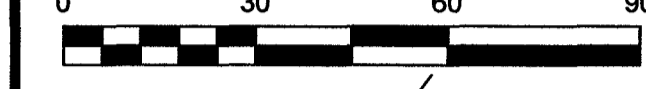


BEFORE SUBDIVISION			
LOT/PARCEL	ACREAGE	LOT ASSIGNMENT	SOURCE
REMAINDER	±155.664 AC.	38 LOTS	P.B. 18, PG. 179 & 2013008735

AFTER SUBDIVISION			
LOT/PARCEL	ACREAGE	LOT ASSIGNMENT	
NEW LOT	0.7755 AC.	1 LOT	
REMAINDER	±154.894 AC.	37 LOTS	

CONFORMING STATEMENT:
 THIS IS TO CERTIFY THAT THE SUBDIVIDED PROPERTY AS SHOWN HEREON IS IN STRICT ACCORDANCE AND IN COMPLIANCE WITH THE SUBDIVISION ORDINANCES OF MONTGOMERY COUNTY, VIRGINIA, AND FURTHER IS IN STRICT ACCORDANCE AND COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE.

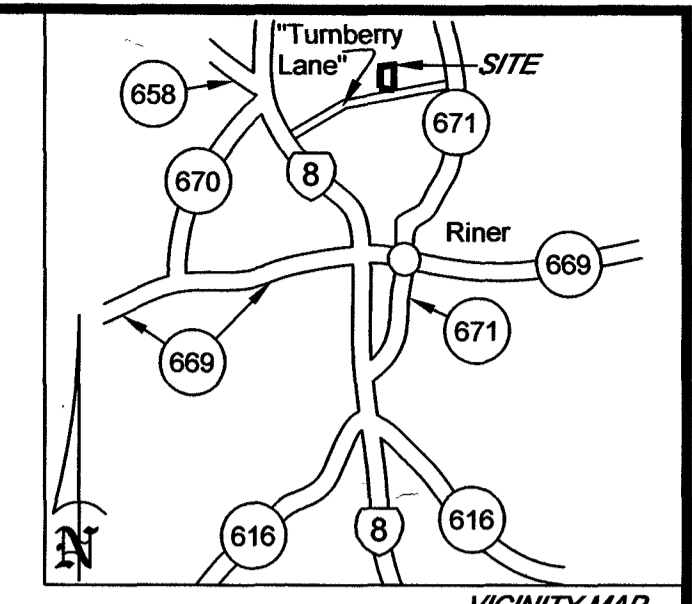
L.J. Queisenberry 19 FEBRUARY 2021
 L.J. QUEISENBERRY, L.S. #1270



APPROVING AGENCY:
 UNDER THE AUTHORITY OF MONTGOMERY COUNTY SUBDIVISION AND ZONING ORDINANCES THIS SUBDIVISION IS HEREBY APPROVED FOR RECORDATION. THIS PLAT OF "MINOR SUBDIVISION" IS APPROVED BY MONTGOMERY COUNTY, VIRGINIA UNDER AUTHORITY OF SECTION 8-132 OF THE MONTGOMERY COUNTY CODE.
 3/29/2021
 AGENT, PLANNING DEPARTMENT DATE

VIRGINIA: IN THE OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY 30 DAY OF MARCH 2021 THE FOREGOING INSTRUMENT WAS THIS DAY PRESENTED IN SAID OFFICE AND WITH THE CERTIFICATE ANNEXED ADMITTED TO RECORD AT 1:26 O'CLOCK P.M.
 TESTEE: ERICA W. CONNER, CLERK BY: *Erica W. Conner*

INSTRUMENT # 2021003150
 RECORDED IN MONTGOMERY CIRCUIT COURT CLERK'S OFFICE
 Mar 30, 2021 AT 01:26 pm
 ERICA W. CONNER, CLERK BY TMC

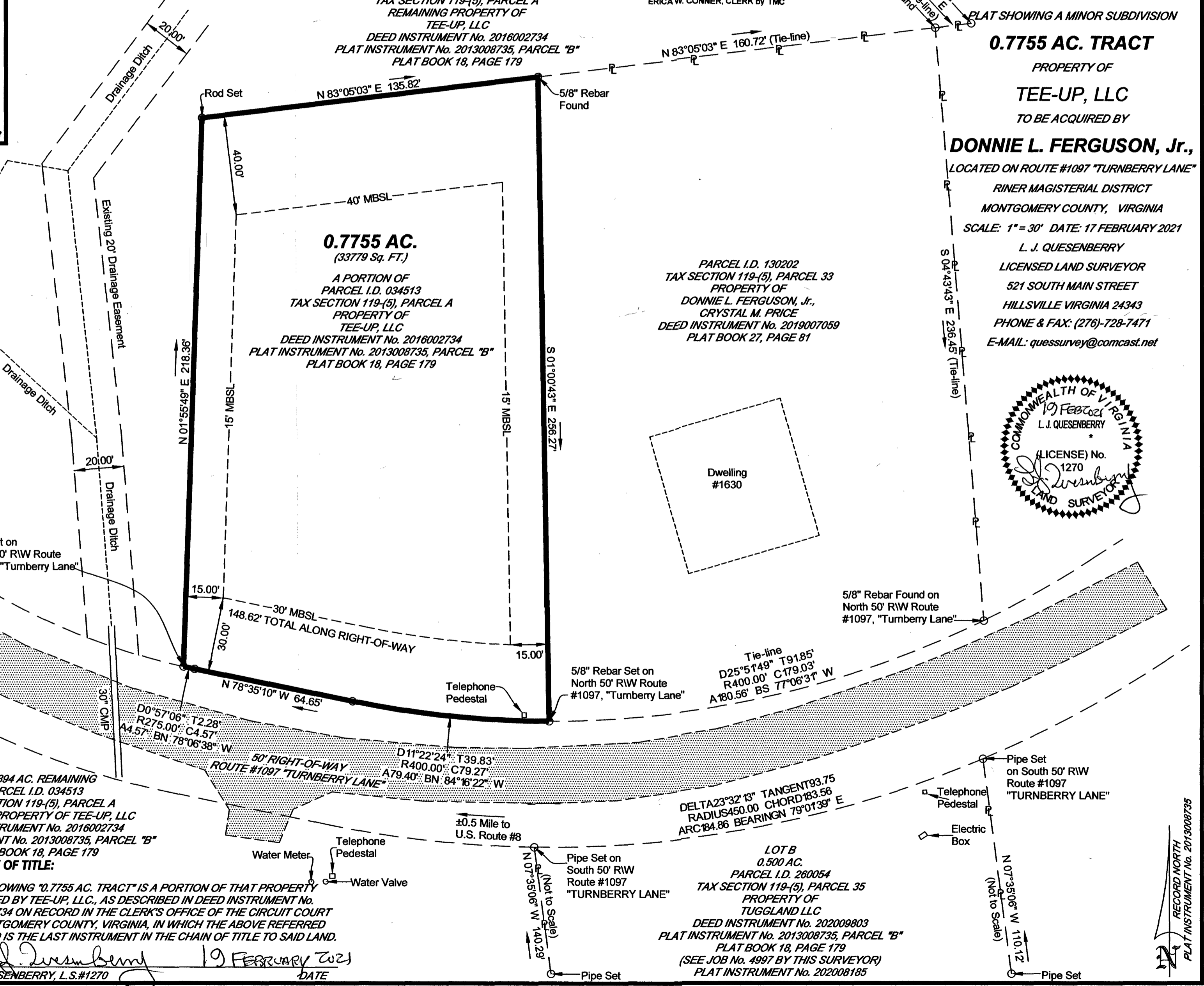


OWNER'S STATEMENT:
 THIS IS TO CERTIFY THAT THE SUBDIVIDED PROPERTY AS SHOWN HEREON IS IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND THEY HAVE SUBDIVIDED THIS PROPERTY WITH THEIR OWN FREE WILL AND CONSENT.
Danny Thompson Manager 3-23-21
 TEE-UP, LLC, DANNY THOMPSON DATE

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
 REG. # 7328414
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES DEC. 31, 2022
Christina M. Mandzak
 NOTARY PUBLIC

- NOTES:**
- THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 - THIS PLAT IS A "MINOR SUBDIVISION".
 - SUBJECT PROPERTY AS SHOWN IS A PORTION OF MONTGOMERY COUNTY TAX SECTION 119-(A), PARCEL A. PARCEL No. 034513.
 - 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.
 - THERE ARE NO GRAVES MARKING A PLACE OF BURIAL SHOWN.
 - TEE-UP, LLC., 8591, FLOYD HWY NORTH, COPPER HILL VA 24079.
 - MONTGOMERY COUNTY ZONING DISTRICT PUDRES. FRONT = 30' AND REAR = 40' AND SIDE = 15'
 - PUBLIC WATER AND SEPTIC ARE AVAILABLE.
 - 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.



±154.894 AC. REMAINING
 PARCEL I.D. 034513
 TAX SECTION 119-(5), PARCEL A
 REMAINING PROPERTY OF TEE-UP, LLC
 DEED INSTRUMENT No. 2016002734
 PLAT INSTRUMENT No. 2013008735, PARCEL "B"
 PLAT BOOK 18, PAGE 179
SOURCE OF TITLE:
 PLAT SHOWING "0.7755 AC. TRACT" IS A PORTION OF THAT PROPERTY ACQUIRED BY TEE-UP, LLC., AS DESCRIBED IN DEED INSTRUMENT No. 2016002734 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.
L.J. Queisenberry 19 FEBRUARY 2021
 L.J. QUEISENBERRY, L.S. #1270 DATE

0.7755 AC. TRACT
 PROPERTY OF
TEE-UP, LLC
 TO BE ACQUIRED BY
DONNIE L. FERGUSON, Jr.,
 LOCATED ON ROUTE #1097 "TURNBERRY LANE"
 RINER MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA
 SCALE: 1" = 30' DATE: 17 FEBRUARY 2021
 L. J. QUEISENBERRY
 LICENSED LAND SURVEYOR
 521 SOUTH MAIN STREET
 HILLSVILLE VIRGINIA 24343
 PHONE & FAX: (276)-728-7471
 E-MAIL: quessurvey@comcast.net

PARCEL I.D. 130202
 TAX SECTION 119-(5), PARCEL 33
 PROPERTY OF
 DONNIE L. FERGUSON, Jr.,
 CRYSTAL M. PRICE
 DEED INSTRUMENT No. 2019007059
 PLAT BOOK 27, PAGE 81

LOT B
 0.500 AC.
 PARCEL I.D. 260054
 TAX SECTION 119-(5), PARCEL 35
 PROPERTY OF
 TUGGLAND LLC
 DEED INSTRUMENT No. 202009803
 PLAT INSTRUMENT No. 2013008735, PARCEL "B"
 PLAT BOOK 18, PAGE 179
 (SEE JOB No. 4997 BY THIS SURVEYOR)
 PLAT INSTRUMENT No. 202008185



RECORD NORTH
 PLAT INSTRUMENT No. 2013008735