NOTES:

- 1. THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
- 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A OF A CURRENT TITLE REPORT.
- 3. SUBJECT PROPERTY AS SHOWN IS ALL OF FLOYD COUNTY TAX SECTION 37, PARCELS 28 AND 29.
- SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A H.U.D. DESIGNATED FLOOD HAZARD ZONE. THIS OPINION IS BASED UPON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL #51063C0175C, NOT PRINTED, DATED:4-16-2008) AND HAS NOT BEEN FIELD VERIFIED.
- 5. 35' MINIMUM BUILDING SETBACK FROM RIGHT-OF-WAY OF VIRGINIA SECONDARY ROUTE #655.
- 6. ANY STREAMS OR WETLANDS CROSSING(S) SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN A MANNER THAT COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS. ANY PROPOSED WORK WITHIN "BIG LAUREL CREEK" OR ITS TRIBUTARIES AND/OR ITS ADJACENT WETLANDS IS SUBJECT TO WRITTEN APPROVAL BY THE CORPS OF ENGINEERS AND/OR DEQ PRIOR TO ITS INITIATION. THE OWNER WILL OBTAIN WRITTEN APPROVAL BY SUBMITTING A COMPLETE PERMIT APPLICATION PRIOR TO PERFORMING ANY WORK IN THE WATERWAY AND/OR WETLANDS.

CERTIFICATE OF APPROVAL:

THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING ORDINANCES AND REGULATIONS OF THE COUNTY OF FLOYD AND MAY BE ADMITTED TO RECORD.

AGENT, FLOYD COUNTY BOARD OF SUPERVISORS, DATE DATE FLOYD COUNTY HEALTH OFFICIAL, VIRGINIA DEPARTMENT OF TRANSPORTATION ENGINEER DATE DATE FLOYD COUNTY E-911 COORDINATOR, VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ,2023 AT .M. THIS MAP FLOYD COUNTY, RECEIVED IN OFFICE AND ADMITTED TO RECORD.

TESTEE:

NOTARY'S STATEMENT:

STATE OF COUNTY OF

A NOTARY PUBLIC OF AND FOR THE AFOREMENTIONED STATE AND COUNTY. DO HEREBY STATE THAT INDIAN VALLEY PARTNERS, LLC DID APPEAR BEFORE ME THIS , 2023, AND ACKNOWLEDGED THE FOREGOING DOCUMENT BY EXECUTING THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES.

OWNER'S STATEMENT:

THIS IS TO CERTIFY THAT THE SUBDIVIDED PROPERTY AS SHOWN HEREON HAS BEEN SUBDIVIDED IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS THEREOF, AND FURTHER, IN STRICT ACCORDANCE AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950. AS AMENDED TO DATE.

INDIAN VALLEY PARTNERS, LLC

SOURCE OF TITLE:

PLAT SHOWING "57.715 AC. TOTAL" IS A PORTION OF THAT PROPERTY ACQUIREL BY INDIAN VALLEY PARTNERS, LLC AS DESCRIBED IN DEED INSTRUMENT No. 230000926, PARCEL 1 AND PARCEL 2, ON RECORD IN THE CLERK'S OFFICE OF TH CIRCUIT COURT OF FLOYD COUNTY, VIRGINIA, IN WHICH THE ABOVE REFERRED TO DEED IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID LAND.

L.J. QUESENBERRY, L.S.#1270

VDOT STATEMENT:

THE STREETS IN THIS SUBDIVISION DO 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 THE SUBDIVISION AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS, ORDINANCES AND REGULATIONS, REGARDING THE PLATTING OF SUBDIVISIONS, WITHIN THE COUNTY OF FLOYD, VIRGINIA. GIVEN UNDER MY HAND THIS ____ DAY OF _____ 2023.

L.J. QUESENBERRY, L.S. #1270

VDH APPROVAL STATEMENT:

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS") (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: DAVID HALL AOSE #1940001127. PHONE (540)381.-0309 THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO 360 OF THE REGULATIONS, THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS" OR "ALTERNATIVE SYSTEMS", HOWEVER, ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

VIRGINIA DEPARTMENT OF HEALTH OFFICIAL DATE

LEGEND

DATE

DATE

— [_ — [_ — *Adjoiner*

= : : : === : : : = Creek Branch

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN FLOYD COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

	Proposed House Site	
	W Proposed III-C Well Site	* // 5
	DF Proposed Drain Field & 100% Reserve	
	6" White Oak in Barbed	1/3" Rebar Found -on Line @ 10.57
	Wire Fence Line' 0.36' South of Line @ 14.36	12)
	Point Centerline New 50' R\W @ 27.13'	Gate
	Sence of	3.30, NO. 1
D	South of Line	
HE D	SCALE:1"=50	6.41
	NEW 50' RIGHT-OF-WAY TO DUSED FOR INGRESS/EGRESS F	BE

ROUTE #655 THROUGH 11.185 AC.

TO TAX SECTION 23, PARCEL 2D

16-17 S 06°54'54" E | 147.71' S 32°24'41" W Point West 30' R\W Route #655 310.93' |15.64' 15.64' 17-18 S 00°36'10" E | 100.67' 176.31' 78.39' 77.75' S 46°35'25" W 25°28'31 39.85 Point West 30' R\W Route #655 Point West 30' R\W Route #655 228.14' 93.92' 93.25' S 68°48'32" W 23°35'10" 47.63 18-19|S 03°29'49" W |167.45' 362.26' | 139.73' 138.87 S 80°30'44" W 22°06'01' 19-20 S 06°04'57" W 234.78' Point Intersection Route #655 & #631 Point North 30' R\W Route #655 20-21 CURVE 1 349.98' 58.55' 58.48' 9°35'06" S 86°06'59" W Point North 30' R\W Route #655 21-22 S 73°34'10" W |80.74' 22-23 S 69°30'56" W 114.33' **ACREAGE** Pipe Set on North Route #655 BEFORE DIVISION Point North 30' R\W Route #655 23-24 S 66°05'50" W 37.17' TAX SECTION 37, PARCEL 28 43.482 AC Point North 30' R\W Route #655 24-25 S 62°28'17" W 215.99' TAX SECTION 37, PARCEL 29 14.233 AC. 25-26 S 55°03'47" W 21.21' 26-27 CURVE 2 Point North 30' R\W Route #655 Pipe Set on North Route #655 **ACREAGE** TYPE OF DIVISION AFTER DIVISION 27-28 CURVE 3 28-29 S 37°16'10" W 35.71' Point North 30' R\W Route #655 A PORTION OF Point North 30' R\W Route #655 TAX SECTION 37, PARCEL 28 AGRICULTURAL SUBDIVISION 25.000 AC Point North 30' R\W Route #655 29-30 CURVE 4 A PORTION OF Point North 30' R\W Route #655 30-31 S 11°08'28" W 57.98 TAX SECTION 37, PARCEL 28 14.003 AC. LOT SUBDIVISION 31-32 S 08°50'43" W 113.79' Point North 30' R\W Route #655 A PORTION OF 32-33 CURVE 5 Pipe Set on North Route #655 Point North 30' R\W Route #655 TAX SECTION 37, PARCEL 28 & 29 7.527 AC. LOT SUBDIVISION 33-34 CURVE 6 Point North 30' R\W Route #655 34-35 S 33°51'10" W 32.62' TAX SECTION 37, PARCEL 29 11.185 AC. LOTLINE REVISION 35-36 CURVE 7 Point North 30' R\W Route #655 559°19'40" W | 106.74' Point North 30' R\W Route #655 Point North 30' R\W Route #655 37-38|S 57°00'57" W |116.87' SCALE: 1" = 100' 38-39 CURVE 8 Point North 30' R\W Route #655 -Proposed 39-40 S 80°36'07" W 54.79 Point North 30' R\W Route #655 Proposed (3) —Proposed Primary 40-41 S 82°42'11" W 102.19' Point North 30' R\W Route #655 Primary 41-42 S 73°39'19" W 40.97' Point North 30' R\W Route #655 Point North 30' R\W Route #655 |42-43|S 69°27'43" W |116.92' Point North 30' R\W Route #655 43-44 CURVE 9 Point North 30' R\W Route #655 44-45 N 88°26'16" W 185.56' 45-46 N 89°05'28" W 38.87' Total Point North 30' R\W Route #655 46-47 CURVE 10 Pipe Found on North Route #655 Proposed 100% Reserve Proposed Proposed 100% Reserve 100% Reserve INDIAN VALLED INSTRUMENT DEED INSTRUMENT VICINITY MAP PLAT CABINET 1, BY THIS SURVEYOR)

PLAT CABINET 1, BY THIS SURVEYOR

PLAT CABINET 1, BY THIS SURVEYOR SCALE: 1"=2000" North Side of Rock Fence is 2.8' South of Line North Side of Rock Fence is 2.2' North of Line "LOTLINE REVISION" "LOTLINE REVISYON Pipe Set-TAX SECTION 37, PARCEL 2A PROPERTY OF Pipe INDIAN VALLEY PARTNERS, LLC Set 324.92" Along DEED INSTRUMENT No. 230000926 왜 35' MBSL Line Pipe Set -PARCEL 3: PLAT CABINET 1, SLIDE 493A (SEE JOB NO. 6005B, BY THIS SURVEYOR) 1/2" Rebar Found LOT SUBDIVISION in Fence Line on-14.003 AC. Ridge

CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING DELTA ANGLE TANGENT LINE BEARING

16.89'

108.75

146.67

119.32

405.61' 109.07

324.44' 147.95

310.93' | 120.06

84°21'11" W

53°52'12" W

S 44°58'24" W

S 24°12'19" W

3 19°54'28" W

15°24'28

26°07'42

22°07'29

54.87

75.28

580.18" Along 35' MBSL Line 10e Set 2.80, W 36" CMP Pipe North of 18' **(4**) Scarlet Oak in-Fence Corner AGRICULTURAL SUBDIVISION 25.000 AC. THIS SITE HAS NOT BEEN APPROVED FOR PRIVATE WATER AND/OR WASTEWATER SYSTEM 220.29' Along N30' RIGHT-OF-WAY 35' MBSL Lir O VA. SEC. RTE. #655 "SUMPTER ROAD NW"

300

ROUTE #655 THROUGH 25.000 AC. TRACT

TO TAX SECTION 37, PARCEL 2A

48-49 N 74°34'17" W 279.68' 49-50 N 43°49'17" W 717.88'

NITH OC EALTH OR (SEE JOB NO. 4794A BY THIS SURVEYOR) //PLAT INSTRUMENT No. 180000596 L. J. QUESENBERRY LINE TABLE FOR CENTERLINE OF NEW 50' RIGHT-OF-WAY TO BE (LICENSE) No. USED FOR INGRESS/EGRESS FROM 1270

SUK SUK

PLAT SHOWING "AGRICULTURAL SUBDIVISION" "LOT SUBDIVISION" AND "LOTLINE REVISION"

DISTANCE

14-15 S 07°33'10" E 173.59'

15-16 S 05°13'55" E | 123.29'

13-14 S 14°59'27" W 33.25'Total Point West 30' R\W Route #655

Pipe Set 1/2" Rod Set CL Old Road & NW 30' R\W Route #655

EU. 23, PAK. 1 PROPERTY OF

EDWIN DALE PHILLIPS

EDWIN DALE PHILLIPS

ETHEL M. PHILLIPS

ETHEL M.

DEED INSTR#090001692

End of Gravel

30' RIGHT-OF-WAY

VA. SEC. RTE. #655

"SUMPTER ROAD NW"

Begin Pavement

SEE D.B. 45, PG. 51

SEE ENLARGEMENT FOR DETAIL

OF NEW 50' RIGHT-OF-WAY AREA

TAX SEC. 37, PAR. 32A

-PROPERTY OF

KEVIN BARRY PHILLIPS

D.B. 204, PG. 742

P.C. 1, SLIDE 40A

SEE JOB No. 909

-BY THIS SURVEYOR

TAX SECTION 37, PARCEL 32

PROPERTY OF

EDWIN DALE PHILLIPS

ETHEL M. PHILLIPS LIFE ESTATE

DEED INSTRUMENT No. 090001692

SEE DEED BOOK 46, PAGE 246

Point West 30' R\W Route #655

Point West 30' R\W Route #655

57.715 AC. TOTAL PROPERTY OF

"INDIAN VALLEY PARTNERS, LLC

LOCATED OFF VIRGINIA SECONDARY ROUTE #655

"SUMPTER ROAD NW" AND "HIGGS ROAD" INDIAN VALLEY MAGISTERIAL DISTRICT

FLOYD COUNTY, VIRGINIA

SCALE: 1" = 300' DATE: 6 JULY 2023

L. J. QUESENBERRY, LICENSED LAND SURVEYOR

521 SOUTH MAIN STREET HILLSVILLE VIRGINIA 24343 PHONE & FAX: (276)-728-7471 * E-MAIL: quessurvey@comcast.net

JOB No. 6005A