

NOTES:

1. THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. THIS PLAT IS A SINGLE LOT DIVISION WITH A RESIDUAL.
4. SUBJECT PROPERTY AS SHOWN IS A PORTION OF WYTHE COUNTY TAX ID #68-54.
5. PRESENT AND FUTURE USE OF THE TRACT SHOWN IS COMMERCIAL.
6. 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 #510180 0100A, ZONE C), AND HAS NOT BEEN FIELD VERIFIED.
7. FOR SEWAGE DISPOSAL CONSTRUCTION APPROVAL SEE PERMIT #08-198-094. ON FILE AT THE WYTHE COUNTY HEALTH DEPARTMENT.
8. SUBJECT TRACT IS SERVED BY PRIVATE WATER AND PRIVATE SEWER.
9. ADDRESS: RALPH & MICHELLE WEESE
4502 GRAYSON TRK.
CROCKETT, VA 24233, PHONE #(276) 686-4575
10. THERE ARE NO EXISTING SANITARY SEWERS, AND STORM DRAINS LOCATED ON THIS PROPERTY.
11. THERE ARE NO PROPOSED OR EXISTING COVENANTS TO BE IMPOSED BY THE OWNER TO THIS SURVEYOR'S KNOWLEDGE.
12. 35' MINIMUM BUILDING SETBACK LINE FROM FRONT AND BACK LINES. 15' MINIMUM BUILDING SETBACK LINE FROM SIDE LINES.
13. 15' UTILITY EASEMENT (PUE) CENTERED ON ALL INTERIOR LOT LINES, PARALLEL AND ADJACENT TO ALL STATE ROADS AND REAR LOT LINES.
14. 50' RODS SET AT ALL CORNERS, UNLESS NOTED OTHERWISE.
15. DISTANCES DEPICTED ON THIS MAP ARE GROUND MEASUREMENTS, TO COMPUTE GRID DISTANCE MULTIPLY BY 0.99986008.

TITLE REFERENCE:

PLAT SHOWING 2.000 AC. TRACT IS A PORTION OF THAT PROPERTY ACQUIRED BY RALPH E. WEESE AND DANA MICHELLE WEESE AS DESCRIBED IN DEED INSTRUMENT # 08000475, ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF WYTHE COUNTY, VIRGINIA.
 11-17-10
 BRIAN L. SUTPHIN, L.S. #2679 DATE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, 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 COMPLIED WITH. GIVEN UNDER MY HAND THIS 17 DAY OF NOVEMBER, 2010.
 Brian L. Sutphin
 BRIAN L. SUTPHIN, L.S. #2679

CERTIFICATE OF APPROVAL:

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.
 11/29/10
 VIRGINIA DEPARTMENT OF TRANSPORTATION, DATE
 Steve Hollibaugh 11-29-10
 HEALTH OFFICER, DATE
 R. Louise Dalton 12-14-10
 ADMINISTRATOR, DATE
 12-12-10
 6411 COORDINATOR, DATE
 12-14-10
 WATER DIRECTOR, DATE
 12-14-10
 WASTEWATER DIRECTOR, DATE
 12-14-10
 PLANNING COMMISSION, DATE
 Bill W. Conway

LEGEND	
---	Adjuster
---	Creek/Branch
---	Edge of Road
-x-x-x-x-	Fence
---	Overhead Utility
(C)	Utility Pole



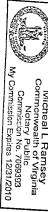
OWNER'S STATEMENT:

THE ABOVE AND FOREGOING SUBDIVISION OF REAL ESTATE AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

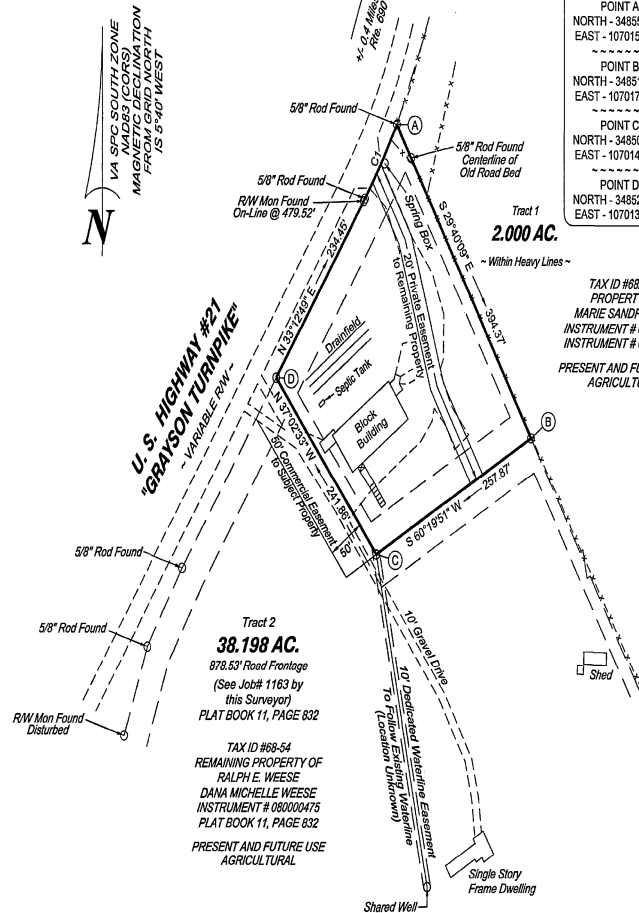
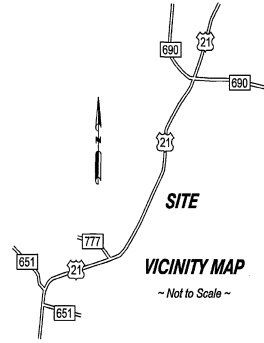
Ralph E. Weese 12/2/10
 RALPH E. WEESE DATE
 Dana Michelle Weese 12/9/10
 DANA MICHELLE WEESE DATE

NOTARY STATEMENT:

STATE OF Virginia
 CITY/COUNTY OF Wythe, TO WIT:
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF Dec, 2010, BY RALPH E. WEESE AND DANA MICHELLE WEESE.
 Michael A. Rowan 12-31-2010
 NOTARY PUBLIC MY COMMISSION EXPIRES
 REGISTRATION # 7049312



Curve	Delta Angle	Radius	Arc Length	Tangent	Chord Bearing	Chord Length
C1	07°10'08"	746.25'	83.37'	46.75'	N 29°37'46" E	93.31'



State Plane Coordinates
 VA SPC SOUTH ZONE
 NAD83 (CORS)

POINT A
 NORTH - 3485527.20
 EAST - 10701527.91

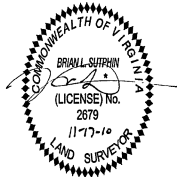
POINT B
 NORTH - 3485184.55
 EAST - 10701723.10

POINT C
 NORTH - 3485056.82
 EAST - 10701499.05

POINT D
 NORTH - 3485249.98
 EAST - 10701353.38

TAX ID #68A-1-5
 PROPERTY OF
 MARIE SANDREL, LLC
 INSTRUMENT # 050003365
 INSTRUMENT # 050003366
 PRESENT AND FUTURE USE
 AGRICULTURAL

Parent Tract - 40.198 Ac.
 Minimum Lot - 2,000 Ac.
 Maximum Lot - 38.198 Ac.
 Total # of Lots - 2
 Average Lot - 20.099



TO BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WYTHE COUNTY ON THE 17th DAY OF December, 2010, AT 10:58AM, IN PLAT BOOK NO. 12, PAGE NO. 1414, BY [Signature], DEP. CLERK

PLAT SHOWING
 SINGLE LOT DIVISION
2.000 AC. TRACT

PROPERTY OF
**RALPH E. WEESE
 DANA MICHELLE WEESE**

LOCATED ON
 U.S. HIGHWAY #21 - "GRAYSON TURNPIKE"
 SPEEDWELL MAGISTERIAL DISTRICT
 WYTHE COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: 17 NOVEMBER 2010
 BLUE RIDGE SURVEYING & MAPPING, INC.
 864 WEST STUART DRIVE - HILLSVILLE, VA 24343