

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 the ordinances of Wythe County, Virginia, regarding the platting of subdivisions within the County have been complied with.

Given under my hand this 19th day of June, 2009.

Douglas T. Casey
State Certified Land Surveyor #001862

SOURCE OF TITLE

This subdivision is a portion of the property acquired by Raymond Neal Kinder by deed recorded in deed book 214 page 551 and deed book 160 page 309 in the Wythe County Circuit Court Clerk's Office. Said deed being the last instrument in the chain of title to said land.

Douglas T. Casey CLS #001862
Date

OWNER'S CONSENT STATEMENT

The above and foregoing subdivision of real estate as it appears on this plat is with the free consent and in accordance with the desires of the undersigned owners and proprietors.

Raymond N. Kinder 6-1-09
Owner Date

NOTARY STATEMENT

Commonwealth of Virginia, at large, to wit:

The foregoing instrument was examined and

Acknowledged before me by Raymond N. Kinder

this 1st day of June, 2009.

My commission expires 2011

CERTIFICATE OF APPROVAL

This subdivision plat known as Kinder Lot Line is approved by the undersigned in accordance with the existing subdivision regulations and may be committed to record.

8-4-09 Virginia Department of Transportation

Date N/A

Health Officer

9-21-09 R. Collins D. L. D.

Date Administrator

9-21-09 J. S. D.

Date 8-21-09

9-21-09 J. S. D.

Date Water Director

9-21-09 J. S. D.

Date Wastewater Director

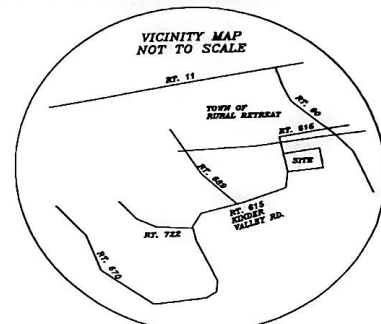
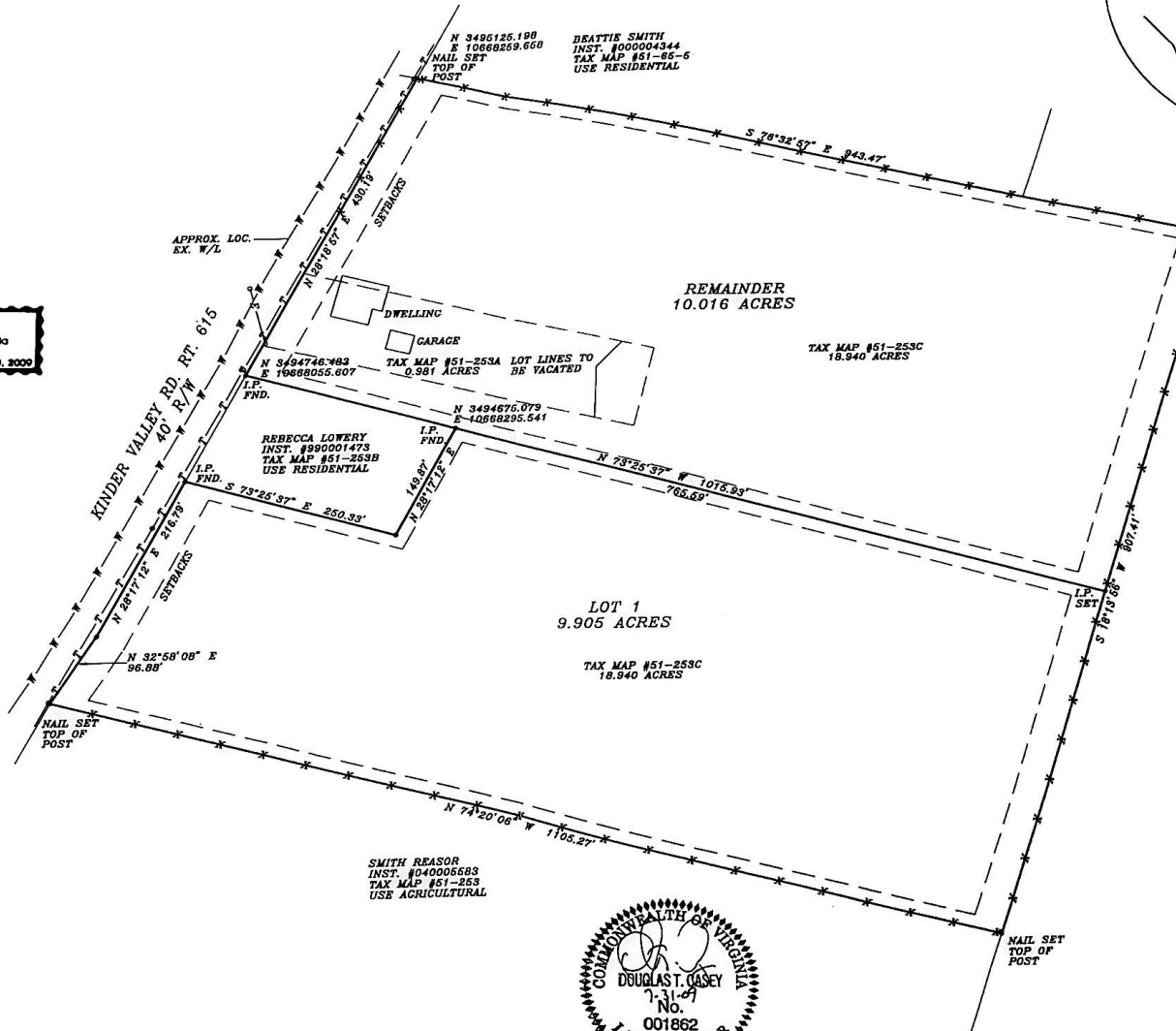
9-21-09 J. S. D.

Date Planning Commission

for: James S. McFarland

NOTES:

1. NO TITLE REPORT FURNISHED.
2. PROPERTY SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY EXISTING PRIOR TO THIS SURVEY.
3. PROPERTY SURVEYED USING PHYSICAL EVIDENCE FOUND IN FIELD AND MAY NOT CONFORM TO DEEDS OR PLATS OF RECORD.
4. PROPERTY LOCATED IN FIRM FLOOD ZONE C.
5. TAX MAP REFERENCE: 51-253A.C
6. THIS SUBDIVISION CONSISTS OF 2 REVISED LOTS ARE BEING CREATED.
7. AREA OF LOT: 2.905 ACRES-MINIMUM; 30960 ACRES-AVERAGE AND 10.016 ACRES-MAXIMUM.
8. MAGNETIC DECLINATION IS APPROXIMATELY 7 DEGREES 10 MINUTES WEST FOR YEAR 2009.
9. NO RIGHTS OF WAY NOTED DURING THIS SURVEY.
10. THERE WERE NO WATER, SEWER LINES, OR CULVERTS NOTED DURING THIS SURVEY.
11. THERE ARE NO RESTRICTIVE COVENANTS ON THIS PROPERTY AND NO RESTRICTIVE COVENANTS ARE CREATED BY THIS SUBDIVISION.
12. THIS LOT SERVED BY PUBLIC WATER AND PRIVATE SEWER.
13. TOTAL OF 19.921 ACRES TO BE SUBDIVIDED.
14. BUILDING SETBACK REQUIREMENTS ARE:
35 FEET FRONT AND BACK
16 FEET SIDES.
15. UTILITY EASEMENT REQUIREMENTS ARE:
15 FEET ADJACENT TO OUTSIDE PROPERTY LINES
AND CENTERED ON INTERIOR DIVISION LINES.
16. PRESENT USE IS RESIDENTIAL/AGRICULTURAL. PROPOSED USE IS RESIDENTIAL/AGRICULTURAL.



BEATTIE SMITH
INST. #000004344
TAX MAP #51-85-6
USE RESIDENTIAL

NAIL SET
TOP OF
POST

ADMITTED TO RECORD IN THE OFFICE
OF THE CLERK OF THE CIRCUIT COURT
OF WYTHE COUNTY ON THE 1 DAY
OF 20 2009 AT 10:00 A.M. IN
PLAT BOOK NO. 12 PAGE NO. 11
BY Douglas T. Casey CLS #001862
DER. CLERK

DONALD BUCK
DB 353 PG 423
TAX MAP #51-261
USE RESIDENTIAL/AGRICULTURAL

OWNER/DEVELOPER
RAYMOND NEAL KINDER
458 KINDER VALLEY RD.
RURAL RETREAT, VA. 24368
276-686-5352

KINDER LOT LINE REVISION
WYTHE COUNTY, VA
BLACK LICK MAGISTERIAL DISTRICT
PROPERTY OF
RAYMOND NEAL KINDER
DB 214 PG 551
SURVEYED BY
DOUGLAS T. CASEY CLS #001862
715-A EAST MAIN STREET
WYTHEVILLE, VA 24382
PHONE: 276-228-8581
DATE: JUNE 19, 2009
SHEET 1 OF 1

