

OWNERS CONSENT STATEMENT

THE BELOW AND FOREGOING LOT LINE REVISION OF 52.911 ACRES AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

JOHN D. GELPI DATE _____

I, _____ A NOTARY PUBLIC IN AND FOR
THE AFORESAID STATE OF _____, AT LARGE.
DO HEREBY CERTIFY THAT _____

WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS
_____ DAY OF _____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

THE GRAVEL DRIVE AS SHOWN HEREON DOES NOT MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE COUNTY APPROVING THIS PLAT AND IS NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.

A VDOT LAND USE PERMIT MUST BE OBTAINED FOR THE CONNECTION OF ANY NEW PRIVATE ENTRANCE (DRIVEWAY) TO VIRGINIA ROUTE 865.

A VDOT LAND USE PERMIT IS REQUIRED FOR A CHANGE OF USE OF EXISTING PRIVATE ENTRANCES TO COMMERCIAL USE OR ANY NEW COMMERCIAL ENTRANCE.

CERTIFICATE OF APPROVAL

THIS LOT LINE REVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE CHAIRMAN OR AGENT FLOYD COUNTY SUPERVISORS

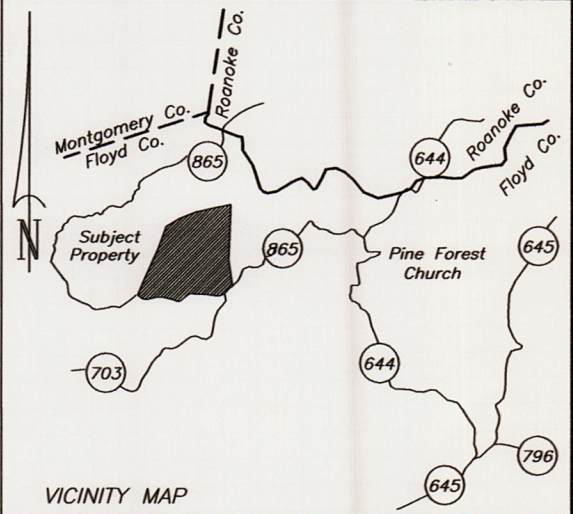
DATE E-911 COORDINATOR

DATE AGENT OF VIRGINIA DEPARTMENT OF TRANSPORTATION

STATE OF VIRGINIA; IN FLOYD COUNTY CIRCUIT COURT CLERK'S
OFFICE _____ 20 _____ AT _____
THIS MAP WAS RECEIVED IN OFFICE AND ADMITTED TO RECORD.

TESTE: _____
CLERK

Record North
Plot Instrument #110001508



NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A FEMA DESIGNATED FLOOD HAZARD ZONE.
4. THIS PLAT IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
5. THIS TRACT HAS AN EXISTING WATER AND SEWAGE DISPOSAL SYSTEM.
6. NO PUBLIC WATER EXISTS IN THIS AREA.
7. MINIMUM SET BACKS
FRONT = 60' BUILDING SET BACK FROM CENTER OF ROUTE 865.

Tax Parcel	Acreage Before	Acreage After
#3-40	50.0 Acres (Deed)	26.647 Acres
#3-38A	2.00 Acres (Deed)	26.264 Acres

ALL STATIONS EQUAL "POINT ON 30' R/W OF
VA SECONDARY ROUTE 865" UNLESS OTHERWISE NOTED.

COURSE	BEARING	DISTANCE
1 - 2	S 54°24'36"W	8.84
2 - 3	Curve #1	
3 - 4	S 30°39'08"W	14.43
4 - 5	Curve #2	
5 - 6	N 87°44'38"W	200.02
6 - 7	Curve #3	
7 - 8	S 83°43'19"W	40.00
8 - 9	Curve #4	
9 - 10	N 88°48'11"W	63.02
ALL STATIONS EQUAL "3/4" PIPE SET" UNLESS OTHERWISE NOTED.		
10 - 11	Curve #5	
11 - 12	N 12°26'08"W	65.03
12 - 13	S 80°33'51"W	198.00
13 - 14	S 15°15'48"W	184.45

ALL STATIONS EQUAL "POINT ON 30' R/W OF
VA SECONDARY ROUTE 865" UNLESS OTHERWISE NOTED.

14 - 15	S 18°07'52"E	32.36
15 - 16	Curve #6	
16 - 17	Curve #7	
17 - 18	N 82°34'26"W	149.64
18 - 19	Curve #8	
ALL STATIONS EQUAL "3/4" PIPE SET" UNLESS OTHERWISE NOTED.		
19 - 20	N 71°12'58"W	18.75
20 - 21	N 71°12'58"W	137.48
21 - 22	N 88°19'55"W	29.34
22 - 23	S 23°17'44"W	29.81
23 - 24	S 13°39'12"E	66.00
24 - 25	S 13°39'12"E	12.83

ALL STATIONS EQUAL "POINT ON 30' R/W OF
VA SECONDARY ROUTE 865" UNLESS OTHERWISE NOTED.

25 - 26	S 70°50'36"W	44.37
26 - 27	Curve #9	
27 - 28	N 52°51'31"W	46.18
28 - 29	Curve #10	

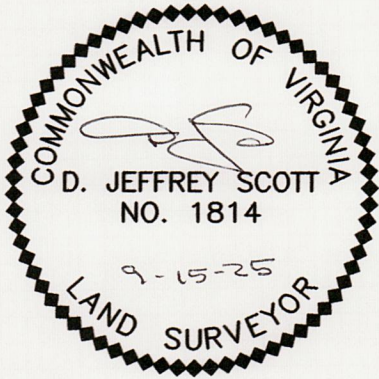
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CH. BRG.
CURVE # 1	23°45'29"	371.549	154.064	152.963	78.155	S 42°31'52"W
CURVE # 2	61°36'14"	186.287	200.293	190.784	111.058	S 61°2'15"W
CURVE # 3	08°32'03"	551.108	82.086	82.010	41.119	S 87°59'20"W
CURVE # 4	07°28'31"	629.982	82.191	82.133	41.154	S 87°27'34"W
CURVE # 5	05°15'24"	147.034	13.490	13.485	6.750	S 88°34'07"W
CURVE # 6	16°59'29"	73.892	21.913	21.833	11.038	N 82°41'00"W
CURVE # 7	08°23'11"	862.325	126.220	125.107	63.223	N 78°22'51"W
CURVE # 8	14°25'55"	268.988	67.755	67.576	34.058	N 89°47'24"W
CURVE # 9	56°17'53"	171.898	168.905	162.192	91.974	N 81°00'28"W
CURVE # 10	10°58'51"	86.341	16.547	16.522	8.299	N 58°20'08"W

Property Of
Fern Hollow Collective, LLC
Instrument #200000859
Plat Cabinet 1, Page 677B
Tax Parcel #'s 3-22, 3-22A
Job #5626

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF FLOYD, VA. REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH. GIVEN UNDER MY HAND THIS 15TH DAY OF SEPTEMBER, 20 25.

STATE CERTIFIED LAND SURVEYOR



LOT LINE REVISION FOR
John D. Gelpi
52.911 Acres Located On
VA Secondary Route 865 Sugar Run Road
Locust Grove Magisterial District
Floyd County, Virginia
Scale: 1" = 100' Date: 9-15-2025
D. Jeffrey Scott PLS #1814
Hillsville, Virginia 24343

RECORD REFERENCES AND NOTATIONS
INSTRUMENT #0000009896 (4-29-2000)
TAX PARCEL #'s 3-40, 3-38A

