NOTES:						
This plat is the result of a current field survey.     This plat was prepared without the benefit of a current title	70 Con (67)	Curve Hadius Tangent Length Delta C1 75.00' 37.12' 68.94' 52"39'58"	Degree Chord Chord Bear. 76°23'41" 66.54' N 51°40'00" E	/v 4-1	e of Title	This Subdivision plot known as <u>Mildred W. Semones</u> is approved by the undersigned in accordance with the
report and may not necessarily show all encumbrances thereon.	To Cedar Springs To Speedwell	C2 135.00' 78.20' 141.76' 60*10'00" C3 35.00' 23.46' 41.34' 67*40'00"	42°26'29" 135.34" N 47°55'00" E 163°42'08" 38.97' N 51°40'00" E	ج کاری Mildred کاری Mildred	subdivision is a portion of the property acquired b I W. Semones by deed recorded as instrument number 4808 in the Wythe County Circuit Court Clerk's office.	to record.
<ol> <li>Property is subject to all Existing Easements for utilities or access whether shown on plat or not.</li> </ol>	(749) (749)	C4 305.00 78.88 154.37 29*00'00" C5 335.50 73.10 143.95 24*35'00" C6 754.50 86.30 171.85 13*03'00"	18°47'08" 152.73' N 64°30'00" E 17°04'40" 142.85' N 50°17'30" E 7°35'38" 171.48' N 56°03'30" E		eed being the last instrument in the chain of Title to	9-21-04 Date Virginia Department of Transportation
<ol> <li>Subject property as shown is all of Wythe County Tax Section 79, Parcel #50A</li> </ol>	Creat	- C6 754.50' 86.30' 171.85' 13°03'00" C7 704.50' 80.58' 160.46' 13°03'00" C8 385.50' 83.99' 165.40' 24°35'00"	7°35'38" 171.48' N 56°03'30" E 8°07'58" 160.11' S 56°03'30" W 14°51'46" 164.14' S 50°17'30" W		Don B. Dud	9-24-04 Show Dean
4. Portions of property shown lies within Flood Zone-A as shown	SITE	C9 230.00' 58.63' 114.81' 28°36'00"	24°54'40" 113.62' S 52°18'00" W		. Dudley LLS #1125	9-23-04 Janes Huface &
on FIRM Community Panel No. 510180-0100-A. Zone-A is depicted by the dashed lines which are scaled from the above referenced FIRM Map.	692		580	0 DALE CATRON DALE	33 SURVEYOR'S_CERTIFICATE	Date Planning Commission
5 Owner: Mildred W Semones	67)	JAMES FIELDER	S.P.C. 31.328 N.3468431.328 N.3468431.328 N.13468431.328 N.72	216 55 mm 27 15 0B: 35 79 - 85	I hereby certify that to be best of my knowledge an belief, all of the requirements of the Board of	d Date 1 Jell Coordinator
Address: 161 Crigger Rd., Rural Retreat, VA 24368 Telephone: 1-276-686-5865 6. There are no existing water mains, sanitary sewers, culverts and		DB: 3-79-830	1372.05	1) ************************************	bellef, all of the requirements of the Board of Supervisors and the ordinances of Wythe Coun Virginia, regarding the platting of subdivisions with	y, 9-2207 Wh Clig
other storm drains.  6A. All Tracts will be served by Private water & sewer systems.	VICINITY MAP	CORDON LINDAMOOD	7	5.0158 AC. 5.0158 AC.	the County have been complied with.	Date 9-22-04 1
69. Tract 13 and Tract 16 have existing operating septic systems with permit No's.83-198-188 and 02-198-028 respectfully.	(NTS)	NST. NO. 79-50		S. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5.	Given under my hand this 1.5 day of Sept 2004.	Date Wastewater Director
7. There are no proposed covenants to be imposed by the owner to this surveyor's knowledge		1	3.9538 AC. N. 73-11'48"E 100.00 (2)	NIP SET SET	Don B. Dudley LLS #1125	_ \
8. 35'Minimum Building Setback from Front and Rear Lot lines,		Con the second	711'48"W 713.32' Tord	Signature Crook to billion 5 31	114'28"E	
20.0' Minimum Building Setback from Side Lot lines.     Present use of subject property is agriculture.     Proposed use of subject Property is Agriculture/Residential.	NANA JONES	128 707 15 1271 12	N 02 53 (9 NIP)	(A) Res S S S S	is the	OWNERS CONSENT & APPROVAÉ
Proposed use of subject Property is Ägriculture/Residential.  10. 15 Public Utility Easement on all outside Baundary lines and	NST. NO. 0200	4. 4. 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	717 AC	Read CANOAC TO THE SECOND		The Division as it appears on the Plat is with the free consent and in accordance with the desires of the undersigned owners.
15. Public Utility Easement on all outside Boundary lines and 15. Public Utility Easement centered on all interior lot lines.	Z Z N N N Z Z Z Z	ES 11'25'	49"E 5.1	5.00		
<ol> <li>Features such as springs, streams, buildings, roads, etc unless otherwise dimensioned are approximate</li> </ol>	87.14   87.12   17.12	The state of the s	15 12T 19 18 18 18 18 18 18 18 18 18 18 18 18 18	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	NOTE: Semones Family Cemetery is	Dillred W. Semones
locations.  12. Distances shown on Plat are State Plane Grid with		14 L4 L5 L6 ONT	38 mm N 85 001 28 T 35 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	6.1754 AC.	NOTE: Semones Family Cemetery is reserved along with a R/W easem 16' in width over the existing roa	ent
a combined Scale Factor of 0.999880999.  13. Tract-1 is subject to the R/W Easement TRANK BD.	RTE #692 E E E E	S 27:58'27' 58:09' 58:0	( ) AC. ( ) ( ) ( ) ( )	6.119	as shown hereon from VSR 671. Easement is also reserved for rea	sonable NOTARY STATEMENT
13. Tract-1 is subject to the R/W Easement as set out in DB: 177, Pg. 789.  TROUT FARM RD.  185'30'0' N 85'30'0' N 85'30' N 85' N	100"E NIB N 85'50'55"E NIP 35' mbi	5 6 4 36 5 7 2 5 6 2 5 7 2 5 6 2 5 6 3 5 7 5 6 3 6 5 6 3 6 5 6 3 6 5 6 3 6 5 6 3 6 5 6 3 6 5 6 3 6 5 6 5	6.1373	20 mb 46 W 46 Come of the come	parking space on north side ceme for normal cemetery functions and	State of Virginia, County/City of Skay Son
35 mbi NIP		5.2162 AC. 5.940 AC.	in the state of th	L29 F Ind 6 TE MINISTER OF THE STATE OF THE	e sille	1. France C was Notary Public in the aforesaid State and Sity County, do certify that mildest a timper.
05-04-00 Va. State Grid South Zone	45 AC. 5.035 AC. 5.0232 AC.	S 74.19.47"E 50.17" S 06.24.39 E	Cripale 5 5 11.18.21	5.0153 10	Semones Family Cen	Whose name(s) are signed above, Dated 9-18-04
1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	5.500 mbl	5 56°16'12'	15 04:35:00 138.138.138.138.138.138.138.138.138.138.	2"E Bid D Bunking   Cris   S & S & S & S & S & S & S & S & S & S	15 1395 AC. 0.137 Acre SEE: Note	Above and acknowledged the same.
Tood Zone Ch. The Cond Zone Ch. The Charles	1,9000			W86'38'07"W 20 mbi	5 2 3 11	Given under my hand and seal this 18 day of 2004.
No By No Zone Zone Zone Zone			5.0518	36 S 82'16'29"W 66.38'	1 85°33'34"W 111.41'	Notary Public: Frances & Wagoner
			× 3.72.	NIP S 89 47 17 W Post	22.00	My Commission Expires: 10 - 31 - 05
			10 1 2 1 2 1 2 1 2 1 1 1 1 1 1 1 1 1 1 1	75 TE 18 E	2 25 26 16 E 92 40 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	25/2
Spino Nie	K See See		Ag AA Post	6.3199 AC.	N 55 34 12 12 12 13 13 13 13 13 13 13 13 13 13 13 13 13	LEGEND:
N W E Blue	1/	12)	15. T. 5.58 27 58	S 02.55,29 W 134.1	S 78'28'36"E 431 28' 4515 NIP 8	EIP = Existing Iron Pin or Pipe NIP = New Iron Pin Set
NIPO	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	70.0182 AC.	31 AST NIP	200.000	NIP KILLY	■ = Unmanumented Point on R/W or in C/L Creek
1 10	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5,59	Post 2 6 1 NO. 9900	2000 REGION REPTS'50"	N 02'54'01"E 230.08'	1. 00 00 00 00 00 00 00 00 00 00 00 00 00
18.0864 AC. 17.9912 A	4C. \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Post	Course Bearing Distance	· 专用 原原		
(10,000+710.	జો(జ) 3.1월	781.28 55 TW S	L1 S 85°17'09" E 27.17' L2 S 65°02'32" E 87.24'	NIP	z 	181
	# J.	5 65-31'00"W 160.00' NIP	L3 S 76°07'02" E 183.78" L4 S 87°59'19" E 100.44" L5 N 89°23'07" E 64.57"		20	7158
1	1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	NIP 364.45 NIP	L5 N 89*23'07" E 64.57' L6 N 79*20'21" E 95.97' L7 N 75*19'12" E 109.47'		36.9150 AC.	大き 200
	90 100	× 1854	L8 N 73°15'25" E 206.20' L9 N 71°34'42" E 93.36'	399 37 188 A		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	7,036.4		L10 N 70°53'25" E 80.05' L11 N 69°32'41" E 75.97' L12 N 38°00'00" E 154.22'	( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )	Post	EIB THE
<u> </u>	371 47 54"W	JR.	L13 N 62°35'00" E 180.01' L14 N 49°32'00" E 94.78'		Cont Cast State 1881 19 1881 1881 1881 1881 1881 1881 1881 1881 1881 1881 1881 1881 1881 1881 1881 188	9017 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	35 mm 481.15 NIP SAMUEL MARTIN. 67. 67. 67. 67. 67. 67. 67. 67. 67. 67	Total Number of Tracts = 20  Maximum Tract Size = 70.0194 Ac.	L15 S 62°35'00" W 180.01' L16 S 38°00'00" W 85.08' L17 S 66°36'00" W 78.54'	Schill State Committee Com	Maria Cara Cara Cara Cara Cara Cara Cara	HE ON THE OWN
NIP S	72 38 51 W TRAC 19 79-49	Minimum Tract Size = 5.0153 Ac. Average Tract Size = 12.4148 Ac.	L18 S 69*33'17" W 74.10' L19 S 70*53'31" W 79.17'		1	1:026-28 NOTE OF
S.P. C. 1987 19 1 3 5 69 41 3 4 W		ACREAGE_SUMMARIES	L20 S 71°34'32" W 92.33' L21 S 73°15'22" W 204.57' L22 S 75°18'29" W 106.81'			8 10 10 E E E E E E E E E E E E E E E E E
X NIB	00 0 300 600 9	North of Cedar Springs Rd. = 24.1413 Ac.	L23 S 79°21'28" W 51.76' L24 S 79°21'28" W 42.45'	3/ /10 (1)		See: Ag. 80.
VIRGINIA DEPARTMENT OF TRANSPORTATION (V.D.O.T) NOTES:	RAPHIC SCALE — FEET	West of Crigger Crk. Rd. = 143.5950 Ac. TOTAL = 248.2968 Acres with Cemetery Lot	L25 S 85*09'08" W 57.94' L26 N 60*03'23" W 57.31' L27 N 53*57'47" W 57.50'	SIS TOO THE	52.4 68.16. 189.73. Ser. 18.56.	SHEET 1 OF 1 PLAT OF SURVEY
The approval by V.D.O.T. is for the proposed agricultural/residential.	al use only.	as Residual	L28 S 26°44'03" E 142.99' L29 S 19°28'36" E 70.63'	2/3	1. 28.18 E 1482	FOR:
Plans for any future developments requiring commercial entrances 749, 671, or 692 will need to be submitted to VDOT for consider	ration. Some AMERICAN ELECTRIC POWER (A.E.P.)		L30 S 07*31'23" E 150.23' L31 S 10°11'25" E 75.74' L32 N 38°50'13" W 116.04'	N 78-48-39"E 61.76	M OF SE OF LAND SATS NEW SALTH OF ALTHOUGH	THE "SMOKEY" SEMONES FARM
lots shown will not be approved for commercial entrances unless are made to meet the VDOT minimum requirements for drainage, and/or other entrance requirements.	sight distance, A right-of-way and easement for a 20-foot PUE		L33 N 09°12'41" W 49.78'	Old Togg	(0)	SPEEDWELL MAGISTERIAL DISTRICT WYTHE COUNTY, VIRGINIA
2. A Private Entrance Permit for the connection of a driveway to Vir		ure roads, streets and drives,	L35 N 06*00'00" W 201.86" L36 S 53*14'01" W 27.10"	Lrg. White Dak on Rd. bank	NIP on line 3 D. B. DUDLEY 3	SCALE: 1"= 300' ~ DATE: 08/20/2004
Route 749, 671 & 692, must be obtained by each owner, before driveway construction.	all tracts in the division of property described her cut, trim, or otherwise control trees and other ob	rein. Also, the right to ostructions that may	L37 N 10°11'25" W 54.80' L38 N 07°31'23" W 148.28' L39 N 04°35'02" W 139.44'	OLANCHE V. HU	DOLE W. B. Charles No.	TITLE REFERENCE: INST. NO. 020004808
<ol> <li>VSR No. 749 has an existing 50' R/W. Where subject property lie on each side of VSR 671 Tract lines are 20' either side of C/L.</li> </ol>	es endanger the power lines and right of ingress and	d egress.	L40 N 11°18'21" W 91.23' L41 N 19°28'36" W 75.75'	DB: 1/3/19, p	0 1125	TAX PARCEL: 79-50A
Where subject property lies on one side of VSR 671 and VSR 692 Tract lines are 25 from C/L.  D. D. DIDLEY & ASSOCIATES 132	2 censed Land Surveyors, 207 Davis Street, Inde	ependence, VA. 24348 (276)773-3381	L42 N 25°55'57" W 280.19' L43 N 26°44'03" W 143.27' L44 N 25°44'36" W 149.86'	2- 80	LAND SURV	DWG: semonesm.DWG No. 7584
D.B. DUDLET & ASSOCIATES, LIC	Jonesea Banta Burveyors, 201 Davis Bureet, Inde	EPOINTERIOR, VA. ETOTO (210)110-3301	2.1 1.000			110. 1004