

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 #51197C0170D DATED 05-02-2008.
4. REFER TO D.B. 251 PG. 208 IN REGARDS TO A 20' WIDE INGRESS/EGRESS EASEMENT EXTENDING 150' FROM PUBLIC RIGHT OF WAY AND BENEFITING THE SUBJECT PROPERTY.
5. THE 20' WIDE RIGHT OF WAY SHOWN HEREON BENEFITS ADJOINING PROPERTY SOUTH OF THE SUBJECT PROPERTY.

PLATS OF REFERENCE

D.B. 267 PG. 135
D.B. 399 PG. 715
D.B. 385 PG. 288

SOURCE OF TITLE:

JAMES F. HOUNSHELL
WILL INSTR. 040000066
WILL INSTR. 190000006
SEE PRIOR D.B. 245 PG. 956
SEE PRIOR D.B. 267 PG. 133

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- CPF IRON PIN FOUND
- ⊗ ELECTRIC POLE
- X-X- FENCE
- OH E- OVERHEAD ELECTRIC
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- /// EDGE OF PAVEMENT
- ⊙ SANITARY MANHOLE

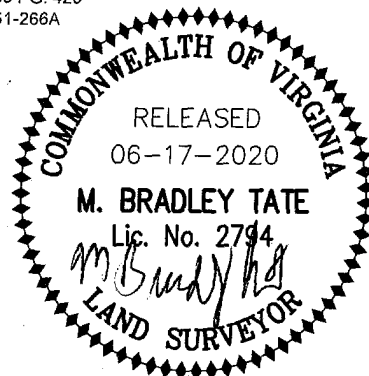
SUSAN W. EVANS &
KATHLEEN F. MACKEY
INSTR. 170002646
T.M. #51-264G

DONALD P. BUCK
D.B. 353 PG. 423
T.M. #51-266A

SUSAN W. EVANS &
KATHLEEN F. MACKEY
INSTR. 170002646
T.M. #51-264D

MICHELLE MARIE GUY DEBORD
INSTR. 030004304
T.M. #51-266

DONALD P. BUCK
D.B. 353 PG. 423
T.M. #51-266A



ADMITTED TO RECORD IN THE OFFICE
OF THE CLERK OF THE CIRCUIT COURT
OF WYTHE COUNTY ON THE 22 DAY
JUN 20 2020 AT 1:18 P.M. IN
PLAT BOOK NO. 13 PAGE 113
Brenda Quisenberry

PROJECT NO.	20200802	LAT.	36.888668	DRAWN BY:	JHG	60	30	0	60	120
DATE:	06-17-2020	LONG.	-81.278376	CHECKED BY:	MBT	GRAPHIC SCALE IN FEET				

HURT & PROFFITT

INSPIRED / RESPONSIVE / TRUSTED



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GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

PLAT SHOWING
PROPERTY OF

JAMES F. HOUNSHELL

TOWN OF RURAL RETREAT, WYTHE COUNTY VIRGINIA

FILE NO.

G.L. NO.