

**Notes:**

- This plat is based on a current field survey.
- This plat was prepared without the benefit of a title report. There may be existing easements that encumber this property that are not shown hereon.
- Reference: Deed instrument no. 040003376; Tax Map No. 26-37.
- This property does not lie within a H.U.D. 100 year flood hazard zone. This opinion is based on the flood zone from Community Panel No. 51197C0208D & 51197C0204D effective date May 2, 2008.
- 1/2" rebar set at all corners unless otherwise shown.
- Zone: R3 (Residential)
- Setback lines established per Article VIII (Residential R3 Zone) of the current Town of Wytheville Zoning Ordinance. Front: 25', Side: 12', Rear: 25'.
- Lots shown hereon have public water and sewer systems available.

**Surveyor's Certificate**

I hereby certify, to the best of my knowledge and belief, that the requirements of the Town of Wytheville Virginia regarding the platting of subdivisions within the town have been complied with.

*B. Anderson* 7/21/2015  
 Billy Joe Anderson, L.S. No. 3054 Date

**Source Of Title**

The property shown hereon are portions of the properties acquired by Guy Carper Dunford & Jacquelyn Dunford Armbrister by Deed instrument no. 040003376, recorded in the Clerk's office of Wythe County, Virginia which is the last instrument in the chain of title to said property.

*B. Anderson* 7/21/2015  
 Billy Joe Anderson, L.S. No. 3054 Date

ADMITTED TO RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WYTHE COUNTY ON THE 29 DAY OF September 2015 AT 1:51 P.M. IN PLAT BOOK NO. 12 PAGE NO. 155 BY *John Davis*, DEP. CLERK

**Town Approval:**

This Six Lot Subdivision as shown hereon, is approved by the undersigned in accordance with the existing subdivision regulations, and may be committed to record.

*Wayne Sutherland* 07-24-15  
 Town Manager Date

**Owner's Consent**

This is to certify that the Six Lot Subdivision as shown hereon has been prepared with the free consent and in strict accordance with the wishes and desires of the undersigned owner.

*Guy Carper Dunford* 7-22-15  
 Guy Carper Dunford Date  
*Jacquelyn Dunford Armbrister* 7-22-15  
 Jacquelyn Dunford Armbrister Date

**Notary's Certificate**

Commonwealth of Virginia  
 County of Wythe to wit:

I, Brandi R. Rambo a notary public in and for the Commonwealth and County aforesaid do hereby certify that Guy Carper Dunford whose name is signed to the foregoing writing bearing date of July 22, 2015 has personally appeared before me and acknowledged the same.

Given under my hand and seal on this 22nd day of July, 2015  
 Notary Public Brandi R. Rambo  
 My commission expires 3-31-2019

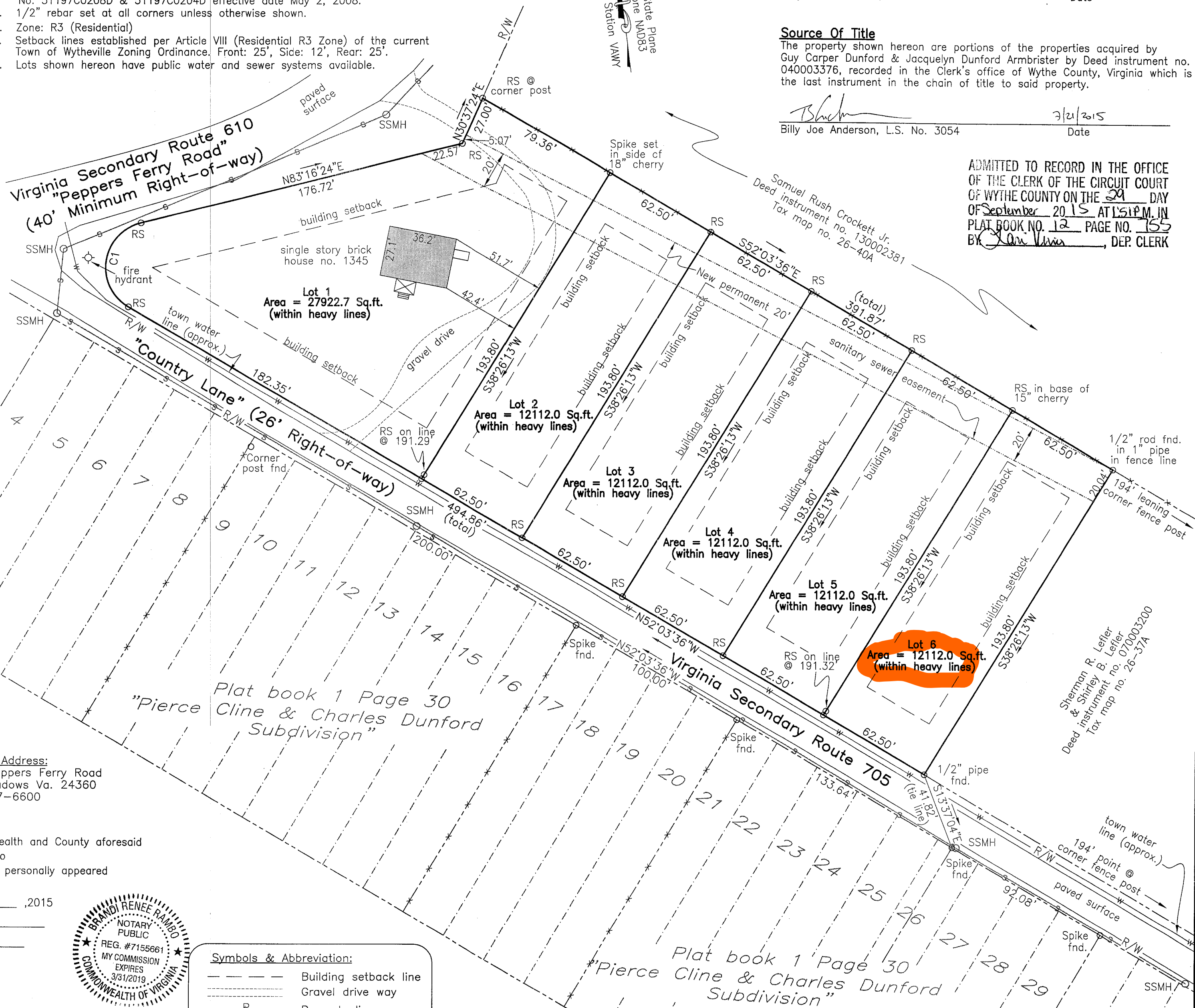


**Notary's Certificate**

Commonwealth of Virginia  
 County of Wythe to wit:

I, Brandi R. Rambo a notary public in and for the Commonwealth and County aforesaid do hereby certify that Jacquelyn Dunford Armbrister whose name is signed to the foregoing writing bearing date of July 22, 2015 has personally appeared before me and acknowledged the same.

Given under my hand and seal on this 22nd day of July, 2015  
 Notary Public Brandi R. Rambo  
 My commission expires 3-31-2019

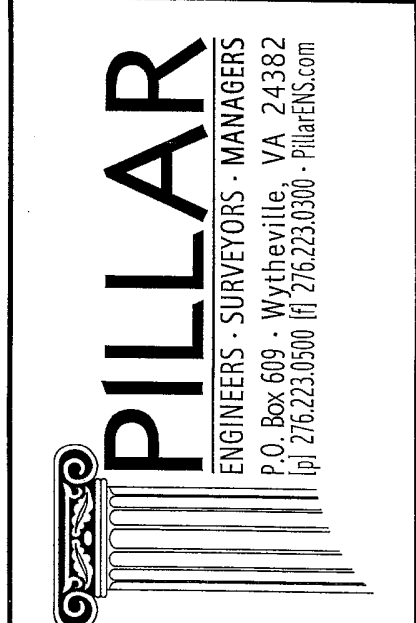
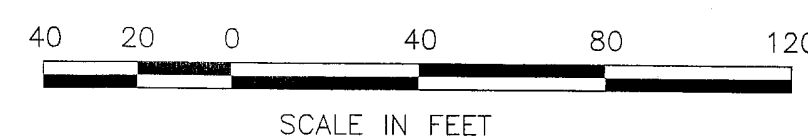


**Symbols & Abbreviation:**

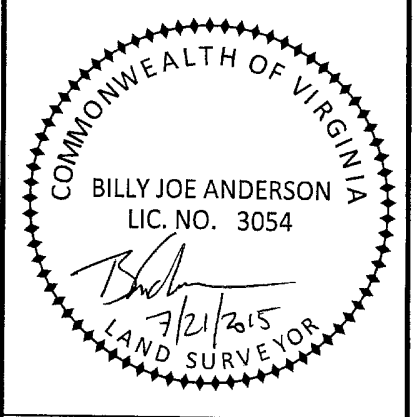
---	Building setback line
---	Gravel drive way
-P-	Property line
*-*	Fence line
R/W	Right-of-way line
RS	Rod Set
-s-	Sanitary sewer line
-w-	Water line
—fnd.	Found
---	Tract line

**Curve Table**

Curve Number	Delta	Radius	Length	Tangent	Chord Length	Chord Bearing
C1	135°20'00"	25.00'	59.05'	60.86'	46.25'	N15°36'24"E



Plat of Six Lot Subdivision of  
 Tax map no. 26-37  
 Property of Guy Carper Dunford &  
 Jacquelyn Dunford Armbrister  
 East Wytheville Magisterial District  
 Town of Wytheville, Wythe County Virginia



Job Number: 151649  
 Drawn By: BJA  
 Date: 7-21-2015  
 Revised:  
 Sheet 1 of 1