

Cloyd Magisterial District
Near City of Radford
Pulaski County, Virginia
Boundary Line Adjustment Plat

Purpose of Document/Issue
Date
No.

Designed
Drawn
Checked
Date
File No.

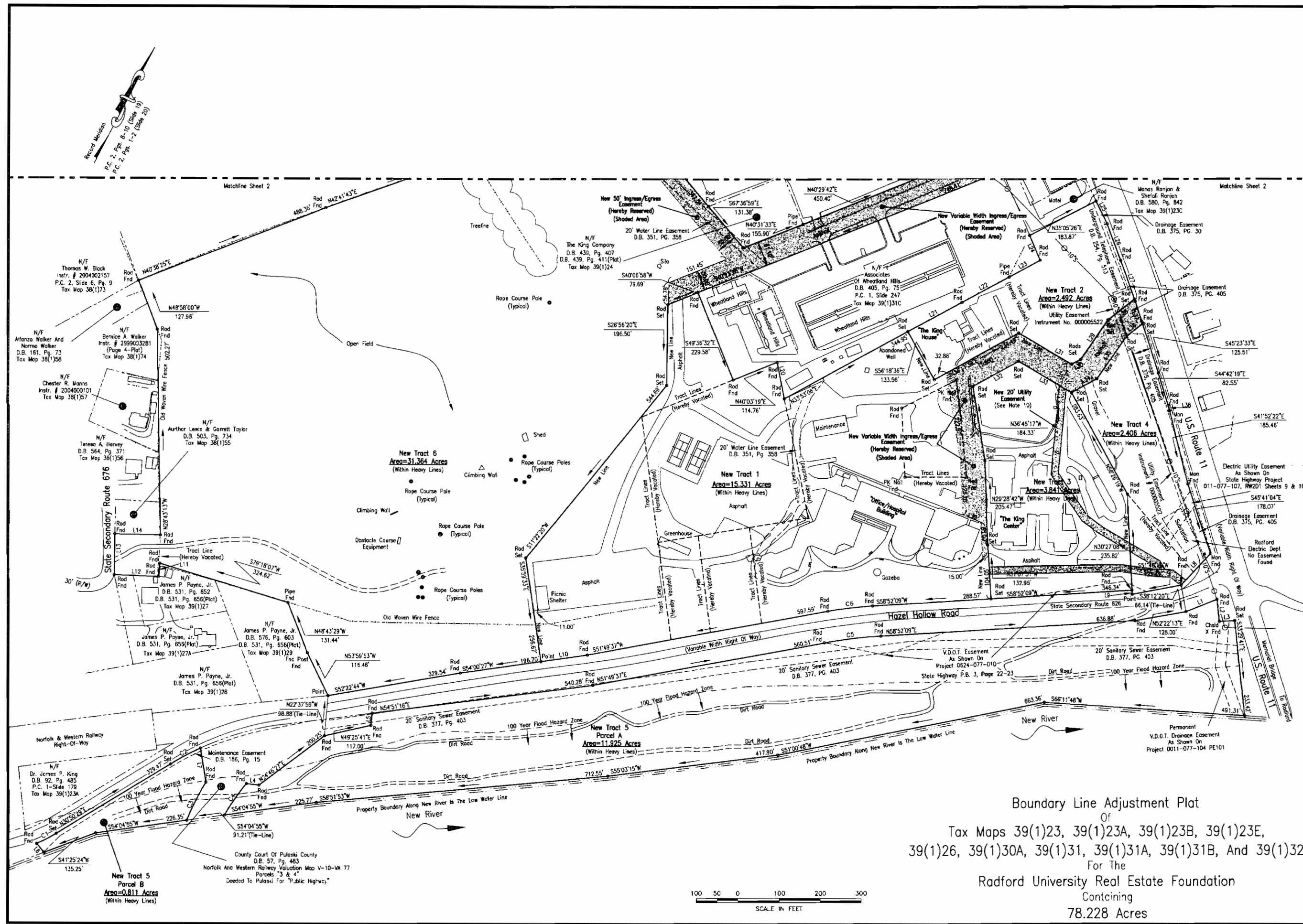
Project No. **9783-001**



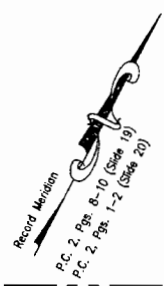
THOMPSON & LITTON
6226 University Park Drive
Suite 3100
Radford, Virginia 24141

Sheet No.

1 Of 4

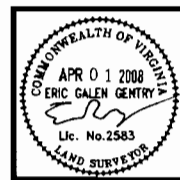
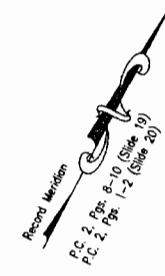


Boundary Line Adjustment Plat
Of
Tax Maps 39(1)23, 39(1)23A, 39(1)23B, 39(1)23E,
39(1)26, 39(1)30A, 39(1)31, 39(1)31A, 39(1)31B, And 39(1)32
For The
Radford University Real Estate Foundation
Containing
78.228 Acres



Legend			
S	Sanitary Sewer	- - - - -	Fence Line
F	Force Main	— — — — —	Property Line
P	Overhead Electric	- - - - -	Utility Easement
P	Underground Electric	○	Property Corner
PT	Overhead Power & Telephone	○ ^{WM}	Water Meter
T	Underground Telephone	○	Manhole
T	Overhead Telephone	⊙	Light Pole
W	Water Line	⊕	Water Valve
G	Gas Line	⊠	Fire Hydrant
SS	Storm Sewer	△	Gas Meter
GR	Guard Rail	◆	Power Pole
WS	Water Sprinkler	●	Telephone Pole
DGR	Dirt/ Gravel Road		

Utility Sketch



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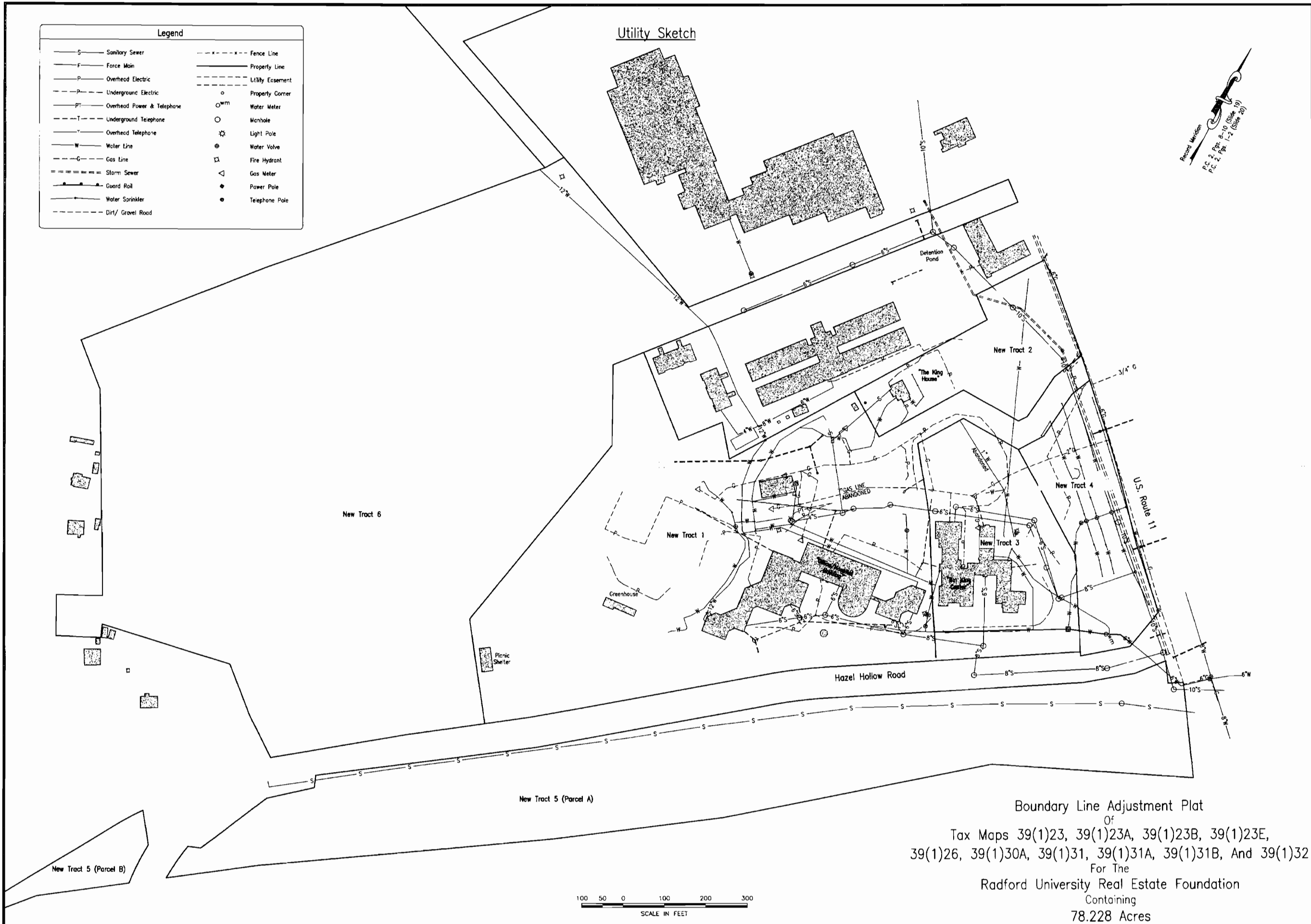
No.	Date	Purpose of Document Issue

Designed	
Drawn	CHF/DH Jr.
Checked	EGG/CHF
Date	01 Apr 2008
File No.	9783-11

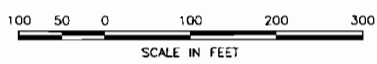
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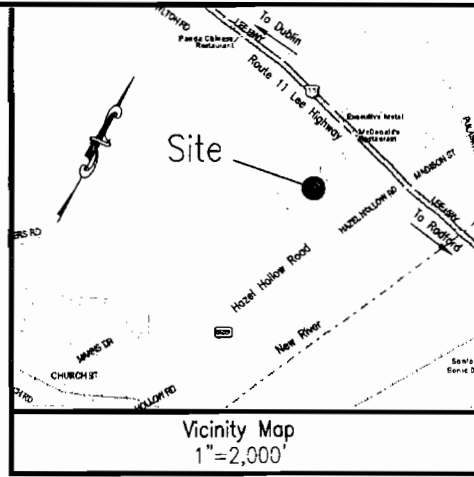
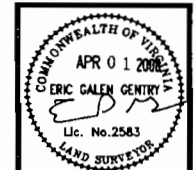
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3 Of 4

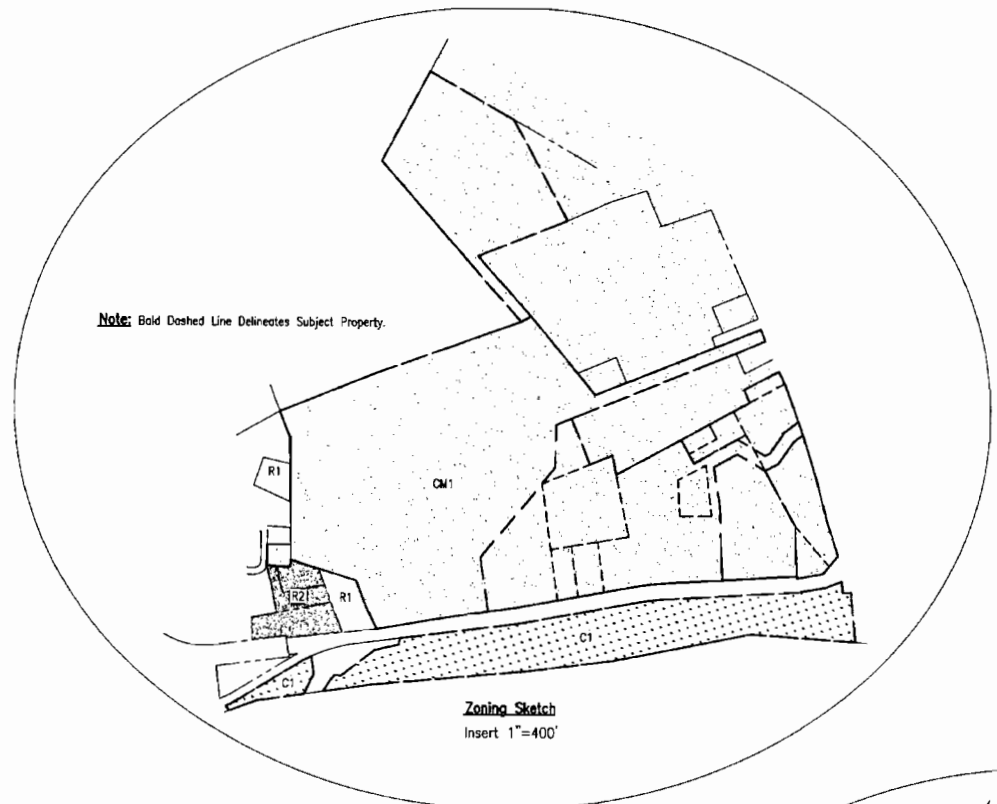


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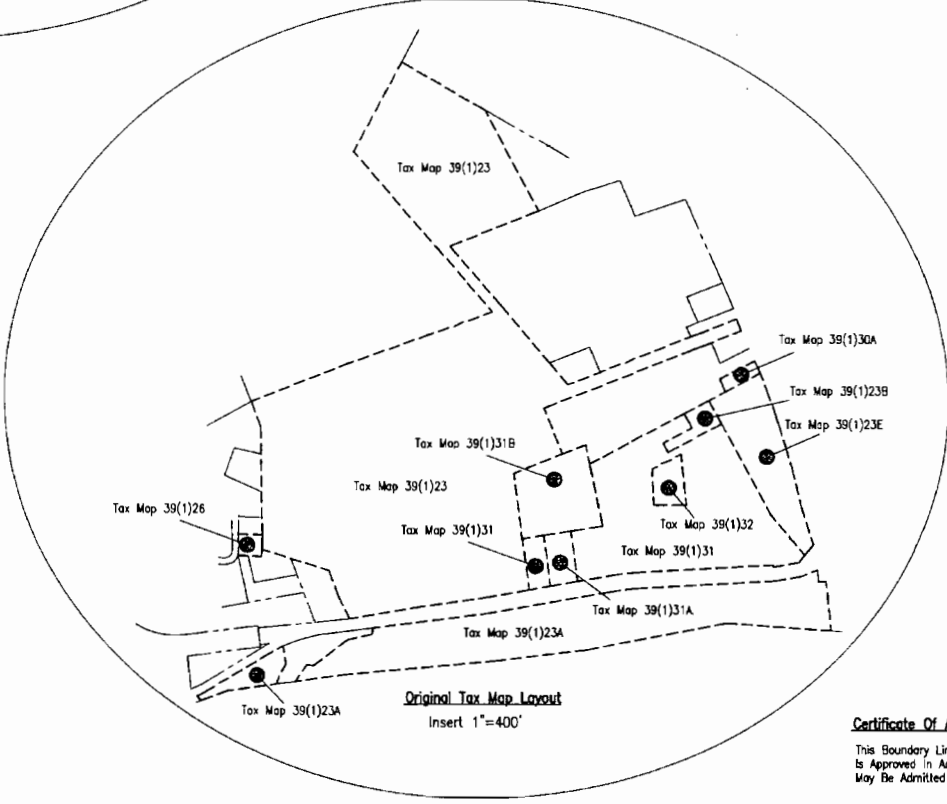
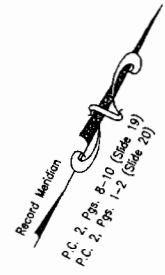


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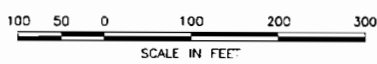
Pulaski County Zoning Table	
CM1 - Commercial District	Front Setback - 50' Side Yard - 10' (When Adjoining Residential Or Conservation) Rear Yard - 10' 10,000 sq. ft. Minimum Lot Size
C1 - Conservation District	Front Setback - 35' Side Yard - 10' Rear Yard - 25' 80,000 sq. ft. Minimum Lot Size
R1 - Residential District	Front Setback - 35' Side Yard - 10' Rear Yard - 25' 10,000 sq. ft. Minimum Lot Size

Note: Nearest Point Of King Center is 11.08' From New Property Line.



Area Table	
Tax Map 39(1)23	44.898 Acres (Before Adjustment)
Tax Map 39(1)23A	12.736 Acres (Before Adjustment)
Tax Map 39(1)23B	0.532 Acres (Before Adjustment)
Tax Map 39(1)23C	3.639 Acres (Before Adjustment)
Tax Map 39(1)26	0.258 Acres (Before Adjustment)
Tax Map 39(1)30A	0.274 Acres (Before Adjustment)
Tax Map 39(1)31	11.673 Acres (Before Adjustment)
Tax Map 39(1)31A	0.683 Acres (Before Adjustment)
Tax Map 39(1)31B	2.862 Acres (Before Adjustment)
Tax Map 39(1)32	0.673 Acres (Before Adjustment)
Total	78.228 Acres (Before Adjustment)
New Tract 1	15.331 Acres (After Adjustment)
New Tract 2	2.492 Acres (After Adjustment)
New Tract 3	3.841 Acres (After Adjustment)
New Tract 4	2.406 Acres (After Adjustment)
New Tract 5 (Parcel A)	11.925 Acres (After Adjustment)
New Tract 5 (Parcel B)	0.811 Acres (After Adjustment)
New Tract 6	31.364 Acres (After Adjustment)
New Tract 7	10.058 Acres (After Adjustment)
Total	78.228 Acres (After Adjustment)

- Notes:**
- No Current Title Report Was Used To Produce This Plat.
 - 1/2" Iron Rods Set At All Corners Unless Otherwise Noted.
 - References: Pulaski County Tax Maps 39(1)23, 39(1)23A, 39(1)23B, 39(1)23C, 39(1)26, 39(1)30A, 39(1)31, 39(1)31A, 39(1)31B, And 39(1)32; Instrument# 2004005906, Instrument# 2004005907; P.C. 2, Slide 19-Pgs. 8-10; P.C. 2, Slide 20-Pgs. 1-2.
 - This Plat Is The Result Of An Actual Field Survey Performed February-March 2008, By Thompson & Litton.
 - Part Of The Subject Property Lies Within A H.U.D. 100 Year Flood Hazard Zone. Information Taken From The Flood Boundary And Floodway Map Of Pulaski County, Community Panel Number 510125 0200 B Panel 200 Of 275, Dated December 19, 1997.
 - Property Address: 6228 University Park Drive Radford, Va 24141.
 - There Exists A 10 Foot Easement Centered On All Sanitary Sewer Lines. D.B. 243, Pg. 280; D.B. 251, Pg. 101.
 - Access Easements For The Roadway Beside Wheatland Hills Retirement Facility Have Been Granted To The Following Tax Parcels: 39(1)23C & 30, D.B. 375, Pg. 506; 39(1)24, D.B. 739, Pg. 407; And Tax Map 39(1)31C, O.B. 403, Pg. 345.
 - 20' Public Utility Easements Hereby Granted Interior To A. Exterior Property Lines And Centered On All Interior Property Lines.
 - New 20' Utility Easement Reserved For The Use Of New Tracts 1,2,3 And 4. Easement Is Centered On Existing Waterline. See Individual Ownership Deeds For Specific Details.



Owner's Consent And Dedication Statement:
The Herein Shown "Plat Of Boundary Line Adjustment", As Shown, Has Been Prepared With The Free Consent And In Strict Accordance With The Undersigned Owner.

Barbara D. Turk 4/1/08
Barbara D. Turk, President Date
Radford University Real Estate Foundation

Notary's Certificate:
State Of Virginia
City/County Of Pulaski, To Wit:
I, John D. Mason, A Notary Public In And For The State And City/County Aforesaid, Do Hereby Certify That Barbara D. Turk, President, Whose Name Is Signed To The Foregoing Writing, Bearing The Date Of April 1, 2008 Has Personally Appeared Before Me In My City/County Aforesaid, And Acknowledged The Same.
Given Under My Hand This 2 Day Of April, 2008
My Commission Expires December 31, 2010
Notary Public *John D. Mason* Reg. # 218289



Source Of Title:
This Is To Certify That The Properties As Shown On This "Boundary Line Adjustment For The Radford University Real Estate Foundation", Are All Of The Properties Acquired By Radford University Real Estate Foundation, Inc. By An Instrument Dated September 27, 2004, From The Radford University Foundation; Recorded As Instrument # 2004005907; And All Of The Properties Acquired By Radford University Real Estate Foundation, Inc. By An Instrument Dated September 24, 2004, From Carilion New River Valley Medical Center; Recorded As Instrument No. 2004005906; In The Clerk's Office Of Pulaski County, Virginia Which Records Are The Last Instruments In The Chain Of Title To The Said Properties.

Eric G. Gentry APR 01 2008
Eric G. Gentry, L.S. #2583 Date

Surveyor's Certificate:
I Hereby Certify The Requirements Of The Board Of Supervisors And Ordinances Of The County Of Pulaski, Virginia, Regarding The Platting Of This Boundary Line Adjustment Within The County Have Been Complied With. Given Under My Hand This 1 Day Of April, 2008
Eric G. Gentry APR 01 2008
Eric G. Gentry, L.S. #2583 Date

Notary's Certificate:
State Of Virginia
City/County Of Pulaski, To Wit:
I, John D. Mason, A Notary Public In And For The State And City/County Aforesaid, Do Hereby Certify That Eric G. Gentry, L.S. 2583; Whose Name Is Signed To The Foregoing Writing, Bearing The Date Of April 1, 2008 Has Personally Appeared Before Me In My City/County Aforesaid, And Acknowledged The Same.
Given Under My Hand This 2 Day Of April, 2008
My Commission Expires December 31, 2010
Notary Public *John D. Mason* Reg. # 218289

Certificate Of Approval:
This Boundary Line Adjustment For The Radford University Real Estate Foundation Is Approved In Accordance With The Existing Subdivision Regulations And May Be Admitted To Record.

Subdivision Agent, Pulaski County _____ Date _____
Zoning Administrator, Pulaski County _____ Date _____

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4 Of 4