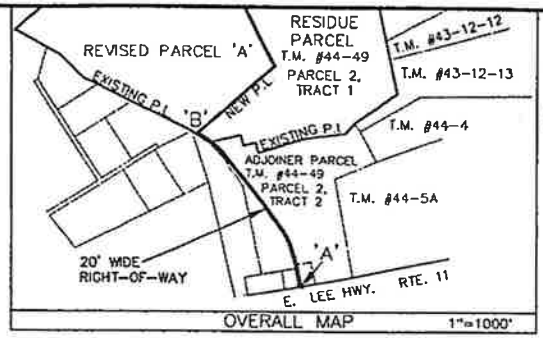
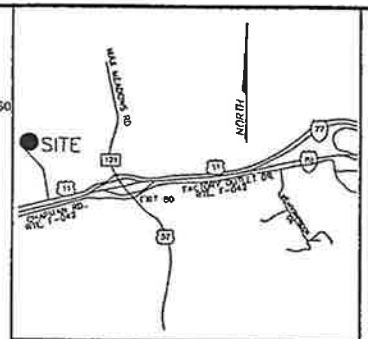
NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #51197C0229D DATED 05-02-2008.
4. REVISED PARCEL 'A' IS CURRENTLY SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER.
5. THERE ARE NO PRINCIPLE STRUCTURES WITHIN THE SETBACK AREAS ALONG NEW BOUNDARY LINES. FRONT SETBACKS = 35', REAR SETBACKS = 10', AND SIDE SETBACKS = 10'.
6. PUBLIC UTILITY EASEMENTS OF NOT LESS THAN TEN (10) FEET IN WIDTH SHALL BE PROVIDED FOR WATER, SEWER, POWER LINES, AND OTHER PUBLIC UTILITIES IN THE SUBDIVISION ALONG EACH PROPERTY LINE EXCEPT ALONG THE OUTSIDE BOUNDARY WHERE TWENTY (20) FEET SHALL BE REQUIRED.
7. SUBJECT PROPERTY IS CURRENTLY USED AS AGRICULTURAL/RESIDENTIAL. THE PROPOSED USE FOR THE REVISED PARCEL 'A' AND RESIDUAL PARCEL SHALL BE AGRICULTURAL/RESIDENTIAL. ALL ADJOINER PROPERTIES ARE CURRENTLY USED AS AGRICULTURAL/RESIDENTIAL.
8. PARENT ACREAGE OF PARCEL 2, TRACT 3 (T.M. #43-48) IS 51.420 ACRES (FIELD SURVEYED) PARENT ACREAGE OF PARCEL 2, TRACT 1 (T.M. #43-49) IS ±127.5 ACRES (RECORD D.B. 107 PG. 379).
9. RESTRICTIONS AND/OR COVENANTS, IF ANY, ARE TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT AND THERE ARE NO EXISTING COVENANTS.
10. THE INTENT OF THIS PLAT IS TO CREATE ONE REVISED PARCEL AND A RESIDUAL PARCEL.
11. A 20' WIDE RIGHT OF WAY IS HEREBY DEDICATED AND IS TO BE CENTERED ON THE EXISTING GRAVEL DRIVEWAY FROM POINT 'A' AT E. LEE HWY. TO POINT 'B' AT THE EDGE OF THE NEW PROPERTY LINE BEING ±2115'. SAID RIGHT OF WAY BENEFITS REVISED PARCEL 'A' AND THE RESIDUE PARCEL AND ALLOWS EGRESS/INGRESS TO/FROM E. LEE HWY. ALSO REFER TO AN EXISTING 30' WIDE EASEMENT RUNNING ALONG THE SAME ROAD REFERENCED IN D.B. 109 PG. 276.
12. REFER TO INSTRUMENT #080001429 IN REFERENCE TO THE EXISTING LEASE AREA.



OVERALL MAP 1"=1000'

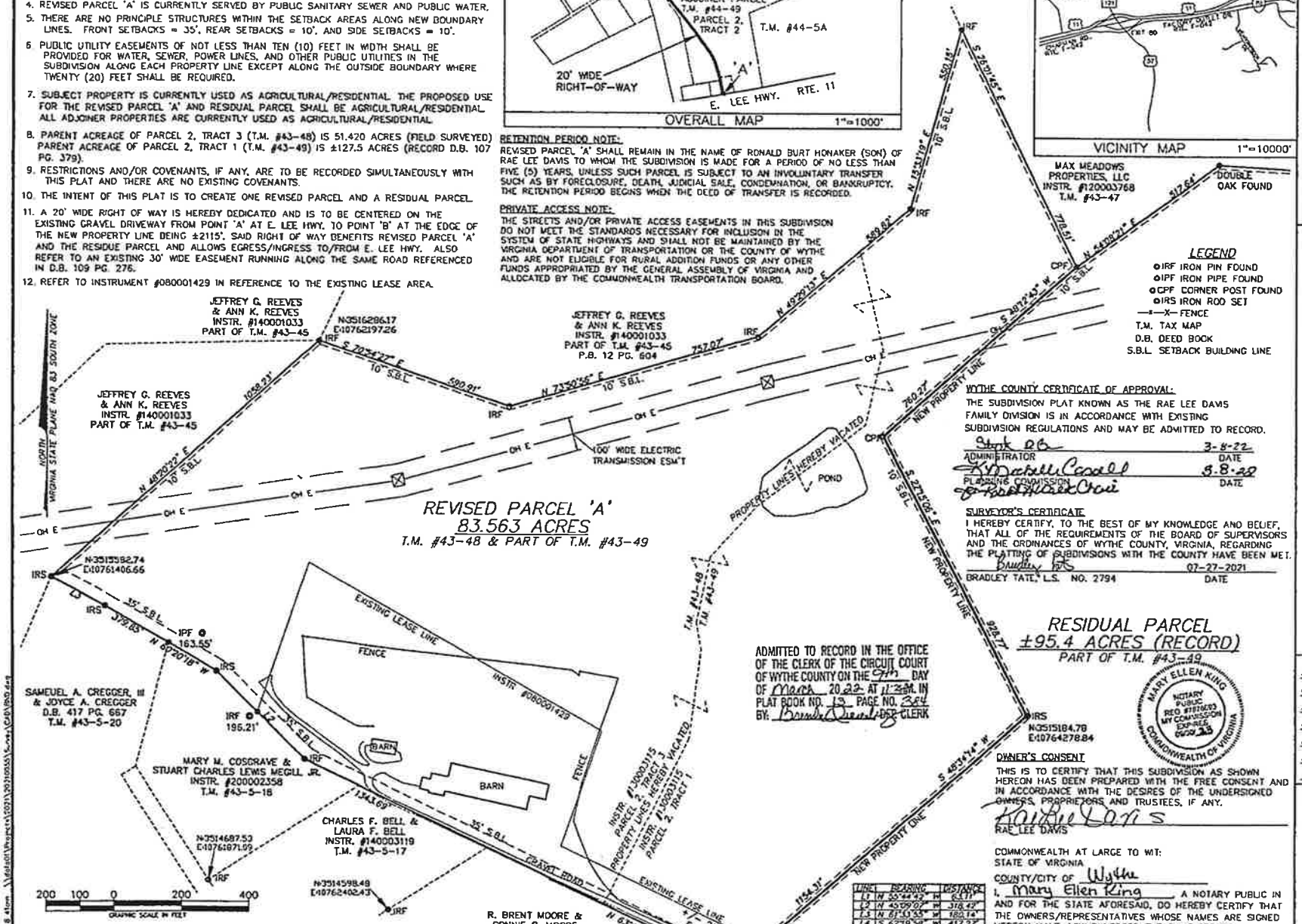
OWNER ADDRESS
RAE LEE DAVIS
P.O. BOX 742
2370 E. LEE HIGHWAY
MAX MEADOWS, VA 24360
276-620-7800



VICINITY MAP 1"=10000'

RETENTION PERIOD NOTE:
REVISED PARCEL 'A' SHALL REMAIN IN THE NAME OF RONALD BURT HONAKER (SON) OF RAE LEE DAVIS TO WHOM THE SUBDIVISION IS MADE FOR A PERIOD OF NO LESS THAN FIVE (5) YEARS, UNLESS SUCH PARCEL IS SUBJECT TO AN INVOLUNTARY TRANSFER SUCH AS BY FORECLOSURE, DEATH, JUDICIAL SALE, CONDEMNATION, OR BANKRUPTCY. THE RETENTION PERIOD BEGINS WHEN THE DEED OF TRANSFER IS RECORDED.

PRIVATE ACCESS 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 VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY OF WYTHE 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.



LINE	BEARING	DISTANCE
L1	N 55°44'42" W	6.11'
L2	N 45°09'07" W	318.42'
L3	N 61°13'55" W	180.14'
L4	S 62°19'58" W	417.27'

LEGEND
- IRF IRON PIN FOUND
- IPF IRON PIPE FOUND
- CPF CORNER POST FOUND
- IRS IRON ROD SET
- —x—x— FENCE
- T.M. TAX MAP
- D.B. DEED BOOK
- S.B.L. SETBACK BUILDING LINE

WYTHE COUNTY CERTIFICATE OF APPROVAL:
THE SUBDIVISION PLAT KNOWN AS THE RAE LEE DAVIS FAMILY DIVISION IS IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

ADMINISTRATOR — DATE 3-8-22
PLANNING COMMISSION — DATE 3.8.22

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND THE ORDINANCES OF WYTHE COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITH THE COUNTY HAVE BEEN MET.
BRADLEY TATE, L.S. NO. 2794 — DATE 07-27-2021

ADMITTED TO RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WYTHE COUNTY ON THE 9TH DAY OF March 2022 AT 11:25 A.M. IN PLAT BOOK NO. 13 PAGE NO. 364
BY: Brenda Dean DEPUTY CLERK

OWNER'S CONSENT
THIS IS TO CERTIFY THAT THIS SUBDIVISION AS SHOWN HEREON HAS BEEN PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.
RAE LEE DAVIS

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA
COUNTY/CITY OF Wythe
I, Mary Ellen King, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME.
THIS 3rd DAY OF March 2022
MY COMMISSION EXPIRES: 09/30/2023
NOTARY PUBLIC

MARY ELLEN KING NOTARY PUBLIC REG. #7781603 MY COMMISSION EXPIRES 09/30/23 COMMONWEALTH OF VIRGINIA

SOURCE OF TITLE:
THE AREA SHOWN WAS ACQUIRED BY RAE LEE DAVIS FROM JOHN GARNETT DAVIS, JR. & SUSAN DAVIS GOFORTH BY DEED DATED MAY 5, 2020 AS RECORDED IN INSTR. 200001705 OF THE CIRCUIT COURT CLERKS OFFICE OF WYTHE COUNTY, VIRGINIA. SEE PRIOR INSTR. 130003115.

THIS SHEET IS INTENDED TO BE REPRODUCED AT 17"x22". ANY REPRODUCTION OF THIS SHEET AT A DIFFERENT SIZE SHALL VOID THE ORIGINAL SCALE SHOWN ON THE SHEET.

HURT & PROFFITT
INSPIRED / RESPONSIVE / TRUSTED
HANDP.COM
WYTHEVILLE, VA. 24382
276.228.0008
370 S. 4TH STREET
ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL
GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

PLAT SHOWING
FAMILY DIVISION FOR THE PROPERTY OF
RAE LEE DAVIS
FORT CHISWELL MAG. DISTRICT, WYTHE COUNTY, VIRGINIA

PROJECT NO.	20210055
FILE NO.	FILE_NO
LAT.	36.950404°
LONG.	-80.964952°
DATE:	07-27-2021
DRAWN BY:	JHG
CHECKED BY:	MBT

COMMONWEALTH OF VIRGINIA
RELEASED 07-27-2021
M. BRADLEY TATE
Lic. No. 2794
LAND SURVEYOR

SHEET NO.	REV.
1 OF 1	