


OWNERS CONSENT & DEDICATION STATEMENT:

THE "PLAT OF MAJOR SUBDIVISION OF A PORTION OF TAX PARCEL No. 33-(A)-6 PREPARED FOR H.S. TEJAS, LTD." DATED 03/05/09, AS APPEARS ON THIS PLAT, HAS BEEN MADE WITH THE FREE CONSENT OF, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, IF ANY, AND THAT THE 20' WIDE INGRESS / EGRESS EMERGENCY ACCESS EASEMENT, IS HEREBY RESERVED AND MADE.

BY: H.S. TEJAS, LTD.

  
J. BARRON STROTHER  
MANAGING MEMBER & GENERAL PARTNER  
7/17/09  
DATE

PLAT OF  
MAJOR SUBDIVISION OF  
A PORTION OF  
TAX PARCEL No. 33-(A)-6  
PREPARED FOR  
H.S. TEJAS, LTD.  
ALONG REESE MOUNTAIN ROAD  
SHAWSVILLE MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA

NOTARY'S STATEMENT:

FOR A PERSON WHO IS SIGNING ON BEHALF OF A CORPORATION:

STATE OF: Florida  
CITY / COUNTY OF: Wilton


THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

March 13 2009 BY J. Barron Strother

OF H.S. Tejas, Ltd.

A Tejas

CORPORATION ON BEHALF OF THE CORPORATION.

  
NOTARY PUBLIC  
REGISTRATION No. DD813645



PRIVATE ROAD NOTE:

THIS SUBDIVISION IS SERVED BY PRIVATE ROADS WHICH ARE NOT MAINTAINED BY MONTGOMERY COUNTY OR THE COMMONWEALTH OF VIRGINIA. USE OF PRIVATE ROADS TO SERVE THIS SUBDIVISION HAS BEEN APPROVED BY THE MONTGOMERY COUNTY BOARD OF SUPERVISORS BY RESOLUTION R-FY-09-31.

V.D.H. 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 (12 VAC 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 § 32.1-163.5 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. This subdivision was certified as being in compliance with the Board of Health's regulations by: Charles E. Nelson, AOSE #15, Telephone No. 540-381-0309. 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 a 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.

LOTS 1-10 SHALL REQUIRE ADVANCED SECONDARY TREATMENT INTO DRIP SYSTEM.  
LOTS 1-10 SHALL HAVE CLASS 3B-WELLS CASED AND GROUTED TO 50'.

  
HEALTH DIRECTOR  
03.23.2009  
DATE


INSTRUMENT 2009004348  
RECORDED IN THE CLERK'S OFFICE OF  
MONTGOMERY COUNTY, VA  
MAY 12 2009 17 02:19 PM  
ERICA M. WILLIAMS, CLERK  
RECORDED BY: MWN

STATEMENT OF INTENT:

THE PURPOSE OF THIS PLAT IS TO CREATE LOTS 1 - 10, AS SHOWN HEREON, PER THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCE OF MONTGOMERY COUNTY, VIRGINIA, AS THEY PERTAIN TO MAJOR SUBDIVISIONS.

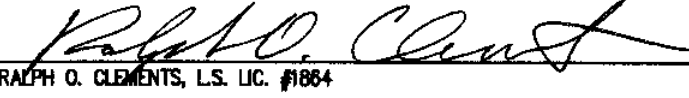
SOURCE OF TITLE:

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS "PLAT OF MAJOR SUBDIVISION OF A PORTION OF TAX PARCEL No. 33-(A)-6 PREPARED FOR H.S. TEJAS, LTD." DATED 03/05/09, IS A PORTION OF THE PROPERTY WHICH WAS ACQUIRED BY DEED RECORDED IN INSTRUMENT NO. 2006011939 AND 2006011941 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA, SAID DEEDS BEING THE LAST INSTRUMENTS BY WHICH SAID OWNER ACQUIRED HIS INTEREST IN THE SUBJECT PROPERTY.

  
RALPH O. CLEMENTS, L.S. LIC. #1864  
03/05/09  
DATE

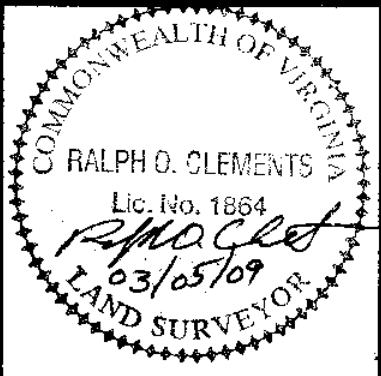
SURVEYORS CERTIFICATE & CONFORMING STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS; THAT THE MONUMENTS SHOWN HEREON HAVE ACTUALLY BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN; THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCE OF MONTGOMERY COUNTY, VIRGINIA, AS APPLICABLE.

  
RALPH O. CLEMENTS, L.S. LIC. #1864  
03/05/09  
DATE

**GAY AND NEEL, INC.**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
SURVEYING  
1260 Radford Street  
Christiansburg, Virginia 24073  
Phone: (540) 381-6011 Fax: (540) 381-2773  
Email: info@gayandneel.com

Plat of  
Major Subdivision of A  
Portion of Tax Parcel 33-(A)-6  
Prepared For  
H.S. Tejas, LTD.  
along Reese Mountain Road  
Shawsville Magisterial District  
Montgomery County, Virginia



REVISED:

DESIGNED/CALC.: KJD  
CHECKED: R  
DRAWN: KJD  
SCALE: NONE  
DATE: 03/05/09

JOB NO. 1703.1  
SHEET 1 OF 6


APPROVAL AND ACCEPTANCE:

UNDER AUTHORITY OF THE SUBDIVISION AND ZONING ORDINANCES OF MONTGOMERY COUNTY, VIRGINIA, THE HEREON SHOWN PLAT IS HEREBY APPROVED FOR RECORDATION.

  
CHAIRMAN, MONTGOMERY COUNTY BOARD OF SUPERVISORS  
3-23-09  
DATE

  
CHAIRMAN, MONTGOMERY COUNTY PLANNING COMMISSION  
March 11, 2009  
DATE

  
MONTGOMERY COUNTY ENGINEER  
3/24/09  
DATE

  
MONTGOMERY COUNTY SUBDIVISION AGENT  
3/25/09  
DATE

INDEX OF SHEETS:

SHEET 1 OF 6: SIGNATURE BLOCKS, APPROVALS

SHEET 2 OF 6: LEGEND, ABBREVIATIONS, NOTES, LOT ASSIGNMENT TABLE

SHEET 3 OF 6: MAJOR SUBDIVISION

SHEET 4 OF 6: MAJOR SUBDIVISION

SHEET 5 OF 6: OVERALL PROPERTY

SHEET 6 OF 6: DRAIN FIELD DETAILS

ABBREVIATIONS:

ABAN.=ABANDONED  
AC.=ACRE(S)  
A.K.A.=ALSO KNOWN AS  
APPROX.=APPROXIMATE  
C/O=CHIEF OFFICER  
CO.=COMPANY  
CONT.=CONTINUED  
D.B.=DEED BOOK  
DR.=DRIVE  
ELEC.=ELECTRIC  
ESMT.=EASEMENT  
ET AL=AND OTHERS  
FND.=FOUND  
PROJ.=PROJECT  
I.P.=INDUSTRIAL PARK  
INST.=INSTRUMENT  
JR.=JUNIOR  
LOC.=LOCATION  
MI.=MILE  
MT.=MOUNT  
MTN.=MOUNTAIN  
N.=NORTH  
N/S=NORFOLK  
SOUTHERN RAILWAY  
NO./#=NUMBER  
ORIG.=ORIGINAL  
P.B.=PLAT BOOK  
PG.=PAGE  
PID=PARCEL  
IDENTIFICATION NO.  
RD.=ROAD  
RT.=ROUTE  
R/W=RIGHT OF WAY  
RWY.=RAILWAY  
S.=SOUTH  
W/=WITH  
VDH=VIRGINIA DEPARTMENT  
OF HIGHWAYS  
VDOT=VIRGINIA DEPARTMENT  
OF TRANSPORTATION  
±=PLUS/MINUS

LIST OF ADDRESSES:

LOT 1= # REESE MTN. RD.  
LOT 2= # REESE MTN. RD.  
LOT 3= # REESE MTN. RD.  
LOT 4= # REESE MTN. RD.  
LOT 5= # REESE MTN. RD.  
LOT 6= # REESE MTN. RD.  
LOT 7= # REESE MTN. RD.  
LOT 8= # REESE MTN. RD.  
LOT 9= # REESE MTN. RD.  
LOT 10= # REESE MTN. RD.

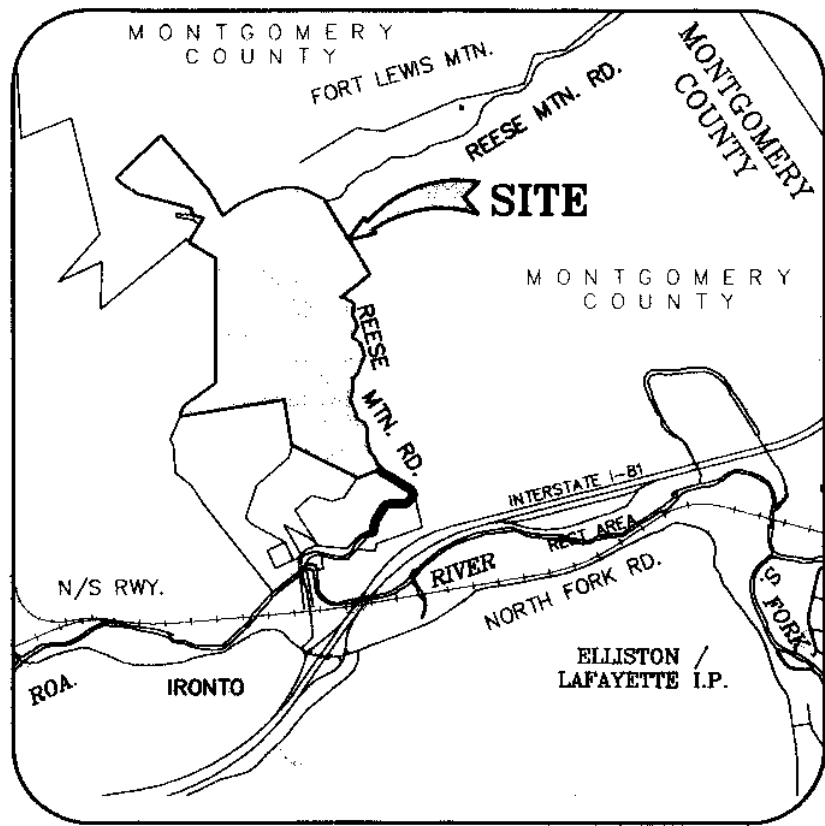
FRONTAGE SUMMARY:

(AT PROPERTY LINE ALONG REESE MTN. ROAD)

LOT 1 = +874'  
LOT 2 = 150.59'  
LOT 3 = 1144.78'  
LOT 4 = 1007.41'  
LOT 5 = 207.80'  
LOT 6 = 552.01'  
LOT 7 = 472.70'  
LOT 8 = 1323.13'  
LOT 9 = 3384.28'  
LOT 10 = 447.12'

LOT ASSIGNMENT TABLE, A-1 ZONING DISTRICT:

BEFORE SUBDIVISION			
LOT/PARCEL	ACREAGE	LOT ASSIGNMENT	SOURCE
TAX PARCEL 33-(A)-6	±1714.82 (NOTE: 1087.27 AC.± IN MONTGOMERY COUNTY)	55 (45 PER RESOLUTION OF RFY-08-177)	P.B. 26 PG. 242
AFTER SUBDIVISION			
LOT/PARCEL	ACREAGE	LOT ASSIGNMENT	
LOT 1	20.000	1	
LOT 2	21.205	1	
LOT 3	20.030	1	
LOT 4	20.003	1	
LOT 5	20.002	1	
LOT 6	20.177	1	
LOT 7	20.007	1	
LOT 8	20.010	1	
LOT 9	21.762	1	
LOT 10	20.021	1	
REMAINING TAX PARCEL 33-(A)-6	±864.05	35	
REMAINING 33-(A)-6 = ±864.05 AC. FROM RECORDS (MONTGOMERY COUNTY) REMAINING 053.00-01-07.000-0000 = ±647.55 AC. FROM RECORDS (ROANOKE COUNTY)			



VICINITY MAP:

SCALE: 1"=3000'

LEGEND:

- PROPERTY LINE
- ADJOINING PROPERTY
- PROPERTY CORNER
- BRANCH / RIVER
- EXISTING FENCE
- EXISTING EASEMENT
- OVERHEAD ELECTRIC
- EXISTING GRAVEL ROAD
- PROPOSED CLASS 3B WELL (APPROX.)
- PROPOSED EASEMENT
- PROPOSED SETBACK
- PROPOSED DRAIN FIELD
- BOREHOLE
- SLOPE ARROW
- CONTOUR LINE

NOTES:

- CURRENT OWNER(S) & LEGAL REFERENCE(S):  
H.S. TEJAS, LTD. (TAX PARCEL 33-(A)-6; PARCEL ID#002853)  
c/o MARK KELLY, P.O. BOX 1350, SANTA ROSA BEACH, FLORIDA 32459  
INSTRUMENT NO. 2008011938, 2008011941; P.B. 26 PG. 242; P.B. 10 PG. 121.
- TOPOGRAPHY, AS SHOWN ON SHEET 6, IS DERIVED FROM MONTGOMERY COUNTY LIDAR DATA AND ON-SITE VERIFICATION BY FIELD SURVEY. VERTICAL DATUM USED IS NAVD 88; CONTOUR INTERVAL IS 2'.
- CURRENT SUBJECT ZONING: MONTGOMERY COUNTY, A1-AGRICULTURAL.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY BY GAY AND NEEL, INC., USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
- IRON RODS SET AT ALL LOT CORNERS, WITH THE EXCEPTION OF MEANDER CORNERS OF PRESCRIPTIVE RIGHT-OF-WAY (18 VAC 10-20-370 C.4), UNLESS OTHERWISE SHOWN HEREON.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD ZONE. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 510099 0044 B EFFECTIVE DATE OF JANUARY 6, 1994. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- BUILDING SETBACKS PER MONTGOMERY COUNTY ZONING: FRONT: 40, SIDE: 15, REAR: 40'. SETBACKS ARE SHOWN BASED ON THE OPINION OF THIS SURVEYOR. CONTACT MONTGOMERY COUNTY ZONING OFFICE PRIOR TO CONSTRUCTION OF BUILDINGS. SEE VARIANCE FOR THIS PROJECT FOR DETAILS. HEIGHT PER MONTGOMERY COUNTY ZONING: BUILDINGS MAY BE ERRECTED UP TO 40' IN HEIGHT.
- THERE ARE NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL OBSERVED ON THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.
- RESOLUTION OF RFY-08-177 APPROVING USE OF PRIVATE STREET FOR THE H.S. TEJAS SUBDIVISION SUBJECT TO CERTAIN CONDITIONS, WHICH ARE AS FOLLOWS: HS TEJAS, LTD., IS THE OWNER OF CERTAIN LAND LYING AND BEING IN THE COUNTY OF MONTGOMERY DESIGNATED AS PARCEL # 002853, AND TAX MAP PARCEL 33-(A)-6 ON THE TAX MAPS OF MONTGOMERY COUNTY, VIRGINIA ("PROPERTY"); AND WHEREAS, H.S. TEJAS, LTD. HAS REQUESTED THE BOARD OF SUPERVISORS FOR PERMISSION TO SUBDIVIDE THEIR PROPERTY USING REESE MOUNTAIN ROAD, A PRIVATE STREET, FOR ACCESS TO THE PUBLIC STREET AS PROVIDED FOR IN SECTION 8-152 OF THE MONTGOMERY COUNTY SUBDIVISION ORDINANCE. NOW, THEREFORE, BE IT RESOLVED, THE BOARD OF SUPERVISORS OF MONTGOMERY COUNTY, VIRGINIA APPROVES OF H.S. TEJAS, LTD., SUBDIVIDING THEIR PROPERTY USING REESE MOUNTAIN ROAD, A PRIVATE STREET, TO PROVIDE ACCESS TO THE PUBLIC STREET SUBJECT TO THE PROPOSED SUBDIVISION MEETING THE REQUIREMENTS OF THE MONTGOMERY COUNTY SUBDIVISION ORDINANCE AND FOLLOWING ADDITIONAL CONDITIONS IMPOSED IN ORDER TO PROMOTE THE EFFICIENT UTILIZATION OF THE PROPERTY:
  - A SECOND INGRESS AND EGRESS FOR THE PROPERTY FOR EMERGENCY ACCESS SHALL BE SHOWN ON THE SUBDIVISION PLAT AND MAINTAINED BY THE PROPERTY OWNERS FROM REESE MOUNTAIN ROAD THROUGH TO GRAY FOX LANE IN ROANOKE COUNTY.
  - THE PRIVATE REESE MOUNTAIN ROAD SHALL BE MAINTAINED BY ALL THE PROPERTY OWNERS IN THE SUBDIVISION PURSUANT TO A ROAD MAINTENANCE AGREEMENT. THROUGH COVENANTS AND DEED RESTRICTIONS EACH PROPERTY OWNER WITHIN THE SUBDIVISION SHALL BE REQUIRED TO PARTICIPATE IN THE COST OF MAINTAINING PRIVATE REESE MOUNTAIN ROAD OR ITS SUCCESSOR ROAD. THE ROAD MAINTENANCE AGREEMENT SHALL BE REVIEWED AND APPROVED BY THE COUNTY ATTORNEY PRIOR TO APPROVAL OF THE FIRST SUBDIVISION PLAT SUBMITTED FOR COUNTY APPROVAL FOR THE PROPERTY.
  - THE SUBDIVISION USING PRIVATE REESE MOUNTAIN ROAD SHALL HAVE A MINIMUM LOT SIZE OF 20 ACRES OR GREATER WITH NO MORE THAN 45 LOTS TOTAL FOR THE ENTIRE PROPERTY AND A LENGTH OF STREET PER LOT RATIO OF ONE HUNDRED FIFTY (150) FEET PER LOT OR GREATER. THE PRIVATE REESE MOUNTAIN ROAD SHALL HAVE A MAXIMUM GRADE OF EIGHTEEN (18) PERCENT AND A MINIMUM WIDTH OF ALL WEATHER SURFACE OR PAVEMENT OF EIGHTEEN (18) FEET. ALL NECESSARY ROAD IMPROVEMENTS SHALL BE COMPLETED PRIOR TO APPROVAL OF THE FIRST SUBDIVISION PLAT SUBMITTED FOR COUNTY APPROVAL FOR THE PROPERTY.
  - A HELICOPTER LANDING AREA FOR EMERGENCY EVACUATIONS SHALL BE SHOWN ON THE SUBDIVISION PLAT AND CONSTRUCTED ON THE PROPERTY. THE LANDING AREA SHALL BE DESIGNED AND APPROVED BY THE LIFE-GUARD 10 SERVICE. THE LANDING AREA SHALL BE CONSTRUCTED PRIOR TO APPROVAL OF THE FIRST SUBDIVISION PLAT SUBMITTED FOR COUNTY APPROVAL FOR THE PROPERTY AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - WITHIN THE COVENANTS AND DEED RESTRICTIONS FOR THE SUBDIVISION A PROVISION SHALL BE INCLUDED LIMITING THE CLEARING OF TREES TO A MAXIMUM AREA OF SEVENTY-FIVE (75) FEET AROUND EACH HOME SITE WITH THE EXCEPTION OF ANY CLEARING NEEDED FOR THE INSTALLATION OF DRAIN FIELDS AND DRIVEWAYS WHICH SHALL BE LIMITED TO A MAXIMUM OF FIFTEEN (15) FEET BEYOND THE EDGE OF THE DRAIN FIELD SITE OR DRIVEWAY.
  - H.S. TEJAS, LTD. SHALL PROVIDE ALL PURCHASERS OF THE PROPERTY WITH A COPY OF THE "NOTICE TO ALL POTENTIAL PURCHASERS" PRIOR TO CLOSING.
  - ALL LOTS SHALL HAVE APPROVED DRAIN FIELD LOCATIONS PRIOR TO APPROVAL OF FINAL SUBDIVISION PLAT.

GAY AND NEEL, INC.

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
SURVEYING

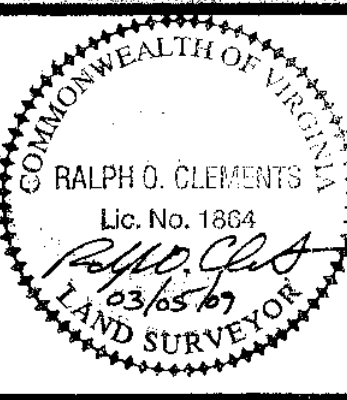
1260 Radford Street  
Christiansburg, Virginia 24073

Phone: (540) 381-6011 Fax: (540) 381-2773  
Email: info@gayandneel.com

Plat of  
Major Subdivision of A  
Portion of Tax Parcel 33-(A)-6  
Prepared For

H.S. Tejas, LTD.

along Reese Mountain Road  
Shawsville Magisterial District  
Montgomery County, Virginia



REVISED:

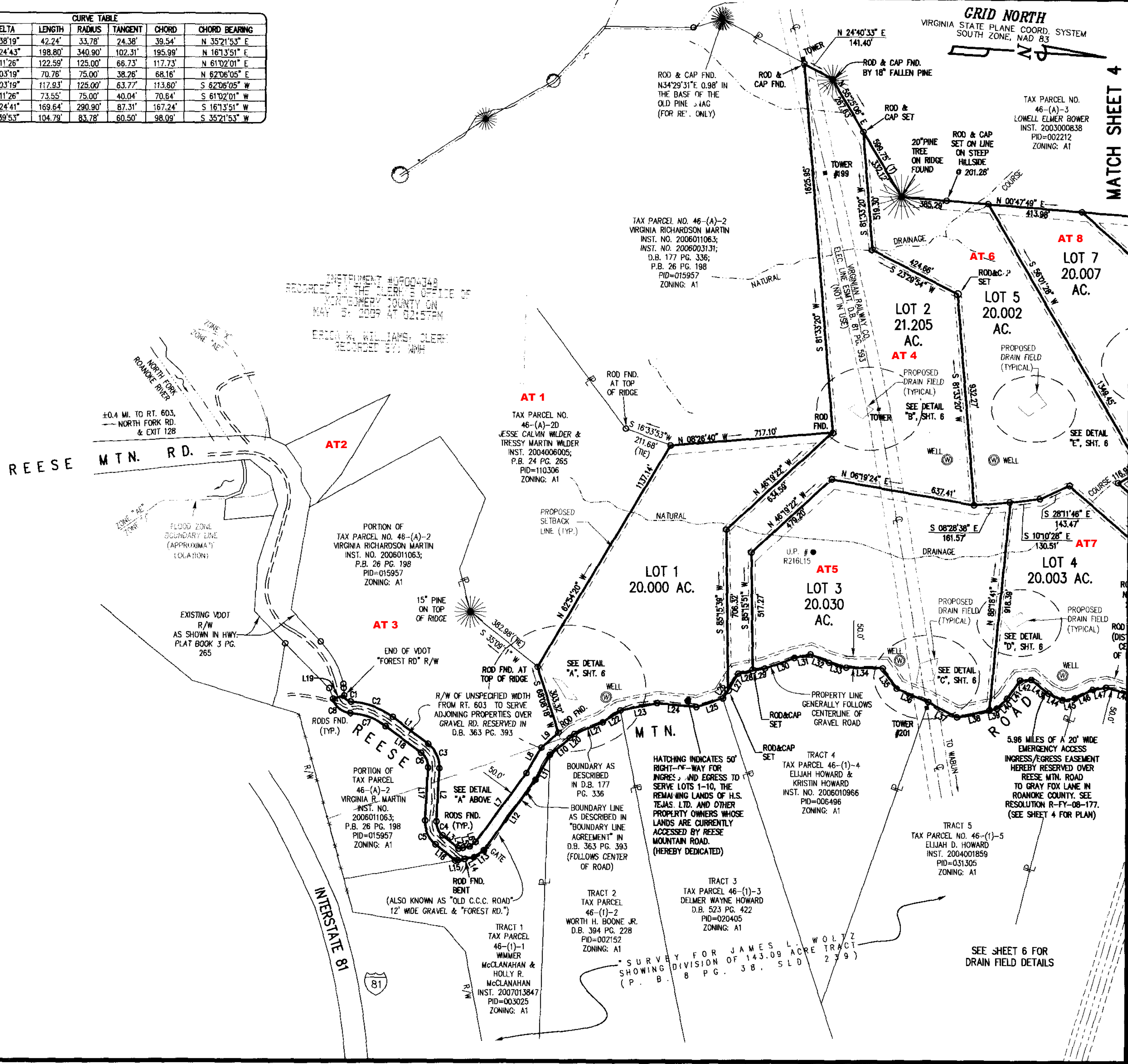
DESIGNED/CALC.: KJD  
CHECKED: KJD  
DRAWN: KJD  
SCALE: AS SHOWN  
DATE: 03/05/09

JOB NO. 1703.1

SHEET 2 OF 6



CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	71°38'19"	42.24'	33.78'	24.38'	39.54'	N 35°21'53" E
C2	33°24'43"	198.80'	340.90'	102.31'	195.99'	N 16°13'51" E
C3	56°11'26"	122.59'	125.00'	66.73'	117.73'	N 61°02'01" E
C4	54°03'19"	70.76'	75.00'	38.26'	68.16'	N 62°06'05" E
C5	54°03'19"	117.93'	125.00'	63.77'	113.80'	S 62°06'05" W
C6	56°11'26"	73.55'	75.00'	40.04'	70.64'	S 61°02'01" W
C7	33°24'41"	169.64'	290.90'	87.31'	167.24'	S 16°13'51" W
C8	71°39'53"	104.79'	83.78'	60.50'	98.09'	S 35°21'53" W



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Phone: (540) 381-6011 Fax: (540) 381-2773  
Email: info@gayandneel.com

Plat of  
**Major Subdivision of A**  
**Portion of Tax Parcel 33-(A)-6**  
Prepared For  
**H.S. Tejas, LTD.**  
along Reese Mountain Road  
Shawsville Magisterial District Montgomery County, Virginia

COMMONWEALTH OF VIRGINIA  
RALPH O. CLEMENTS  
Lic. No. 1864  
03/05/09  
LAND SURVEYOR

REVISED:

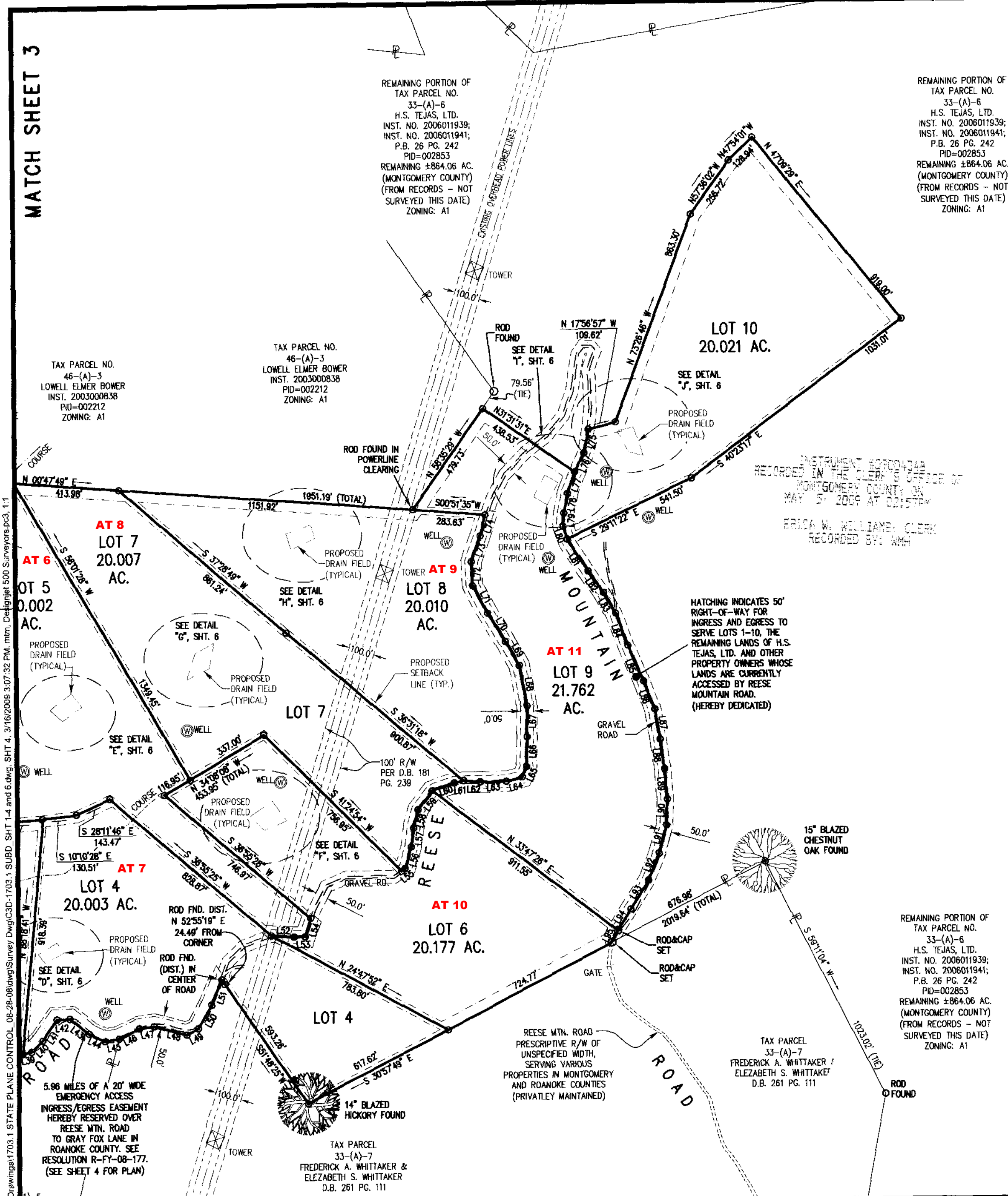
DESIGNED/CALC.: KJD  
CHECKED: KJD  
DRAWN: KJD  
SCALE: 1"=300'  
DATE: 03/05/09

JOB NO. 1703.1  
SHEET 3 OF 6

X:\Drawings\1703.1 STATE PLANE CONTROL\_08-28-08\dwg\Survey Dwg\1703.1 SUBD\_SHT 1-4 and 6.dwg, SHT 3, 3/16/2009 3:16:10 PM, mtn, Delinger, 500 Surveys, pc3, 11

**AT = Auction Tract Number**





GRID NORTH  
VIRGINIA STATE PLANE COORD. SYSTEM  
SOUTH ZONE, NAD 83

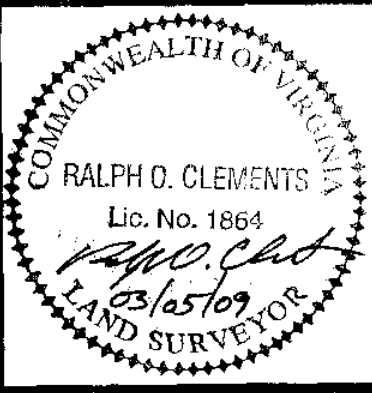
REMAINING PORTION OF  
TAX PARCEL NO.  
33-(A)-6  
H.S. TEJAS, LTD.  
INST. NO. 2006011939;  
INST. NO. 2006011941;  
P.B. 26 PG. 242  
PID=002853  
REMAINING ±864.06 AC.  
(MONTGOMERY COUNTY)  
(FROM RECORDS - NOT  
SURVEYED THIS DATE)  
ZONING: A1

LINE	BEARING	DISTANCE
L1	N 32°56'18" E	196.08'
L2	N 89°07'44" E	233.75'
L3	N 35°04'26" E	89.86'
L4	N 13°02'20" W	19.81'
L5	N 13°28'26" W	30.09'
L6	N 39°51'51" W	32.93'
L7	N 57°28'42" W	375.31'
L8	N 63°36'47" W	130.50'
L9	N 44°14'33" W	98.82'
L10	S 44°14'33" E	116.41'
L11	S 63°36'48" E	124.65'
L12	S 57°28'42" E	385.74'
L13	S 39°51'50" E	52.40'
L14	S 13°28'26" E	42.00'
L15	S 13°02'21" E	42.32'
L16	S 35°04'26" W	112.18'
L17	S 89°07'44" W	233.75'
L18	S 32°56'18" W	196.08'
L19	N 44°14'33" E	50.00'
L20	S 44°14'32" E	25.75'
L21	S 25°56'39" E	134.28'
L22	S 37°34'30" E	94.45'
L23	S 14°45'05" E	164.81'
L24	S 01°36'30" W	173.47'
L25	S 21°33'56" E	122.89'
L26	S 62°11'01" E	42.18'
L27	S 62°11'02" E	84.64'
L28	S 17°35'05" E	65.95'
L29	S 11°42'16" E	54.21'
L30	S 23°34'30" E	138.14'
L31	S 16°26'07" E	73.00'
L32	S 18°48'52" W	88.00'
L33	S 12°56'05" W	79.61'
L34	S 03°07'09" E	160.84'
L35	S 51°26'04" W	109.50'
L36	S 19°04'04" W	152.46'
L37	S 23°54'54" W	142.05'
L38	S 16°17'12" E	146.97'
L39	S 16°17'55" E	34.62'
L40	S 48°48'55" E	62.00'
L41	S 58°19'56" E	98.26'
L42	S 06°46'16" E	50.00'
L43	S 34°28'50" W	96.64'
L44	S 21°45'44" W	68.62'
L45	S 13°27'19" E	55.03'
L46	S 29°05'19" E	88.47'
L47	S 12°24'09" E	58.00'
L48	S 11°00'49" W	132.45'

LINE	BEARING	DISTANCE
L49	S 29°51'28" E	51.22'
L50	S 64°01'51" E	105.66'
L51	S 72°03'51" E	106.63'
L52	S 00°31'24" W	89.11'
L53	S 03°54'57" E	42.79'
L54	S 77°27'10" E	75.90'
L55	N 39°45'08" W	15.95'
L56	N 77°01'00" W	88.04'
L57	N 86°54'52" W	74.09'
L58	N 79°21'59" W	74.12'
L59	N 56°23'58" W	92.00'
L60	N 22°46'31" W	92.21'
L61	N 15°20'40" W	36.28'
L62	S 00°30'13" W	65.69'
L63	N 02°51'13" W	102.87'
L64	N 17°11'21" W	64.61'
L65	N 71°02'49" W	43.67'
L66	S 87°42'34" W	115.20'
L67	S 86°52'35" W	121.60'
L68	S 76°10'29" W	161.15'
L69	S 56°28'53" W	107.60'
L70	S 55°01'31" W	131.83'
L71	S 58°05'43" W	122.33'
L72	S 83°04'47" W	94.99'
L73	N 73°49'51" W	106.61'
L74	N 79°58'27" W	85.00'
L75	N 82°52'41" W	94.61'
L76	N 65°50'13" W	81.82'
L77	S 75°47'15" E	88.44'
L78	S 82°25'48" E	78.34'
L79	S 89°16'49" E	51.51'
L80	N 8°43'21" E	52.40'
L81	N 53°30'14" E	150.06'
L82	N 51°11'53" E	102.49'
L83	N 56°30'27" E	95.59'
L84	N 66°25'38" E	133.43'
L85	N 62°57'19" E	153.01'
L86	N 65°01'22" E	116.56'
L87	N 76°38'09" E	119.02'
L88	N 78°05'40" E	116.36'
L89	N 81°44'05" E	118.28'
L90	N 88°18'03" E	100.37'
L91	S 78°25'05" E	113.93'
L92	S 72°11'35" E	112.16'
L93	S 61°30'07" E	132.70'
L94	S 61°46'00" E	98.00'
L95	S 67°22'20" E	51.22'

GAY AND NEEL, INC.  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
SURVEYING  
1260 Radford Street  
Christiansburg, Virginia 24073  
Phone: (540) 381-6011 Fax: (540) 381-2773  
Email: info@gayandneel.com

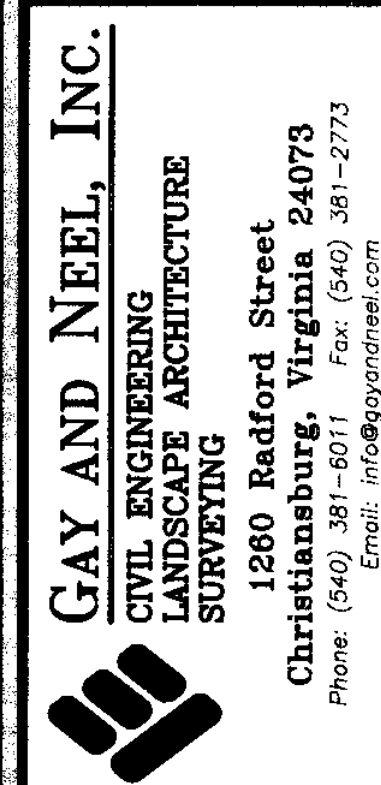
Plat of  
Major Subdivision of A  
Portion of Tax Parcel 33-(A)-6  
Prepared For  
H.S. Tejas, LTD.  
along Reese Mountain Road  
Shawsville Magisterial District  
Montgomery County, Virginia



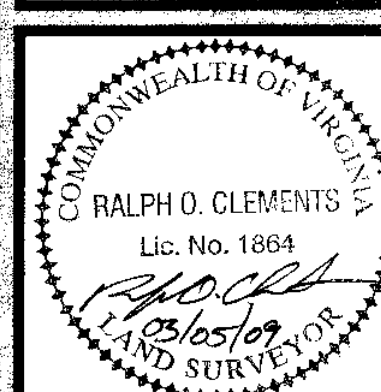
REVISED:

DESIGNED/CALC.: KJD  
CHECKED: KJD  
DRAWN: KJD  
SCALE: 1"=300'  
DATE: 03/05/09

JOB NO. 1703.1  
SHEET 4 OF 6



Plat of  
Major Subdivision of  
A Portion of  
Tax Parcel 33-(A)-6  
Prepared For  
H.S. Tejas, LTD.  
along Resse Mountain Road

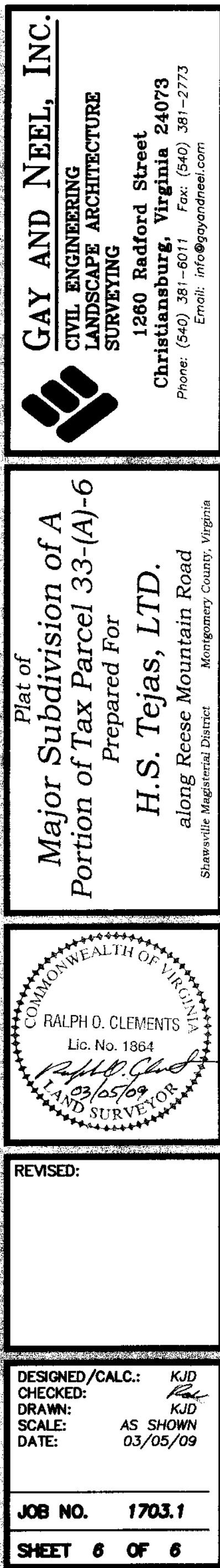


**REVISED:**

DESIGNED/CALC.: KJD  
CHECKED: *Rae*  
DRAWN: KJD  
SCALE: 1"=1500'  
DATE: 03/05/09

JOB NO.	1703.1
SHEET	5 OF 6





# OWNERS STATEMENT & CONFORMING STATEMENT:

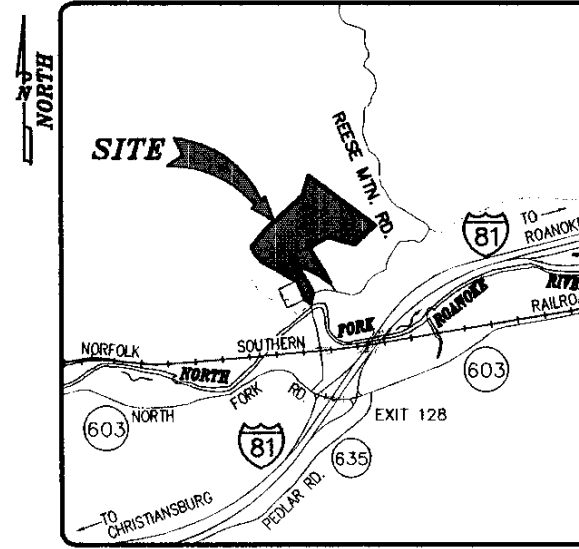
THIS "PLAT SHOWING MINOR SUBDIVISION ON TAX PARCEL 46-(A)-2 HEREBY CREATING PARCEL "A" PREPARED FOR OCIE E. RICHARDSON" DATED 04/15/04, AS APPEARS ON THIS PLAT, HAS BEEN MADE WITH THE FREE CONSENT OF, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, IF ANY, AND THAT IT HAS BEEN PREPARED IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCE TO MONTGOMERY COUNTY, VIRGINIA, AS APPLICABLE.

*OCIE E. Richardson*  
OCIE E. RICHARDSON  
DATE 05/07/04

# NOTARY'S STATEMENT:

STATE OF Virginia  
CITY/COUNTY OF: Montgomery  
TO WIT:  
I, Sara J. Beasley, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT  
WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING BEARING THE DATE OF 5-4-04, HAVE PERSONALLY APPEARED BEFORE IN MY JURISDICTION AND ACKNOWLEDGED THE SAME.  
GIVEN UNDER MY HAND ON THIS 4 DAY OF May, 2004  
*Sara J. Beasley*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: December 31, 2005

LINE	BEARING	DISTANCE
E1 (TIE)	S 67°35'19" E	44.90'
E2	S 54°15'23" W	30.85'
E3	S 42°52'38" W	109.35'
E4	S 53°11'26" W	82.38'
E5	S 85°02'10" W	66.05'
E6	N 45°15'24" W	52.55'
E7	N 82°53'02" W	108.76'
E8	N 58°49'56" W	215.00'
E9	N 49°01'49" W	228.97'
E10	N 31°40'47" W	231.83'
E11	N 13°59'40" W	139.84'
E12	N 23°36'49" W	26.75'
E13	N 08°07'45" E	79.61'
E14	N 22°52'10" E	83.06'
E15	N 28°40'54" E	43.66'



# APPROVAL AND ACCEPTANCE:

UNDER AUTHORITY OF THE SUBDIVISION AND ZONING ORDINANCES OF MONTGOMERY COUNTY, VIRGINIA, THE HEREON SHOWN PLAT IS HEREBY APPROVED FOR RECORDATION.

By *T. P. P. P.*  
MONTGOMERY COUNTY SUBDIVISION AGENT  
DATE MAY 4, 2004

# NOTES:

- CURRENT OWNER: OCIE E. RICHARDSON  
LEGAL REFERENCE: D.B. 177 PG. 336
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DEFINED 100-YEAR FLOOD ZONE. THE SUBJECT PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X", AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 510089 0044 B, DATED JANUARY 6, 1994. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY AND NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- THERE ARE NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL ON THE SUBJECT PROPERTY.
- SUBJECT PROPERTY IS ZONED "A-1", AGRICULTURAL
- BUILDING SETBACKS: FRONT: 40', SIDE: 15'; REAR: 40'  
ACCESSORY BUILDING: 10' MINIMUM FROM ANY SIDE OR REAR LOT LINE.  
FRONTAGE REQUIREMENTS: FRONT-A MINIMUM OF 120' AT THE MINIMUM SETBACK LINE.

REMAINING PORTION OF  
TAX PARCEL 46-(A)-2  
AREA=±181 ACRES  
(FROM RECORDS)  
(NOT SURVEYED THIS DATE)

REMAINING PORTION OF  
TAX PARCEL 46-(A)-2  
AREA=±181 ACRES  
(FROM RECORDS)  
(NOT SURVEYED THIS DATE)

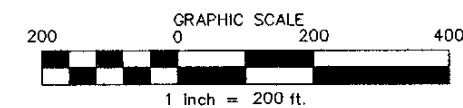
PARCEL "A"  
AREA=  
30.000 ACRES  
(WITHIN HEAVY LINES)

# ABBREVIATIONS:

AC.=ACRE(S)  
D.B.=DEED BOOK  
DR.=DRIVE  
ESMT.=EASEMENT  
MI.=MILE  
P.B.=PLAT BOOK  
PG.=PAGE  
RD.=ROAD  
RTE.=ROUTE  
R/W=RIGHT OF WAY  
±=PLUS/MINUS

# LEGEND:

- PROPERTY LINE
- ADJOINING PROPERTY
- PROPERTY CORNER
- EASEMENT CORNER
- EXISTING EASEMENT CENTERLINE
- PROPOSED EASEMENT CENTERLINE
- BRANCH
- EXISTING FENCE
- EXISTING BUILDING



# SOURCE OF TITLE:

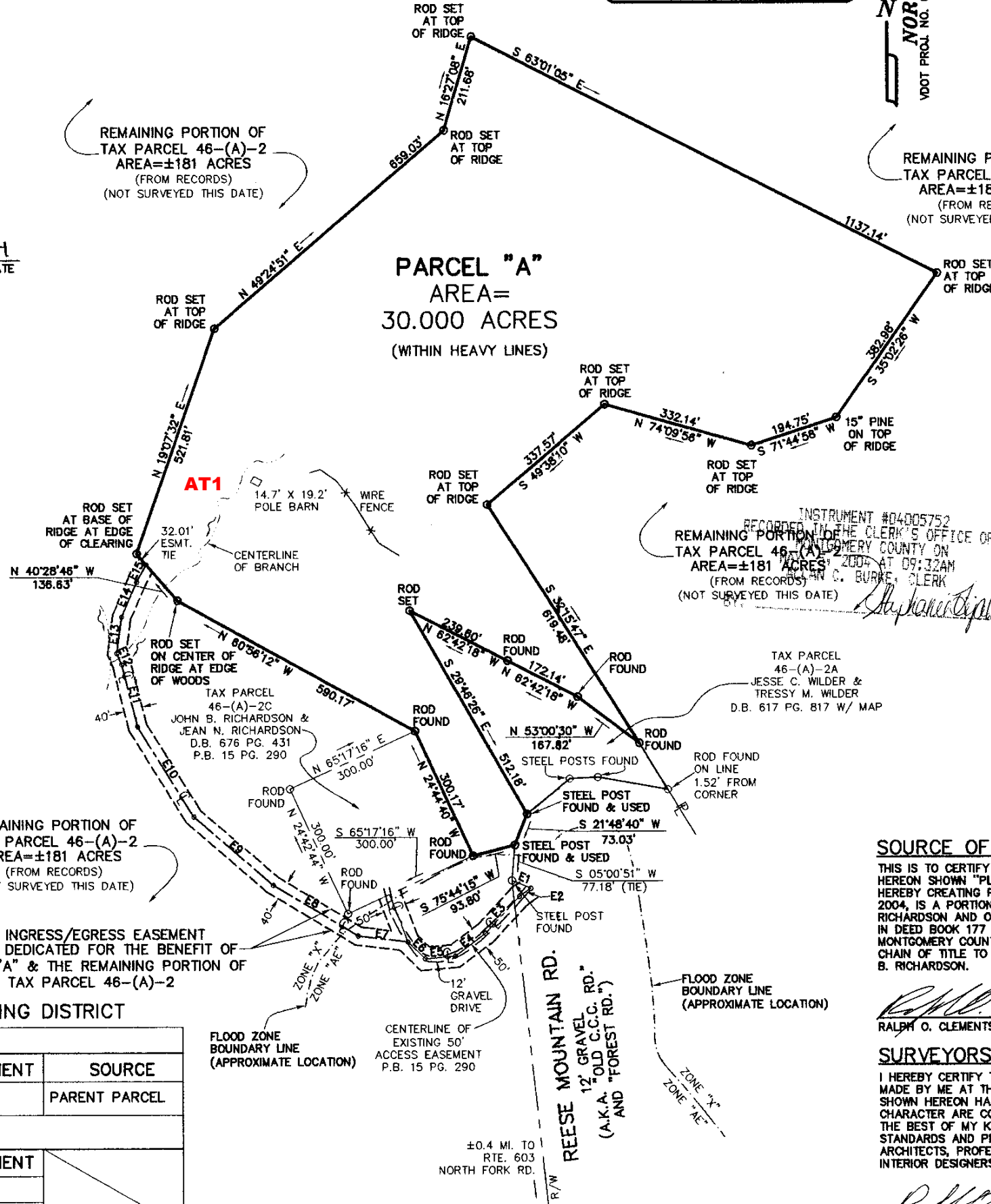
THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THE HEREON SHOWN "PLAT SHOWING MINOR SUBDIVISION ON TAX PARCEL 46-(A)-2 HEREBY CREATING PARCEL "A" PREPARED FOR OCIE E. RICHARDSON" DATED APRIL 15, 2004, IS A PORTION OF THE PROPERTY WHICH WAS ACQUIRED BY KERMIT B. RICHARDSON AND OCIE E. RICHARDSON BY DEED DATED JULY 15, 1952 AND RECORDED IN DEED BOOK 177 AT PAGE 336 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA, SAID DEED BEING THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID PROPERTY. OCIE E. RICHARDSON IS THE WIDOW OF KERMIT B. RICHARDSON.

*Ralph O. Clements*  
RALPH O. CLEMENTS, L.S. #1884  
DATE 04/15/04

# SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS; THAT THE MONUMENTS SHOWN HEREON HAVE ACTUALLY BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN; THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS.

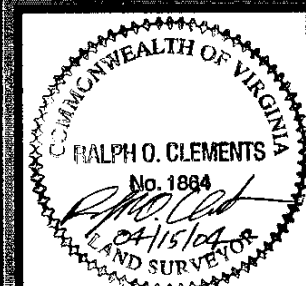
*Ralph O. Clements*  
RALPH O. CLEMENTS, L.S. #1884  
DATE 04/15/04



# LOT ASSIGNMENT TABLE, A-1 ZONING DISTRICT

BEFORE SUBDIVISION			
LOT/PARCEL	ACREAGE	LOT ASSIGNMENT	SOURCE
46-(A)-2	±211	13	PARENT PARCEL
AFTER SUBDIVISION			
LOT/PARCEL	ACREAGE	LOT ASSIGNMENT	
46-(A)-2	±181	12	
PARCEL "A"	30.000	1	

Plat Showing Minor Subdivision  
On  
Tax Parcel 46-(A)-2  
Hereby Creating Parcel "A"  
Prepared For  
*OCIE E. Richardson*  
Mt. Tabor Magisterial District  
Montgomery County, Virginia

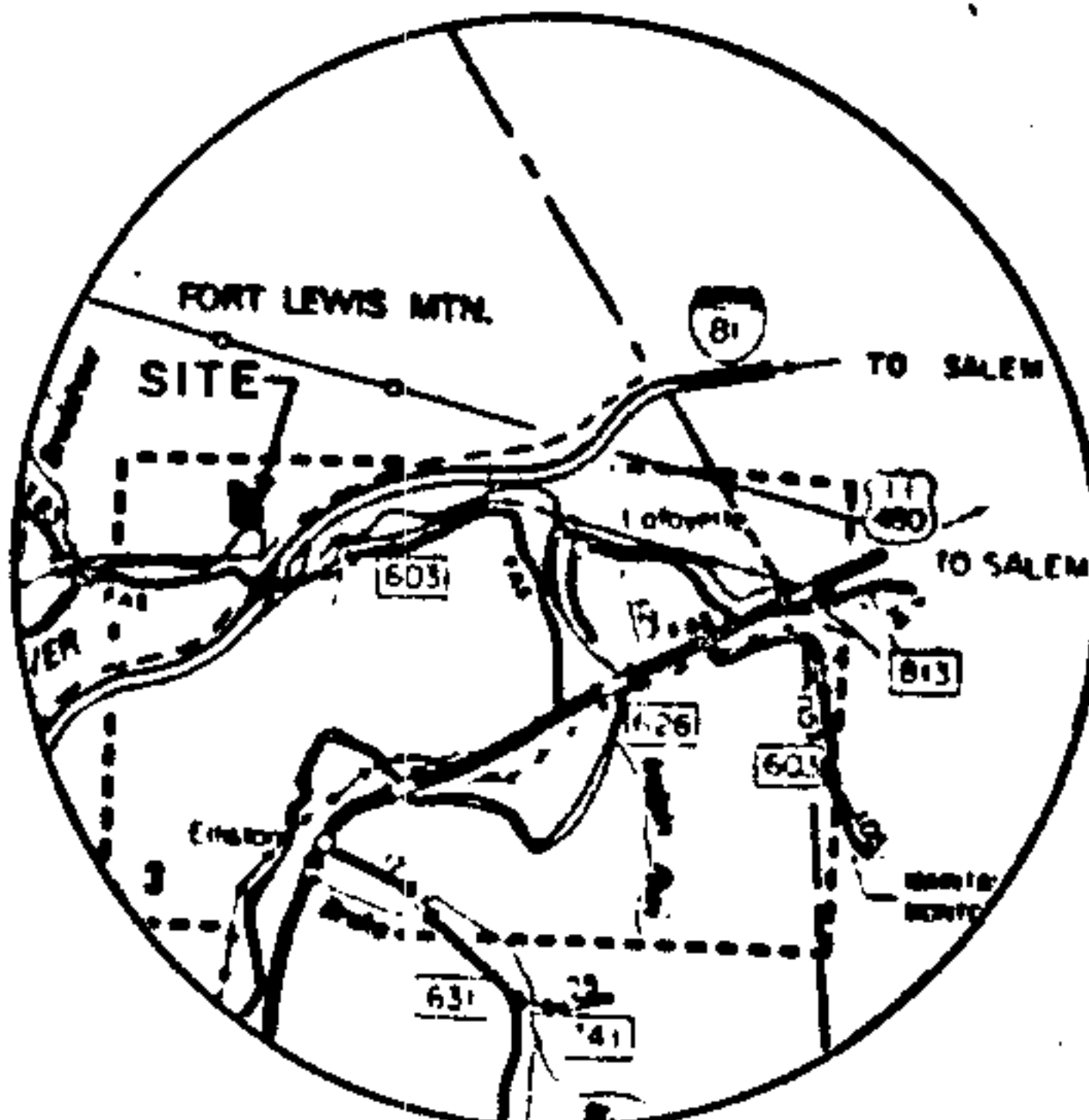


# REVISED:

DESIGNED/CALC.: *MTM*  
CHECKED: *MTM*  
DRAWN: *MTM*  
SCALE: 1"=200'  
DATE: 04/15/04

JOB NO. 1315.1  
SHEET 1 OF 1





VICINITY MAP  
NO SCALE

**SOURCE:**

KERMIT BERL & OCIE  
EVERLENE RICHARDSON  
D.B. 177 , PG. 336

**AT 2**  
**2.00 AC.**

REMAINING PROPERTY OF  
KERMIT B. & OCIE E. RICHARDSON

512.18'  
S. 24°55'03"E.

N. 57° 50' 56" W  
239.60'

N. 57°50'56" W.  
172.14'

N. 48° 09' 08"  
167.82'

**O.I.P. SET**

1. P. ON LINE AT 1.50

121.49'  
N. 55° 24' 22"

USFS  
/W POST

USFS  
POST

154.79  
S. 75°05'16"E

93

-I.P. ON

USFS RD

ROANOKE

**RIVER**

PT. 603

THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FEMA FLOOD BOUNDARY MAP. THIS DETERMINATION IS BASED ON THE FLOOD BOUNDARY MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

# SURVEY FOR

**JESSE C. & TRESSY WILDER**

OF A 2.00 ACRE TRACT SITUATE ON THE NORTH SIDE OF USFS RD.  
IN THE MT. TABOR MAGISTERIAL DISTRICT, MONTGOMERY CO., VA.

819

NO.: 88-072

**REVISED :**

**BY: JOHN D. ABBOTT**  
**P.E., C.L.S.**  
**NEW CASTLE, VIRGINIA**

SCALE: 1" = 100'

DATE: JUNE 13, 1988



## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT VIRGINIA RICHARDSON MARTIN IS THE OWNER OF A 100.922 ACRE TRACT, BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY OCIE EVERLENE RICHARDSON BY DEED DATED SEPTEMBER 20, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF MONTGOMERY, VIRGINIA AS INSTRUMENT NUMBER 200611063.

THE SAID OWNER HEREBY CERTIFIES THAT SHE HAS RESUBDIVIDED THE PROPERTY OF HER OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE MONTGOMERY COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE.

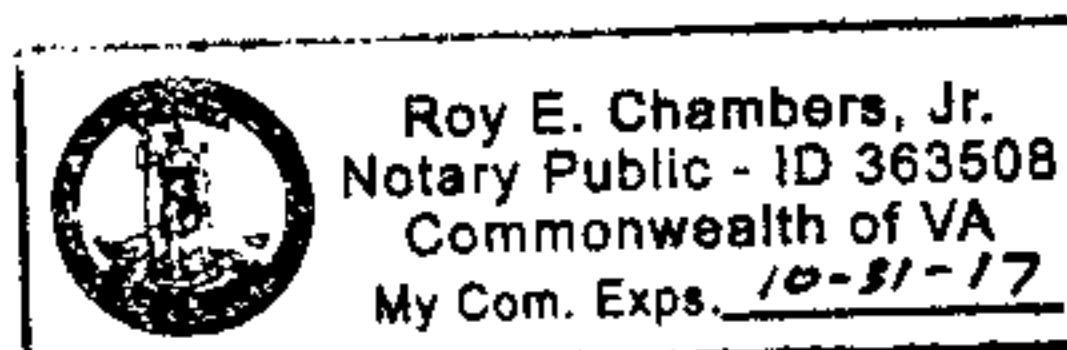
WITNESS THE SIGNATURE AND SEAL OF SAID OWNER:

Virginia Richardson Martin 10-31-14  
VIRGINIA RICHARDSON MARTIN - OWNER DATE  
INSTRUMENT NUMBER 200611063

STATE OF VIRGINIA  
COUNTY OF Roanoke TO WIT:

I, Roy E. Chambers, Jr., A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT VIRGINIA RICHARDSON MARTIN WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 31<sup>st</sup> DAY OF OCTOBER, 2014.

Roy E. Chambers, Jr.  
NOTARY PUBLIC, DATE & SEAL  
REGISTRATION #: 703508



## REFERENCE MAPS:

1. PLAT OF SURVEY OF THE REMAINING TAX PARCEL NO. 46-(A)-2 PREPARED FOR VIRGINIA RICHARDSON MARTIN BY GAY AND NEAL, INC. DATED MARCH 27, 2006 AND RECORDED IN P.B. 26, PG. 198
2. PLAT OF MAJOR SUBDIVISION OF A PORTION OF TAX PARCEL 33-(A)-6 PREPARED FOR H.S. TEJAS, LTD. BY GAY AND NEAL, INC. DATED MARCH 5, 2009 AND RECORDED AS INST. #200904348.
3. SURVEY FOR JAMES L. WOLTZ SHOWING THE DIVISION OF 143.09 ACRE TRACT BY T. P. PARKER & SON DATED OCTOBER 2, 1975 AND RECORDED IN P.B. 8, PG. 38.

## APPROVAL AND ACCEPTANCE:

UNDER THE AUTHORITY OF THE MONTGOMERY COUNTY SUBDIVISION AND ZONING ORDINANCES, ACTING FOR AND ON BEHALF OF MONTGOMERY COUNTY, VIRGINIA, THE HEREON MINOR SUBDIVISION PLAT DATED 17 OCTOBER, 2014 IS HEREBY APPROVED FOR RECORDATION.

Alan Clemons 11/6/14  
MONTGOMERY COUNTY SUBDIVISION AGENT DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:11 O'CLOCK A.M. ON THIS 14<sup>th</sup> DAY OF NOV, 2014.

TESTE: ERICA W. WILLIAMS Instrument # 2014007706  
CLERK

BY: Budget Adams  
DEPUTY CLERK

## GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51121C0176 C, EFFECTIVE DATE SEPTEMBER 25, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. A PORTION OF REESE MOUNTAIN ROAD SHOWN HEREON IS PRIVATE AND DOES NOT MEET THE STANDARDS NECESSARY FOR THE INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND SHALL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OF THE COUNTY OF MONTGOMERY ARE ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.
4. THERE ARE NO KNOWN IDENTIFICATION OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL ON THE SUBJECT PROPERTY.
5. SUBJECT PROPERTY IS ZONED A-1 (AGRICULTURAL)  
MINIMUM FRONT YARD = 40'  
MINIMUM SIDE YARD = 15' (10' ACCESSORY)  
MINIMUM REAR YARD = 40' (10' ACCESSORY)

## PRIVATE ACCESS EASEMENT NOTE

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.

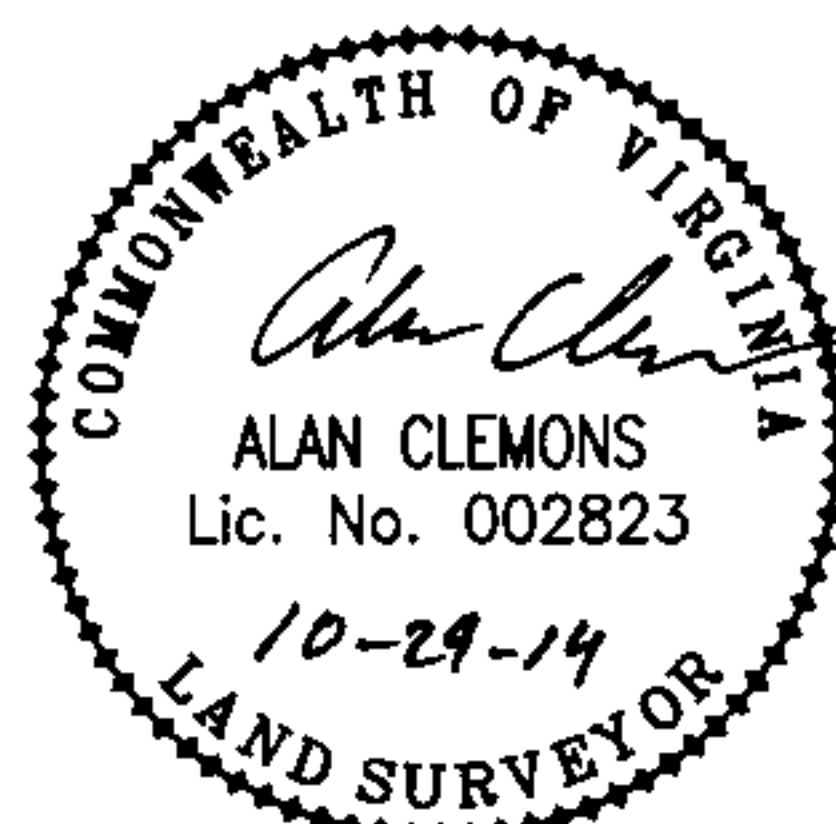
## LOT ASSIGNMENT TABLE:

## BEFORE SUBDIVISION

LOT/PARCEL	ACREAGE	LOT ASSIGNMENT	SOURCE
TAX #46-A-2	100.922	8	PARENT

## AFTER SUBDIVISION

TAX #46-A-2 (TRACT C)	68.007	6	THIS PLAT
TRACT A	8.347	1	THIS PLAT
TRACT B	24.478	1	THIS PLAT



THIS PLAT IS BASED ON A CURRENT PARTIAL FIELD SURVEY. VIRGINIA RICHARDSON MARTIN IS THE OWNER OF RECORD, SEE INST. #200611063



LOCATION MAP

NO SCALE

## OWNERSHIP NOTES:

OWNER: VIRGINIA RICHARD MARTIN  
2351 REESE MOUNTAIN ROAD  
ELLISTON, VA 24087

TAX NUMBER: 046-A 2  
PARCEL ID: 015957

## SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNER; THE MONUMENTS SHOWN HEREON HAVE ACTUALLY BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN; THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARD AND PROCEDURES ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS.

Alan Clemons  
ALAN CLEMONS - LIC. #2823

10-29-14  
DATE

# PLAT OF PARTIAL SURVEY FOR VIRGINIA RICHARDSON MARTIN

SHOWING THE MINOR SUBDIVISION OF  
A 100.922 ACRE TRACT - INST. #200904348  
CREATING HEREON TRACT A (8.347 ACRES), TRACT  
B (24.478 ACRES) AND TRACT C (68.007 ACRES)  
SITUATE ON REESE MOUNTAIN ROAD  
MT. TABOR MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA  
SCALE: 1"=100'  
PAGE 1 OF 3

TAX #: 46-A-2  
DRAWN: REC

DATE: 29 OCTOBER, 2014  
W.O.: 14-0144:01



**parker**  
DESIGN GROUP  
ENGINEERS \* SURVEYORS \* PLANNERS \* LANDSCAPE ARCHITECTS  
816 Boulevard  
Salem, Virginia  
Phone: 540-387-1153  
Fax: 540-389-5767  
www.parkerdg.com



CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	110.07'	83.78'	64.61'	75°16'32"	N 35°41'46" E	102.32'
C2	169.63'	290.90'	87.30'	33°24'40"	N 15°15'23" E	167.24'
C3	73.55'	75.00'	40.04'	56°11'23"	N 60°03'33" E	70.64'
C4	118.15'	125.00'	63.90'	54°09'20"	N 61°07'37" E	113.80'
C5	70.75'	75.00'	38.26'	54°03'10"	N 61°07'37" E	68.16'
C6	122.58'	125.00'	66.73'	56°11'17"	S 60°03'33" W	117.73'
C7	198.79'	340.90'	102.31'	33°24'43"	S 15°15'23" W	195.99'
C8	46.85'	33.78'	28.07'	79°27'23"	N 36°53'38" E	43.18'
C9	218.00'	393.10'	111.88'	31°46'29"	S 57°33'58" W	215.22'

## LEGEND

○ DEEDED CORNER  
 ● MONUMENT FOUND  
 ⊙ MONUMENT SET  
 --- DEEDED PROPERTY LINE  
 - - - SURVEYED PROPERTY LINE

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 65°23'02" E	50.25'
L2	N 78°15'00" W	65.91'
L3	S 40°27'26" E	32.93'
L4	S 14°04'01" E	30.08'
L5	S 13°55'55" E	19.81'
L6	S 34°05'58" W	89.86'
L7	S 82°24'16" W	50.99'
L8	N 31°21'18" W	36.06'

TAX #046-A-2D  
 PROPERTY OF  
 JESSIE CLAVIN & TRESSY MARTIN WILDER  
 INST. #200406005

TAX #046-2-1  
 PROPERTY OF  
 TIMMY G. & CONNIE L. JARRELL  
 INST. #200904346

TAX #046-1-1  
 PROPERTY OF  
 ROBERT C. McCLANAHAN &  
 HOLLY R. McCLANAHAN WIMMER  
 INST. #00712847

PART OF ORIGINAL  
 TAX # 46-A-2

**REESE MOUNTAIN ROAD**  
 WIDTH VARIES - PRIVATE  
 (INST. #200904348 & D.B. 363, PG. 393)

PIN FOUND BEARS  
 N 34°05'58" E, 1.14'  
 FROM CORNER

VDH MONUMENT FOUND  
 BEARS S 82°38'23" E,  
 300.25' FROM CORNER

AT 3

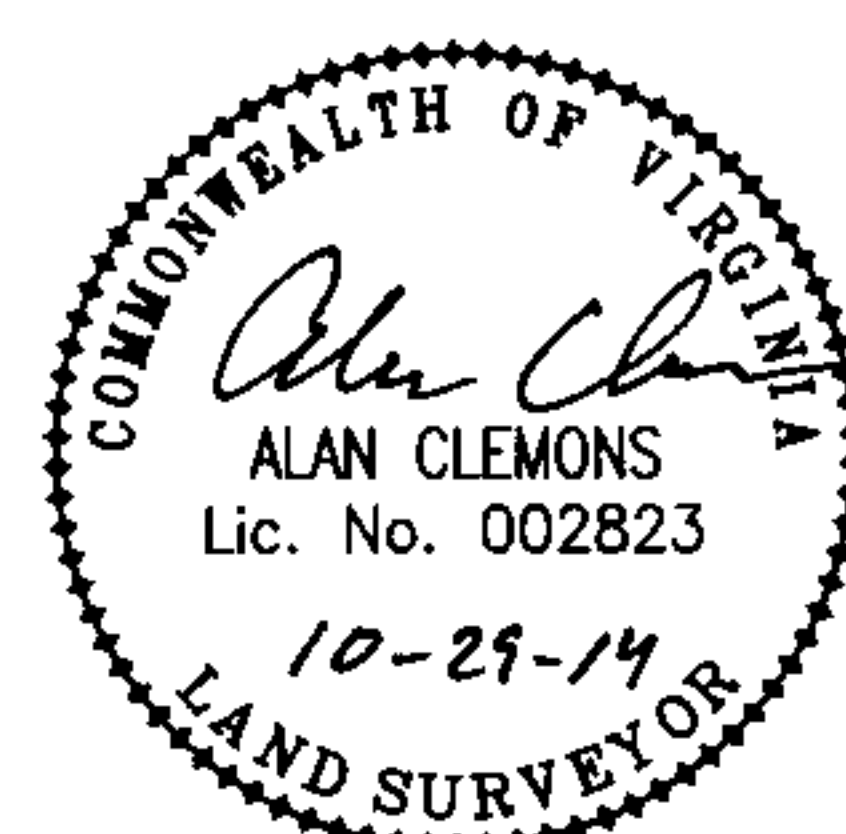
24.478 ACRES  
 TRACT B

8.347 ACRES  
 TRACT A

## PRIVATE ACCESS EASEMENT NOTE

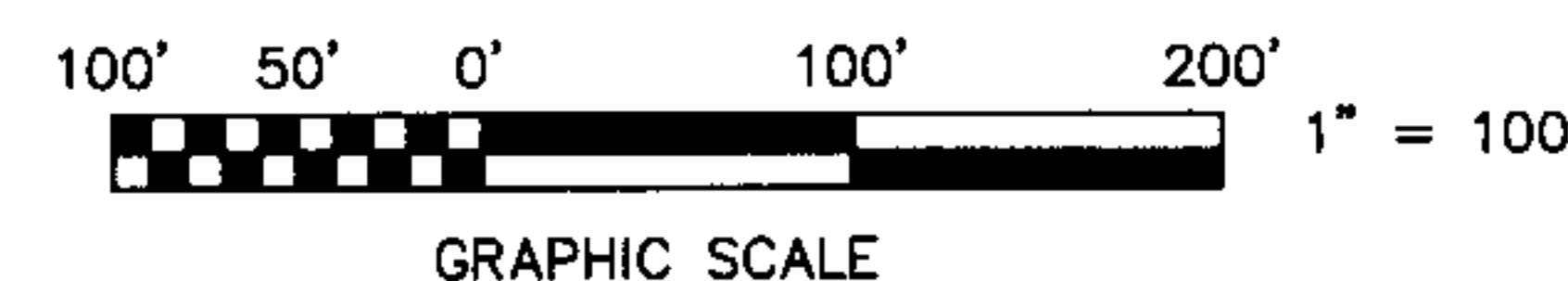
THE PROPOSED PRIVATE ACCESS EASEMENT SHOWN HEREON IS NOT BUILT  
 ACCORDING TO STREET SPECIFICATIONS OF AND WILL NOT BE MAINTAINED  
 BY, THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR MONTGOMERY  
 COUNTY. THE IMPROVEMENT AND MAINTENANCE OF SAID ACCESS EASEMENT  
 SHALL BE THE SOLE RESPONSIBILITY OF THE 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.

TAX #046-A-2A  
 PROPERTY OF  
 JESSIE C. & TRESSY M. WILDER  
 D.B. 617, PG. 817



FORMERLY OLD C.C.C. ROAD & FOREST ROAD  
**REESE MOUNTAIN ROAD**  
 WIDTH VARIES - PUBLIC  
 (STATE HIGHWAY P.B. 3, PG. 265)

TAX #046-A-12  
 PROPERTY OF  
 MARSHALL V. PRICE  
 D.B. 342, PG. 402



TAX #: 46-A-2  
 DRAWN: REC

DATE: 29 OCTOBER, 2014  
 W.O.: 14-0144:01

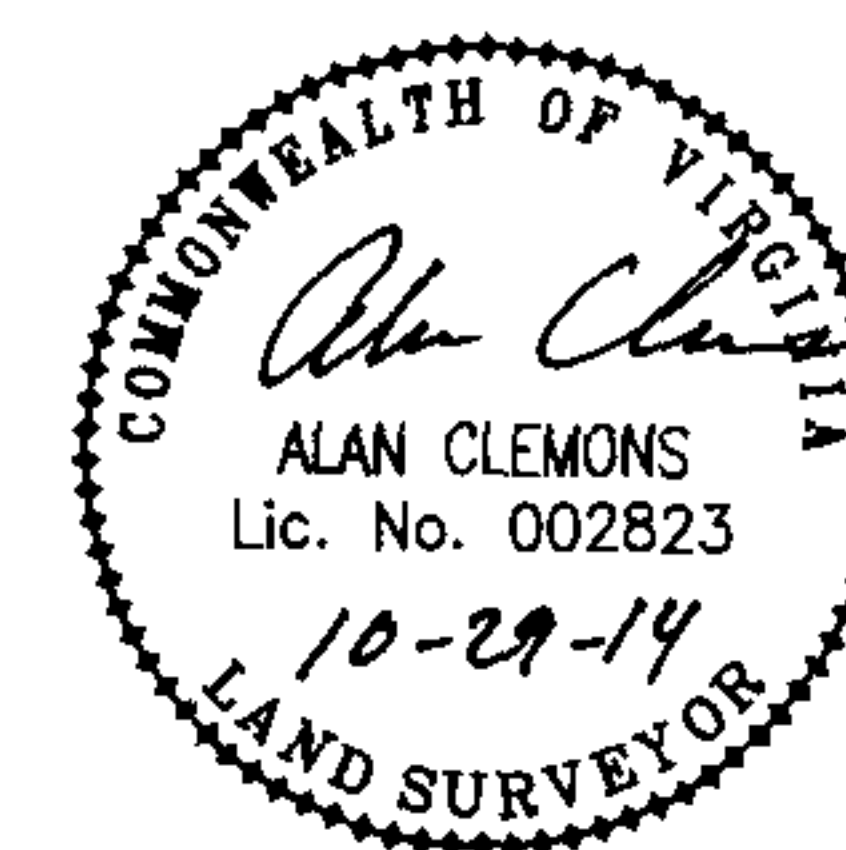


**parker**  
 DESIGN GROUP  
 ENGINEERS \* SURVEYORS \* PLANNERS \* LANDSCAPE ARCHITECTS  
 816 Boulevard  
 Salem, Virginia  
 Phone: 540-387-1153  
 Fax: 540-389-5767  
 www.parkerdg.com



MERIDIAN OF  
P.B. 26, PG. 198

TAX # 46-2-2



PLAT OF PARTIAL SURVEY FOR  
**VIRGINIA RICHARDSON MARTIN**

SHOWING THE MINOR SUBDIVISION OF  
A 100.922 ACRE TRACT - INST. #200904348  
CREATING HEREON TRACT A (8.347 ACRES), TRACT  
B (24.478 ACRES) AND TRACT C (68.007 ACRES)  
SITUATE ON REESE MOUNTAIN ROAD  
MT. TABOR MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA  
SCALE: 1"=200'  
PAGE 3 OF 3

TAX # 46-A-2  
DRAWN: REC

DATE: 29 OCTOBER, 2014  
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ORIGINAL TAX # 46-A-2  
100.922 ACRES  
NOW TRACT C (68.007 ACRES)

TAX # 46-2-1

TAX # 46-A-2D

**REESE MOUNTAIN ROAD**  
WIDTH VARIES - PRIVATE  
(INST. #200904348 & D.B. 363, PG. 393)

TAX # 46-1-1

ORIGINAL TAX # 46-A-2  
100.922 ACRES  
NOW TRACT B (24.478 ACRES)

ORIGINAL TAX # 46-A-2  
100.922 ACRES  
NOW TRACT A (8.347 ACRES)

TAX # 46-A-3

TAX # 46-A-2C

TAX # 46-A-2A

FORMERLY OLD C.C.C. ROAD & FOREST ROAD  
**REESE MOUNTAIN ROAD**  
WIDTH VARIES - PUBLIC  
(STATE HIGHWAY P.B. 3, PG. 265)

TAX # 46-A-12

(SOUTH BOUND LANE)  
**INTERSTATE 81**  
WIDTH VARIES

200' 100' 0' 200' 400'  
1" = 200'

GRAPHIC SCALE

**PRIVATE ACCESS EASEMENT NOTE**

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.