



**COUNTY OF AUGUSTA**  
COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
P.O. BOX 590  
COUNTY GOVERNMENT CENTER  
VERONA, VA 24482-0590



24-914

November 6, 2024

Lilly Title & Settlement, LLC  
934 N. Augusta Street, Suite C  
Staunton, VA 24401

Attention: Tammy Lilly

RE: Tax Map 33B2 (1) 3-31 (Portion, 4.094 Acres)

To Whom It May Concern:

In response to your request for information regarding the above referenced property, please be advised of the following:

1. The Augusta County Community Development Department is responsible for the enforcement of all applicable Zoning ordinances, regulations, and codes regarding development in this jurisdiction.
2. The property is currently zoned General Agriculture.
3. The 4.094 acre parcel is recognized as a separate parcel of land under the subdivision ordinance of the County of Augusta. The parcel may be conveyed, leased or mortgaged as a separate parcel and the parcel currently complies with such subdivision ordinance.

We understand that any mortgage lender for the Project may rely on this certificate. Should you have any further questions regarding the foregoing, please contact me at (540) 245-5700, Monday-Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,  
  
Sandra Bunch  
Zoning Administrator