



PO BOX 1206
MADISON, VIRGINIA 22727-1206

TELEPHONE (540) 948-7599
FAX (540) 948-3939

June 13, 2011

William L. Gentry
Jefferson Land & Realty
40 Commerce Lane, Suite A
Rochelle, VA 22738

RE: Zoning Certification Letter
Tax Map 33 Parcel 33

Dear Mr. Gentry:

In reply to your letter dated June 9, 2011 regarding a zoning certification letter for tax map number 33-33 owned by Anthony M. or Linda G. Clatterbuck. This parcel of land contains 1.633 acres of land and is zoned Agricultural, A-1 located off State Route 710. This parcel of land is a lot of record (grandfather lot) that dates back to December 19, 1949. In order to build on this lot, it must meet setback regulations for front, side and rear and also meet the requirements of the Madison County Health Department for proposed septic and well.

On September 17, 2007, a variance was approved by the Madison County Board of Zoning Appeals for a new single family dwelling to be built sixty (60) feet from the center of the right-of-way of the private road instead of the required one hundred (100) feet. The side setback is twenty-five (25) feet to each side yard and fifty (50) feet to the rear yard. All of these setbacks are measured to the closest point and that includes porches or decks.

A Sewage Disposal System Certification Letter #SD-07-117 was issued by Dwayne T. Dixon from the Madison County Health Department for this tax map number and I have enclosed a copy of that letter for you. If you have any questions regarding that letter you would need to contact Dwayne T. Dixon at 540-948-5481.

Before starting construction on a new single family dwelling, you would need to contact the Building Office at 540-948-6102 to see what paperwork is required.

Therefore, if the front setback is sixty (60) feet or more from the center of the right-of-way of the private road (since the width is less than a 50 foot right-of-way), twenty-five (25) feet to the side yards and fifty (50) feet to the rear yard, the Zoning Office will issue you a zoning permit to build on this tax map number.

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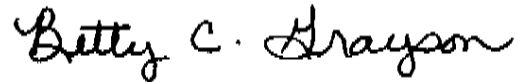
William L. Gentry

Jefferson Land & Realty

June 13, 2011

If I can be of any additional assistance to you, please feel free to contact me.

Sincerely,



Betty C. Grayson

Zoning Administrator

Enclosures



**COMMONWEALTH OF VIRGINIA
VIRGINIA DEPARTMENT OF HEALTH**

Madison County Health Department
400-A North Main Street PO Box 67
Madison, Virginia 22727
(540) 948-5481
August 23, 2007



Dorothy Trahos Revacable Trust
490 Cook Mtn. Road
Brightwood, Virginia 22715

Re: Sewage Disposal System Certification Letter # SD-07-117
Tax Map Reference 33-33 Grid A-11
Cook Mt Drive
Lot Size: 1 Acre(s)

Dear Dorothy Trahos Revacable Trust:

This letter is issued in lieu of a sewage disposal system construction permit in accordance with §32.1-163, et seq., of the Code of Virginia. The Board of Health hereby recognizes that the soil and site conditions acknowledged by this correspondence, and documented by additional records on file at the local health department, are suitable for the installation of an onsite sewage disposal system. The attached plat shows the approved area for the sewage disposal system. This letter is valid until a permit for construction is issued and the system is installed, inspected and approved. This letter is void if there is any substantial physical change in the soil or site conditions where the sewage disposal system is to be located.

A permit to construct the sewage disposal system must be issued before construction of the system. If the property owner (current or future) applies for a construction permit within 18 months of the date of this letter, the application fee paid for this letter shall be applied to any state fees for a permit to construct a system. After 18 months, the applicant is responsible for paying all state fees for a permit application. This letter, and accompanying plat of survey showing the specific location of the sewage disposal system area and well area (if applicable), may be recorded in the land records by the clerk of the circuit court in the jurisdiction where all or part of the site or proposed site of the system is to be located. The site shown on the plat is specific and must not be disturbed or encroached upon by any construction. To do so voids this letter. Upon the sale or transfer of the land that is the subject of this letter, the letter shall be transferred with the title to the property.

Future owners are advised to review the plat for the location of the onsite sewage disposal area to make sure their building plans do not interfere with the area. If they have any questions regarding the location of the area, they should contact the local health department for assistance.

The area evaluated, and certified by this letter, is suitable to accommodate a 3-bedroom house using a system design of 450 gallons per day. The property will be served by a private water supply as shown on the attached plat.

This letter is an assurance that a sewage disposal system construction permit will be issued (provided there have been no substantial physical changes in the soil or site conditions where the system would be located); however, it is not a guarantee that a permit for a specific type of system will be issued. The design of the sewage system will be determined at the time of application for a building permit and sewage system construction permit. The design will be based on the site and soil conditions certified by this letter, structure size and location, water well location (final determination to be made at time of permit issuance), the regulations in effect at the time, and any off-site impacts that may have occurred since the date of the issuance of this letter. In some cases, engineered plans may be required prior to issuance of the construction permit. In accordance with § 32.1-164.1:1 of the Code of Virginia, owners are advised to apply for a sewage disposal construction permit only when ready to begin construction.

This certification letter may be subject to and must comply with any applicable local ordinances.

Sincerely,



Dwayne Dixon

Attachment: site sketch

Cc: Betty Grayson, Madison County Zoning Administrator

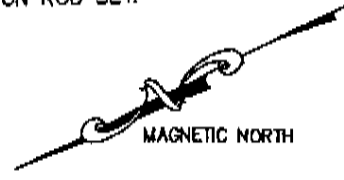
- NOTES:
1. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
 2. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD HAZARD BOUNDARY MAPS FOR MADISON COUNTY
 3. NO TITLE REPORT FURNISHED. PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 4. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 33-33
 5. IPF - DENOTES IRON PIPE FOUND.
IRF - DENOTES IRON ROD FOUND.
SF - DENOTES SET STONE FOUND
NS - DENOTES NAIL SET
IRS - DENOTES IRON ROD SET.

N/F
JENKINS
T.M. 33-35A
DB. 180 PG. 117

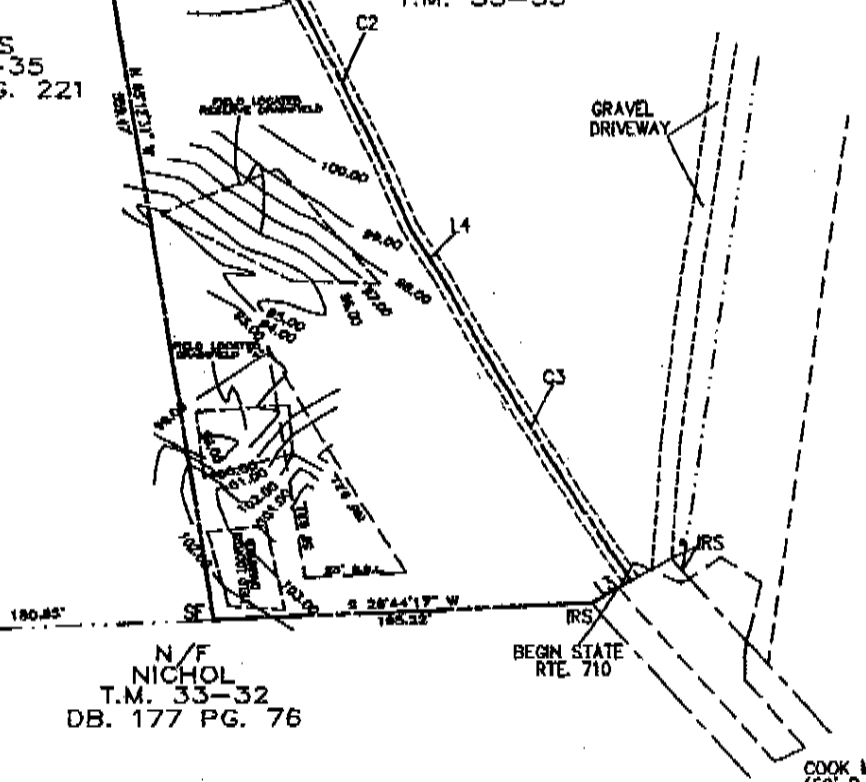
N/F
TRAHOS
T.M. 33-24

N/F
CREBBS
T.M. 33-35
DB. 261 PG. 221

CL. EXISTING GRAVEL
OUTLET ROAD



1.633 ACRES
T.M. 33-33



COOK MTN. DR.
(50' R.O.W.)

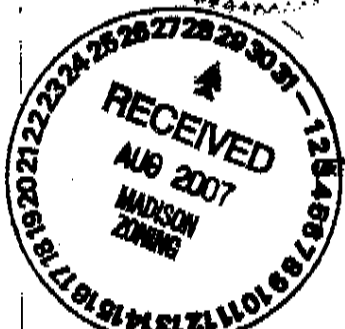
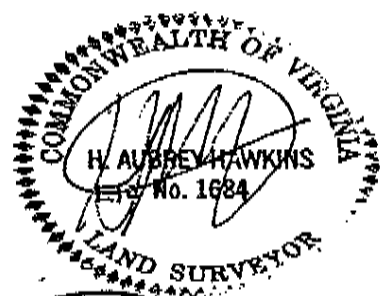
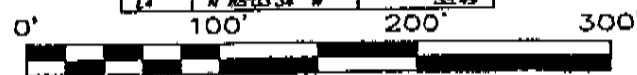
N/F
NICHOL
T.M. 33-32
DB. 177 PG. 76

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 113.81' | 82.30' | 89.87' | S 73°24'02" W | 45°44'40" |
| C2 | 1088.78' | 222.82' | 222.70' | S 78°48'58" E | 06°24'30" |
| C3 | 2253.18' | 218.86' | 218.77' | S 84°31'18" E | 08°35'27" |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 65°31'50" E | 3.84' |
| L2 | S 88°12'24" E | 48.58' |
| L3 | S 02°43'28" E | 28.00' |
| L4 | N 85°03'54" W | 38.49' |



DRAINFIELD LOCATION SURVEY
ON THE PROPERTY OF:
MICHAEL TRAHOS
AND
DORTHY DYER TRAHOS
FORMERLY ROBERTSON MAGISTERIAL DISTRICT
MADISON COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: AUGUST 11, 2007

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

CERTIFIED LAND SURVEYOR



H. Aubrey Hawkins Associates, Ltd.
LAND SURVEYING LAND PLANNING DEVELOPMENT
2396 ELLY ROAD, ARODA VA. 22709
540-948-5199 FAX 540-948-6987

INSTR. NUMBER: 050001715

CASE NAME: TRAHOS

DRFT BY: J.H.

WO#: 7-7-8307 FB. 01 PG. 06

CHKD BY: A.H.