

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A FEMA DESIGNATED FLOOD HAZARD ZONE. THIS DETERMINATION IS BASED ON THE FLOOD HAZARD MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
FEMA MAP #51161C0236G (9-28-07)
- THIS PLAT IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
- THIS PROPERTY IS CURRENTLY ZONED AG3

- TRACT NO 1 HAS AN EXISTING WATER AND SEWAGE DISPOSAL SYSTEM. SEE HEALTH DEPARTMENT I.D. #S10-180-0027.
- TRACT NO 3 HAS BEEN TESTED AND FOUND SUITABLE FOR PRIVATE WATER AND SEWAGE SYSTEMS BY STEPHEN D. DALTON, AOSE #190001068. SEE CERTIFICATION LETTER DATED MAY 2014 ON FILE AT SOUTHWEST SOILS, (TELEPHONE 726 733-5882)
- TRACT NO 1 IS BEING ADDED TO AND COMBINED WITH EXISTING TAX PARCEL #104.00-01-09.00-0000 AND IS NOT TO BE USED AS A SEPERATE BUILDING LOT.
- TRACT NO 2 IS BEING ADDED TO AND COMBINED WITH EXISTING TAX PARCEL #111.00-02-10.00-0000 AND IS NOT TO BE USED AS A SEPERATE BUILDING LOT.
- PARCELS 1, 2, AND 3 ALL BENEFIT FROM THE EASEMENT AS RESERVED IN DEED BOOK 1079, PAGE 191.

THE ROADS SERVING THESE LOTS ARE PRIVATE AND THEIR MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. THEY SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS THEY ARE CONSTRUCTED AND OTHERWISE COMPLY WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST. ANY COST REQUIRED TO CAUSE THESE STREETS TO BECOME ELIGIBLE FOR ADDITION INTO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

LEGEND

PROPERTY LINE (SURVEYED) ————
DEED LINE (PREVIOUSLY SURVEYED) - - - - -
OLD TRACT LINE (TO BE VACATED) ————
CORNER (AS DESCRIBED) •
PROPERTY LINE ————
NATIONAL PARK SERVICE MONUMENT □
CMP = CORRUGATED METAL PIPE
R/W = RIGHT-OF-WAY

OWNERS CONSENT STATEMENT
THE BELOW AND FOREGOING SURVEY OF 58.267 ACRES AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

R. Douglas Ross 6/9/2014
R. DOUGLAS ROSS Trustee DATE

Kimberly Carlisle 6/9/2014
KIMBERLY CARLISLE
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #287856
My Commission Expires 2/20/2016

Thomas Earl Mullinax Jr. 6/7/2014
THOMAS EARL MULLINAX JR. Trustee DATE

Elizabeth Ray Mullinax 6/7/2014
ELIZABETH RAY MULLINAX Trustee DATE

Michael K Hodges 6-9-14
MICHAEL K HODGES

Donna Q. Hodges 6-9-2014
DONNA Q. HODGES

Sherry C Minnix 6-31-2014
SHERRY C MINNIX
NOTARY PUBLIC
Commonwealth of Virginia
7030035
My Commission Expires Jul 31, 2014

Thomas Earl Mullinax Jr. and Elizabeth Ray Mullinax
WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS

7 DAY OF June 2014
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-31-2014

KNOW ALL MEN BY THESE PRESENTS TO WIT
THAT R DOUGLAS ROSS IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON AND BOUNDED BY CORNERS 1 THRU 29 TO 1, INCLUSIVE

MICHAEL K. HODGES AND DONNA Q. HODGES ARE THE FEE SIMPLE OWNERS OF TAX I.D.# 111.00-32-10.00-0000 (INST. #201303998). THOMAS EARL MULLINAX JR. AND ELIZABETH RAY MULLINAX, Trustees, ARE THE FEE SIMPLE OWNER OF TAX I.D.# 104.00-01-09.00-0000 (INST. #201012480).

BEING THE SAME PROPERTY CONVEYED TO R DOUGLAS ROSS Trustee, OF THE HELEN M. ROSS REVOCABLE TRUST AND THE HENRY A. ROSS REVOCABLE TRUST FROM DAVID C. TRIBLE AND DAWN C. TRIBLE BY DEED DATED MARCH 19, 2008, SAID DEED BEING RECORDED AS INSTRUMENT #200804230 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.
TAX I.D. #111.00-02-09.00-0000

LINE TABLE			
#11 = RAILROAD SPIKE FOUND			
COURSE	BEARING	DISTANCE	DESCRIPTION
11 - 12	N 33°30'45"W	125.21	POINT ON ROCK
12 - 13	S 64°14'07"W	181.32	5/8" REBAR FOUND
13 - 14	S 74°00'07"W	190.51	5/8" REBAR FOUND
14 - 15	S 54°33'01"W	239.69	5/8" REBAR FOUND
15 - 16	S 88°29'57"W	187.71	5/8" REBAR FOUND
16 - 17	S 37°39'32"W	166.41	5/8" REBAR FOUND
17 - 18	S 2°22'55"W	33.02	5/8" REBAR FOUND
18 - 19	S 50°21'48"E	79.12	5/8" REBAR FOUND
19 - 20	S 16°23'55"E	36.94	5/8" REBAR FOUND
20 - 21	S 47°59'19"W	179.62	5/8" REBAR FOUND
21 - 22	S 19°23'51"W	428.78	POINT ON 30' R/W
22 - 23	CURVE #1		POINT ON 30' R/W
23 - 24	N 70°47'10"W	78.50	POINT ON 30' R/W
24 - 25	CURVE #2		POINT ON 30' R/W
25 - 26	S 86°43'42"W	155.76	POINT ON 30' R/W
26 - 27	S 86°43'42"W	68.04	POINT ON 30' R/W
27 - 28	CURVE #3		POINT ON 30' R/W
28 - 29	N 74°40'04"W	68.48	POINT ON 30' R/W
29 - 1	CURVE #4		3/4" PIPE SET

R/W CURVE DATA		R/W CURVE DATA	
CURVE # 1		CURVE # 3	
DELTA: 2°28'24"		DELTA: 18°36'14"	
RADIUS: 1041.292		RADIUS: 473.429	
ARC: 44.952		ARC: 153.721	
CHORD: 44.949		CHORD: 153.047	
TANGENT: 22.480		TANGENT: 77.543	
CH. BRG.: N 72°01'22"W		CH. BRG.: N 83°58'11"W	

R/W CURVE DATA		R/W CURVE DATA	
CURVE # 2		CURVE # 4	
DELTA: 22°29'07"		DELTA: 13°47'05"	
RADIUS: 367.148		RADIUS: 319.897	
ARC: 144.085		ARC: 76.964	
CHORD: 143.162		CHORD: 76.778	
TANGENT: 72.982		TANGENT: 38.669	
CH. BRG.: N 82°01'44"W		CH. BRG.: N 67°46'31"W	

PROPERTY OF
CLAUDIA ALEXANDER WHITWORTH
Instrument #0009680304
TAX I.D. #103.00-05-17.00

Kimberly Carlisle A NOTARY PUBLIC IN AND FOR
THE AFORESAID STATE OF VIRGINIA, AT LARGE. DO HEREBY CERTIFY THAT

WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS

6th DAY OF June 2014
NOTARY PUBLIC
Kimberly Carlisle

Robert W. Johnston A NOTARY PUBLIC IN AND FOR
THE AFORESAID STATE OF VIRGINIA, AT LARGE. DO HEREBY CERTIFY THAT

WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS

9th DAY OF June 2014
NOTARY PUBLIC
Lisa Kenney Ratliff

MY COMMISSION EXPIRES 9/30/2017

APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENCY FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE PRIVATE MATTERS SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION

APPROVED: *Denise Sower* 6/9/14
AGENT OF ROANOKE COUNTY PLANNING COMMISSION

DATE

TRACT 1
23.430 Acres
To Be Conveyed To
Mullinax Revocable Trust
Thomas Earl Mullinax Jr. Trustee
Elizabeth Ray Mullinax Trustee

TRACT 2
14.358 Acres
To Be Conveyed To
Michael K. Hodges
Donna Q. Hodges

TRACT 3
20.480 Acres
TAX I.D. #111.00-02-09.00-0000

RESERVED PERMANENT EASEMENT ALONG UNPAVED ROAD FOR INGRESS AND EGRESS, D.B. 1079, PG. 191 SEE NOTE 10

30' PREScriptive R/W
VA Secondary Route 612

See D.B. 1079, Pg. 191
Existing Easement
30' Extended to 30'

12' Off Road

3/4" PIPE SET

3/4" PIPE SET

3/4" PIPE SET

3/4" PIPE SET

3/4" PIPE SET

3/4" PIPE SET

3/4" PIPE SET

3/4" PIPE SET

3/4" PIPE SET

STATE OF VIRGINIA; IN ROANOKE COUNTY CIRCUIT COURT CLERK'S OFFICE
June 12 2014 AT 10:57
THIS MAP WAS RECEIVED IN OFFICE AND ADMITTED TO RECORD.
Rebecca Fay Mahone, DCW
STEVEN A. MCGRAW, Clerk
CLERK

PROPERTY OF
THOMPSON N. BERDEEN, JR.
DORIS MORA BERDEEN
DEED BOOK 1112, PAGE 116
TAX I.D.# 103.00-05-04.00

PROPERTY OF
JAMES L. WOLTZ
Instrument #201012479
TAX I.D. #104.00-01-10.01

PROPERTY OF
JAMES L. WOLTZ
INSTRUMENT #20411217
TAX I.D. #104.00-01-10.00

LINE TABLE		
ALL STATIONS EQUAL " POINT IN C/L OF 30' R/W " UNLESS OTHERWISE NOTED.		
COURSE	BEARING	DISTANCE
26 - 30	N 43°08'16"E	38.28
30 - 31	M 61°10'33"E	179.87
31 - 32	N 68°41'56"E	68.90
32 - 33	N 72°41'15"E	118.19
33 - 34	N 61°45'21"E	88.33
34 - 35	N 50°31'24"E	60.37
35 - 36	N 43°49'56"E	228.84
36 - 37	N 26°11'58"E	64.68
37 - 38	N 16°23'55"W	22.92
38 - 39	N 50°21'48"W	81.97
39 - 40	N 05°32'45"W	37.13
40 - 41	N 01°22'33"W	48.98
41 - 42	N 13°45'50"E	157.66
42 - 43	N 08°58'52"E	27.63
43 - 44	N 03°06'12"W	50.11
44 - 45	N 08°03'27"W	254.98
45 - 46	N 10°12'38"E	41.63
46 - 47	N 19°35'58"E	22.41
47 - 48	N 45°39'09"E	40.15
48 - 49	N 81°50'25"E	34.31
49 - 50	S 82°12'29"E	107.61
50 - 51	N 28°23'13"E	90.30
51 - 52	N 74°29'30"E	36.62
44 - 53	S 38°54'32"E	43.91
53 - 54	S 60°29'09"E	106.74
54 - 55	S 72°38'55"E	145.63
55 - 56	N 54°33'01"E	243.94

0 200 400 600
200 100

JOB NO. 8777

PLAT BOOK 201405149 PAGE