SOURCE OF TITLE: T.M. #68-00-41D
THE PROPERTY SHOWN HEREON WAS ACQUIRED BY MARTIN CLARK BURRELL AND BRENDA PADGETT BURRELL FROM LLOYD RICHARD WALKER BY DEED DATED OCTOBER 29, 2009 AS RECORDED IN INSTR. #090003384 OF THE CIRCUIT COURT CLERKS OFFICE OF WYTHE COUNTY, VIRGINIA, WHICH IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID PROPERTY.

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.

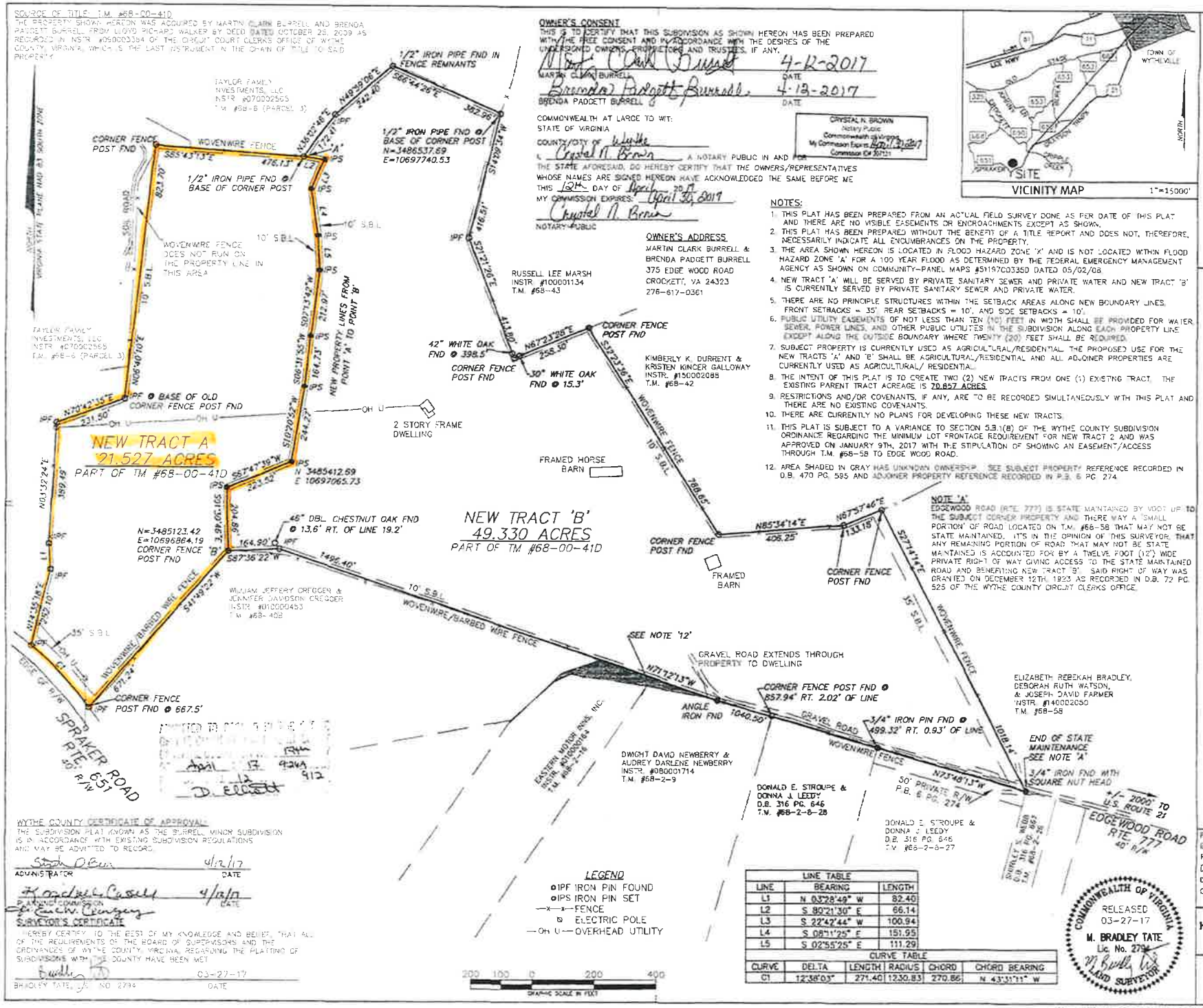
Martin Clark Burrell — 4-12-2017
MARTIN CLARK BURRELL — DATE

Brenda Padgett Burrell — 4-12-2017
BRENDA PADGETT BURRELL — DATE

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA
COUNTY/CITY OF Wythe
I, Crystal N. Brown 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 12th DAY OF April, 2017.
MY COMMISSION EXPIRES: April 30, 2017
Crystal N. Brown
NOTARY PUBLIC

CRYSTAL N. BROWN
Notary Public
Commonwealth of Virginia
My Commission Expires April 30, 2017
Commission # 301721

OWNER'S ADDRESS
MARTIN CLARK BURRELL &
BRENDA PADGETT BURRELL
375 EDGE WOOD ROAD
CROCKETT, VA 24323
276-617-0361



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 MAPS #51197C0335D DATED 05/02/08.
4. NEW TRACT 'A' WILL BE SERVED BY PRIVATE SANITARY SEWER AND PRIVATE WATER AND NEW TRACT 'B' IS CURRENTLY SERVED BY PRIVATE SANITARY SEWER AND PRIVATE WATER.
5. THERE ARE NO PRINCIPLE STRUCTURES WITHIN THE SETBACK AREAS ALONG NEW BOUNDARY LINES. FRONT SETBACKS = 35', REAR SETBACKS = 10', AND SIDE SETBACKS = 10'.
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 THE NEW TRACTS 'A' AND 'B' SHALL BE AGRICULTURAL/RESIDENTIAL AND ALL ADJOINER PROPERTIES ARE CURRENTLY USED AS AGRICULTURAL/ RESIDENTIAL.
8. THE INTENT OF THIS PLAT IS TO CREATE TWO (2) NEW TRACTS FROM ONE (1) EXISTING TRACT. THE EXISTING PARENT TRACT ACREAGE IS 70.857 ACRES.
9. RESTRICTIONS AND/OR COVENANTS, IF ANY, ARE TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT AND THERE ARE NO EXISTING COVENANTS.
10. THERE ARE CURRENTLY NO PLANS FOR DEVELOPING THESE NEW TRACTS.
11. THIS PLAT IS SUBJECT TO A VARIANCE TO SECTION 5.3.1(B) OF THE WYTHE COUNTY SUBDIVISION ORDINANCE REGARDING THE MINIMUM LOT FRONTAGE REQUIREMENT FOR NEW TRACT 2 AND WAS APPROVED ON JANUARY 9TH, 2017 WITH THE STIPULATION OF SHOWING AN EASEMENT/ACCESS THROUGH T.M. #68-58 TO EDGE WOOD ROAD.
12. AREA SHADED IN GRAY HAS UNKNOWN OWNERSHIP. SEE SUBJECT PROPERTY REFERENCE RECORDED IN D.B. 470 PG. 595 AND ADJOINER PROPERTY REFERENCE RECORDED IN P.B. 6 PG. 274.

NOTE 'A'
EDGEWOOD ROAD (RTE. 777) IS STATE MAINTAINED BY VDOT UP TO THE SUBJECT CORNER PROPERTY AND THERE WAY A "SMALL PORTION" OF ROAD LOCATED ON T.M. #68-58 THAT MAY NOT BE STATE MAINTAINED. IT'S IN THE OPINION OF THIS SURVEYOR, THAT ANY REMAINING PORTION OF ROAD THAT MAY NOT BE STATE MAINTAINED IS ACCOUNTED FOR BY A TWELVE FOOT (12') WIDE PRIVATE RIGHT OF WAY GIVING ACCESS TO THE STATE MAINTAINED ROAD AND BENEFITING NEW TRACT 'B'. SAID RIGHT OF WAY WAS GRANTED ON DECEMBER 12TH, 1923 AS RECORDED IN D.B. 72 PG. 525 OF THE WYTHE COUNTY CIRCUIT CLERKS OFFICE.

WYTHE COUNTY CERTIFICATE OF APPROVAL
THE SUBDIVISION PLAT KNOWN AS THE BURRELL MINOR SUBDIVISION IS IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

ADMINISTRATOR — DATE 4/12/17
PLANNING COMMISSION — DATE 4/12/17

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 WITHIN THE COUNTY HAVE BEEN MET.

BRADLEY TATE, L.S. NO. 2794 — DATE 03-27-17

LEGEND
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- —x—x— FENCE
- ELECTRIC POLE
- —OH U— OVERHEAD UTILITY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 03°28'49" W	82.40
L2	S 80°21'30" E	66.14
L3	S 22°42'44" W	100.94
L4	S 08°11'25" E	151.95
L5	S 02°55'25" E	111.29

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	12°38'03"	271.40	1230.83	270.86	N 43°31'11" W

COMMONWEALTH OF VIRGINIA
RELEASED
03-27-17
M. BRADLEY TATE
Lic. No. 2794
LAND SURVEYOR

HURT & PROFFITT
INCORPORATED
SURVEYING
370 S. 4TH STREET
WYTHEVILLE, VA 24382
800.262.4906 TOLL FREE
276.228.8008 MAIN
276.228.6008 FAX

PLAT SHOWING
MINOR SUBDIVISION OF THE PROPERTY OF
MARTIN CLARK & BRENDA PADGETT BURRELL
SPEEDWELL MAGISTERIAL DISTRICT, WYTHE COUNTY, VIRGINIA

PROJECT NO. 20170187
G.L. NO.
FILE NO.
DATE: 02-09-17
DRAWN BY: BKG
CHECKED BY: MBT

HURT & PROFFITT

SHEET NO.
1 OF 1