

RECORD NORTH
VA SEC. SOUTH ZONE (MAD3) (CORS)

LEGEND	
Appurtenant	✓
Centerline	—
Edge of Road	—
Fence	—
Overhead Utility	—
Utility Pole	—
Sanitary Sewer	—
Water Line	—
50' Rod Set	—



MATCHLINE

LOT 7
0.780 AC.

LOT 8
0.783 AC.

LOT 9
0.708 AC.

LOT 10
0.539 AC.

LOT 11
6.624 AC.

LOT 12
6.335 AC.
(THIS LOT HAS NOT BEEN APPROVED FOR A PRIVATE SEWER SYSTEM)

VA SEC. RTE. #778
"KELLY ROAD"

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

VA SEC. RTE. #778
"KELLY ROAD"

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VA SEC. RTE. #778
"KELLY ROAD"

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. SUBJECT PROPERTY AS SHOWN IS A PORTION OF CARROLL COUNTY TAX ID #114-A-21.
4. OWNER ADDRESS: RIDGE AND VALLEY CONST. INC. 154 SPRINGFIELD DRIVE HILLSVILLE, VA 24343
5. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE. INSPECTION OF THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL #51035C 0300C, ZONE XI) AND HAS NOT BEEN FIELD VERIFIED.
6. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY WHICH MAY NOT BE SHOWN.
7. 35' MINIMUM BUILDING SETBACK FROM FRONT LINE 15' MINIMUM BUILDING SETBACK FROM SIDE AND BACK LINES.
8. SUBJECT PROPERTY TO BE SERVED BY PUBLIC WATER AND SEWER.
9. ANY STREAMS OR WETLANDS CROSSING SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN A MANNER THAT COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS. ANY PROPOSED WORK WITHIN ANY STREAMS OR WETLANDS LOCATED ON THIS PROPERTY OR THEIR TRIBUTARIES AND/OR THEIR ADJACENT WETLANDS IS SUBJECT TO FURTHER APPROVAL BY THE CORPS OF ENGINEERS AND/OR USFWS PRIOR TO ITS INITIATION. THE OWNER WILL OBTAIN WRITTEN APPROVAL BY SUBMITTING A COMPLETE PERMIT APPLICATION PRIOR TO PERFORMING ANY WORK IN THE WETLANDS AND/OR WETLANDS.
10. CORNERS NOT DESCRIBED ARE POINTS LOCATED ALONG 40' RW RTE #778 AND 50' RW RTE #775.
11. WATER AND SEWER MAIN LOCATIONS WERE OBTAINED VIA CARROLL COUNTY VA GIS AND ARE APPROXIMATE.

APPROVAL BLOCK:

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

Ronald Newman
RONALD NEWMAN, SUBDIVISION AGENT

DATE

TITLE REFERENCE:

RIDGE AND VALLEY CONSTRUCTION, INC.
DEED BOOK 1273, PAGE 259



JOB #3116
Sheet 2 of 2

DATE

PLEASANT PINES SUBDIVISION

32.001 AC. (TOTAL)

PROPERTY OF

RIDGE AND VALLEY CONSTRUCTION, INC.
LOCATED ON
VA SEC. RTE. #775 - "CHANCES CREEK ROAD"

AND

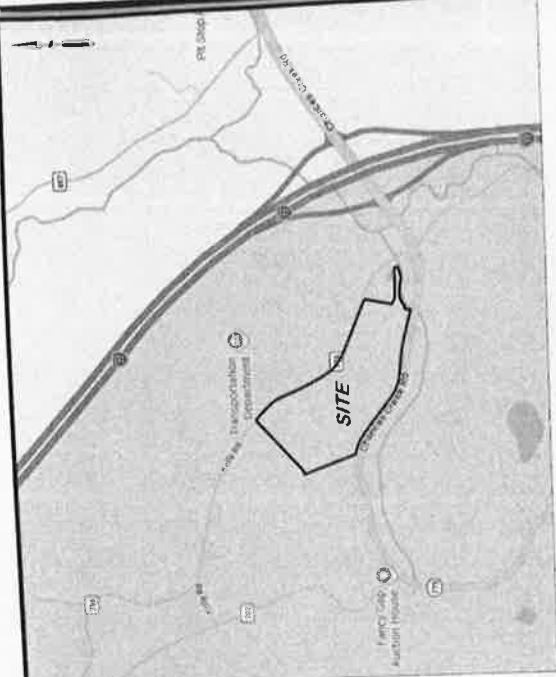
VA SEC. RTE. #778 - "KELLY ROAD"
PETERS GAP MAGISTERIAL DISTRICT
CARROLL COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: 23 MARCH 2026

BLUE RIDGE SURVEYING & MAPPING, INC.
445 WEST STUART DRIVE - HILLSVILLE, VA 24343
PHONE/FAX 216 728 2022 - bsurvey1@gmail.com - www.bsurveying.com

VICINITY MAP

- Not to Scale -



SITE

TAX ID #114-A-21
MILO C. COCKERHAM, INC.
DEED BOOK 428, PAGE 385

TAX ID #114-A-21A
JOHNNY BYRON DOWELL
DEED BOOK 1273, PAGE 041
PLAT C&B 3, SLIDE 3112, PAGE 6

