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 "AE" FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #5119700205D DATED 05/02/2002
4. SUBJECT PROPERTIES WILL BE SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER. PUBLIC SANITARY SEWER IS ON THE WEST SIDE OF S. PETUNIA ROAD AND ON THE NORTH SIDE OF DEERFIELD LANE APPROXIMATELY 100' FROM THE INTERSECTION OF NAT BACK ROAD AND DEERFIELD LANE.
5. THE ORIGINAL ACREAGE FOR T.M. #40A-4-19 IS 0.902 ACRES. THE ORIGINAL ACREAGE FOR T.M. #40A-4-20 IS 0.719 ACRES. THE ORIGINAL ACREAGE FOR T.M. #40A-4-21 IS 0.870 ACRES. THE ORIGINAL ACREAGE FOR T.M. #40A-4-22 IS 0.698 ACRES. THE INTENT OF THIS PLAT IS TO CREATE FOUR (4) REVISED LOTS FROM FOUR (4) EXISTING LOTS
6. SUBJECT PROPERTIES ARE CURRENTLY ZONED R-1 (RESIDENTIAL). REFER TO ARTICLE VI (RESIDENTIAL R-1) OF THE CURRENT TOWN OF WYTHEVILLE ZONING ORDINANCE, WHICH STATES: FRONT BUILDING SETBACK LINE IS A MINIMUM OF 20' BUT SHALL FOLLOW THE STREET LINE OF THE FRONT WALL OF NEIGHBORING HOUSES. REAR SETBACK LINE IS 25', AND SIDE SETBACK LINE IS 15'

CERTIFICATE OF APPROVAL

THIS SUBDIVISION PLAT KNOWN AS LOT LINE REVISION FOR THE PROPERTY OF WALTER DOUGLAS CLINE AND LAWRENCE EDWARD CLINE IS IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD

12-20-2023

AGENT TOWN OF WYTHEVILLE DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE TOWN COUNCIL AND THE ORDINANCES OF TOWN OF WYTHEVILLE, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITH THE TOWN HAVE BEEN MET. I ALSO CERTIFY THAT THE SOURCE OF TITLE SHOWN FOR THE SUBJECT LOTS IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE

12-01-23

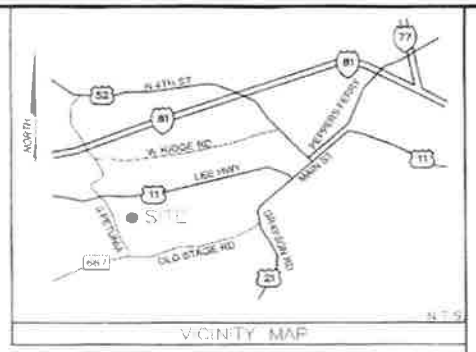
BRADLEY TATE L.S. NO. 2794 DATE

ADMITTED TO RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WYTHE COUNTY ON 12th DAY OF Dec 2023 AT 10:59 AM

RECORDED AS

INSTRUMENT NUMBER 230003180

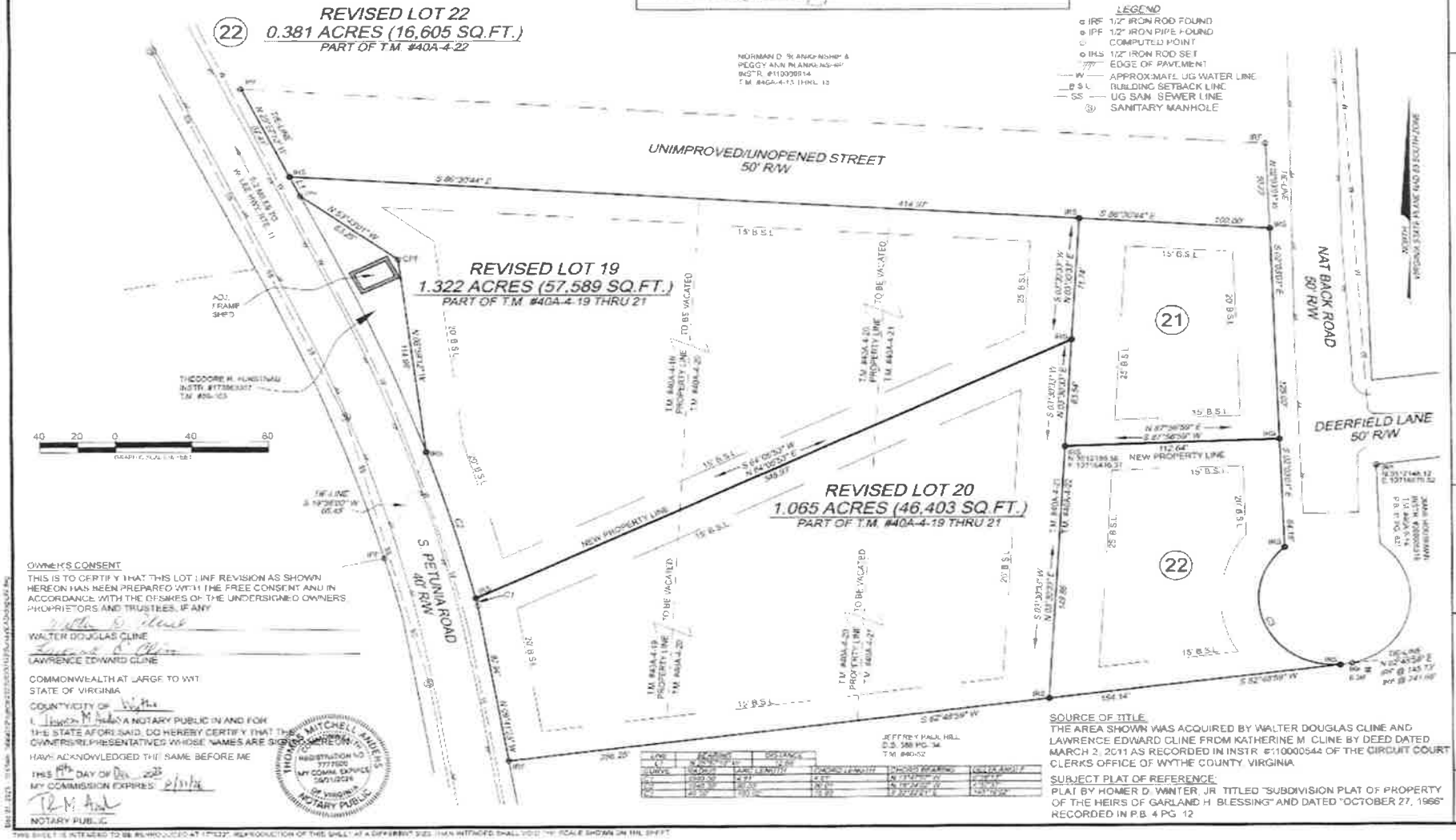
BY Mandie Quesenberry DEP CLERK



VICINITY MAP

LEGEND

- IRF 1/2" IRON ROD FOUND
- IPF 1/2" IRON PIPE FOUND
- COMPUTED POINT
- IRS 1/2" IRON ROD SET
- EDGE OF PAVEMENT
- W APPROXIMATE UG WATER LINE
- B.S.L. BUILDING SETBACK LINE
- SS UG SAN. SEWER LINE
- SANITARY MANHOLE



OWNER'S CONSENT

THIS IS TO CERTIFY THAT THIS LOT LINE REVISION 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

WALTER DOUGLAS CLINE

LAWRENCE EDWARD CLINE

COMMONWEALTH AT LARGE TO WIT

STATE OF VIRGINIA

COUNTY/CITY OF Wythe

I, Thomas M. Anders 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 4th DAY OF Dec 2023

MY COMMISSION EXPIRES 8/31/26

NOTARY PUBLIC

THOMAS MITCHELL ANDERS REGISTRATION NO. 7777500 MY COMM. EXPIRES 08/31/2026 COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

SOURCE OF TITLE

THE AREA SHOWN WAS ACQUIRED BY WALTER DOUGLAS CLINE AND LAWRENCE EDWARD CLINE FROM KATHERINE M. CLINE BY DEED DATED MARCH 2, 2011 AS RECORDED IN INSTR. #110000544 OF THE CIRCUIT COURT CLERKS OFFICE OF WYTHE COUNTY, VIRGINIA

SUBJECT PLAT OF REFERENCE:

PLAT BY HOMER D. WINTER, JR. TITLED "SUBDIVISION PLAT OF PROPERTY OF THE HEIRS OF GARLAND H. BLESSING" AND DATED "OCTOBER 27, 1966" RECORDED IN P.B. 4 PG. 12

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PLAT SHOWING

LOT LINE REVISION FOR THE PROPERTY OF

WALTER DOUGLAS CLINE & LAWRENCE EDWARD CLINE

WEST WYTHEVILLE MAG. DISTRICT, TOWN OF WYTHEVILLE, VIRGINIA

PROJECT NO	2023212
FILE NO	
LAT	36.939527
LONG	-81.123466
DATE:	12/01/202
DRAWN BY:	JHK
CHECKED BY:	MB

COMMONWEALTH OF VIRGINIA
RELEASED 12/01/2023
M. BRADLEY TATE
Lic. No. 2794
LAND SURVEYOR

SHEET NO.	REV.
1 OF 1	