

ANDREW J. AKERS ESTATE  
DEED BOOK 72, PAGE 37  
TAX I.D. # 40-113  
DESC. D.B. 28, PG. 220  
(TRACT #2)

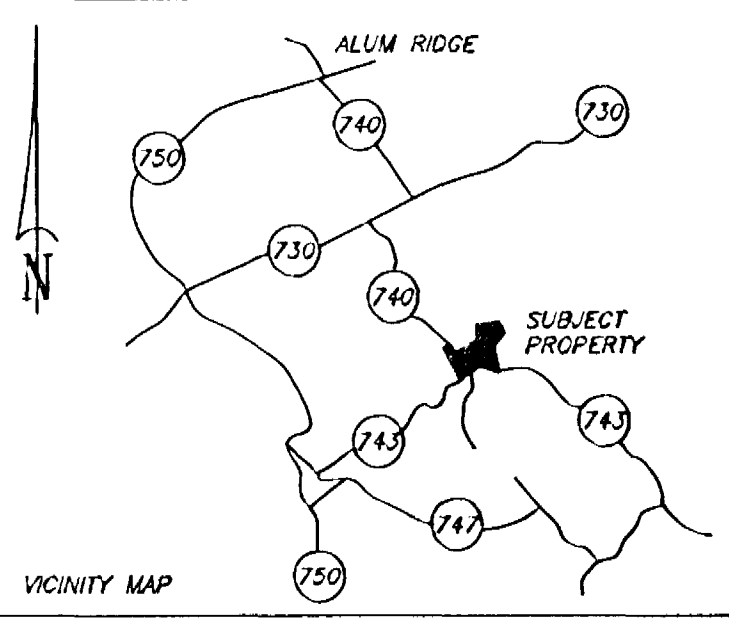
36" OAK SNAG INTS. FENCES

VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County, at 10:13 A.M. This Map received in office, and, admitted to record. WENDELL G. PETERS, CLERK  
Tester: *Wendell G. Peters*  
Clerk - Deputy Clerk

10  
15.582 ACRES

DEED BOOK 72, PAGE 37  
TAX I.D. # 40-113  
DESC. D.B. 28, PG. 220  
(TRACT #2)

- NOTES
1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
  2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
  3. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A H.U.D. DESIGNATED FLOOD HAZARD ZONE. THIS DETERMINATION IS BASED ON THE FLOOD HAZARD MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
  4. THIS PLAT IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
  5. 3/4" IRON PIPE SET ON ALL TRACT CORNERS UNLESS OTHERWISE NOTED.
  6. NO PUBLIC WATER SYSTEM EXISTS IN THIS AREA.
  7. MINIMUM SET BACKS:  
FRONT - 35' BUILDING SETBACK
  8. 15' PUBLIC UTILITY EASEMENT ALONG ALL STREET RIGHTS-OF-WAY, AND ALL LOT LINES. 7.5' EACH SIDE OF ALL INTERIOR LOT LINES.



LINE TABLE

LINE	BEARING	DISTANCE	DESCRIPTION
1-2	N 22°59'58"E	49.25	POINT CENTER BRANCH
2-3	N 13°33'14"E	33.49	POINT CENTER BRANCH
3-4	N 32°34'14"E	34.61	POINT CENTER BRANCH
4-5	N 08°59'03"W	97.53	POINT CENTER BRANCH
5-6	N 42°57'42"W	29.61	POINT CENTER BRANCH
6-7	N 20°19'22"E	37.16	POINT CENTER BRANCH
7-8	N 03°59'12"W	89.28	POINT CENTER BRANCH
8-9	N 01°54'05"W	123.05	POINT CENTER BRANCH
9-10	N 16°30'37"W	79.05	PIPE SET MAPLE STUMP
11-12	N 79°29'26"W	65.30	POINT ON 30' R/W, 743
12-13	CURVE #1		
13-14	N 56°49'36"W	38.44	POINT ON 30' R/W, 743
14-15	CURVE #2		
15-16	N 44°17'10"W	30.73	POINT ON 30' R/W, 743
16-17	CURVE #3		

ALLEN W. HARMAN  
ANNE M. HARMAN  
DEED BOOK 181, PAGE 324  
PLAT BOOK 7, PAGE 109  
TAX I.D. # 40-112

- NOTES:
9. ALL WELLS SHALL BE CONSTRUCTED AS CLASS IIIB. WELL SITES AND CLASS MAY BE ALTERED PROVIDED THEY DO NOT INFRINGE UPON ADJACENT PROPERTY OWNERS AND PROVIDED HEALTH DEPARTMENT APPROVAL IS OBTAINED.
  10. DRAINFIELDS ON LOTS 8-10 ARE SIZED FOR 3 BEDROOM HOMES.

SOURCE OF TITLE:  
BEING THE SAME PROPERTY CONVEYED TO S & S FARMS, a Virginia Partnership, FROM EFFIE E. AKERS BY DEED DATED FEBRUARY 12, 1998. SAID DEED BEING RECORDED AS INSTRUMENT # 980000285 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FLOYD COUNTY, VIRGINIA.

CERTIFICATE OF APPROVAL  
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
DATE 12-16-98  
DATE 12/17/98  
CHAIRMAN OR AGENT FLOYD COUNTY SUPERVISORS  
CHAIRMAN FLOYD COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATE:  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF FLOYD, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH, GIVEN UNDER MY HAND THIS 12 DAY OF December 1998.  
STATE CERTIFIED LAND SURVEYOR

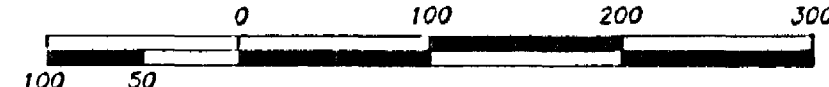
JOHN MICHAEL TURMAN  
DEED BOOK 139, PAGE 583  
TAX I.D. # 40-128

THE ABOVE AND FOREGOING SUBDIVISION OF 22.329 ACRES AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, PROPRIETORS, AND TRUSTEES, IF ANY.

Robert J. Styrne  
(OWNER)  
Robert J. Styrne  
(OWNER)  
Myra T. Cox  
A NOTARY PUBLIC IN AND FOR THE COUNTY OF MONTGOMERY IN THE STATE OF VIRGINIA, HEREBY VERIFY THAT Robert J. Styrne and Robert J. Styrne, Jr. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING THE DATE OF 12-14-98 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY, GIVEN UNDER MY HAND THIS 15 DAY OF December 1998.  
Myra T. Cox  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: April 30, 2001

REEDSVILLE ACRES  
22.329 ACRES (THIS SHEET)  
VA. SEC. ROUTES 740 & 743  
INDIAN VALLEY & COURTHOUSE M.D.  
FLOYD COUNTY, VIRGINIA  
SCALE: 1"= 100' DATE: 04-17-98  
DAVID B. SCOTT L.S. #931  
HILLSVILLE, VIRGINIA  
REVISED 05-19-1998

RECORD REFERENCES AND NOTATIONS:  
INSTRUMENT # 980000285



CURVE TABLE

C#	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG.
1	22°39'50"	351.35	138.98	138.08	70.41	N 68°09'31"W
2	6°57'47"	667.47	81.12	81.07	40.61	N 53°20'43"W
2A	05°34'47"	667.47	65.00	64.98	32.53	N 47°04'26"W
3	78°55'37"	138.47	187.99	173.47	112.35	N 83°44'59"W

