

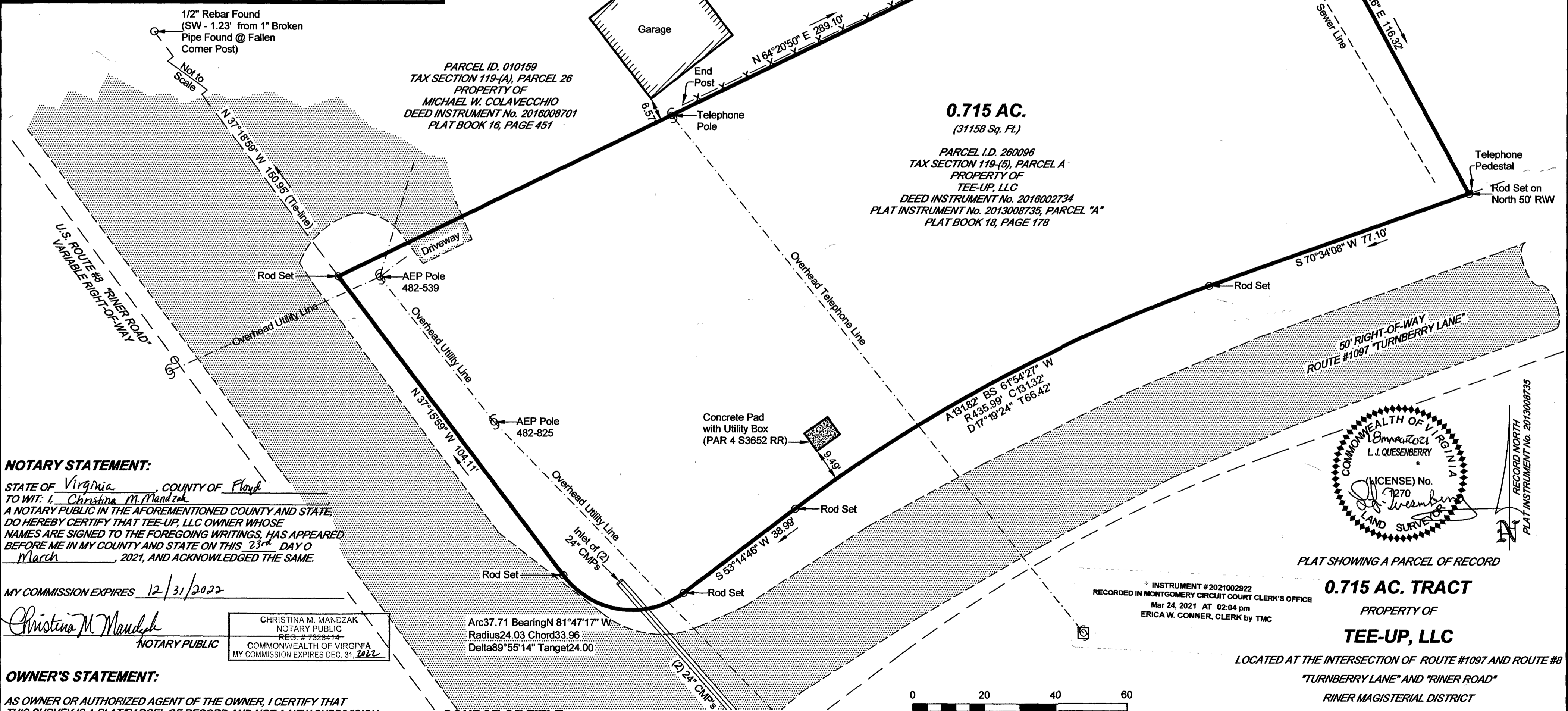
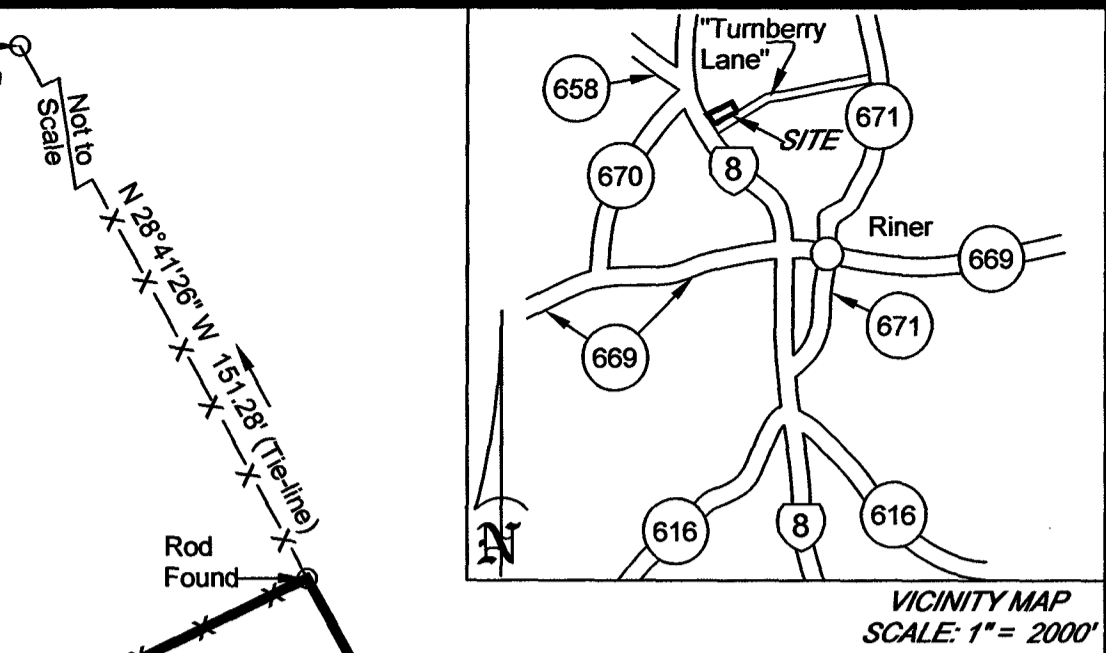
- NOTES:**
1. THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 3. SUBJECT PROPERTY AS SHOWN IS ALL OF MONTGOMERY COUNTY TAX SECTION 119-(5), PARCEL A. PARCEL No. 260096
 4. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A H.U.D. DESIGNATED FLOOD HAZARD ZONE. THIS OPINION IS BASED UPON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL #51121C0230C ZONE X, DATED: 9-25-2009) AND HAS NOT BEEN FIELD VERIFIED.
 5. THERE ARE NO GRAVES MARKING A PLACE OF BURIAL SHOWN.
 6. TEE-UP, LLC., 8591, FLOYD HWY NORTH, COPPER HILL VA 24079.
 7. MONTGOMERY COUNTY ZONING DISTRICT PDURES. FRONT = 30' AND REAR = 40' AND SIDE = 15'
 8. PUBLIC WATER AND SEPTIC ARE AVAILABLE.
 9. ORDINANCE 1997-8, AN ORDINANCE AMENDING OR CHANGING THE ZONING ORDINANCE CLASSIFICATION OF APPROXIMATELY 215 ACRES FROM AGRICULTURE (A-1) TO PLANNED UNIT DEVELOPMENT RESIDENTIAL (PUD-RED). LOTS WILL HAVE TO COMPLY WITH ALL PROFFERED CONDITIONS OF ORDINANCE CHANGE.

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, REGARDING THE PLATTING OF SUBDIVISIONS, WITHIN THE COUNTY OF MONTGOMERY, VIRGINIA.

GIVEN UNDER MY HAND THIS 18TH DAY OF MARCH 2021.

L.J. Queisenberry
L.J. QUEISENBERRY, L.S. #1270



NOTARY STATEMENT:

STATE OF Virginia, COUNTY OF Floyd
TO WIT: I, *Christina M. Mandzak*
A NOTARY PUBLIC IN THE AFOREMENTIONED COUNTY AND STATE, DO HEREBY CERTIFY THAT TEE-UP, LLC OWNER WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITINGS, HAS APPEARED BEFORE ME IN MY COUNTY AND STATE ON THIS 23RD DAY OF March, 2021, AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES 12/31/2022

Christina M. Mandzak
NOTARY PUBLIC

CHRISTINA M. MANDZAK
NOTARY PUBLIC
RES. #1329414
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DEC. 31, 2022

OWNER'S STATEMENT:

AS OWNER OR AUTHORIZED AGENT OF THE OWNER, I CERTIFY THAT THIS SURVEY IS A PLAT/PARCEL OF RECORD AND NOT A NEW SUBDIVISION OF LAND. BY MY SIGNATURE I ACCEPT LEGAL RESPONSIBILITY FOR THIS AFFIRMATION AND UNDERSTAND THAT PENALTIES MAY BE IMPOSED IF THE STATEMENT IS INCORRECT.

Danny Thompson Manager 3-23-21
TEE-UP, LLC, DANNY THOMPSON DATE

SOURCE OF TITLE:

PLAT SHOWING 0.715 AC. TRACT IS A PORTION OF THAT PROPERTY ACQUIRED BY TEE-UP, LLC., AS DESCRIBED IN DEED INSTRUMENT No. 2016002734 "PARCEL A" ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA, IN WHICH THE ABOVE REFERRED TO DEED IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID LAND.

VIRGINIA: IN THE OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY 24 DAY OF March 2021. THE FOREGOING INSTRUMENT WAS THIS DAY PRESENTED IN SAID OFFICE AND WITH THE CERTIFICATE ANNEXED ADMITTED TO RECORD AT 1:04 O'CLOCK P.M.

Rafferty Cox D.C.

PARCEL ID. 134512
TAX SECTION 119-(5), PARCEL 31
PROPERTY OF
CHARLES G. JACKSON
REGINA G. JACKSON
DEED INSTRUMENT No. 2016001363

PARCEL ID. 010159
TAX SECTION 119-(A), PARCEL 26
PROPERTY OF
MICHAEL W. COLAVECCHIO
DEED INSTRUMENT No. 2016008701
PLAT BOOK 16, PAGE 451

PARCEL I.D. 260096
TAX SECTION 119-(5), PARCEL A
PROPERTY OF
TEE-UP, LLC
DEED INSTRUMENT No. 2016002734
PLAT INSTRUMENT No. 2013008735, PARCEL "A"
PLAT BOOK 18, PAGE 178

PLAT SHOWING A PARCEL OF RECORD

0.715 AC. TRACT
PROPERTY OF
TEE-UP, LLC

LOCATED AT THE INTERSECTION OF ROUTE #1097 AND ROUTE #8
"TURNBERRY LANE" AND "RINER ROAD"
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
SCALE: 1" = 20' DATE: 17 MARCH 2021
L. J. QUEISENBERRY, LICENSED LAND SURVEYOR
521 SOUTH MAIN STREET, HILLSVILLE VIRGINIA 24343
PHONE & FAX: (276)-728-7471 EMAIL: quessurvey@comcast.net

INSTRUMENT # 2021002922
RECORDED IN MONTGOMERY CIRCUIT COURT CLERK'S OFFICE
Mar 24, 2021 AT 02:04 pm
ERICA W. CONNER, CLERK by TMC

COMMONWEALTH OF VIRGINIA
L.J. QUEISENBERRY
(LICENSE) No. 1270
LAND SURVEYOR

RECORD NORTH
PLAT INSTRUMENT No. 2013008735

JOB No. 4997B