  
TM 18V  
P.M. 050000165  
ZONING: A-1



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