

OWNER'S STATEMENT:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND TO THE PUBLIC OR TO THE STATE OF VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

DATE 4/23/26

RIDGE AND VALLEY CONSTRUCTION, INC.

NOTARY'S STATEMENT:

STATE OF VIRGINIA TO WIT:
COUNTY OF SPOTSYLD

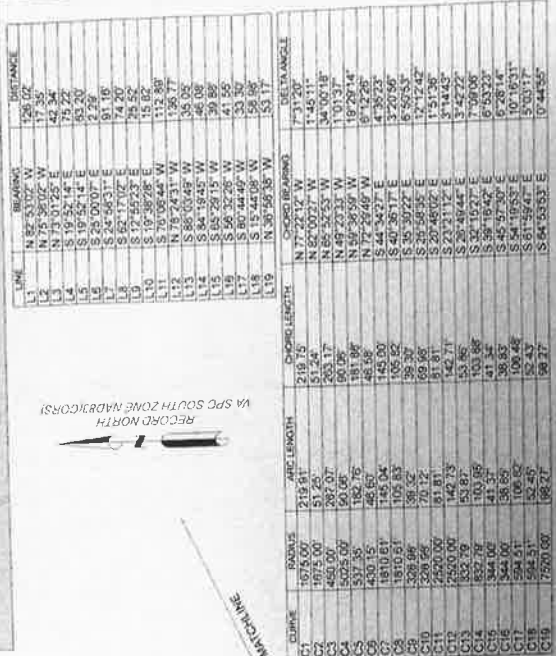
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF APRIL 2026 BY RIDGE AND VALLEY CONSTRUCTION, INC.

DATE 01/31/2025 MY COMMISSION EXPIRES: REGISTRATION # 111944



VICINITY MAP

- Not to Scale



RECORD NORTH
VA SPC SOUTH ZONE NAD83(CORS)

VA. SEC. RTE. #778
"KELLY ROAD"

VA. SEC. RTE. #775
"CHANCES CREEK ROAD"

LOT 1
0.658 AC.
LOT 2
0.572 AC.
LOT 3
0.592 AC.
LOT 4
0.658 AC.
LOT 5
0.657 AC.
LOT 6
0.722 AC.

LOT 13
12.375 AC.
(THIS LOT HAS NOT BEEN APPROVED FOR A PRIVATE SEWER SYSTEM)

TAX ID #13-5-124
BRENDA M. BRYANT
DEED BOOK 237, PAGE 410

DDOT NOTE:
A DDOT LANDUSE PERMIT FOR CONNECTION OF ANY DRIVEWAY OR ENTRANCE TO VIRGINIA STATE ROUTE #775 (CHANCES CREEK ROAD) AND #778 (KELLY ROAD) SHALL BE OBTAINED PRIOR TO CONSTRUCTION

PUBLIC UTILITY EASEMENT NOTE:
PUBLIC UTILITY EASEMENTS OF NOT LESS THAN 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 LINES WHERE 30 FEET SHALL BE REQUIRED

PUBLIC SERVICE AUTHORITY NOTE:
ACCESS TO THE PUBLIC WATERSEWER LINES IS AVAILABLE, HOWEVER LOCATION AND ELEVATION OF THE HOUSE MAY NECESSITATE INCORPORATING A PUMP SYSTEM INTO THE RESIDENTIAL PROPERTY LOTS FOR THE MECHANICAL PUMP SYSTEM WILL BE THE RESPONSIBILITY OF THE LANDOWNER

APPROVAL BLOCK:

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD

RONALD NEWMAN, SUBDIVISION AGENT

DATE 4/23/26

DATE 4/23/26

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DATE 4/23/26



PLEASANT PINES SUBDIVISION

32.001 AC. (TOTAL)

PROPERTY OF

RIDGE AND VALLEY CONSTRUCTION, INC.

LOCATED ON

VA. SEC. RTE. #775 - "CHANCES CREEK ROAD"

AND

VA. SEC. RTE. #778 - "KELLY ROAD"

PIPER GAP MAGISTERIAL DISTRICT

CARROLL COUNTY, VIRGINIA

SCALE 1" = 100' DATE 23 MARCH 2026

BLUE RIDGE SURVEYING & MAPPING, INC.

445 WEST STUART DRIVE - HILLSVILLE, VA 24343

PHONE/FAX 276 776 2022 - brian@brsmapping.com - www.brsmapping.com

JOB #3116 Sheet 1 of 2