


$$1'' = 100'$$

090000161

RESTRICTIVE COVENANTS AND CONDITIONS

KNOW ALL MEN BY THESE PRESENTS, that in order to provide for the proper and orderly development of Pilot View Subdivision described herein, the fee simple owners of said subdivision do hereby voluntarily create and impose the following restrictive covenants upon all lots located therein as shown on a plat of survey by L. J. Quesenberry, L.S., dated May 29, 2008, as Job No. 4115, of record in the office of the Clerk of the Circuit Court of Floyd County, Virginia, as Instrument No. 090001807.

1. No structure of a temporary character such as a basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence, except during the period when a residence is under construction; and, in no event may it be used as such for more than one (1) year.

2. No trailers, campers, mobile homes - single-wide or double-wide shall be erected, placed, or parked on any lot for use as a permanent residence.

3. The property on all lots shall not be used for any unlawful purpose or for any purpose which would constitute a nuisance or annoyance in the neighborhood and no lot or part thereof shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, except in sanitary containers.

4. No swine shall be kept on said lots and no feedlot shall be allowed on any lots.

5. All fuel storage tanks shall be buried in the ground or placed or screened so as not to be visible.

6. No unlicensed or non-tagged automobiles may be placed on any lots nor shall any automobile becoming unlicensed or non-tagged remain on any lot for more than 3 days.

PG0052 JAN 31 08

TAX MAP #16-71

Delivered: 2-2-09
Returned: James Shott

PG0053 JAN31 8

7. Invalidation of any of these covenants by judgment or Court Order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

8. The foregoing covenants shall run with the land, and shall be binding upon all lot owners, their heirs, devisees and assigns with full force and effect for a period of thirty (30) years from the date hereof.

WITNESS the following signatures and seals this the 1 day of August, 2008:

Matthew A. Gallimore (SEAL)
MATTHEW A. GALLIMORE

STATE OF VIRGINIA)
) TO-WIT:
COUNTY OF FLOYD)

The foregoing instrument was acknowledged before me this 1 day of August, 2008, by MATTHEW A. GALLIMORE.

Commonwealth of Virginia
Paula Y. Willis - Notary Public
Commission ID: 246172
My Commission Expires 02/28/2009

My Commission Expires:

February 28, 2009

Paula Y. Willis
NOTARY PUBLIC

James H. Boswell (SEAL)
JAMES H. BOSWELL

STATE OF Maryland)
) TO-WIT:
COUNTY OF Montgomery)

The foregoing instrument was acknowledged before me this 28 day of August, 2008, by JAMES H. BOSWELL.

My Commission Expires:

3/1/2010

Brent P. Bensford
NOTARY PUBLIC

Daniel B Nichols III (SEAL)
DANIEL B. NICHOLS, III

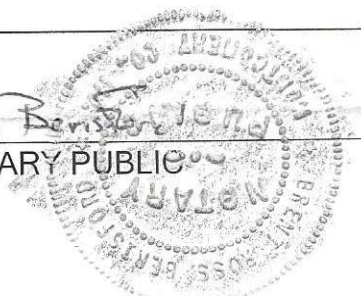
STATE OF Maryland)
COUNTY OF Montgomery) TO-WIT:

The foregoing instrument was acknowledged before me this 28th day of August, 2008, by DANIEL B. NICHOLS, III.

My Commission Expires: 3/1/2010

[Signature]

NOTARY PUBLIC



PG0054 JAN 31 6

VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County
January 30, 2009, at 3:14 P M

This instrument received in office, and, with certificate thereto attached
admitted to record. The tax imposed by Section 58.1-802 of the code in
the amount of \$ has been paid.

Teste: WENDELL G. PETERS, Clerk

[Signature] D.C.

0900000162

DECLARATION OF ROAD MAINTENANCE AGREEMENT

THIS DECLARATION, made this 1 day of August, 2008, by JAMES H. BOSWELL, DANIEL B. NICHOLS, III, and MATTHEW A. GALLIMORE, "Developers", provides as follows:

WHEREAS, Developers are the owners of seven (7) tracts in that subdivision shown on a plat of survey prepared by L. J. Quesenberry, L.S., dated May 29, 2008, as Job No. 4115, a copy of which is of record in the office of the Clerk of the Circuit Court of Floyd County, Virginia, as Instrument No. 080001807, which subdivision provides a 50' wide right-of-way from Virginia Route No. 615 through "Tract 6" to provide access to said "Tract 6" and "Tract 7":

1. It is the intention of the Developers of said lots that the said right-of-way will be a private road and not be taken into the State system of roads and highways and that this right-of-way is not a street approved by VDOT and that it will not be maintained by VDOT.
2. The costs of maintaining said right-of-way including the cost of snow removal, shall be paid equally by the owners of "Tract 6" and "Tract 7".
3. Owner(s) shall be individually responsible for the repair of any damage which is done to the road by himself or his agents or employees at his own expense within a reasonable time, but not in excess of fifteen (15) days after written notice of the damage is sent to the other tract owner.
4. Each owner shall be responsible for maintaining his own driveway leading off of the 50' right-of-way to his respective tract.
5. This agreement may be modified by agreed and written changes thereto and will be binding on the owners of each tract, his heirs, successors and assigns.

TAX MAP #16-71PG0055 JAN 31 8

Delivered: 2-2-09
Return James Shortt

WITNESS the following signatures and seals:

Matthew A. Gallimore (SEAL)
MATTHEW A. GALLIMORE

STATE OF VIRGINIA)
COUNTY OF FLOYD) TO-WIT:

The foregoing instrument was acknowledged before me this 1 day of August, 2008, by MATTHEW A. GALLIMORE.

My Commission Expires: February 28, 2009

Commonwealth of Virginia
Paula Y. Willis - Notary Public
Commission ID: 246172
My Commission Expires 02/28/2009

Paula Y. Willis
NOTARY PUBLIC


James H. Boswell (SEAL)
JAMES H. BOSWELL

STATE OF Maryland)
COUNTY OF Montgomery) TO-WIT:

The foregoing instrument was acknowledged before me this 28th day of August, 2008, by JAMES H. BOSWELL.

My Commission Expires: 3/1/2010

Brent R. Berisford
NOTARY PUBLIC



PG0056 JAN 31 09

Daniel B. Nichols III (SEAL)
DANIEL B. NICHOLS, III

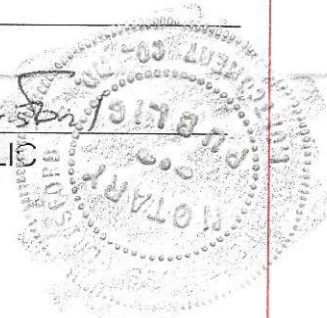
STATE OF Maryland)
COUNTY OF Montgomery) TO-WIT:

The foregoing instrument was acknowledged before me this 28th day of August, 2008, by DANIEL B. NICHOLS, III.

My Commission Expires: 3/1/2010

[Signature]

NOTARY PUBLIC



VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County
January 30, 20 09, at 3:15 P M
This instrument received in office, and, with certificate thereto attached
admitted to record. The tax imposed by Section 58.1-802 of the code in
the amount of \$ _____ has been paid.

Teste: WENDELL G. PETERS, Clerk

[Signature] D.C.

PG0057 JAN 31 09

SETEC

SOIL AND ENVIRONMENTAL TECHNOLOGY, INC
111 N. Franklin Street, Christiansburg, VA 24073
Phone: 540-381-0309 Fax: (540) 381-9430
E-mail: setec@soilandenvironmentaltechnology.com

General Information

Date: 4/17/08

Applicant:

Address:

Owner:

Address:

Directions: North on SR 615, just before the Floyd\Montgomery County line take a L onto Dobbins Hollow Rd. (SR 677), the property begins ± 0.25 mi. on the L

Subdivision: Lot Subdivision/Agricultural Subdivision of 58.353 acres Property of James Tract: 6
 Boswell, Daniel Nichols III, and Matthew Gallimore located @ on Dobbins
 Hollow Rd. NE & Christiansburg Pike NE

Floyd County Health Department
 Telephone No:

Soil Information Summary

1. Position in landscape satisfactory Yes ☒ No Describe: Sideslope
2. Slope 12 %
3. Depth to rock\impervious strata: Max. Min. None ☒
4. Depth to seasonal water table (gray mottling or gray color) No ☒ Yes
5. Free water present No ☒ Yes range in inches
6. Soil percolation rate estimated Yes ☒ No Texture group II
 Estimated rate 35 Min/inch
7. Percolation test performed Yes Number of percolation test holes
 No ☒ Depth of percolation test holes
 Average percolation rate

Name and title of evaluator: Charles Nelson\David Hall\Bill Evans Soil Scientist

Signature:



Department Use

Site Approved: depth at site designated on permit.

Site Disapproved:

Reason for rejection:

- 1 Position in landscape subject to flooding or periodic saturation.
- 2 Insufficient depth of suitable soil over hard rock.
- 3 Insufficient depth of suitable soil over water table.
- 4 Rates of absorption too slow.
- 5 Insufficient area of acceptable soil for required drainfield, and/or reserve area
- 6 Proposed system too close to well
- 7 Other Specify:

PROFILE DESCRIPTION SOIL EVALUATION REPORT

Date of Evaluation: 4/17/08

Floyd County Health Department
Identification No.

x See application sketch See construction permit

Subdivision: Lot Subdivision/Agricultural Subdivision of 58.353 acres Property of James Boswell, Daniel Nichols III, and Matthew Gallimore located @ on Dobbins Hollow Rd. NE & Christiansburg Pike NE **Tract:** 6

Hole #	Horizon	Depth	Description	Texture Group
1	Ap	0-4	Brown (7.5YR 4/3) sandy loam	II
	BA	4-10	Yellowish Brown (10YR 5/4) sandy loam	II
	Bt	10-24	Dark Yellowish Brown (10YR 4/6) clay loam	III
	C	24-60	Yellowish Brown (10YR 5/6) sandy loam (granit sap)	II
2	Ap	0-5	Brown (7.5YR 4/3) sandy loam	II
	Bt	5-24	Yellowish Brown (10YR 5/8) clay loam	III
	C	24-60	Yellowish Brown (10YR 5/6) sandy loam	II
3	Ap	0-6	Brown (7.5YR 4/3) sandy loam	II
	BA	6-17	Brown (7.5YR 4/4) sandy loam	II
	Bt	12-20	Yellowish Brown (10YR 5/8) sandy clay loam	II
	BC	20-30	Yellowish Brown (10YR 5/6) sandy loam	II
	C	30-60	Yellow (10YR 7/6) sandy loam	II
4	Ap	0-6	Brown (7.5YR 4/3) sandy loam	II
	BA	6-12	Brown (7.5YR 5/4) sandy loam	II
	Bt	12-22	Strong Brown (7.5YR 5/6) clay loam	III
	BC	22-36	Yellowish Brown (10YR 5/6) sandy clay loam	II
	C	36-60	Yellow (10YR 7/6) sandy loam	II

Subdivision: Lot Subdivision/Agricultural Subdivision of 58.353 acres Property of James Boswell, Daniel Nichols III, and Matthew Gallimore located @ on Dobbins Hollow Rd. NE & Christiansburg Pike NE

Tract: 6

**DRAINFIELD RECOMMENDATIONS, DESIGN BASIS, & AREA CALCULATIONS
AND WELL RECOMMENDATION & SPECIFICATIONS**

Main DF		Reserve DF	
Type of system	Gravity	Reserve Area Required	Yes—100%
EPR	35	Type of Reserve	Same
Slope %	12	EPR	35
# Bedrooms	3	Slope %	12
Gallons/Day	450	Gallons/Day	450
Width of Trench (ft.)	3	Width of Trench (ft.)	3
Total Square Ft. of Trench Bottom Required	858	Total Square Ft. of Trench Bottom Required	858
Total Square Ft. of Trench Bottom in Design	900	Total Square Ft. of Trench Bottom in Design	900
Total Square Ft. of Trench Bottom Required per BR	286	# Lines of Reserve	5
Total Square Ft. of Trench Bottom per BR in Design	300	Line Length (ft.)	60
# Lines Installed	5	Installed <24" from Rock or Other Impervious Strata	No
Length of Line Installed (ft.)	60	Centers (ft.)	9
Installed <24" from Rock or Other Impervious Strata	No	Width Required (ft.)	45
Centers (ft.)	9	Width in Design (ft.)	45
Width Required (ft.)	48	Installation Depth (inches into natural soil)	36
Installation Depth (inches into natural soil)	36	Amount of Backfill Required (inches)	NA
Amount of Backfill Required (inches)	NA	Type of Well Recommended	3C
		Amount of Casing & Grout (ft.)	20