

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.
4. 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

FLOYD COUNTY HEALTH OFFICIAL, DATE

VIRGINIA DEPARTMENT OF TRANSPORTATION ENGINEER DATE

FLOYD COUNTY E-911 COORDINATOR, DATE

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FLOYD COUNTY, 2023 AT M.. THIS MAP RECEIVED IN OFFICE AND ADMITTED TO RECORD.

TESTEE:

NOTARY'S STATEMENT:

STATE OF _____, to wit: COUNTY OF _____,

I, _____, A NOTARY PUBLIC OF AND FOR THE AFOREMENTIONED STATE AND COUNTY, DO HEREBY STATE THAT INDIAN VALLEY PARTNERS, LLC DID APPEAR BEFORE ME THIS DAY OF _____, 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 DATE

SOURCE OF TITLE:

PLAT SHOWING "57.715 AC. TOTAL" IS A PORTION OF THAT PROPERTY ACQUIRED 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 THE 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 DATE

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.

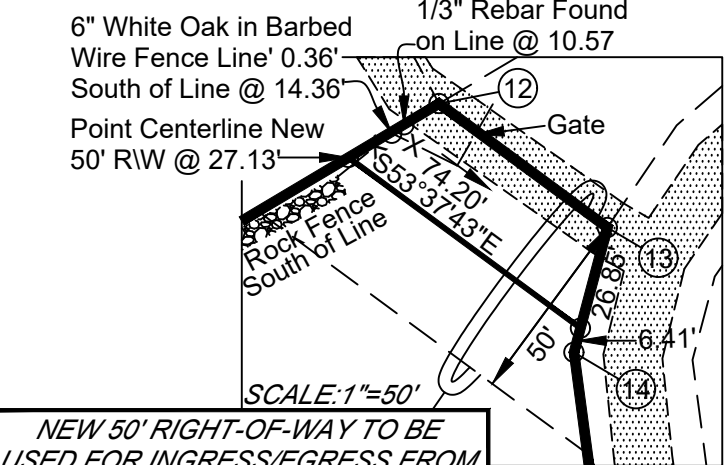
PURSUANT TO 360 OF THE REGULATIONS, THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND 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

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.

LEGEND	
— * — * —	Fence
— R — R —	Adjoiner
— — —	Creek/Branch
	Proposed House Site
	Proposed III-C Well Site
	Proposed Drain Field & 100% Reserve

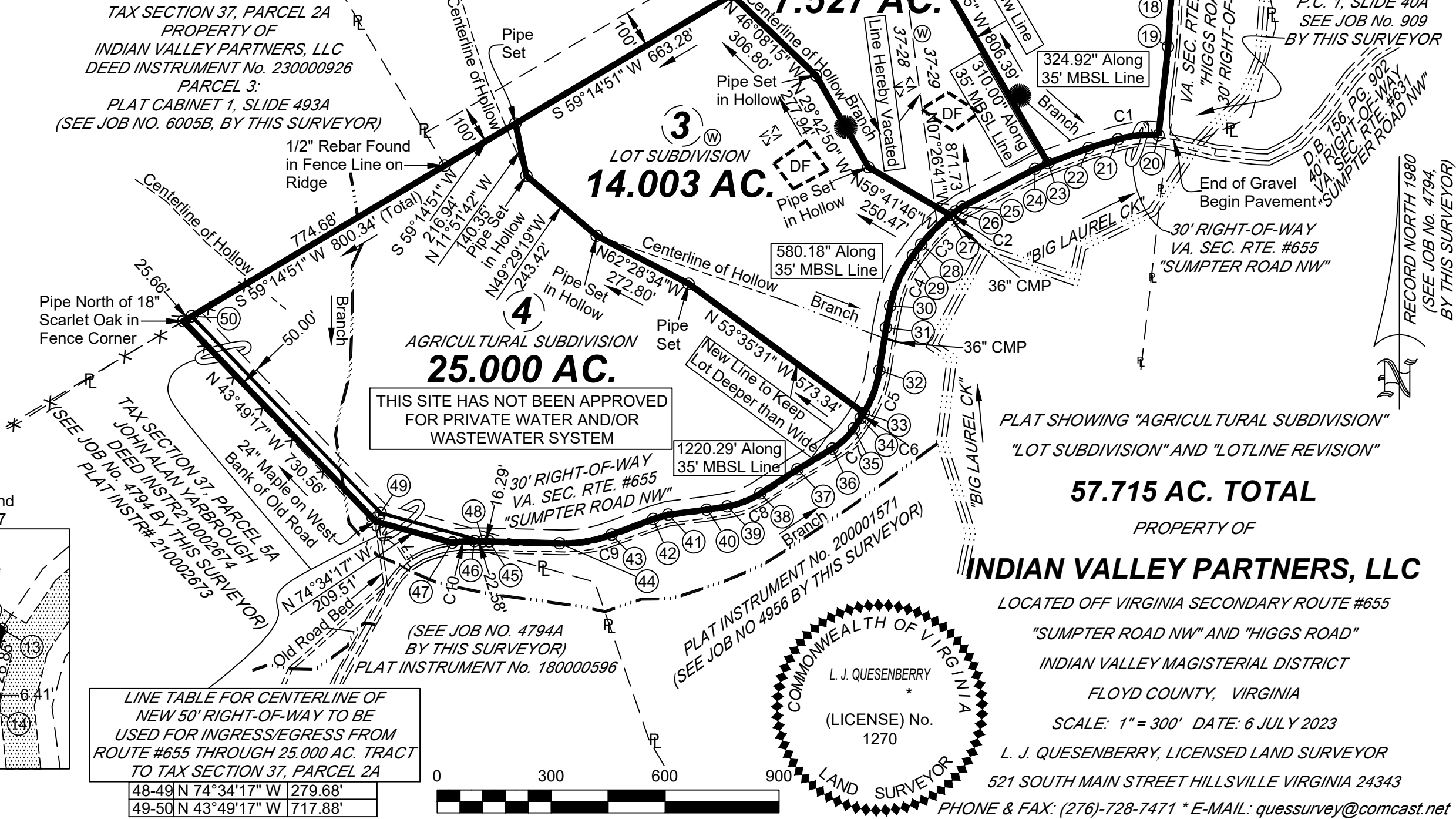
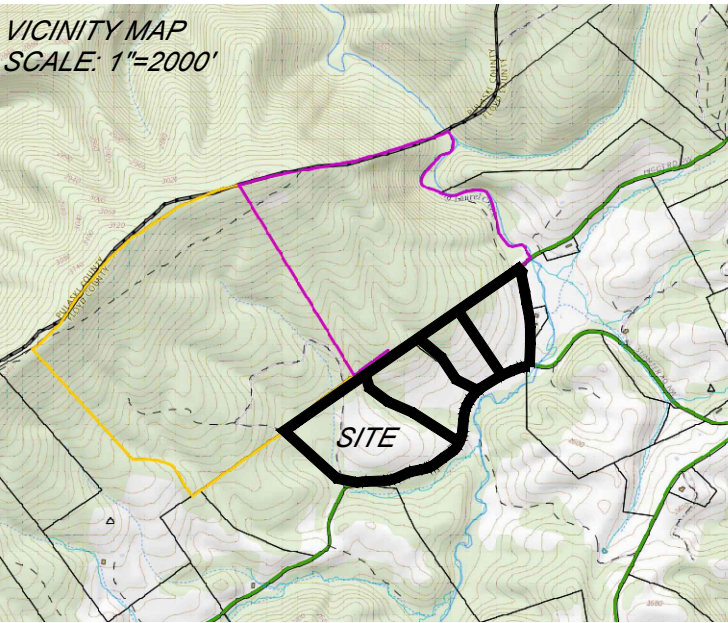
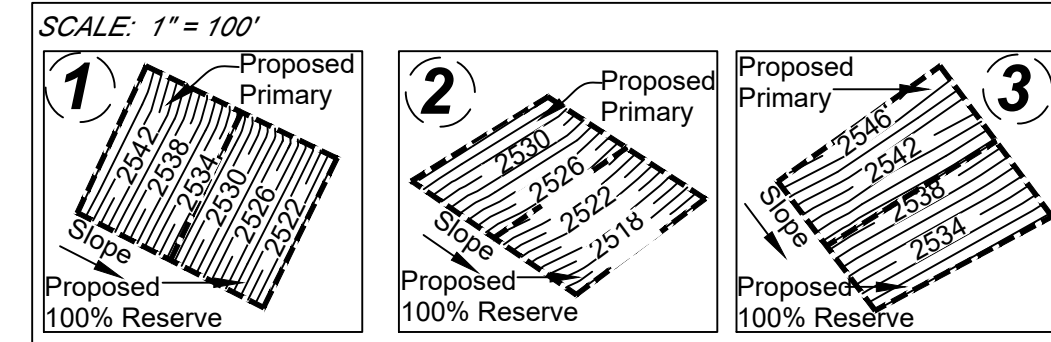


NEW 50' RIGHT-OF-WAY TO BE USED FOR INGRESS/EGRESS FROM ROUTE #655 THROUGH 11.185 AC. TO TAX SECTION 23, PARCEL 2D

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	286.23'	107.74'	107.11'	S 84°21'11" W	21°34'01"	54.52'
C2	405.61'	16.89'	16.89'	S 53°52'12" W	2°23'09"	8.45'
C3	405.61'	109.07'	108.75'	S 44°58'24" W	15°24'28"	54.87'
C4	324.44'	147.95'	146.67'	S 24°12'19" W	26°07'42"	75.28'
C5	310.93'	120.06'	119.32'	S 19°54'28" W	22°07'29"	60.79'
C6	310.93'	15.64'	15.64'	S 32°24'41" W	2°52'58"	7.82'
C7	176.31'	78.39'	77.75'	S 46°35'25" W	25°28'31"	39.85'
C8	228.14'	93.92'	93.25'	S 68°48'32" W	23°35'10"	47.63'
C9	362.26'	139.73'	138.87'	S 80°30'44" W	22°06'01"	70.74'
C10	349.98'	58.55'	58.48'	S 86°06'59" W	9°35'06"	29.34'

BEFORE DIVISION	ACREAGE
TAX SECTION 37, PARCEL 28	43.482 AC.
TAX SECTION 37, PARCEL 29	14.233 AC.

AFTER DIVISION	ACREAGE	TYPE OF DIVISION
A PORTION OF TAX SECTION 37, PARCEL 28	25.000 AC.	AGRICULTURAL SUBDIVISION
A PORTION OF TAX SECTION 37, PARCEL 28	14.003 AC.	LOT SUBDIVISION
A PORTION OF TAX SECTION 37, PARCEL 28 & 29	7.527 AC.	LOT SUBDIVISION
REVISED TAX SECTION 37, PARCEL 29	11.185 AC.	LOTLINE REVISION



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

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

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