

NOTES

- THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY AND IS INTENDED TO REPRESENT A DIVISION OF THOSE PROPERTIES CONVEYED TO THE NRV GOLF AND SWIM CLUB LLC BY DEED # 2010003317, TAX # 078-A-62,63,64, ID:016377, 016381 & 016378.
- FLOOD ZONE "A" APPROXIMATELY SHOWN PER THE MONTGOMERY COUNTY GIS AND FEMA FLOOD MAP # 51121C0140C, DATED 9/25/09. SINCE BASE FLOOD ELEVATIONS ARE NOT INDICATED ON THE FEMA FLOOD MAP, ELEVATION CERTIFICATES/FLOOD STUDIES MAY BE REQUIRED PRIOR TO DEVELOPMENT.
- THE DEVELOPMENT AND RECORDATION OF THIS SUBDIVISION MAY BE INTERPRETED AS A "COMMON PLAN OF DEVELOPMENT" AS DEFINED IN CHAPTER 870 OF THE VIRGINIA STORM WATER MANAGEMENT PROGRAM (VSMP) REGULATION AND SECTION 8-71 OF THE MONTGOMERY COUNTY CODE. THE DEVELOPMENT OF THIS SUBDIVISION WILL REQUIRE ADDRESSING STORM WATER MANAGEMENT IN ACCORDANCE WITH THE VSMP REGULATIONS. UNDER CERTAIN CIRCUMSTANCES, AND "AGREEMENT IN LIEU OF A STORM WATER MANAGEMENT PLAT" MAY BE GRANTED BY THE ADMINISTRATOR (COUNTY ENGINEER) FOR DETACHED SINGLE-FAMILY CONSTRUCTION WITHIN OR OUTSIDE OF COMMON PLAN OF DEVELOPMENT OR SALE WITH A LAND-DISTURBING ACTIVITY LESS THAN FIVE (5) ACRES; HOWEVER SUCH PROJECTS MUST COMPLY WITH THE REQUIREMENTS OF THE VIRGINIA DEQ GENERAL PERMIT FOR DISCHARGES OF STORM WATER FROM CONSTRUCTION ACTIVITIES.
- TOTAL AREA SUBDIVIDED - 115.47 ACRES
- PROPERTY CURRENTLY ZONED CB WITH APPLICATION MADE CHANGING TO A-1. ALONG WITH A VARIANCE REQUEST FOR THE GOLF COURSE.  
SETBACK MINIMUMS: FRONT - 40 FEET, SIDE - 15 FEET, REAR - 40 FEET.  
FOR ACCESSORY BUILDINGS: 10 FEET TO REAR OR SIDE LOT LINE.
- PRIVATE ACCESS EASEMENT- THE PROPOSED PRIVATE ACCESS EASEMENT SHOWN HEREON IS NOT BUILT ACCORDING TO STREET SPECIFICATIONS OF AND WILL NOT BE MAINTAINED BY, THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR MONTGOMERY COUNTY. THE IMPROVEMENT AND MAINTENANCE OF SAID ACCESS EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF LOTS, WHICH ARE PROVIDED WITH ACCESS VIA THE ACCESS EASEMENT. SAID ACCESS EASEMENT IS NOT ELIGIBLE FOR MAINTENANCE OR IMPROVEMENTS WITH RURAL ADDITION FUNDS OR ANY OTHER FUNDS ALLOCATED BY EITHER THE GENERAL ASSEMBLY OF VIRGINIA OR THE COMMONWEALTH TRANSPORTATION BOARD. MOREOVER, THE COST OF BRINGING SAID ACCESS EASEMENT TO ACCEPTABLE STANDARDS SHALL NOT BE BORNE BY MONTGOMERY COUNTY.
- NO GRAVES OR OBJECTS OR STRUCTURES MARKING PLACES OF HUMAN BURIALS WERE OBSERVED.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

SUBDIVISION APPROVAL STATEMENT:

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12VAC 5-610-10 ET SEQ., THE "REGULATIONS") (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES). THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-165.3 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE HEALTH DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THE SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: STEPHEN DALTON AOSE # 194999 1968, PHONE (276) 733-5682. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION. PURSUANT TO 360 OF THE 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 PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER, ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED:

VIRGINIA DEPARTMENT OF HEALTH OFFICIAL DATE

THE DRAINFIELDS WERE LOCATED BY AN ACTUAL FIELD SURVEY ON 25 MAY 2017.  
LOTS 1-3 AND 5-8: 3 BEDROOM, CONVENTIONAL PRIMARY WITH TL-3 DRIP RESERVE  
LOT 9: 3 BEDROOM, CONVENTIONAL PRIMARY WITH TL-3 TRENCHES RESERVE  
LOT 4: EXISTING DRAINFIELD, HEALTH DEPARTMENT IDENTIFICATION NUMBER 160-03-0100

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 51°20'26" W	291.40'	L28	N 32°21'36" E	111.46'
L2	N 89°15'26" W	124.80'	L29	N 56°53'17" W	351.51'
L3	N 14°46'01" E	270.96'	L30	N 67°24'38" W	27.15'
L4	S 29°14'38" W	15.00'	L31	S 70°56'12" E	66.45'
L5	S 54°49'50" E	186.45'	L32	N 19°07'20" E	63.04'
L6	N 89°15'26" W	100.25'	L33	S 09°28'35" W	15.00'
L7	N 06°02'48" W	332.52'	L34	S 83°06'43" E	123.74'
L8	N 64°58'50" W	252.03'	L35	S 84°55'13" E	312.29'
L9	N 79°06'05" W	229.39'	L36	S 59°47'31" W	256.46'
L10	S 70°29'42" E	53.12'	L37	N 31°16'59" W	249.92'
L11	N 20°57'27" E	15.00'	L38	N 77°08'59" W	92.84'
L12	S 66°14'45" E	103.71'	L39	N 55°07'56" W	501.99'
L13	S 64°58'18" E	438.24'	L40	N 26°30'18" W	88.66'
L14	S 00°44'34" W	117.37'	L41	N 04°33'33" E	531.73'
L15	S 54°01'26" E	68.56'	L42	N 65°34'12" E	371.14'
L16	N 50°57'07" W	347.63'	L43	N 47°50'58" E	107.38'
L17	N 01°05'37" E	97.12'	L44	N 84°07'52" E	164.17'
L18	N 24°54'21" E	240.36'	L45	N 07°44'04" E	144.22'
L19	S 35°58'34" W	49.81'	L46	S 70°56'12" E	433.48'
L20	S 33°20'26" E	19.41'	L47	N 83°02'45" W	250.95'
L21	S 09°41'27" E	24.01'	L48	N 76°16'45" W	210.00'
L22	N 52°36'50" W	370.30'	L49	N 35°22'15" E	74.70'
L23	S 61°57'23" W	292.11'	L50	N 84°30'49" E	299.75'
L24	N 80°18'15" W	333.15'	L51	S 36°01'32" E	140.01'
L25	S 14°38'34" W	49.81'	L52	S 54°00'06" W	20.00'
L26	S 22°32'34" W	73.51'	L53	N 38°43'11" E	35.01'
L27	S 11°56'26" E	15.08'	L54	S 22°49'15" W	51.99'

LINE AND CURVE DATA:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	149.43'	135.84'	131.21'	S 84°42'04" W
C2	3827.36'	222.03'	222.00'	S 63°18'35" E
C3	1802.00'	167.33'	167.27'	S 57°28'38" E
C4	24.90'	54.44'	44.23'	S 63°21'34" W
C5	138.90'	50.14'	49.87'	S 43°40'56" E
C6	213.01'	87.92'	87.30'	S 21°30'58" E
C7	322.13'	50.40'	50.35'	S 05°12'31" E
C8	322.13'	77.79'	77.60'	S 08°11'29" W
C9	19.92'	31.72'	28.47'	S 55°42'36" W
C10	19.92'	31.59'	28.38'	S 29°11'42" E
C11	693.41'	76.43'	76.39'	S 19°23'07" W
C12	265.64'	159.88'	157.48'	N 05°18'04" E
C13	1355.00'	247.84'	247.49'	N 75°17'01" W
C14	1048.00'	246.31'	245.74'	S 78°40'49" E
C15	211.00'	218.46'	208.83'	N 61°38'54" E
C16	1520.00'	522.71'	520.14'	N 38°40'46" W
C17	1133.00'	304.07'	303.16'	N 59°29'52" W

LOT ASSIGNMENT TABLE BEFORE SUBDIVISION			
TAX MAP	AC. BEFORE	LOT ASSIGNMENT	DEED/PLAT
78-A-62	85.8 AC.	7	PARENT
78-A-63	16 AC.	4	PARENT
78-A-64	13.65 AC.	4	PARENT
AFTER SUBDIVISION			
TAX MAP	AC. AFTER	LOT ASSIGNMENT	DEED/PLAT
LOT 1	9.099 AC.	2	THIS PLAT
LOT 2	9.907 AC.	2	THIS PLAT
LOT 3	3.114 AC.	1	THIS PLAT
LOT 4	7.167 AC.	1	THIS PLAT
LOT 5	7.245 AC.	2	THIS PLAT
LOT 6	21.525 AC.	2	THIS PLAT
LOT 7	24.036 AC.	2	THIS PLAT
LOT 8	21.203 AC.	2	THIS PLAT
LOT 9	12.172 AC.	1	THIS PLAT

CERTIFICATE OF APPROVAL:  
THIS PLAT SHOWING A MINOR SUBDIVISION OF "MEADOWS GOLF AND SWIM CLUB", RINER MAGISTERIAL DISTRICT, MONTGOMERY COUNTY, VIRGINIA, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING ORDINANCES AND REGULATIONS OF THE COUNTY OF MONTGOMERY AND MAY BE ADMITTED TO RECORD.

AGENT, COUNTY OF MONTGOMERY DATE

OWNER'S STATEMENT:

THIS IS TO CERTIFY THAT THE REAL ESTATE EMBRACED WITHIN THIS MINOR SUBDIVISION OF "MEADOWS GOLF AND SWIM CLUB", RINER MAGISTERIAL DISTRICT, MONTGOMERY COUNTY, VIRGINIA, AS SHOWN IS WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES. THE OWNER HEREBY DEDICATED TO THE PUBLIC EASEMENTS AS SHOWN ON THIS PLAT. GIVEN UNDER MY HAND AND SEAL:

GERALD E. DUNCAN, TRUSTEE DATE  
P.O. BOX 8  
BLACKSBURG, VA 24063

NOTARY SEAL:

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA, COUNTY OF \_\_\_\_\_, WHOSE COMMISSION WILL EXPIRE OF \_\_\_\_\_, DO HEREBY CERTIFY THAT \_\_\_\_\_ HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AND COUNTY AFORESAID. GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT, AND COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS, ORDINANCES AND REGULATIONS OF THE COUNTY OF MONTGOMERY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH. GIVEN UNDER MY HAND THE 12TH DAY OF JUNE, 2017.

GREGORY E. VESS VIRGINIA LAND SURVEYOR # 1640

SURVEYOR'S TITLE STATEMENT:

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACE WITHIN THE LIMITS OF THE PLAT TITLED A MINOR SUBDIVISION OF "MEADOWS GOLF AND SWIM CLUB", RINER MAGISTERIAL DISTRICT, MONTGOMERY COUNTY, VIRGINIA, IS THE PROPERTY OF THE NRV GOLF AND SWIM CLUB, LLC SHOWN IN DEED INSTRUMENT # 2010003317 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA AND IS BELIEVED TO BE THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID PROPERTY.

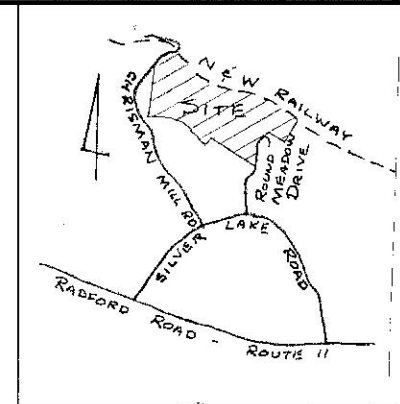
SIGNATURE DATE

MINOR SUBDIVISION OF  
"MEADOWS GOLF AND SWIM CLUB"

RINER MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA  
SURVEYED 25 MAY 2017  
SCALE 1" = 200'



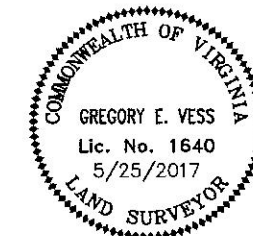
SHEET 1 OF 2



LOCATION MAP

LEGEND

- ⊙ - DENOTES MANHOLE
- RS - DENOTES ROD SET
- RF - DENOTES ROD FOUND
- DF - DENOTES DRAINFIELD
- ⊕ - DENOTES OVER-HEAD UTILITY LINES
- — — — — DENOTES FENCE



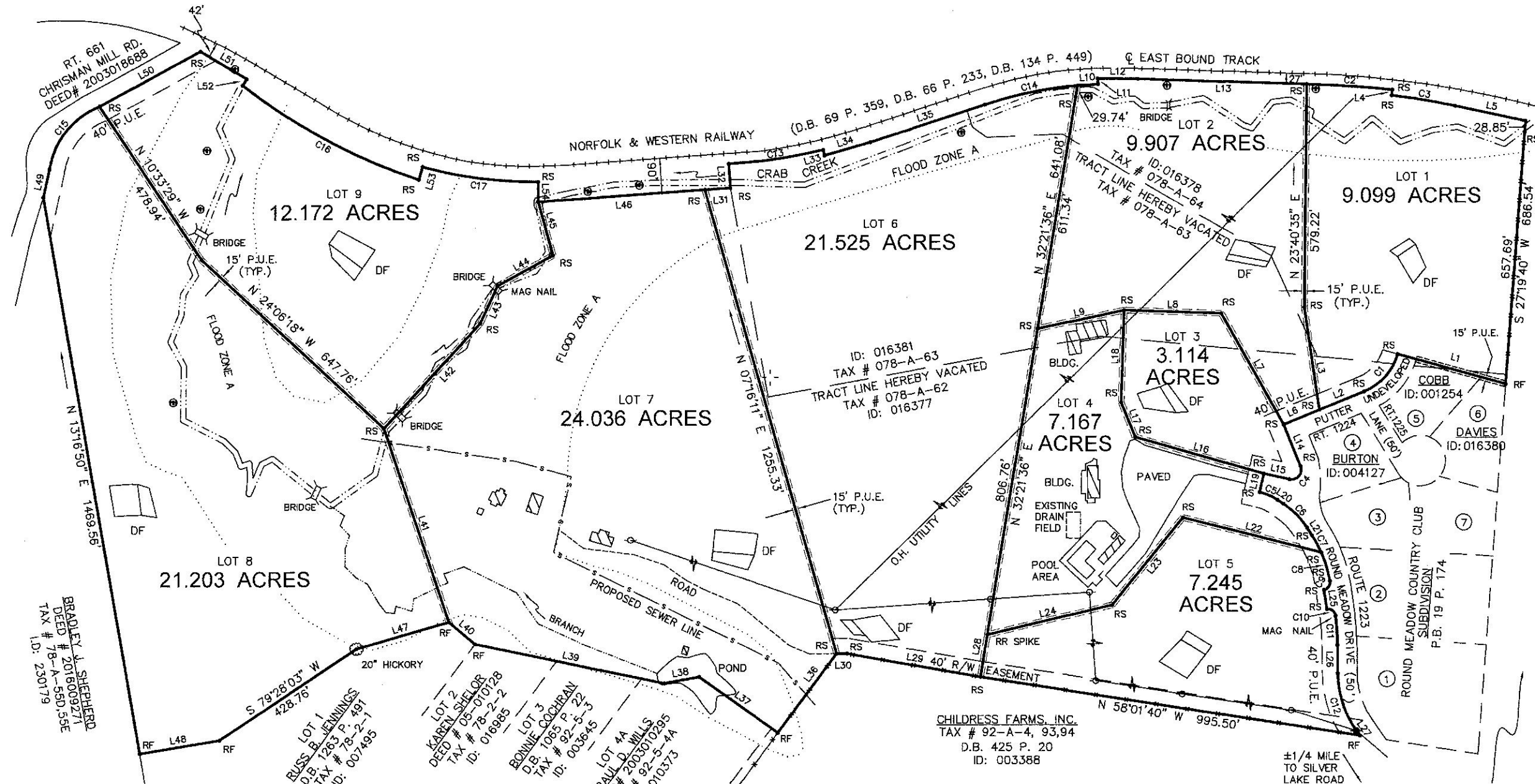
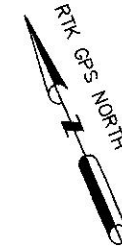
Vess Surveying, Inc.

132 North Maple Avenue - P.O. Box 1112  
Covington, VA 24426  
phone (540) 962-3900

5316-1-S1	3	1	KBV
JOB NO.	SIZE	REV.	DWN.BY

NOTES

1) SEE SHEET 1 OF 2 FOR NOTES, LINE AND CURVE DATA AND MORE DETAILS.



BRALEY J. SHEPHERD  
DEED # 2016009271  
TAX # 78-A-550,35E  
ID: 230179

RUSS B. JENNINGS  
D.B. 1283 P. 497  
TAX # 78-2-497  
ID: 007495

LOT 2  
KAREN SHELOR  
DEED # 05-070728  
TAX # 78-2-2  
ID: 016985

LOT 3  
BONNIE COCHRAN  
D.B. 1085 P. 22  
TAX # 92-5-3  
ID: 003645

LOT 4A  
PAUL D. MILLS  
DEED # 2003070295  
TAX # 92-5-4A  
ID: 010373

ID: 016381  
TAX # 078-A-63  
TRACT LINE HEREBY VACATED  
TAX # 078-A-62  
ID: 016377

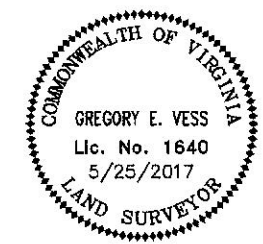
ID: 016378  
TAX # 078-A-64  
TRACT LINE HEREBY VACATED  
TAX # 078-A-63

CHILDRESS FARMS, INC.  
TAX # 92-A-4, 93,94  
D.B. 425 P. 20  
ID: 003388

CHILDRESS FARMS, INC.  
TAX # 92-A-4,93,94  
D.B. 425 P. 20  
ID: 003388

"MEADOWS GOLF AND SWIM CLUB"

MINOR SUBDIVISION OF  
RINER MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA  
SURVEYED 25 MAY 2017  
SCALE 1" = 200'



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132 North Maple Avenue - P.O. Box 1112  
Covington, VA 24426  
phone (540) 962-3900

5316-1-S2	3	1	KBV
JOB NO.	SIZE	REV.	DWN.BY

**These preliminary divisions are subject to Rezoning to A-1 zoning and Montgomery County's final approval**