



Hawksbill Farm

***4358 FT Valley
Road ,
Madison***



E njoy soaring views of Old Rag Mountain and the Shenandoah National Park from this elevated 15.25 acre parcel on the western flank of Dulaney Mountain. About half of the land is open, rolling pasture accentuated by a picturesque old hay barn and a small pond. Included is a solid 2 bedroom cottage that is perfect as a temporary home, rental unit, or guest cottage. The proposed home site has been approved for a four bedroom septic system.

If you are looking for the ideal country property, you must see Hawksbill Farm.



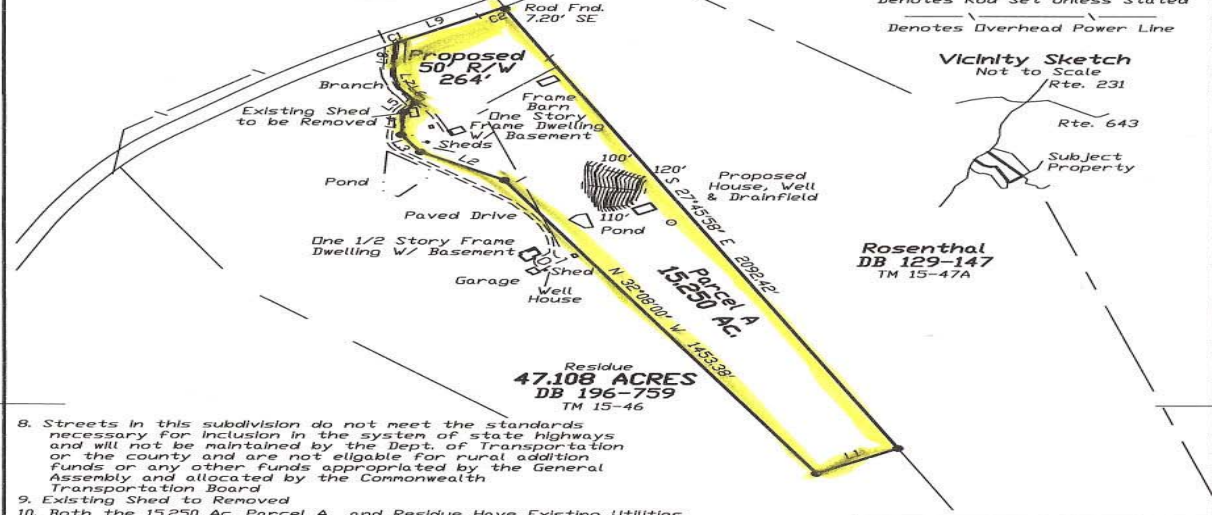
This information is believed accurate but not guaranteed.

NOTES:

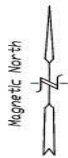
1. No Title Report Furnished
2. Easements Not Shown May Exist
3. This Plat Is Based On A Field Survey Dated 22 April 2009
4. This Property Lies Outside The 500 Year Flood Hazard Zone (Zone X)
5. This Property Is Zoned Agriculture A-1 +/- 0.8 Mi. to Rte. 643
6. 911 Address #353 S FT Valley Road
7. A land use permit must be granted by VDOT prior to any work commencing to construct a subdivision/commercial or private entrance

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	2818.66'	18.80'	00°22'55"
C2	1329.98'	72.47'	03°07'20"

LINE	BEARING	DISTANCE
L1	S 62°14'02" W	226.41'
L2	N 60°30'03" W	239.19'
L3	N 33°10'49" W	86.57'
L4	N 04°39'52" E	94.88'
L5	N 35°55'18" E	49.65'
L6	N 33°13'49" W	79.65'
L7	N 13°26'54" W	53.72'
L8	N 02°40'08" E	130.75'
L9	N 60°48'14" E	216.19'



8. Streets in this subdivision do not meet the standards necessary for inclusion in the system of state highways and will not be maintained by the Dept. of Transportation or the county and are not eligible for rural addition funds or any other funds appropriated by the General Assembly and allocated by the Commonwealth Transportation Board
9. Existing Shed to be Removed
10. Both the 15,250 Ac. Parcel A and Residue Have Existing Utilities
11. New Drainfield Area Exceeds 11,925 Square Feet



The platting and subdivision of Tax Map 15-46 found at Instrument 080000791 containing 15,250 Acres is with the free consent and in accordance with the desires of the undersigned owners

John P. Albright _____ Date _____
 Shana E. Albright _____ Date _____

Division Survey of:
JOHN P. & SHANA E. ALBRIGHT Property
 IN 080000791, Tax Map 15-46
 Madison County, Va.
 Scale: 1" = 300' 26 May 2009

M0050B

Approvals	
County Agent	_____
VDOT	_____
Health Dept.	_____



Lewis Surveying Inc.
 David A. Lewis, L. S.
 Gen. Del.
 Graves Mill, VA 22721
 (540) 948-7136

I hereby certify that, to the best of my knowledge and belief, all requirements of the Board of Supervisors and ordinances of Madison County, Virginia regarding the platting of subdivisions within the County, have been complied with

MRIS MA7152797 & MA7138034

CAAR MLS 468795 & 469376

CHERI & MARTIN WOODARD

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