

SLIDE 4 PG. 42

CURVE	BELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	61°35'44"	114.50'	123.09'	68.25'	N60°41'37"N	117.25'
C2	51°59'18"	216.70'	196.63'	105.66'	N09°25'29"W	
C3	36°22'34"	130.00'	147.39'	80.39'	N13°43'44"W	

TMF 68-4
CHRISTOPHER JOHNSON
DB 322 PG 412

RESIDUE NOT SURVEYED
JAY & DANIELLE C. MANDELL
DB 375 PG 298

LOT C-1
7.214 ACRES

TMF 68-54A
ZANNE STIMP
DB 81 PG 107

TMF 68-61
ANNIE BELL JONES CROY
WB 44 PG 426
LOT 1 DB 50 PG 396



- NOTES:
1. OWNER: JAY & DANIELLE MANDELL
 2. DEED BOOK 375 PAGE 298
 3. NO TITLE REPORT FURNISHED
 4. THIS PLAT IS THE RESULT OF A FIELD SURVEY AND MAY NOT CONFORM TO THE RECORD PLAT.
 5. THE REMAINING PROPERTY LOTS IN THIS SUBDIVISION ARE IN FLOOD HAZARD ZONE "X" ON COMMUNITY PANEL NO. 5, 0067 0125 B.
 6. IRON RODS SET AT NEW PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 7. THE ROADS IN THIS SUBDIVISION DO NOT MEET VDOT REQUIREMENTS FOR A FUTURE REQUEST FOR THEIR ADJUSTMENT TO A SECONDARY SYSTEM. THEY SHALL BE IMPROVED TO VDOT STANDARDS.
 8. ALL INTERFERING RIGHT-OF-WAYS SHOWN ARE FOR INGRESS, EGRESS AND PUBLIC UTILITIES.
 9. ELEVATION DATUM IS ASSUMED.



MATHEWS AND HENEGAR INC.

PROFESSIONAL ENGINEERS AND LAND SURVEYORS
DURHAM, VIRGINIA
PHONE: 540-674-4275 FAX: 540-674-2672



RESUBDIVISION ON LOTS
B. AND C. WALKERS CREEK LOTS
EASTERN MAGISTERIAL DISTRICT
GILES COUNTY, VIRGINIA

DATE	BY	REVISIONS
10-1-05	JCG	1-2007
8-13-05	JCG	6-13-05
8-12-05	JCG	8-12-05

SHEET 2 OF 2

LINE	BEARING	DISTANCE
L1	N20°31'30"E	225.36'
L2	S08°00'12"E	116.05'
L3	S59°48'10"W	30.78'
L4	N29°53'45"W	46.96'
L5	S88°30'32"W	93.28'
L6	N88°01'43"W	161.91'
L7	N65°38'57"W	215.84'
L8	N37°36'53"W	157.62'
L9	N34°50'48"W	206.09'
L10	S39°33'35"W	24.26'
L11	N85°56'39"W	230.64'
L12	N16°34'11"E	117.73'
L13	N31°25'09"W	122.98'
L14	N43°57'00"W	58.23'
L15	N86°17'26"W	61.10'
L16	N60°32'43"W	80.32'
L17	N36°12'08"W	169.89'
L18	N32°14'39"W	89.46'
L19	N80°04'04"W	195.51'
L20	N97°37'56"W	166.39'
L21	N54°57'27"W	281.47'
L22	N48°15'19"W	181.81'
L23	N29°34'17"W	282.27'
L24	N43°57'00"W	55.30'
L25	N12°23'31"E	164.36'

TMF 69-26A
RUSSELL WHITTAKER
DB 256 PG 533

DISTING. 50' R. W.
PLAT SAID 2-26
INSTRUMENT NO. 20042789

RICHAUD TANNY
DB 370 PG 28

REND IF NOT SURVEYED
TMF 69-60
JAY & DANIELLE C. MANDELL
DB 375 PG 298

LOT C-1
5.2814 ACRES

SEPTIC PERMIT NO.
05-135-1071
SEE DETAIL

RECREATIONAL
0.6606 ACRES

TMF 68-61
ANNIE BELL JONES CROY
WB 44 PG 426
LOT 2 DB 50 PG 396

Owner's Consent Statement:

The Hereon Shown "Plat of Lot Line Revision", As Shown, Has Been Prepared With The Free Consent And In Strict Accordance With The Undersigned Owner(s).

Jay Mandell, Owner Date
Danielle C. Mandell 1-11-07
Danielle C. Mandell, Owner Date

Notary's Certificate:

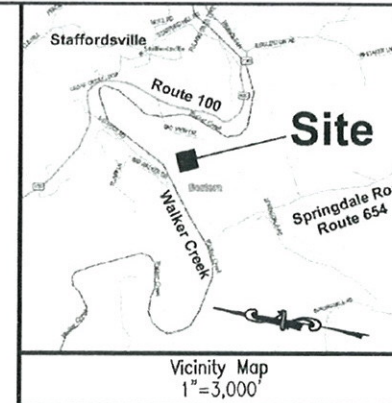
State Of Virginia
City/County Of Giles, To Wit:
I, Susan A. Kidd, A Notary Public In
And For The State And City/County Aforesaid, Do Hereby Certify
That Jay And Danielle C. Mandell, Whose Names
Are Signed To The Foregoing Writing, Bearing The Date Of
January 11, 2007
Have Personally Appeared Before Me In My City/County Aforesaid,
And Acknowledged The Same.
Given Under My Hand This 11 Day Of January, 2007
My Commission Expires 8-31-08
Susan A. Kidd
Notary Public

Giles County Zoning Table

A1 - Agriculture District

Front Setback - 35'
Side Yard - 15'
Rear Yard - 25'
1 Acre Minimum Lot Size

N/F
Tax Map 69-26A
Russell C. Whittaker, et. ux.
D.B. 256, Pg. 533



County Approval:

This Plat Of Lot Line Revision Is Approved By
The Undersigned In Accordance With Existing
Ordinances And May Be Committed To Record.

[Signature] 1/9/07 Date
Giles County Subdivision Agent

Legend:

Fnd=Found
Pg.=Page
D.B.=Deed Book
P.C.=Plat Cabinet
PP=Power Pole
W.B.=Will Book
R/W=Right Of Way
N/F=Now Or Formerly
Rod Found/Set
Point & Creek
Power Pole
Water Edge
Adjoiner Line

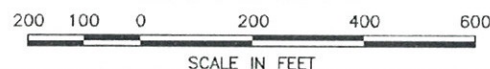
Source Of Title:

This Is To Certify That The Properties As Shown On This "Plat Of Lot Line Revision", Is A Portion Of The Properties Acquired By Jay And Danielle C. Mandell By A Deed Dated December 12, 2003; Recorded In Deed Book 375, At Page 298; Which Deed Is The Last Instrument In The Chain Of Title To The Said Properties.

[Signature] JAN 08 2007 Date
Eric G. Gentry, L.S. #2583

Area Table		
Existing Lot C-1(68-60)	25.888 Acres	(Before Revision)
Existing Lot C-3(68-60E)	7.547 Acres	(Before Revision)
Total	33.435 Acres	(Before Revision)
New Lot C-1(68-60)	24.292 Acres	(After Revision)
New Lot C-3(68-60E)	9.143 Acres	(After Revision)
Total	33.435 Acres	(After Revision)

Purpose Of This
Plat Of Revision Is To
Transfer 1.596 Acres From
Lot C-1 To Lot C-3



Notes:

- This Plat Was Prepared Without The Benefit Of A Title Report.
- 1/2" Iron Rods Set At All Corners Unless Otherwise Noted.
- References: Giles County Tax Map 68-60; Tax Map 68-60E, D.B. 375, Pg. 298. Plat Cabinet 2 - Slide 228; Plat Cabinet 5 - Slide 139; Yoltan Plat 03176A.
- This Plat Is The Result Of An Actual Field Survey Performed December 2006.
- A Portion Of The Subject Property Does Lie Within A H.U.D. 100 Year Flood Hazard Zone, Per FIRM Map 510067 0125B, Effective Date June 15, 1981.
- Property Is Served By Private Water (Well) And Private Sewage Systems.
- The Roads In This Subdivision Do Not Meet V.D.O.T. Requirements And Will Not Be Maintained By Them Or By The County Of Giles. Prior To Any Future Request For Their Addition To The State Secondary System, They Shall Be Constructed In Full Compliance With V.D.O.T. Requirements In Effect At That Time, Using Private Owner Funding.
- New 40' Easement Over Lot C-3 Location Subject To Actual Road Construction. New Easement To Be Centered On As-Built Road Location In Field.

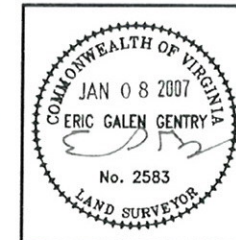
Springdale Community
Central Magisterial District
Giles County, Virginia

Designed: _____
Drawn: CHF
Checked: EGG
Date: 08 Jan 07

Project Number:
8808-001

Sheet No.

1



THOMPSON & LITTON
6226 University Park Drive
Suite 3100
Radford, Virginia
24141