

I wanted to introduce myself and explain a very valuable service I can provide for you. United Country[®] Real Estate is the nation's leading lifestyle property company that specializes in homes in small cities and towns, country homes, suburban residences, homes in popular neighborhoods and subdivisions and all other types of lifestyle real estate. Our broad marketing strategies attract buyers not just locally, but statewide, regionally and nationally on a consistent basis. Since 1925 we have specialized in marketing homes for sale and lifestyle property and today sell more than any other group.

We uniquely own and operate the highest ranked and multiple homes for sale specific websites, offer the largest private national home property buyer database, publish and distribute national United Country Real Estate property catalogs, advertise in numerous leading real estate 3rd party websites, magazines and newspapers across the country and offer additional homes for sale specialty marketing programs. United Country also offers a world class homes for sale marketing consulting team that has a long history in the marketing and sales of residential real estate.

We are specifically focused on homes for sale in this area. Our expertise in residential property valuation, marketing, buyer networks and sales strategies can be extremely valuable to you when considering selling or buying property. Combined with the unique residential marketing tools provided by United Country, my goal is to help you get the maximum value of your assets in an efficient timeframe.

Some of the unique tools I will put to work for your property include:

- Page #1 Homes for Sale and Residential Property Specific Websites
- Property / Listing Specific Top Ranked Websites
- 3rd Party Leading Homes for Sale and Residential Property Websites
- Advertising in National Magazines (ex: DupontRegistry, RobbReport, etc.)
- Thousands of Residential Property Buyers in our Database
- Print, Digital and Direct Marketing to Local, Statewide, Regional and National Buyers
- The Nation's Largest Auction Services Team (if Desired)
- E-marketing Programs to Targeted Potential Buyers
- United Country's Consulting and Marketing Team
- And more...

For over 90 years, United Country has been in the business of helping people achieve their real estate goals, which is my focus. I am confident I can provide unsurpassed services to you when needed. Please call me today to discuss your real estate questions or needs.

Sincerely,

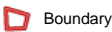
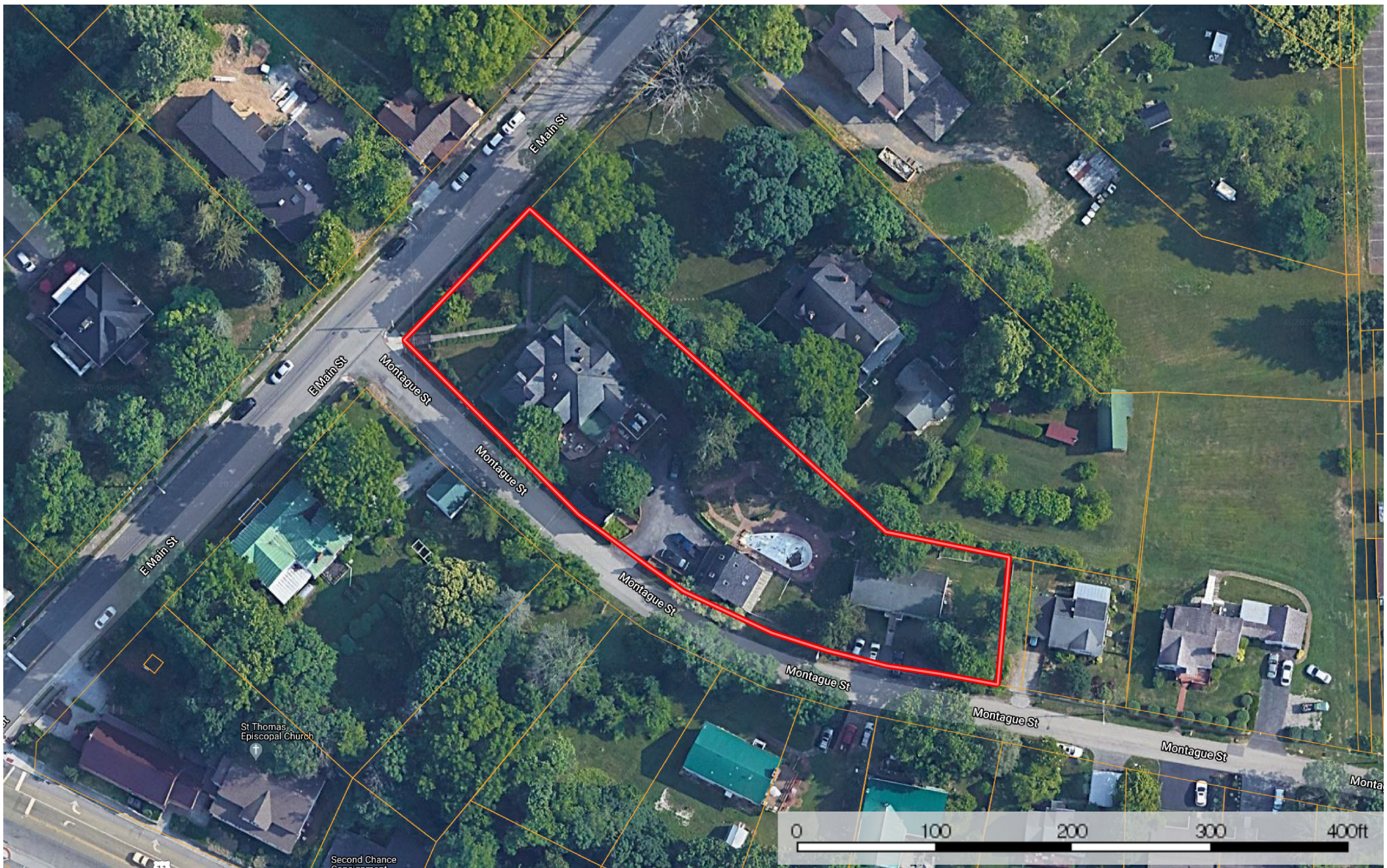


Ed Gallimore – Associate Broker

Blue Ridge Land & Auction

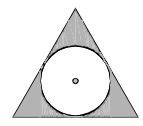
540-230-9090 | edgallimore.com | edgallimore.re@gmail.com

201 E Main Street
Montgomery County, Virginia, AC +/-



Boundary

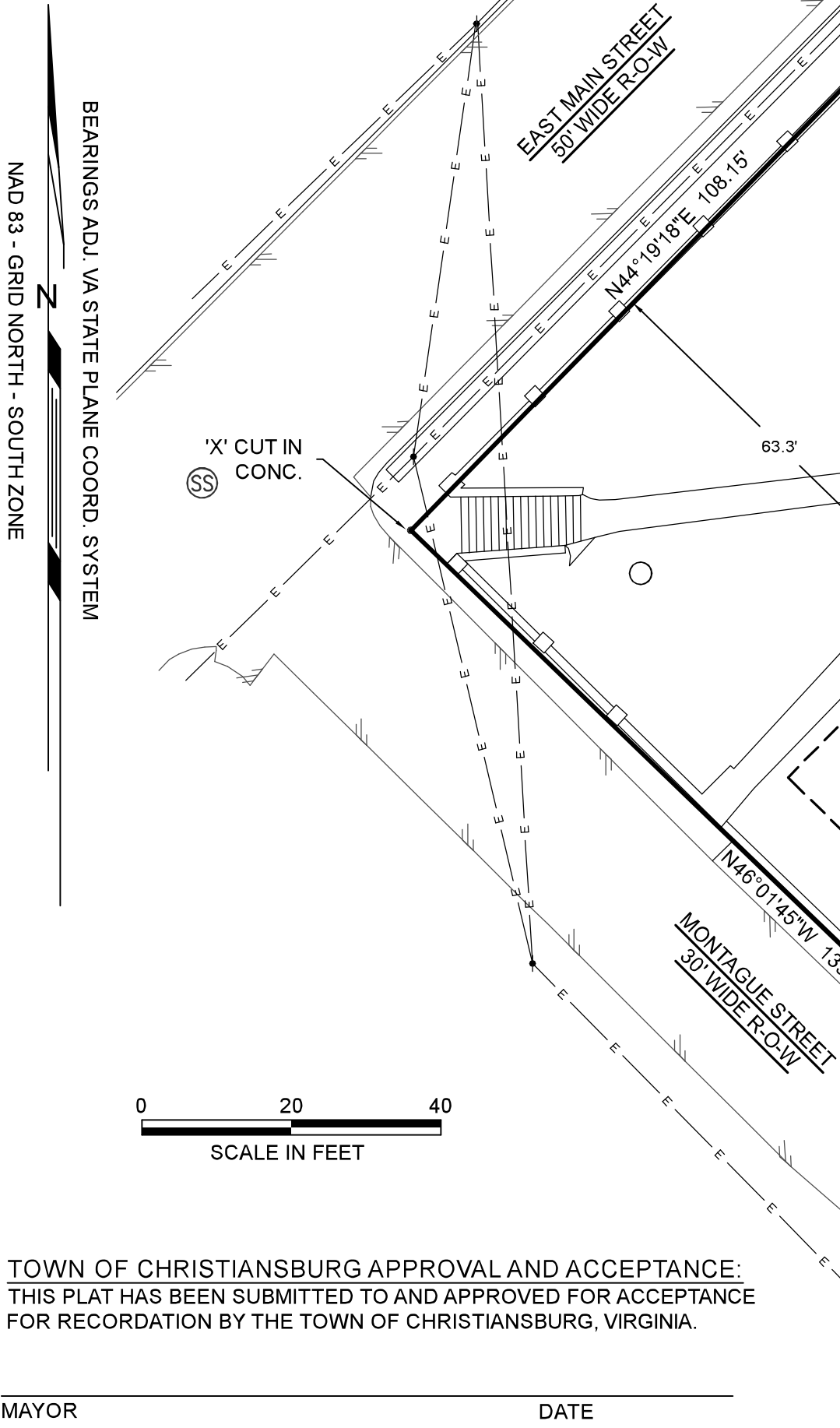




FINK ENGINEERING & LAND SURVEYING, LLC

16 EAST MAIN ST.
CHRISTIANSBURG, VA 24073
540-381-2626

414 THORN ST.
PRINCETON, WV 24740
304-425-1605



TOWN OF CHRISTIANSBURG APPROVAL AND ACCEPTANCE:
THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR ACCEPTANCE
FOR RECORDATION BY THE TOWN OF CHRISTIANSBURG, VIRGINIA.

MAYOR _____ DATE _____

SUBDIVISION AGENT _____ DATE _____

OWNERS CONSENT & DEDICATION STATEMENT:
THIS IS TO CERTIFY THAT THE HEREON SHOWN SUBDIVISION HAS BEEN
PREPARED WITH THE FREE CONSENT OF AND IN STRICT ACCORDANCE WITH
THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS, PROPERTIES AND
TRUSTEES, IF ANY.

ROCCO G. CAPOZZI _____ DATE _____

NOTARY'S STATEMENT:

STATE OF: _____
CITY/COUNTY OF: _____
TO WIT: _____

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY
AFORESAID, DO HEREBY CERTIFY THAT

SIGNED TO THE FOREGOING WRITING BEARING DATE OF: _____
HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME.
MY COMMISSION EXPIRES: _____
GIVEN UNDER MY HAND THIS DATE: _____

NOTARY PUBLIC _____ DATE _____

NOTES:
THIS SURVEY WAS RUN ACCORDING TO SUBJECT AND ADJOINING
DEEDS / PLATS AND EXISTING GROUND EVIDENCE. IT IS NOT THE
INTENT OF THIS SURVEY TO DISCLOSE RIGHT OF WAYS, EASEMENTS
OR OUTCONVEYANCES. THIS SURVEY IS SUBJECT TO ALL RIGHT OF
WAYS, EASEMENTS OR OUTCONVEYANCES.
ALL STRUCTURES, UTILITIES, AND TOPOGRAPHIC FEATURES ARE OF
APPROXIMATE LOCATION ONLY, AND MAY NOT BE SHOWN IN
COMPLETE DETAIL.

SURVEYORS CERTIFICATE & CONFORMING STATEMENT AND SOURCE OF TITLE:

BY AFFIXING MY STAMP AND SIGNATURE TO THIS PLAT I HEREBY
CERTIFY THAT THIS PLAT IS BASED ON A FIELD SURVEY MADE BY ME
ON 03-30-2019 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 THE TOWN OF CHRISTIANSBURG, VIRGINIA, AS
APPLICABLE.
I HEREBY FURTHER CERTIFY THAT THE PROPERTY EMBRACED WITHIN
THE LIMITS OF THE HEREON SHOWN PLAT IS THE PROPERTIES
DESCRIBED IN D.B. 746 PG. 47 IN THE CLERK'S OFFICE OF THE CIRCUIT
COURT OF MONTGOMERY COUNTY, VIRGINIA, SAID DEEDS BEING THE
LAST INSTRUMENT IN THE CHAIN OF TITLE TO THE SUBJECT
PROPERTIES BASED ON MY RESEARCH. IT IS ADVISED A TITLE
REPORT BE PERFORMED BEFORE ANY CONVEYANCE IS MADE.

AREA TABLE		
PARCEL #	AREA BEFORE	AREA AFTER
003100	0.876±	0.693±
NEW PARCEL	----	0.183±

HENRI T. DE HAHN
TRACEE L. DE HAHN
PARCEL I.D. 017205
TAX PARCEL 527-A123
INST. 2014002995

LINE	DISTANCE
H1	21.00'
H2	7.08'
H3	7.08'
H4	7.08'
H5	20.87'
H6	34.21'
H7	20.92'
H8	7.08'
H9	7.08'
H10	4.77'
H11	6.74'
H12	5.58'
H13	8.67'
H14	17.00'
H15	17.08'
H16	7.08'
H17	7.08'
H18	7.08'
H19	17.08'

LINE	BEARING	DISTANCE
L1	S47°25'42"E	11.08'
L2	N69°39'56"E	9.30'



PATRICIA BLAND MORSE
PARCEL I.D. 012726
TAX PARCEL 527-A120, 119A
INST. 2014001845

PLAT OF SURVEY

SHOWING THE SUBDIVISION OF THE ROCCO G. CAPOZZI TRUST PROPERTY
(C/O ROCCO G. CAPOZZI), BEING THE PROPERTY DESCRIBED IN D.B. 746 PG.
47, SITUATE AT 201 EAST MAIN STREET, CHRISTIANSBURG, MONTGOMERY
CO. VA., SCALE 1"=20', SURVEYED 03-30-19 BY RONALD B. FINK L.S., 16 EAST
MAIN STREET, CHRISTIANSBURG, VA 24073.