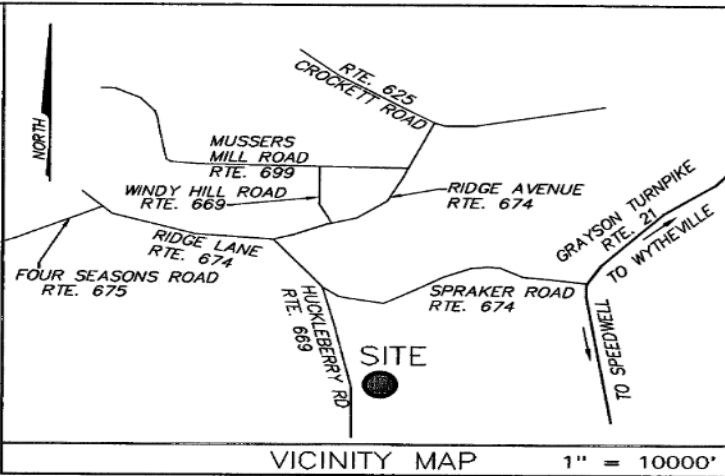


- NOTES:**
1. THIS PLAT HAS BEEN PREPARED FROM A COMBINATION OF AN ACTUAL FIELD SURVEY AND RECORD DATA DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
  2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY 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 #51197C0350D DATED 05/02/08.
  4. ALL CALLS ALONG REVISED PARCEL 'A' CONSTITUTE A NEW FIELD SURVEY AND THE RESIDUE PARCEL IS SHOWN BY FIELD TIES AND NO COMPLETE FIELD SURVEY WAS PERFORMED. ALL PERMANENT BUILDINGS ARE SHOWN ON REVISED PARCEL 'A', BUT NOT ALL PHYSICAL FEATURES SUCH AS FENCES, POWER POLES, ETC. ARE SHOWN.
  5. THE INTENT OF THIS PLAT IS TO PERFORM A LOT LINE REVISION. THE PARENT TRACT ACREAGE OF T.M. #67-5-1A IS 8.049 ACRES. THE PARENT TRACT ACREAGE OF T.M. #67-5-1 IS 30.908 ACRES.
  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 REVISED PARCEL 'A' SHALL BE RESIDENTIAL AND THE REVISED RESIDUE PARCEL SHALL BE AGRICULTURE. ALL ADJOINER PROPERTIES ARE CURRENTLY USED AS AGRICULTURAL EXCEPT FOR THE SOUTH ADJOINER SHOWN AS T.M. #67-80C, WHICH IS USED AS RESIDENTIAL.
  8. THERE ARE NO PRINCIPLE STRUCTURES WITHIN THE SETBACK AREAS ALONG NEW BOUNDARY LINES. FRONT SETBACKS = 35', REAR SETBACKS = 10', AND SIDE SETBACKS = 10'.
  9. RESTRICTIONS AND/OR COVENANTS, IF ANY, ARE TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT AND THERE ARE NO EXISTING COVENANTS.
  10. THE SUBJECT PROPERTY SHOWN IS SERVED BY PRIVATE WATER AND PRIVATE SANITARY SEWER.

**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.  
Thomas M. Anders Member 9/21/2020  
REPRESENTATIVE FOR GRA PROPERTIES, LLC DATE

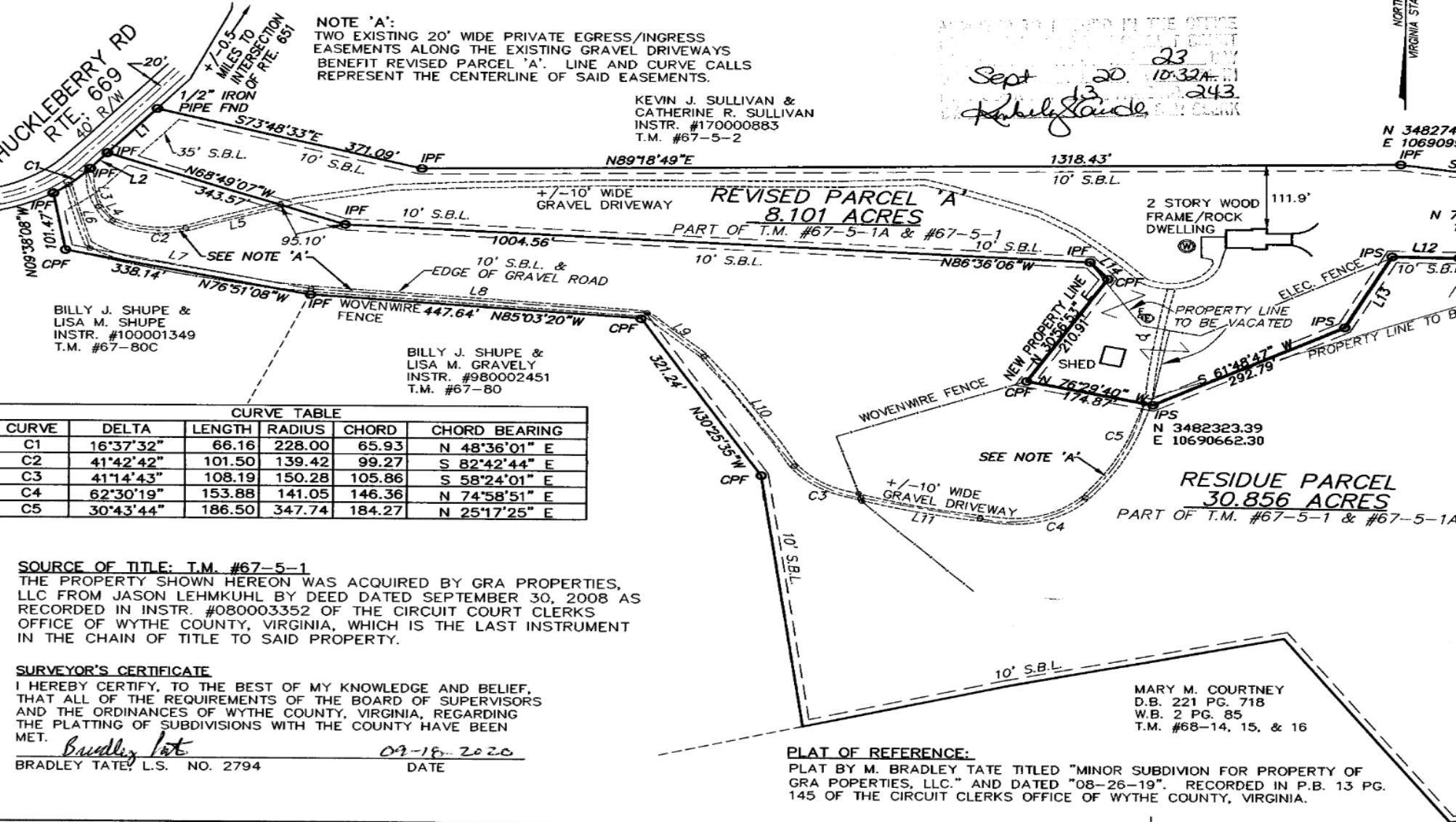
COMMONWEALTH AT LARGE TO WIT:  
STATE OF VIRGINIA  
COUNTY/CITY OF Wythe  
I, Thomas M. Anders, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS 1st DAY OF September, 2020.  
MY COMMISSION EXPIRES: 8/31/22  
Th. M. Anders  
NOTARY PUBLIC

**CERTIFICATE OF APPROVAL:**  
THE SUBDIVISION PLAT KNOWN AS GRA PROPERTIES LLC MINOR SUBDIVISION IS IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
Steph O'Brien 9-22-2020  
ADMINISTRATOR DATE  
K. D. Bell 9-22-2020  
PLANNING COMMISSION DATE  
for Robert A. Wall



- LEGEND**
- IPF 1/2" REBAR FOUND
  - IPS 1/2" REBAR SET
  - CPF CORNER POST FOUND
  - ⊙ WELL
  - ELECTRIC BOX
  - ⊙ ELECTRIC METER
  - ⊙ WATER SPIGOT
  - x—x— FENCE
  - ⊕ CENTERLINE OF 20' WIDE ROAD
  - S.B.L. BUILDING SETBACK LINE

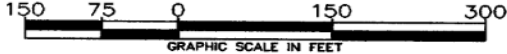
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 40°17'16" E	103.00
L2	N 40°17'16" E	35.83
L3	S 14°09'45" E	64.89
L4	S 37°50'56" E	31.19
L5	N 71°46'46" E	133.30
L6	S 14°38'28" E	116.48
L7	S 76°51'08" E	305.75
L8	S 85°03'20" E	454.14
L9	S 45°18'12" E	108.18
L10	S 32°19'24" E	228.45
L11	S 77°42'09" E	164.37
L12	N 89°04'05" W	90.44
L13	S 26°49'20" W	140.28
L14	N 39°25'47" W	38.25



**SOURCE OF TITLE: T.M. #67-5-1**  
THE PROPERTY SHOWN HEREON WAS ACQUIRED BY GRA PROPERTIES, LLC FROM JASON LEHMKUHL BY DEED DATED SEPTEMBER 30, 2008 AS RECORDED IN INSTR. #080003352 OF THE CIRCUIT COURT CLERKS OFFICE OF WYTHE COUNTY, VIRGINIA, WHICH IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID PROPERTY.

**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 09-18-2020  
BRADLEY TATE, L.S. NO. 2794 DATE

**PLAT OF REFERENCE:**  
PLAT BY M. BRADLEY TATE TITLED "MINOR SUBDIVISION FOR PROPERTY OF GRA PROPERTIES, LLC." AND DATED "08-26-19". RECORDED IN P.B. 13 PG. 145 OF THE CIRCUIT CLERKS OFFICE OF WYTHE COUNTY, VIRGINIA.



**HURTO & PROFFITT**  
INCORPORATED  
350 S. 4TH STREET  
WYTHEVILLE VA 24382  
800.242.4906 TOLL FREE  
276.228.0008 MAIN  
276.228.0008 FAX

**PLAT SHOWING**  
**LOT LINE REVISION FOR PROPERTY OF**  
**GRA PROPERTIES, LLC.**  
**SPEEDWELL MAGISTERIAL DISTRICT, WYTHE COUNTY, VIRGINIA**

PROJECT NO. 20104055  
G.L. NO. \_\_\_\_\_  
FILE NO. \_\_\_\_\_  
DATE: 09-18-20  
DRAWN BY: MBT  
CHECKED BY: MBT

**HURTO & PROFFITT**

SHEET NO.  
1 OF 1