

LOT

RELOCATION PRIOR

7.488

5.505

5.771

24 492

32.581

22.036

21,371

33,685

152,929

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED ON THE HEREON PLAT IS A PORTION OF

WI2019000832, TAX MAP #94-1-4, 94-1-6, 80-3-5, 80-3-8, 80-A-37, 80-A-38, 80-3-5A, 80-3-8A 80-A-39, AND 80-A-36, PID # 004952, 004953, 004954, 004955, 004956, 004957, 004958, THE

ABOVE REFERRED-TO DEEDS. ARE ALL RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT. COURT OF MONTGOMERY COUNTY VIRGINIA, AND ARE THE LAST KNOWN INSTRUMENTS IN

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS ORDINANCES AND REGULATIONS OF THE COUNTY OF MONTGOMERY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS

10/30/2024

DATE

THAT PROPERTY ACQUIRED BY DEVORE BY WILL RECORDED IN INSTRUMENT INST. #

ASSIGNMENT

ACRES

AFTER

LOT

RELOCATION AFTER

16,769

5.00

6.066

13.734

18.03

7.858

19.306

22.602

30,362

13,202

152,929

ASSIGNMENT

SOURCE

2 WI2019000832

1 WI2019000832

3 WI2019000832

3 WI2019000832

3 WI2019000832

3 WI2019000832

3 WI2019000832

4 WI2019000832

4 WI2019000832

4 WI2019000832

OWNER'S STATEMENT:

THIS IS TO CERTIFY THAT THE HEREON SHOWN BOUNDARY LINE ADJUSTMENT PLAT HAS BEEN PREPARED WITH THE FREE CONSENT AND IN ACCORD WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS OR TRUSTEES, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

TAX MAP #94-1-4, 94-1-6, 80-3-5, 80-3-8, 80-A-37, 80-A-38, 80-3-5A, 80-3-8A, 80-A-39, AND 80-A-36,

PID # 004952, 004953, 004954, 004955, 004956, 004957, 004958

Kenneth I. Devore, Jr - Executor

EXHIBIT A (PAGE 2)

BOUNDARY LINE RELOCATION FOR DEVORE ESTATE

SHAWSVILLE MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA **GREEN FOREST JOB # GF02080B REVISION 8, OCTOBER 30, 2024** SHEET 1 OF 2

NOTARY'S STATEMENT

COMMONWEALTH OF VIRGINIA, COUNTY OF MONTGOMERY, TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME __ DAY OF Kenneth I. Devore, Jr - Executor. MY COMMISSION EXPIRES:

NOTARY PUBLIC

248.9

N 74'30'07" E S 18'53'27" E S 17'49'33" E S 17*43'23" E S 13*26'45" E S 13*26'47" E L61 (62 L63) (63 L64) (64 L65) (65 L66) (66 L67) (68 L67) (72 L73) (74 L75) (75 L74) (75 L76) (75 L76) (75 L76) (75 L76) (75 L77) (75 L77)

	S 71'29'59" W	199.43'	
	S 71°31'32" W	50.04'	
	ls 71°33'16" W	177.42'	l
	S 71°23'16" W S 71°23'16" W	433.88'	1
	S 71°23'16" W	293.67'	
	IN 04'04'02" E	447.40'	VACATED
	S 88°21'30" W	202.90'	VACATED
	S 86.24,30, M	139.30'	VACATED
	S 02'59'33" E	418.34	VACATED
	S 89°31'18" E	239.50'	VACATED
	IS 88°42'18" F	197.56'	VACATED
	S 34'33'35" E	117.71	VACATED
	S 34 33 35" E S 12 54 36" E	311.91'	VACATED
	N 84'31'35" W	267.40'	NEW LIN
	N 84'06'01" W	149.97	NEW LIN
_	S 83°25'23" W	123.95	NEW LIN
_	S 82*50'25" W	105.86	NEW LIN
_	S 83*25'23" W S 82*50'25" W S 88*19'05" E	105.86' 212.41'	NEW LIN
	N 60°44'56" E	136.61	NEW LIN
_	N 25'00'04" E	150.97	NEW LIN
	N 55'03'34" E	25.12	NEW LIN
_		26.59	
	S 84*10'43" E S 66*38'17" E	106.25	NEW LIN
_		100.23	NEW LIN
	S 78*26'31" E	157.87	NEW LIN
	S 89'05'29" E N 14'31'25" W	213.41	NEW LIN
	N 14*31'25" W	79.01	NEW LIN
	N 28'16'22" W	54.25	NEW LIN
	N 71*50'09" W N 89*29'23" W N 69*08'13" W	50.30'	NEW LIN
	N 89'29'23" W	103.56	NEW LIN
	N 69'08'13" W	154.00'	NEW LIN
	N 27'46'27" W	133.69	NEW LIN
	N 28'09'51" W	207.67'	NEW LIN
	N 20'01'32" W S 29'38'13" W	104.90'	NEW LIN
	S 29'38'13" W S 50'40'02" W	77.46	NEW LIN
	S 50°40'02" W	53.08'	NEW LIN
	S 64*42'18" W	50.33'	NEW LIN
	S 64'42'18" W S 89'15'30" W	143.50'	NEW LIN
	IN 89°13'49" W	22.76'	NEW LIN
	S 70°20'16" W	58.68'	NEW LIN
	S 44°05'41" W	61.93	NEW LIN
	S 06'36'43" W	27.70'	NEW LIN
	S 15'36'58" E S 22'28'53" E	52.32	NEW LIN
	S 22'28'53" E S 24'20'31" E	210.38'	NEW LIN
	S 24°20'31" E	82.14	NEW LIN
	S 44'05'41" W S 06'36'43" W S 15'36'58" E S 22'28'53" E S 24'20'31" E S 22'01'36" E N 21'49'37" W N 08'20'30" W	32.15	NEW LIN
	N 21'49'37" W	181.89'	NEW LIN
	N 08'20'30" W	181.37'	NEW LIN
	IN 07*13'15" F	51.57	NEW LIN
	N 15'54'32" W	67.75'	NEW LIN
_	N 15 54'32" W N 05 12'41" W	67.75' 90.28'	NEW LIN
	N 15'21'48" W	118.69	NEW LIN
_	N 79'10'24" E	156.75	I VELVY EIIVI
	N 79'10'24" E S 00'49'40" E	247.50	
_	S 86°40'20" W	247.50	
	13 00 TO 20 W	1247.00	

NEW LINE

NEW LINE

NEW LINE

NOTES

- SHOWN PROPERTY IS LOCATED WITHIN A ZONE "X", PER FLOOD INSURANCE RATE MAP, COMMUNITY- PANEL NO. 51121C0144C AND 51121C0165C; EFFECTIVE DATE: SEPTEMBER 25, 2009.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REF. # 24-41637-R, DATED
- THIS PROPERTY IS SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, EASEMENTS AND AGREEMENTS OF RECORD TO THE EXTENT THAT THEY MAY LAWFULLY APPLY TO THE PROPERTY.
- THIS PLAT IS BASED ON A FIELD SURVEY AND DEED RESEARCH PERFORMED ON OR PRIOR TO 9 FEBRUARY 2024, AND IS BASED ON MONUMENTS AND EVIDENCE FOUND IN THE FIELD AND MAY NOT CONFORM TO DEEDS AND/OR PLATS OF RECORD.
- ZONING DISTRICT: AGRICULTURAL A-1
- PRESENT REQUIRED BUILDING SETBACK FROM PROPERTY LINES: FRONT & REAR = 40' SIDE = 15'
- GRAVE SITE AND STRUCTURES MARKING A PLACE OF HUMAN BURIAL APPROXIMATE LOCATION SHOWN ON SHEET 2.
- NEW CONFIGURATION OF PARCELS HEREBY IS GRANTED PRIVATE ACCESS FOR INGRESS EGRESS AND PUBLIC UTILITIES. TO INCLUDE WATER AND ELECTRIC
- THE NUMBER OF LOTS HAS NOT INCREASED. 9
- A PUBLIC 15' UTILITY EASEMENT IS HEREBY GRANTED ALONG ALL EXTERIOR
- SEE SHEET 2 FOR PRIVATE EASEMENT ACCESS AND PUBLIC UTILITIES. TO INCLUDE WATER AND ELECTRIC ALONG SPECIFIED INTERIOR LINES.

OWNER OF RECORD:

Linda C. Devore Estate, c/o Kenneth I. Devore, Jr. Exec.

4541 Lakeland Rd., Dublin, VA 24084

INSTRUMENT # WI2019000832

TAX MAP #94-1-4, 94-1-6, 80-3-5, 80-3-8, 80-A-37, 80-A-38, 80-3-5A, 80-3-8A, 80-A-39, AND 80-A-36

PID # 004952, 004953, 004954, 004955, 004956, 004957, 004958.

Private Access Fasement Note:

The streets and/or private access easements in this subdivision do not meet the standards necessary for inclusion in the system of state highways and shall not be maintained by the Department of Transportation or the County of Montgomery and are not eligible for rural addition funds or any other funds appropriated by the General Assembly of Virginia and allocated by the Commonwealth Transportation Board

WITHIN THE COUNTY. GIVEN UNDER MY HAND. Puppor

LOT ASSIGNMENT TABLE

PARCEL_ TAX_MAP BEFORE

080- 3 5A

080- 3 8A

094- 1 6

080- A 37

080- A 38

080- A 36

080- A 39

080- 35

094-14

SOURCE OF TITLE AND

SURVEYOR'S STATEMENT

THE CHAIN OF TITLE TO SAID LAND

080-38

ID

ID

004956

004956

004952

004954

004953

004955

004958

004957

004953

004952

TOTALS

ACRES

CHRISTOPHER J. PAPPAS, LS 2633

APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING ORDINANCES AND REGULATIONS OF THE COUNTY OF MONTGOMERY AND MAY BE ADMITTED TO RECORD

APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING ORDINANCES AND REGULATIONS OF THE TOWN OF CHRISTIANSBURG AND MAY BE ADMITTED TO RECORD

CHRISTOPHER J.

PAPPAS

Lic. No. 2633

JULY 26, 2024

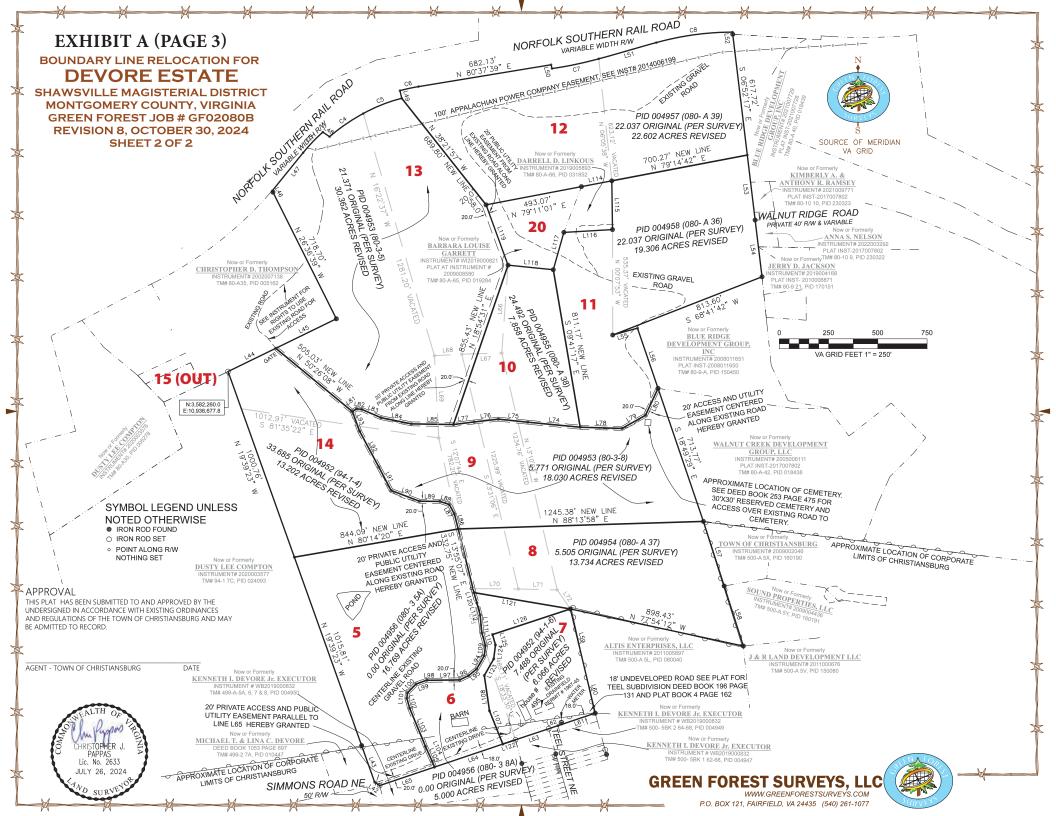
NEW LINE **GREEN FOREST SURVEYS, LLC**

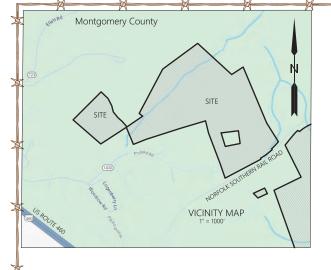
WWW.GREENFORESTSURVEYS.COM P.O. BOX 121, FAIRFIELD, VA 24435 (540) 261-1077

AGENT - COUNTY OF MONTGOMERY

AGENT - TOWN OF CHRISTIANSBURG

DATE





OWNER'S STATEMENT: EXHIBIT A (PAGE 4)

THIS IS TO CERTIFY THAT THE HEREON SHOWN BOUNDARY LINE ADJUSTMENT PLAT HAS BEEN PREPARED WITH THE FREE CONSENT AND IN ACCORD WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS OR TRUSTEES, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

TAX PARCELS# TAX MAP #80-A-25, 80-A-26, 80-A-27A, 80-A-26A, 80-A-26 PID # 004951, 004959, 031667, 032573, 004960.

Kenneth I. Devore, Jr - Executor

NOTARY'S STATEMENT

COMMONWEALTH OF VIRGINIA, COUNTY OF MONTGOMERY, TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , BY

Kenneth I. Devore, Jr – Executor MY COMMISSION EXPIRES:

NOTARY PUBLIC

LOT ASSIGNMENT TABLE

PARCEL _ID	TAX_MAP	ACRES BEFORE RELOCATION	LOT ASSIGNMENT PRIOR		LOT ASSIGNMENT AFTER	SOURCE
031667	080- A 27A	16.363	4	14.469	4	WI2019000832
004959	080- A 27	43.443	5	24.071		WI2019000832
004960	080- A 26	42.22	5	34.415		WI2019000832
004951	080- A 25	1.417	1	30.906	1	WI2019000832
032573	080- A 26A	0.418	0	0	C	WI2019000832
TOTALS		103.861	15	103.861	15	

SOURCE OF TITLE AND SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED ON THE HEREON PLAT IS A PORTION OF THAT PROPERTY ACQUIRED BY DEVORE BY WILL RECORDED IN INSTRUMENT INST. W/2019000832, TAX MAP #80-A-25, 80-A-26, 80-A-26, 80-A-26, 80-A-26, 80-A-26 #PID # 004951, 004959, 031667, 032573, 004960. THE ABOVE REFERRED-TO DEEDS ARE ALL RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY VIRGINIA, AND ARE THE LAST KNOWN INSTRUMENTS IN THE CHAIN OF TITLE TO SAID I AND

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, 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, GIVEN UNDER MY HAND.

10/30/2024

CHRISTOPHER J. PAPPAS, LS 2633

CHRISTOPHER J. PAPPAS. Lic. No. 2633
JULY 26, 2024

APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING ORDINANCES AND REGULATIONS OF THE COUNTY OF MONTGOMERY AND MAY BE ADMITTED TO RECORD.

Private Access Easement Note:

The streets and/or private access easements in this subdivision do not meet the standards necessary for inclusion in the system of state highways and shall not be maintained by the Department of Transportation or the County of Montgomery and are not eligible for rural addition funds or any other funds appropriated by the General Assembly of Virginia and allocated by the Commonwealth Transportation Board

BOUNDARY LINE RELOCATION FOR **DEVORE ESTATE**

SHAWSVILLE MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA GREEN FOREST JOB # GF02080A REVISION 6, OCTOBER 30, 2024 SHEET 1 OF 2

OWNER OF RECORD:

Linda C. Devore Estate, c/o Kenneth I. Devore, Jr. Exec. 4541 Lakeland Rd., Dublin, VA 24084 INSTRUMENT # WI2019000832 TAX MAP #80-A-25, 80-A-26, 80-A-27A, 80-A-26A, 80-A-26 PID # 004951, 004959, 031667, 032573, 004960.

NOTES

- SHOWN PROPERTY IS LOCATED WITHIN A ZONE "X", PER FLOOD INSURANCE RATE MAP, COMMUNITY- PANEL NO. 51121C0144C AND 51121C0165C; EFFECTIVE DATE: SEPTEMBER 25, 2009.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REF. # 24-41637-R, DATED 3/14/2024...
- THIS PROPERTY IS SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, EASEMENTS AND AGREEMENTS OF RECORD TO THE EXTENT THAT THEY MAY LAWFULLY APPLY TO THE PROPERTY.
- 4. THIS PLAT IS BASED ON A FIELD SURVEY AND DEED RESEARCH PERFORMED ON OR PRIOR TO 9 FEBRUARY 2024, AND IS BASED ON MONUMENTS AND EVIDENCE FOUND IN THE FIELD AND MAY NOT CONFORM TO DEEDS AND/OR PLATS OF RECORD.
- 5. ZONING DISTRICT: AGRICULTURAL A-1
- PRESENT REQUIRED BUILDING SETBACK FROM PROPERTY LINES: FRONT & REAR = 40' SIDE = 15'
- GRAVE SITE AND STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE OBSERVED DESIGNATED AS TAX # 080- A 28.
- 8. SEE SHEET 2 FOR PRIVATE EASEMENT ACCESS FOR INGRESS EGRESS AND PUBLIC UTILITIES. TO INCLUDE WATER AND ELECTRIC.
- 9. THE NUMBER OF LOTS HAS NOT INCREASED.
- A 15' PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG ALL EXTERIOR LINES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1352.91	201.98'	201.79	S 43"12"55" W	8'33'14"
C2	1372 48'	294 44'	293.88	S 53°36'14" W	12*17'31"

			_
LINE	BEARING	DISTANCE	_
L1	S 44 55 08" E	20.02	_
L2	S 21'09'46" E	20.25	
L3	S 60'59'46" W	54.18'	
L4	S 62'06'39" W	390.70	
L5	S 62'06'39" W	378.50'	
L6	N 18*54'53" W	9.89	
L7	N 18'54'53" W	288.85	
L8	N 13'56'37" W	257.43'	
L9	S 68'29'33" W	281.65	
L10	N 22'39'23" W	374.62	
L11	S 46'21'49" E	192.59'	
L12	S 27"26'27" E	165.20'	
L13	S 13'53'27" E	131.58	
L14	S 39 18 33 E	148.99	
L15	S 47'53'17" E	115.01	
L16	S 41°37'46" E	148.50	
L17	N 55'39'39" E	384.86	
L18	N 51'51'31" W	90.03'	
L19	N 56 59 56" E	277.94	
L20	S 32'00'00" E	447.80'	7
L21	N 57*35'37" E	16.72	NEW LINE
L22	N 87'01'36" E	56.88'	
L23	N 00'44'53" E	64.17'	
L24	N 85'00'05" W	53.40'	
L25	S 03'32'26" W	71.91	
L26	S 84°27'58" E	127.14	VACATED
L27	S 38'34'28" E	34.11	VACATED
L28	S 02'21'49" W	97.45'	VACATED
L29	S 71'49'54" W	131.27	VACATED
L30	N 17'06'48" W	90.90'	VACATED
L31	N 09'51'38" E	18.86'	VACATED
L32	N 82'58'40" E	353.12	7
L33	S 07'51'45" E	260.69	
L34	S 78'41'58" W	307.94	7
L35	N 16'59'33" W	287.98	_
L36	S 81'01'06" E	319.01	┑
L37	S 64'23'33" E	128.98	7

GREEN FOREST SURVEYS, LLC



