

MAGNETIC MERIDIAN
TO MARCH 1988 PER
FRANK A. BREEDLOVE & BETTY P. BREEDLOVE SURVEY
DATED 25 JULY 1988
BY BUFORD T. LUMSDEN & ASSOCIATES, P.C.

TAX #4-80
PROPERTY OF
LOREN D. KEMPER &
CAROL M. KEMPA
D.B. 178, PG. 151
SEE SURVEY (#90-332) BY
LUMSDEN ASSOCIATES, P.C.
DATED NOVEMBER 27, 1990

TAX #4-81
PROPERTY OF
FRANK D. BREEDLOVE &
BETTY P. BREEDLOVE
D.B. 137, PG. 373
SEE SURVEY (#88-78) BY
BUFORD T. LUMSDEN & ASSOCIATES, P.C.
DATED JULY 25, 1988

TAX #4-81
PROPERTY OF
FELICIA A. ALLRED
INST. #030003279
SLIDE 81
SEE SURVEY BY
ED REGISTER, L.S.
DATED AUGUST 27, 2003

TAX #4-100
PROPERTY OF
FRANCES E. MURRIE, *feme sole*
D.B. 169, PG. 272
SEE SURVEY (job #40.00180) BY
ROBERT G. CANTLEY, L.S.
DATED JULY 14, 1989

LOT 5
1,090,039 sq. ft.
25.024 acres
"AGRICULTURAL"

LOT 4
1,089,853 sq. ft.
25.020 acres
"AGRICULTURAL"

LOT 3
477,238 sq. ft.
10.956 acres
PROP. D.F.
PROP. HOUSE

LOT 2
384,898 sq. ft.
8.836 acres
NEW 50' INGRESS/EGRESS EASEMENT
SERVING LOTS 1, 2 AND 3

LOT 1
357,889 sq. ft.
8.216 acres

TAX #4-105
PROPERTY OF
LOIS M. UNDERWOOD &
RONALD R. UNDERWOOD
INST. #020001241
SEE SURVEY BY
JENNINGS L. BOLT, L.S.
DATED FEBRUARY 1, 1999

TAX #4-96 & 97
PROPERTY OF
COLONEL E. WIMMER &
BLANCHE LOUISE WIMMER
D.B. 142, PG. 152
D.B. 143, PG. 202

CENTERLINE OF NEW 50' INGRESS/EGRESS EASEMENT SERVING LOTS 3 AND 4

LINE	BEARING	DISTANCE
2-E1	S 38°19'19" E	51.74'(TIE)
E1-E2	N 74°25'08" W	99.79'
E2-E3	S 88°25'59" W	284.01'
E3-E4	S 81°02'27" W	182.17'
E4-E5	S 38°15'44" W	104.19'
E5-E6	S 04°03'58" W	95.78'
E6-E7	S 83°12'24" E	73.44'
E7-E8	N 68°49'17" E	73.33'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	691.14'	193.02'	97.14'	192.39'	N 14°34'48" W	18°00'05"
C2	741.20'	73.13'	38.59'	73.10'	S 10°35'54" W	5°39'10"
C3	91.83'	83.67'	43.01'	80.80'	S 53°38'49" E	52°19'03"
C4	144.99'	131.35'	70.57'	128.90'	N 53°24'25" W	51°34'15"
C5	369.04'	99.39'	50.00'	99.09'	N 87°04'28" W	15°25'51"
C6	119.99'	52.66'	28.78'	52.24'	S 72°38'14" W	25°29'44"

VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County,
at _____, this 14th day of July, 2004.
This Map received in office, and, admitted to record.
WENDELL G. PETERS, CLERK

Teste: *Jam B. Shusher*
Clerk - Deputy Clerk



BOUNDARY DATA (TOTAL)

LINE	BEARING	DISTANCE
1-2	S 71°38'41" E	148.75'
2-3	S 38°19'19" E	139.37'
3-4	S 37°08'49" E	233.07'
4-5	S 38°48'13" E	97.11'
5-6	S 14°34'48" E	192.39' CH.
6-7	S 02°18'47" E	99.24'
7-8	S 03°01'09" E	150.08'
8-9	S 08°50'15" E	150.08'
9-10	S 02°17'47" W	144.93'
10-11	S 18°55'09" W	95.93'
11-12	S 11°21'14" W	108.59'
12-13	N 90°00'00" W	682.53'
13-14	S 00°00'00" W	250.04'
14-15	S 78°34'31" E	581.98'
15-16	S 10°35'54" W	73.10' CH.
16-17	S 70°35'13" W	237.01'
17-18	N 72°48'00" W	52.42'
18-19	N 55°58'41" W	101.08'
19-20	N 64°48'34" W	160.69'
20-21	S 80°08'19" W	279.60'
21-22	S 80°34'19" W	104.34'
22-23	N 68°55'31" W	68.79'
23-24	N 72°44'28" W	222.75'
24-25	N 80°34'54" W	63.21'
25-26	N 79°48'20" W	155.04'
26-27	N 53°38'49" W	80.80' CH.
27-28	N 27°27'18" W	200.67'
28-29	N 53°24'25" W	128.90' CH.
29-30	N 79°21'33" W	198.59'
30-31	N 87°04'28" W	99.09' CH.
31-32	S 85°12'38" W	128.95'
32-33	S 72°38'14" W	52.24' CH.
33-34	S 60°03'52" W	158.32'
34-35	N 14°22'41" E	1007.99'
35-1	N 76°51'28" E	2187.09'

AREA = 78.051 ACRES

LEGEND

D.B.	DEED BOOK
PG.	PAGE
I.P.	IRON PIN
EXST.	EXISTING
INST.	INSTRUMENT
R/W	RIGHT-OF-WAY
STA.	STATION
CH.	CHORD
M.B.L.	MINIMUM BUILDING LINE
VHMON	VDOT HIGHWAY MONUMENT
PROP.	PROPOSED
D.F.	DRAINFIELD
P.U.E.	PUBLIC UTILITY EASEMENT

- 50' INGRESS/EGRESS EASEMENT
- PROPOSED HOUSE
- PROPOSED DRAINFIELD
- PROPOSED WELL

PLAT SHOWING
PROPOSED SUBDIVISION OF
TAX #4-99 (78.051 AC.)
TRACT "A", Plat Book 3, Page 125
CREATING NEW

LOT 1 (8.216 AC.)
LOT 2 (8.836 AC.)
LOT 3 (10.956 AC.)
LOT 4 (25.020 AC.)
AND NEW
LOT 5 (25.024 AC.)

PROPERTY OF
Keystone Design, Inc.

SITUATED ALONG FLOYD HIGHWAY (U.S. ROUTE #221)
LOCUST GROVE MAGISTERIAL DISTRICT
FLOYD COUNTY, VIRGINIA See Plat DC-3-148A

- NOTES:
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
 - IRON PINS HAVE BEEN SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
 - THE PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL # 510199 0090 B, DATED SEPTEMBER 29, 1989, ZONE "X"
 - LEGAL REFERENCE: INSTRUMENT # 040000869
 - THE INTENT OF THIS PLAT IS TO SUBDIVIDE FLOYD COUNTY TAX PARCEL 4-99.
 - NEW LOT 1 HAS 175' FRONTAGE AT THE 50' MINIMUM BUILDING LINE.
 - DRAINFIELDS WERE ESTABLISHED BY CTECH, 111 N. FRANKLIN STREET, CHRISTIANSBURG, VA., 24073. THE DESIGNATED AOSE IS CHARLES NELSON, AOSE #15.
 - THE WELL PERMIT AND SEPTIC PERMIT NUMBERS ARE AS FOLLOWS:
EXISTING HOUSE - # 1985-59
EXISTING WELL - # 99-131-4315

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: JUNE 21, 2004
SCALE: 1" = 200'
COMPL. NO.: 2003-923
CADD FILE: F:\2003\0323\1\SUR\0323\285B.DWG