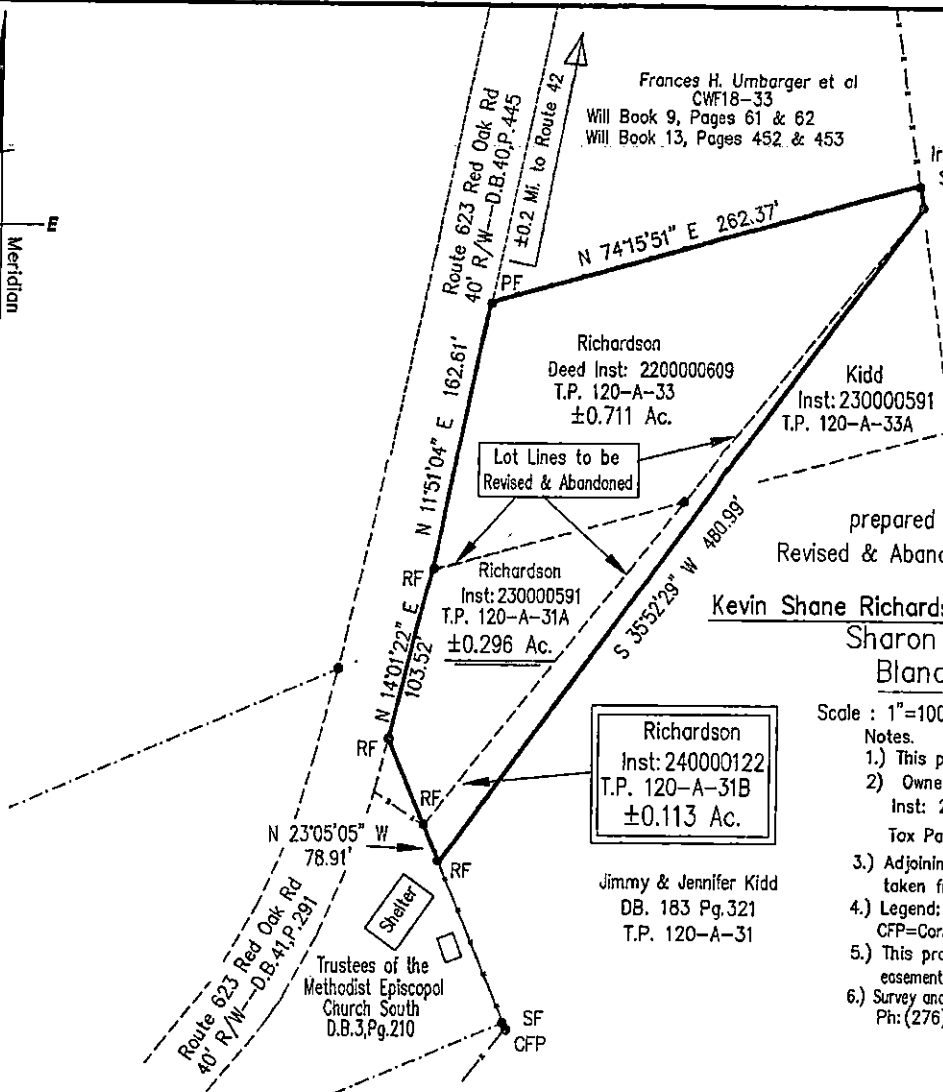
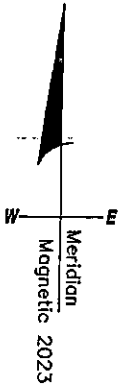


Instrument No. 240000194

Plan No. L - 5643-K

Received and Filed: Time 1:09 Date 4-12-24
Bland County Circuit Court
Teste: *Ang Benz, Dep*



Jimmy & Jennifer Kidd
DB. 183 Pg. 321
T.P. 120-A-31

PLAT
prepared to show Lot Lines to be
Revised & Abandoned to Create a 1.120 Ac. Lot
for
Kevin Shane Richardson and Samantha Dion Richardson
Sharon Magisterial District
Bland County, Virginia

Scale : 1"=100'

Date : 10 March 2024

Notes.

- 1.) This plat is the result of a current survey
- 2.) Owners of Record: Kevin & Samantha Richardson
Inst: 2200000609, 230000591, & 240000122.
Tax Parcels 120-A-33, 120-A-31A, & 120-A-31B.
- 3.) Adjoining property owner names and references were taken from tax maps and are not warranted.
- 4.) Legend: RS=Rod Set; RF=Rod Found; DB= Deed Book CFP=Corner Fence Post; SKP=Spike Nail; SF=Stone Found
- 5.) This property is subject to all rights Right of Ways and easements that may or may be of record. No title report furnished.
- 6.) Survey and Plat by: N. Keith Niday P.O. Box 128, Bland, Va. 24315 Ph: (276)-722-2510 Email: nkniday57@embarqmail.com

OWNERS CONSENT AND DEDICATION

The platting or dedication of the following described land showing a Lot Line Revision Survey for
Kevin Shane Richardson and Samantha Dion Richardson
is with the free consent and in accordance with the desire with the undersigned owner, proprietors, and trustees, if any.

Kevin Shane Richardson
Kevin Shane Richardson

Date

Samantha Dion Richardson
Samantha Dion Richardson

Date

State of Virginia, County of Bland

Carmen Nicole Viar, Notary Public in

the State and County aforesaid, do hereby certify that
Kevin Shane Richardson and Samantha Dion Richardson

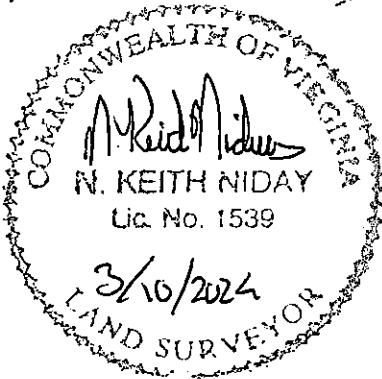
whose names are signed to the foregoing Plat
personally appeared before me and acknowledged
the same. Given under my hand and seal

this 12th day of April 2024.

My commission expires: May 31, 2027

Carmen Nicole Viar
Carmen Nicole Viar
Notary Public

Notary Seal



THIS DIVISION OF PROPERTY
IS NOT DEFINED AS A
SUBDIVISION UNDER THE
CURRENT SUBDIVISION ORDINANCE
FOR BLAND COUNTY

3/18/24

AGENT - BLAND CO. PLANNING
COMMISSION

Subdivision Plat Review

CARMAN NICOLE VIAR
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7621994
My Commission Expires May 31, 2027