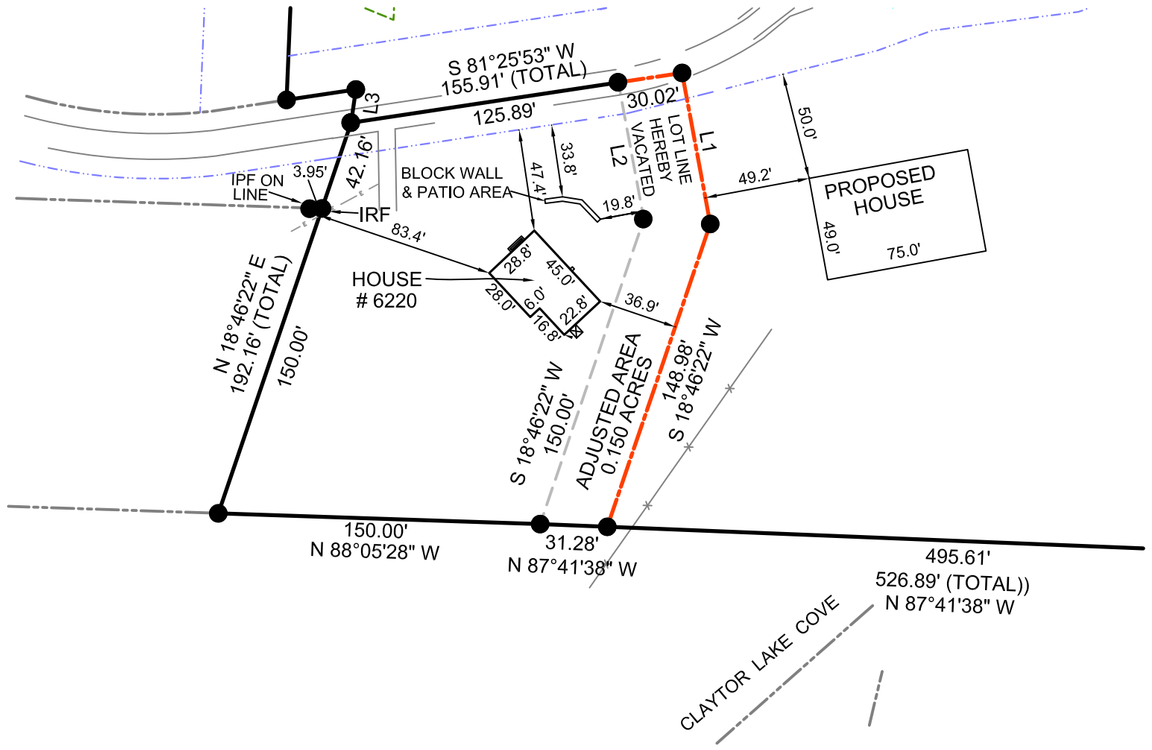


LINE	BEARING	DISTANCE
L1	S 10°33'18" E	71.58'
L2	N 10°33'18" W	64.77'
L3	N 08°06'14" E	15.66'

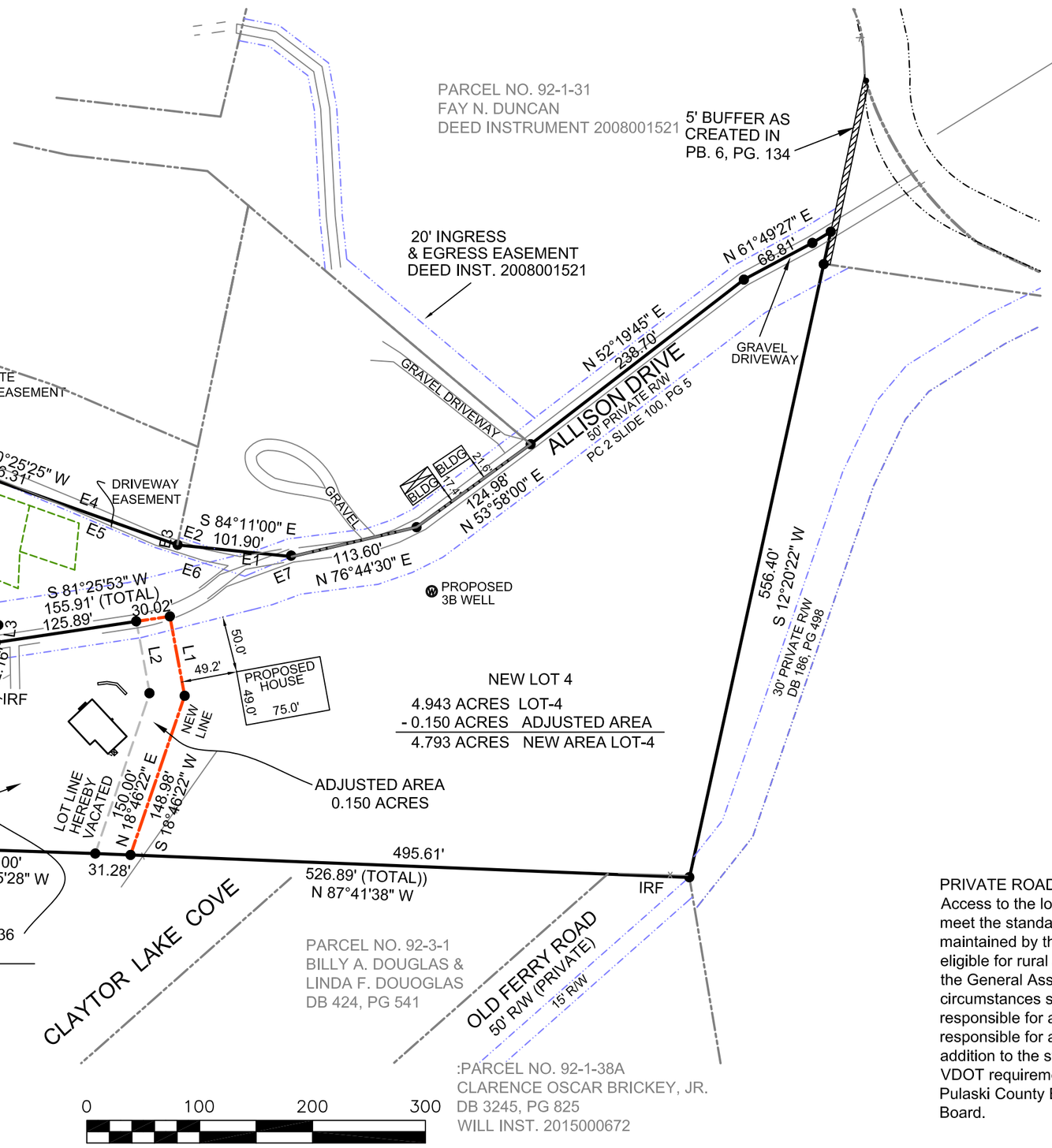
DRIVEWAY EASEMENT

LINE	BEARING	DISTANCE
E1	N 84°11'00" W	68.91'
E2	N 72°12'11" W	32.99'
E3	S 11°49'02" W	6.89'
E4	N 70°25'25" W	173.15'
E5	S 67°12'15" E	155.26'
E6	S 72°12'11" E	83.70'
E7	N 67°21'04" E	45.17'

GRID NORTH
VA. SOUTH ZONE

LEGEND

- BOUNDARY LINE
- NEW LINE
- EASEMENT LINE
- VACATED LINE
- FENCE
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS IRON ROD SET
- OVERHEAD ELECTRIC
- UTILITY POLE
- BLDG BUILDING
- WELL
- TELEPHONE PEDISTAL (PED)
- DRIVEWAY EASEMENT



NEW LOT 4

4.943 ACRES	LOT-4
- 0.150 ACRES	ADJUSTED AREA
4.793 ACRES	NEW AREA LOT-4

0.657 AC	TAX PARCEL 92-1-36
+ 0.150 AC	ADJUSTED AREA
0.807 AC	NEW AREA

NOTES:

1. PARCEL NO. 92-1-37
   SHAH DEVELOPMENT, LLC
   DEED INSTRUMENT 2014000989
   DEED INSTRUMENT 202004275
   PLAT BOOK 204, PAGE 9

   PARCEL NO. 92-1-376
   JOHN W. WOODWARD & JANICE G. WOODWARD
   DEED BOOK 370, PAGE 50
   DEED INSTRUMENT 2007006308
   PLAT CABINET 2, SLIDE 76, PAGE 2

2. NO TITLE REPORT FURNISHED

3. THIS PLAT IS THE RESULT OF AN ACTUAL FIELD SURVEY AND MAY NOT CONFORM TO DEEDS AND PLATS OF RECORD. FIELD WORK COMPLETED FEBRUARY 17, 2021

4. PROPERTY LIES IN A FEMA FLOOD HAZARD ZONE "X" MAP NO. 51155C0075G DATED SEPTEMBER 26, 2008

5. ZONING DISTRICT: MR MEDIUM DENSITY RESIDENTIAL SEE PULASKI COUNTY UDO FOR REQUIREMENTS

6. IRON RODS SET AT NEW LOT CORNERS

7. PRIVATE WATER AND PRIVATE SEWER

8. ALL IMPROVEMENTS NOT SHOWN

9. THIS LOT LINE REVISION DOES NOT CREATE ANY NEW LOTS.

COMMONWEALTH OF VIRGINIA
JAMES CONRAD GROSECLOSE II
Lic. No. 2393
LAND SURVEYOR
ADVANCE COPY

UDO Administrator Approval :
This subdivision/ lot line revision plat meets all of the requirements of the Pulaski County Unified Development Ordinance as of the date this plat was approved and signed.

UDO Administrator or Agent Date

Surveyors Certificate
I hereby certify that this survey, to the best of my knowledge and belief, is correct and complies with the requirements of the Board of Supervisors, Ordinances, and Regulations of Pulaski County, Virginia, regarding the platting of subdivisions within the County.
Given under my hand this 3rd day of March, 2021.
This is to certify that the property shown hereon is the property acquired by Shah Development, LLC, dated 8 April, 2014, recorded as Deed Instrument 2014000989, and is the property acquired by John W. Woodward and Janice G. Woodward, dated 24 June, 1982, recorded as Deed Book 370, Page 50 and by deed dated 11 December, 2007, recorded as Deed Instrument 2007006308 and is recorded in the Clerk's office of the Circuit Court of Pulaski County, Virginia.
Said land records being the last instrument in the chain of title to said property.

Virginia State Certified Land Surveyor

Owner's Statement
The Lot Line Revision between the properties of Shah Development, LLC and John W. Woodward and Janice G. Woodward as appears in this plat is with the free consent and in accordance with the desire of the undersigned owners

David L. Hagan - Managing Member Date
Shah Development, LLC

John W. Woodward Date

Janice G. Woodward Date

Notary Statement
I, _____, a notary public in and for the state of _____, county of _____, whose commission will expire on _____ do hereby certify that _____ has acknowledged the same before me in my state and county aforesaid.
Given under my hand this _____ day of_____,2021.

Notary Public

Notary Statement
I, _____, a notary public in and for the state of _____, county of _____, whose commission will expire on _____ do hereby certify that _____ has acknowledged the same before me in my state and county aforesaid.
Given under my hand this _____ day of_____,2021.

Notary Public

PRIVATE ROADWAY STATEMENT
Access to the lot(s) shown on this plat is privately owned and maintained and does not meet the standards necessary for inclusion in the system of state highways, will not be maintained by the Virginia Department of Transportation or Pulaski County, and are not eligible for rural addition funds, as defined in § 33.-335, or any other funds appropriated by the General Assembly and allocated by the Commonwealth Transportation Board Under no circumstances shall Pulaski County or VDOT be required to make any improvements or be responsible for any maintenance of the roadway. The private owners shall be entirely responsible for all maintenance, repairs, and improvements. Prior to any future request for addition to the state highway system, the road shall be constructed in full compliance with VDOT requirements in effect at that time, with funds other than those appropriated by the Pulaski County Board of Supervisors, General Assembly, or Commonwealth Transportation Board.

NRV LAND SURVEYORS INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 1038
DUBLIN, VIRGINIA
PHONE: (540)674-4275 FAX: (540)674-2672

DRAWN: ALR	JOB NO.: 115219
CHECKED: JCG	SCALE: 1" = 100'
APPROVED: JCG	DATE: 3/03/2021

LOT LINE REVISION BETWEEN
THE PROPERTIES OF
SHAH DEVELOPMENT LLC
AND JOHN W. & JANICE G. WOODWARD
INGLES MAGISTERIAL DISTRICT
PULASKI COUNTY, VIRGINIA

SERVER2/JAMES.DWG/SHAH - ALLISON DR NRV 115219.DWG
SERVER2/JAMES.DATA/SHAH-ALLISON-DONNIE.CRD