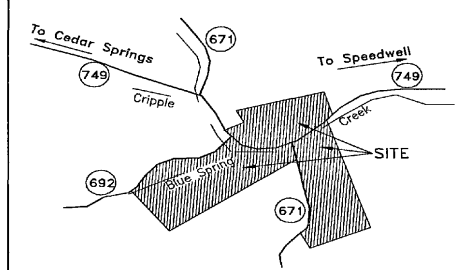


- NOTES:
- This plot is the result of a current field survey.
 - This plot was prepared without the benefit of a current title report and may not necessarily show all encumbrances thereon.
 - Property is subject to all Existing Easements for utilities or access whether shown on plot or not.
 - Subject property as shown is all of Wythe County Tax Section 79, Parcel #50A
 - Portions of property shown lies within Flood Zone-A as shown 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.
 - Owner: Mildred W. Semones
Address: 161 Crigger Rd., Rural Retreat, VA 24368
Telephone: 1-276-686-5865
 - There are no existing water mains, sanitary sewers, culverts and other storm drains.
 - All Tracts will be served by Private water & sewer systems.
 - Tract 13 and Tract 16 have existing operating septic systems with permit No's. 83-178-188 and 02-198-028 respectively.
 - There are no proposed covenants to be imposed by the owner to this surveyor's knowledge
 - 35' Minimum Building Setback from Front and Rear Lot lines, 20.0' Minimum Building Setback from Side Lot lines.
 - Present use of subject property is agriculture.
Proposed use of subject Property is Agriculture/Residential.
 - 15' Public Utility Easement on all outside Boundary lines and 15' Public Utility Easement centered on all interior lot lines.
 - Features such as springs, streams, buildings, roads, etc., unless otherwise dimensioned are approximate locations.
 - Distances shown on Plot are State Plane Grid with a combined Scale Factor of 0.999880999.
 - Tract-1 is subject to the R/W Easement as set out in DB: 177, Pg. 789.



Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	75.00'	37.12'	68.94'	52°39'58"	76°23'41"	66.54'	N 51°40'00" E
C2	135.00'	78.20'	141.76'	80°10'00"	42°28'28"	135.34'	N 47°55'00" E
C3	35.00'	23.46'	41.34'	67°40'00"	103°42'08"	38.97'	N 51°40'00" E
C4	305.00'	78.88'	154.37'	20°00'00"	18°47'08"	152.73'	N 64°30'00" E
C5	335.50'	73.10'	143.95'	24°35'00"	17°04'40"	142.85'	N 50°17'30" E
C6	754.50'	86.30'	171.85'	13°03'00"	7°35'38"	171.48'	N 58°03'30" E
C7	704.50'	80.58'	160.46'	13°03'00"	8°07'58"	160.11'	S 56°03'30" W
C8	385.80'	83.59'	165.40'	24°35'00"	14°51'48"	164.14'	S 50°17'30" W
C9	230.00'	58.63'	114.81'	28°36'00"	24°54'40"	113.62'	S 52°18'00" W

Source of Title

This subdivision is a portion of the property acquired by Mildred W. Semones by deed recorded as instrument number 020004808 in the Wythe County Circuit Court Clerk's office. Said deed being the last instrument in the chain of Title to said land.

Don B. Dudley
Don B. Dudley LLS #1125

This Subdivision plot known as Mildred W. Semones is approved by the undersigned in accordance with the existing subdivision regulations and may be committed to record.

9-21-04 *Don B. Dudley*
Date: 9-24-04 *Steph D. Dean*
Virginia Department of Transportation
Administrator
Date: 9-23-04 *James S. Hyland*
Planning Commission
Date: 9-21-04 *Ted Brown*
9-11 Coordinator
Date: 9-22-04 *John C. Blackmon*
Water Director
Date: 9-22-04 *John C. Blackmon*
Wastewater Director

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 15 day of Sept 2004.

Don B. Dudley
Don B. Dudley LLS #1125

OWNERS' CONSENT & APPROVAL

The Division as it appears on the Plot is with the free consent and in accordance with the desires of the undersigned owners.

Mildred W. Semones
Owner
Date: 9-18-04

NOTARY STATEMENT

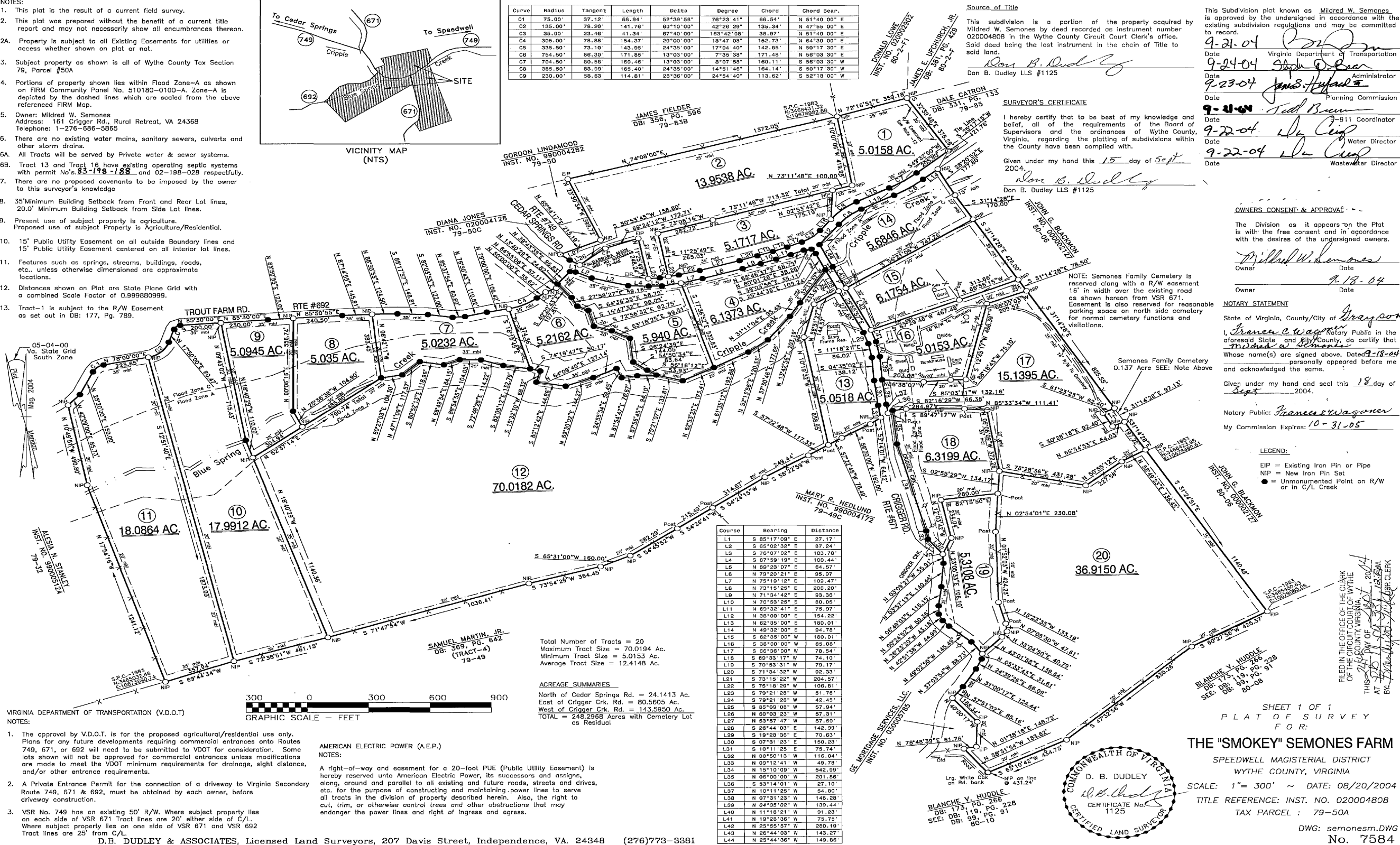
State of Virginia, County/City of Grayson
I, James C. Wagner, Notary Public in the aforesaid State and Grayson County, do certify that Mildred W. Semones Whose name(s) are signed above, Dated 9-18-04 personally appeared before me and acknowledged the same.

Given under my hand and seal this 18 day of Sept 2004.

Notary Public: James C. Wagner
My Commission Expires: 10-31-05

LEGEND:

- EIP = Existing Iron Pin or Pipe
- NIP = New Iron Pin Set
- = Unmonumented Point on R/W or in C/L Creek



Total Number of Tracts = 20
Maximum Tract Size = 70.0194 Ac.
Minimum Tract Size = 5.0153 Ac.
Average Tract Size = 12.4148 Ac.

ACREAGE SUMMARIES

North of Cedar Springs Rd. = 24,1413 Ac.
East of Crigger Crk. Rd. = 80,564 Ac.
West of Crigger Crk. Rd. = 143,5950 Ac.
TOTAL = 248,2968 Acres with Cemetery Lot as Residual

AMERICAN ELECTRIC POWER (A.E.P.)

NOTES:

A right-of-way and easement for a 20-foot PUE (Public Utility Easement) is hereby reserved unto American Electric Power, its successors and assigns, along, around and parallel to all existing and future roads, streets and drives, etc. for the purpose of constructing and maintaining power lines to serve all tracts in the division of property described herein. Also, the right to cut, trim, or otherwise control trees and other obstructions that may endanger the power lines and right of ingress and egress.

VIRGINIA DEPARTMENT OF TRANSPORTATION (V.D.O.T.)
NOTES:

- The approval by V.D.O.T. is for the proposed agricultural/residential use only. Plans for any future developments requiring commercial entrances onto Routes 749, 671, or 692 will need to be submitted to VDOT for consideration. Some lots shown will not be approved for commercial entrances unless modifications are made to meet the VDOT minimum requirements for drainage, sight distance, and/or other entrance requirements.
- A Private Entrance Permit for the connection of a driveway to Virginia Secondary Route 749, 671 & 692, must be obtained by each owner, before driveway construction.
- VSR No. 749 has an existing 50' R/W. Where subject property lies on each side of VSR 671 Tract lines are 20' either side of C/L. Where subject property lies on one side of VSR 671 and VSR 692 Tract lines are 25' from C/L.

THE "SMOKEY" SEMONES FARM

SPEEDWELL MAGISTERIAL DISTRICT
WYTHE COUNTY, VIRGINIA

SCALE: 1"= 300' ~ DATE: 08/20/2004

TITLE REFERENCE: INST. NO. 020004808
TAX PARCEL : 79-50A