

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JAMES B. HYLTON & TANYA J. HYLTON (F.K.A. TANYA J. COLOMBO) ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED & COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 7 TO 17 THROUGH 20 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO JAMES B. HYLTON & TANYA J. COLOMBO BY DEED DATED DECEMBER 19, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FLOYD COUNTY, VIRGINIA IN INSTRUMENT #030003975.

THAT JAMES B. HYLTON & TANYA J. HYLTON (F.K.A. TANYA J. COLOMBO) ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 7 THROUGH 17 TO 7, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO JAMES B. HYLTON & TANYA J. COLOMBO BY DEED DATED JUNE 6, 1994 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FLOYD COUNTY, VIRGINIA IN DEED BOOK 197, PAGE 514.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED & COMBINED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE FLOYD COUNTY LAND SUBDIVISION ORDINANCE.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 24th DAY OF SEPTEMBER, 2019.

BY: James B. Hylton
JAMES B. HYLTON, OWNER

BY: Tanya J. Hylton
TANYA J. HYLTON, OWNER
(F.K.A. TANYA J. COLOMBO)

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT JAMES B. HYLTON AND TANYA J. HYLTON, (F.K.A. TANYA J. COLOMBO) HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON SEPTEMBER 24 2019.

MY COMMISSION EXPIRES ON MARCH 31, 2020 REGISTRATION # 7680477

Arlene Skellington
NOTARY PUBLIC

ARLENE SKELLINGTON
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION #7680477
MY COMMISSION EXPIRES MARCH 31, 2020

EXTERIOR BOUNDARY COORDINATES
ORIGIN OF COORDINATES IS ASSUMED

CORNER	NORTHING	EASTING
1	6605.11077	5122.46150
2	6571.55358	5095.46261
3	6391.83287	4999.05626
4	6266.86100	4959.40951
5	6157.33156	4911.01117
6	6038.53655	4842.21043
7	6018.34983	4830.96233
8	5800.10443	4757.28252
9	5749.30678	4749.11548
10	5571.31321	4710.75564
11	5398.05661	4678.00933
12	5380.02324	4676.04533
13	5495.29451	4330.21019
14	5669.95465	4057.56793
15	5829.07017	3812.27563
16	6020.74728	3493.43944
17	6402.33617	3794.27186
18	6632.18419	3975.47665
19	6949.91098	4116.85099
20	6865.46001	4708.58908
1	6605.11077	5122.46150

TOTAL AREA =
32.8068 AC. (1,429,063 S.F.)

INTERIOR BOUNDARY COORDINATES
ORIGIN OF COORDINATES IS ASSUMED

CORNER	NORTHING	EASTING
21	6536.98849	4249.99229
22	6663.87358	4340.74566
23	6719.95755	4217.16657
24	6608.93897	4137.09253

TAX #4-78B (CEMETERY) =
0.4484 AC. (19,533 S.F.)

NEW DIVISION LINE COORDINATES
ORIGIN OF COORDINATES IS ASSUMED

CORNER	NORTHING	EASTING
A	6329.34693	4979.23288
B	6796.46905	4048.57613

SUBDIVISION APPROVAL STATEMENT:

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS"), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

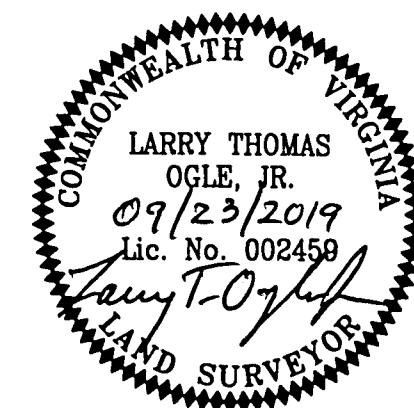
THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: WILLIAM H. EVANS IV AOSE #1940001452, PHONE 540-381-0309. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO 360 OF THE REGULATIONS, THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER, ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

William H. Evans IV
FLOYD COUNTY HEALTH OFFICIAL

10-17-2019
DATE



CERTIFICATE OF APPROVAL:

THIS LOT-LINE REVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING ORDINANCES AND REGULATIONS OF THE COUNTY OF FLOYD AND MAY BE ADMITTED TO RECORD.

Karla Furman 10/29/19
AGENT, FLOYD COUNTY BOARD OF SUPERVISORS DATE

Rene A. 10-17-2019
AGENT, HEALTH DEPARTMENT DATE

Kim Tamm 10-29-19
AGENT, FLOYD COUNTY E-911 COORDINATOR DATE

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FLOYD COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 31st DAY OF October, 2019, AT 9:50 O'CLOCK A.M.

TESTEE: Arlene Skellington PC

RHONDA T. VAUGHN, CLERK

PLAT FROM PARTIAL SURVEY & FROM RECORDS
SHOWING LOT LINE REVISION OF

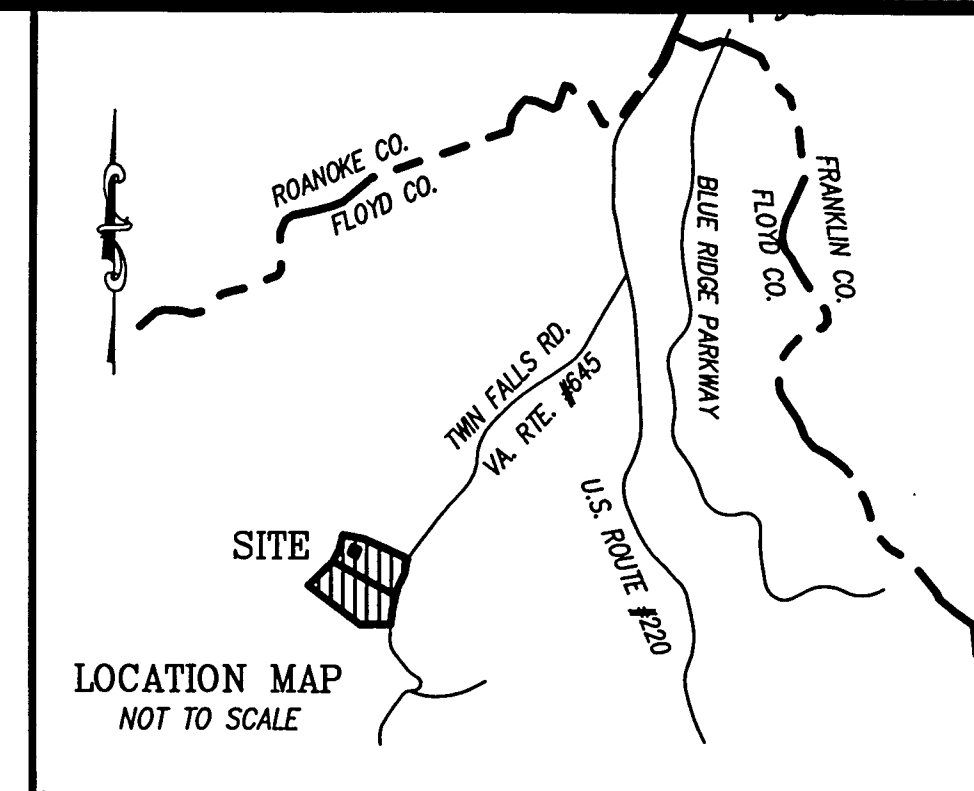
16.3774 ACRES (TAX #4-78) &
16.4294 ACRES (TAX #4-78A)

PROPERTY OF
**JAMES B. HYLTON &
TANYA J. HYLTON**

CREATING HEREON NEW

TRACT "A" - 8.1625 ACRES (355,557 S.F.)
& TRACT "B" - 24.6443 ACRES (1,073,506 S.F.)

SITUATED ALONG TWIN FALLS ROAD
LOCUST GROVE MAGISTERIAL DISTRICT
FLOYD COUNTY, VIRGINIA



Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS

PHONE: (540) 774-4411
FAX: (540) 772-9445
WWW.LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

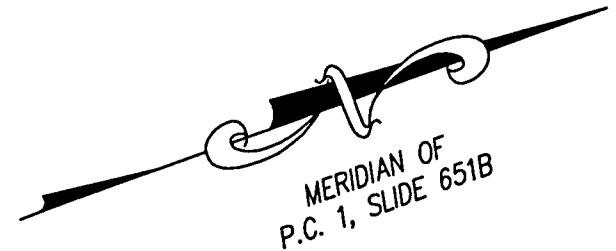
DATE: September 23, 2019
COMM. NO.: 2019-090
SCALE: NONE
SHEET 1 OF 2

INSTRUMENT #

19090base-sheet 2.plt

w:\drawings\2019-090\01-cad\02-surveying\01-base\19090base.dwg

VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County, October 31, 2019, at 9:50 A.M. This Map received in office, and, admitted to record. RHONDA T. VAUGHN, CLERK
Teste: [Signature]
Clerk - Deputy Clerk



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DATE: September 23, 2019
CONV. NO.: 2019-090
SCALE: 1" = 100'
SHEET 2 OF 2

TAX #4-77
LAWRENCE G. FLYNN &
ALANA K. FLYNN
INSTRUMENT #010000791
P.C. 1 SLIDE 656A

TAX #4-52
IRVIN G. WALDRON, et als
WILL INSTRUMENT #190000044

TAX #4-52A
MARVIN A. & CAROLYN J. HARLOW
D.B. 130, PG. 422

**TAX #4-78B - CEMETERY
BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
21-22	N 35°34'26" E	156.00'
22-23	N 65°35'24" W	135.71'
23-24	S 35°48'06" W	136.88'
24-21	S 57°29'27" E	133.88'

NEW
TRACT "B"
24.6443 AC.
1,073,506 S.F.

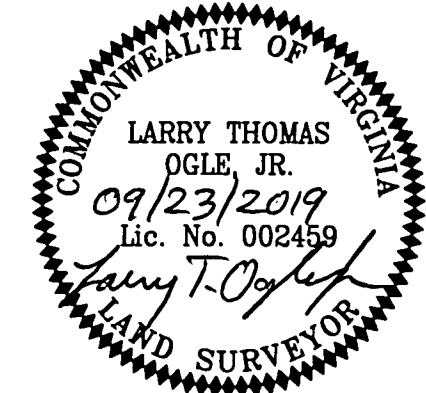
NEW
TRACT "A"
8.1625 AC.
355,557 S.F.

** LINES FROM CORNERS 7 THRU 17 **
NOT SURVEYED THIS DATE

** LINES FROM CORNERS 1 THRU 7 TO **
17 THRU 20 TO 1 & 21 THRU 24 TO 21
SURVEYED THIS DATE

ORIGINAL
TAX #4-78
NOT SURVEYED THIS DATE
16.3774 AC.
713,399 S.F.

ORIGINAL
TAX #4-78A
16.4294 AC.
715,664 S.F.



TAX #4-52
IRVIN G. WALDRON, et als
WILL INSTRUMENT #190000044

PLAT FROM PARTIAL SURVEY & FROM RECORDS
SHOWING LOT LINE REVISION OF
**16.3774 ACRES (TAX #4-78) &
16.4294 ACRES (TAX #4-78A)**

PROPERTY OF
**JAMES B. HYLTON &
TANYA J. HYLTON**

CREATING HEREON NEW
**TRACT "A" - 8.1625 ACRES (355,557 S.F.)
& TRACT "B" - 24.6443 ACRES (1,073,506 S.F.)**

SITUATED ALONG TWIN FALLS ROAD
LOCUST GROVE MAGISTERIAL DISTRICT
FLOYD COUNTY, VIRGINIA

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2-3	553.89'	205.12'	103.75'	203.95'	S 28°12'37" W	21°13'03"
4-5	551.01'	119.98'	60.23'	119.75'	S 23°50'22" W	12°28'34"
6-8	696.29'	254.52'	128.70'	253.11'	S 19°36'20" W	20°56'38"
6-7	696.29'	23.11'	11.56'	23.11'	S 29°07'36" W	1°54'06"
7-8	696.29'	231.41'	116.78'	230.35'	S 18°39'17" W	19°02'32"
9-10	1723.27'	182.16'	91.17'	182.08'	S 12°09'43" W	6°03'24"
10-11	1126.83'	176.50'	88.43'	176.32'	S 10°42'10" W	8°58'29"

LEGEND

AC.	ACRES
D.B.	DEED BOOK
EX.	EXISTING
IP	IRON PIN
IPIPE	IRON PIPE
P.C.	PLAT CABINET
P.G.	PAGE
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET

