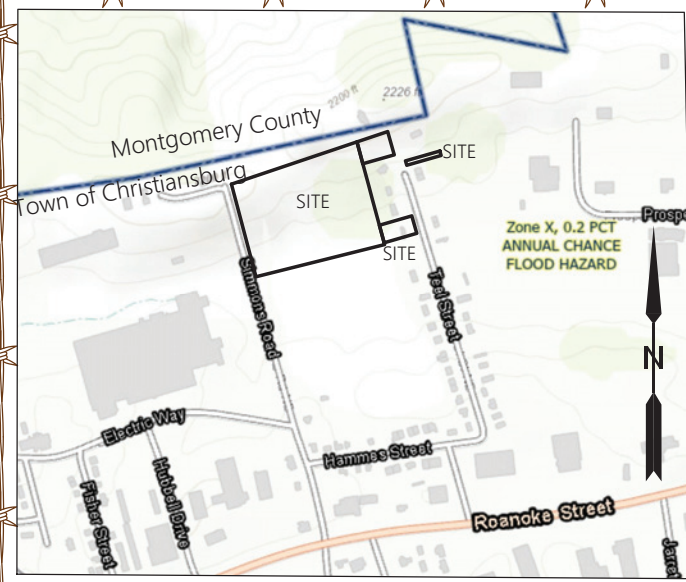


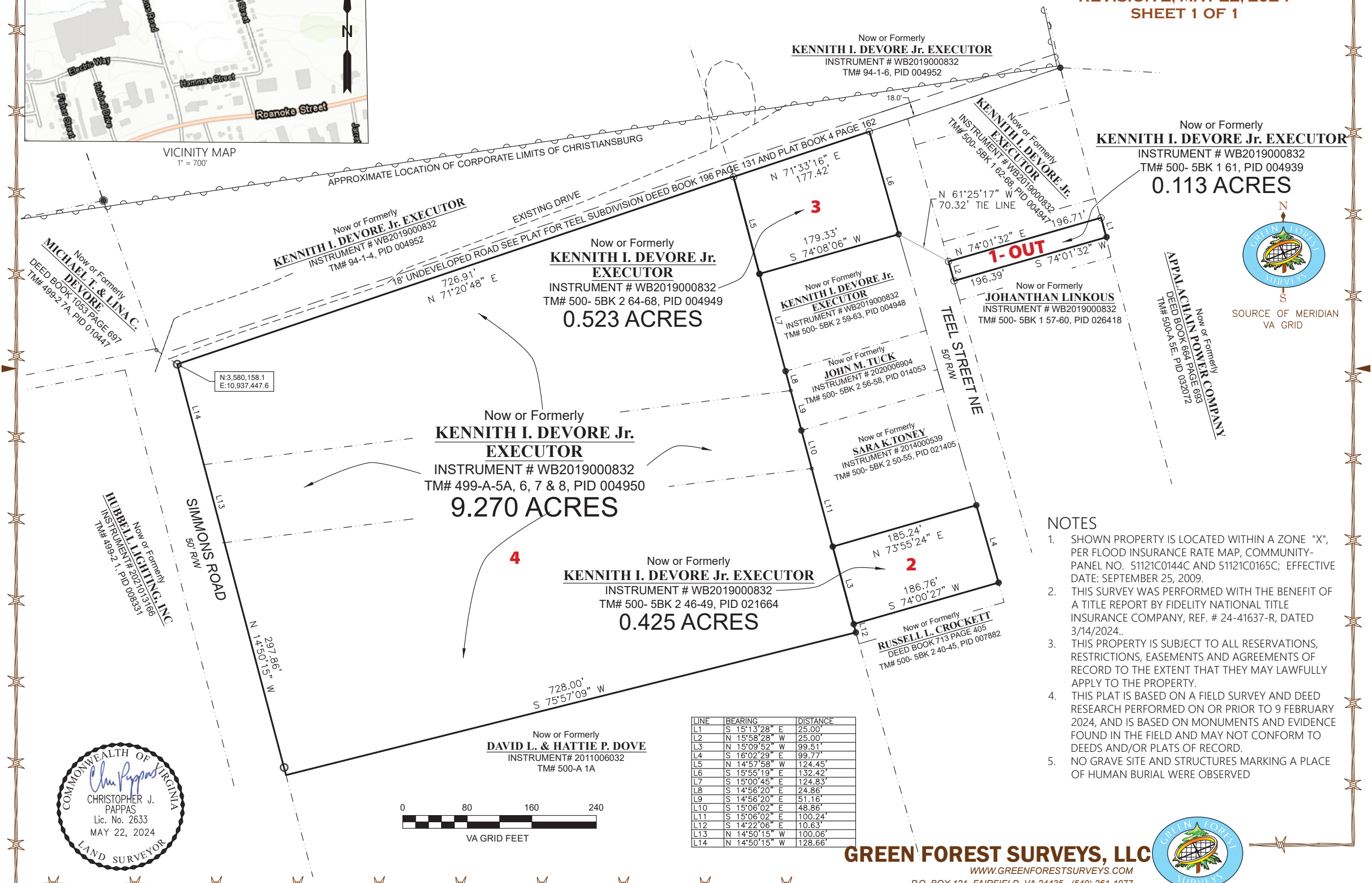
**BOUNDARY SURVEY FOR
DEVORE ESTATE
TOWN OF CHRISTIANSBURG
SHAWSVILLE MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
GREEN FOREST JOB # GF02080C
REVISION 2, MAY 22, 2024
SHEET 1 OF 1**



A PORTION OF THIS PROPERTY LIES WITHIN OR ADJACENT TO THE TRAVELED WAYS OF TEEL STREET AND SIMMONS ROAD AND, IS SUBJECT TO ANY PUBLIC OR DEEDED RIGHTS NORMALLY ASSOCIATED WITH A ROAD AND, OTHER RIGHTS OR RESTRICTIONS REVEALED BY A TITLE REPORT.

SYMBOL LEGEND UNLESS NOTED OTHERWISE

- IRON ROD FOUND
- IRON ROD SET
- POINT ALONG RW
- NOTHING SET



Now or Formerly
KENNETH I. DEVORE Jr. EXECUTOR
INSTRUMENT # WB2019000832
TM# 500- 5BK 1 61, PID 004939
0.113 ACRES



SOURCE OF MERIDIAN
VA GRID

NOTES

1. SHOWN PROPERTY IS LOCATED WITHIN A ZONE "X", PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 51121C0144C AND 51121C0165C; EFFECTIVE DATE: SEPTEMBER 25, 2009.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REF. # 24-41637-R, DATED 3/14/2024.
3. THIS PROPERTY IS SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, EASEMENTS AND AGREEMENTS OF RECORD TO THE EXTENT THAT THEY MAY LAWFULLY APPLY TO THE PROPERTY.
4. THIS PLAT IS BASED ON A FIELD SURVEY AND DEED RESEARCH PERFORMED ON OR PRIOR TO 9 FEBRUARY 2024, AND IS BASED ON MONUMENTS AND EVIDENCE FOUND IN THE FIELD AND MAY NOT CONFORM TO DEEDS AND/OR PLATS OF RECORD.
5. NO GRAVE SITE AND STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE OBSERVED

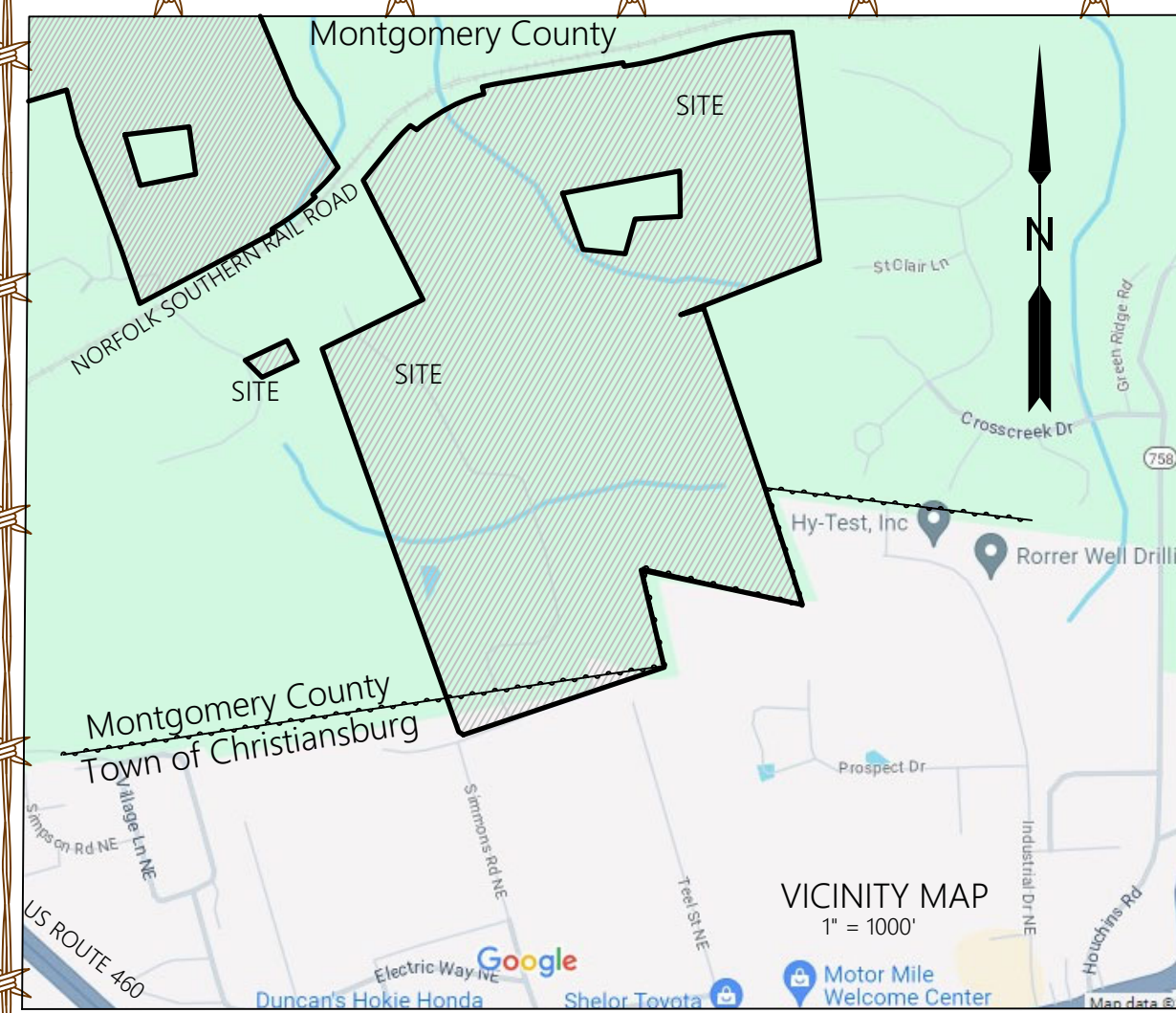
LINE	BEARING	DISTANCE
L1	S 15°13'28" E	25.00'
L2	N 15°58'28" W	25.00'
L3	N 15°09'52" W	99.51'
L4	S 16°02'29" E	99.77'
L5	N 14°57'58" W	124.45'
L6	S 15°55'19" E	132.42'
L7	S 15°00'45" E	124.83'
L8	S 14°56'20" E	24.86'
L9	S 14°56'20" E	51.16'
L10	S 15°06'02" E	48.86'
L11	S 15°06'02" E	100.24'
L12	S 14°22'06" E	10.63'
L13	N 14°50'15" W	100.06'
L14	N 14°50'15" W	128.66'



GREEN FOREST SURVEYS, LLC

WWW.GREENFORESTSURVEYS.COM
P.O. BOX 121, FAIRFIELD, VA 24435 (540) 261-1077





OWNER'S STATEMENT:

THIS IS TO CERTIFY THAT THE HEREON SHOWN BOUNDARY LINE ADJUSTMENT PLAT HAS BEEN PREPARED WITH THE FREE CONSENT AND IN ACCORD WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS OR TRUSTEES, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

TAX MAP #94-1-4, 94-1-6, 80-3-5, 80-3-8, 80-A-37, 80-A-38, 80-3-5A, 80-3-8A, 80-A-39, 80-A-36 AND 80-A-32
 PID # 004952, 004953, 004954, 004955, 004956, 004957, 004958, 005271.

Kenneth I. Devore, Jr – Executor

**BOUNDARY LINE RELOCATION FOR
 DEVORE ESTATE
 SHAWSVILLE MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA
 GREEN FOREST JOB # GF02080B
 REVISION 5, JULY 26, 2024
 SHEET 1 OF 2**

NOTARY'S STATEMENT

COMMONWEALTH OF VIRGINIA, COUNTY OF MONTGOMERY, TO WIT:
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
 THIS _____ DAY OF _____, BY
 Kenneth I. Devore, Jr – Executor.
 MY COMMISSION EXPIRES:

NOTARY PUBLIC

NOTES

1. SHOWN PROPERTY IS LOCATED WITHIN A ZONE "X", PER FLOOD INSURANCE RATE MAP, COMMUNITY- PANEL NO. 51121C0144C AND 51121C0165C; EFFECTIVE DATE: SEPTEMBER 25, 2009.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REF. # 24-41637-R, DATED 3/14/2024..
3. THIS PROPERTY IS SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, EASEMENTS AND AGREEMENTS OF RECORD TO THE EXTENT THAT THEY MAY LAWFULLY APPLY TO THE PROPERTY.
4. THIS PLAT IS BASED ON A FIELD SURVEY AND DEED RESEARCH PERFORMED ON OR PRIOR TO 9 FEBRUARY 2024, AND IS BASED ON MONUMENTS AND EVIDENCE FOUND IN THE FIELD AND MAY NOT CONFORM TO DEEDS AND/OR PLATS OF RECORD.
5. ZONING DISTRICT: AGRICULTURAL A-1
6. PRESENT REQUIRED BUILDING SETBACK FROM PROPERTY LINES: FRONT & REAR = 40' SIDE = 15'
7. GRAVE SITE AND STRUCTURES MARKING A PLACE OF HUMAN BURIAL APPROXIMATE LOCATION SHOWN ON SHEET 2.
8. NEW CONFIGURATION OF PARCELS HEREBY IS GRANTED ACCESS FOR INGRESS EGRESS AND UTILITIES. TO INCLUDE WATER AND ELECTRIC
9. THE NUMBER OF LOTS HAS NOT INCREASED.
10. A 15' UTILITY EASEMENT IS HEREBY GRANTED ALONG ALL EXTERIOR LINES
11. SEE SHEET 2 FOR EASEMENT ACCESS AND UTILITIES. TO INCLUDE WATER AND ELECTRIC ALONG SPECIFIED INTERIOR LINES.

LOT ASSIGNMENT TABLE

PARCEL ID	TAX_MAP_ID	ACRES BEFORE RELOCATION	LOT ASSIGNMENT PRIOR	ACRES AFTER RELOCATION	LOT ASSIGNMENT AFTER	AUCTION LOT #
004956	080- 3 5A	0	0	16.769	2	5
004956	080- 3 8A	0	0	3.625	1	6
004952	094- 1 6	7.488	3	7.441	3	7
004954	080- A 37	5.505	3	13.734	3	8
004953	080- 3 8	5.771	3	18.03	3	9
004955	080- A 38	24.492	4	7.858	3	10
004958	080- A 36	32.581	4	19.306	3	11
004957	080- A 39	22.036	4	22.602	4	12
004953	080- 3 5	21.371	4	30.362	4	13
004952	094- 1 4	33.685	5	13.202	4	14
005271	080- A 32	0.656	0	0.656	0	15
TOTALS		153.585	30	153.585	30	

LINE	BEARING	DISTANCE	
L38	S 64°54'24" W	210.52'	
L39	N 44°55'13" W	131.24'	
L40	N 64°54'56" E	252.44'	
L41	S 26°17'52" E	123.45'	
L42	N 55°57'32" W	30.96'	
L43	N 19°31'22" W	196.82'	
L44	N 64°01'30" E	269.39'	
L45	N 64°01'30" E	342.08'	
L46	N 26°25'33" W	7.92'	
L47	N 39°02'39" E	248.97'	
L48	S 56°06'43" E	41.39'	
L49	N 13°19'48" W	40.02'	
L50	S 13°17'01" E	20.05'	
L51	N 74°19'39" E	303.40'	
L52	S 06°52'55" E	11.06'	
L53	S 06°52'17" E	332.22'	
L54	S 06°54'56" E	290.21'	
L55	N 74°30'07" E	130.38'	
L56	S 18°53'27" E	322.93'	
L57	S 17°49'33" E	344.56'	
L58	S 17°43'23" E	319.89'	
L59	S 13°26'45" E	311.39'	
L60	S 13°26'47" E	232.55'	
L61	S 71°29'59" W	199.43'	
L62	S 71°31'32" W	50.04'	
L63	S 71°33'16" W	177.42'	
L64	S 71°23'16" W	433.88'	
L65	S 71°23'16" W	293.67'	
L66	N 04°04'02" E	447.40'	VACATED
L67	S 88°21'30" W	202.90'	VACATED
L68	S 86°54'30" W	139.30'	VACATED
L69	S 02°59'33" E	418.34'	VACATED
L70	S 89°31'18" E	239.50'	VACATED
L71	S 88°42'18" E	197.56'	VACATED
L72	S 34°33'35" E	117.71'	VACATED
L73	S 12°54'36" E	311.91'	VACATED
L74	N 84°31'35" W	267.40'	NEW LINE
L75	N 84°06'01" W	149.97'	NEW LINE
L76	S 83°25'23" W	123.95'	NEW LINE
L77	S 82°50'25" W	105.86'	NEW LINE
L78	S 88°19'05" E	212.41'	NEW LINE
L79	N 60°44'56" E	136.61'	NEW LINE
L80	N 25°00'04" E	150.97'	NEW LINE
L81	N 55°03'34" E	25.12'	NEW LINE
L82	S 84°10'43" E	26.59'	NEW LINE
L83	S 66°38'17" E	106.25'	NEW LINE
L84	S 78°26'31" E	157.87'	NEW LINE
L85	S 89°05'29" E	213.41'	NEW LINE
L86	N 14°31'25" W	79.01'	NEW LINE
L87	N 28°16'22" W	54.25'	NEW LINE
L88	N 71°50'09" W	50.30'	NEW LINE
L89	N 89°29'23" W	103.56'	NEW LINE
L90	N 69°08'13" W	154.00'	NEW LINE
L91	N 27°46'27" W	133.69'	NEW LINE
L92	N 28°09'51" W	207.67'	NEW LINE
L93	N 20°01'32" W	104.90'	NEW LINE
L94	S 29°38'13" W	77.46'	NEW LINE
L95	S 50°40'02" W	53.08'	NEW LINE
L96	S 64°42'18" W	50.33'	NEW LINE
L97	S 89°15'30" W	143.50'	NEW LINE
L98	N 89°13'49" W	22.76'	NEW LINE
L99	S 70°20'16" W	58.68'	NEW LINE
L100	S 44°05'41" W	61.93'	NEW LINE
L101	S 06°36'43" W	27.70'	NEW LINE
L102	S 15°36'58" E	52.32'	NEW LINE
L103	S 22°28'53" E	210.38'	NEW LINE
L104	S 24°20'31" E	82.14'	NEW LINE
L105	S 22°01'36" E	32.15'	NEW LINE
L107	S 59°10'14" W	271.36'	NEW LINE
L108	N 05°29'29" W	280.86'	NEW LINE
L109	N 07°13'15" E	51.57'	NEW LINE
L110	N 15°54'32" W	67.75'	NEW LINE
L111	N 05°12'41" W	90.28'	NEW LINE
L112	N 15°21'48" W	118.69'	NEW LINE
L114	N 79°10'24" E	156.75'	NEW LINE
L115	S 00°49'40" E	247.50'	NEW LINE
L116	S 86°40'20" W	247.50'	NEW LINE
L117	S 15°45'27" W	196.86'	NEW LINE
L118	N 84°14'07" W	230.97'	NEW LINE
L119	N 20°00'45" W	325.80'	NEW LINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	931.69'	207.93'	207.50'	N 55°31'16" E	12°47'14"
C4	971.69'	96.61'	96.57'	N 77°46'45" E	5°41'47"
C5	1859.36'	242.81'	242.64'	N 78°09'50" E	7°28'56"
C6	1435.73'	391.64'	390.43'	N 82°08'32" E	15°37'46"

Private Access Easement Note:

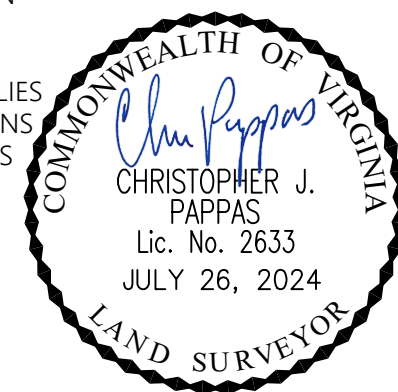
The streets and/or private access easements in this subdivision do not meet the standards necessary for inclusion in the system of state highways and shall not be maintained by the Department of Transportation or the County of Montgomery and are not eligible for rural addition funds or any other funds appropriated by the General Assembly of Virginia and allocated by the Commonwealth Transportation Board

SOURCE OF TITLE AND SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED ON THE HEREON PLAT IS A PORTION OF THAT PROPERTY ACQUIRED BY DEVORE BY WILL RECORDED IN INSTRUMENT INST. # WB2019000832, TAX MAP #94-1-4, 94-1-6, 80-3-5, 80-3-8, 80-A-37, 80-A-38, 80-3-5A, 80-3-8A, 80-A-39, 80-A-36 AND 80-A-32. PID # 004952, 004953, 004954, 004955, 004956, 004957, 004958, 005271. THE ABOVE REFERRED-TO DEEDS ARE ALL RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY VIRGINIA, AND ARE THE LAST KNOWN INSTRUMENTS IN THE CHAIN OF TITLE TO SAID LAND.

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS ORDINANCES AND REGULATIONS OF THE COUNTY OF MONTGOMERY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY. GIVEN UNDER MY HAND.

Christopher J. Pappas
 CHRISTOPHER J. PAPPAS, LS 2633



APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING ORDINANCES AND REGULATIONS OF THE COUNTY OF MONTGOMERY AND MAY BE ADMITTED TO RECORD.

AGENT - COUNTY OF MONTGOMERY DATE

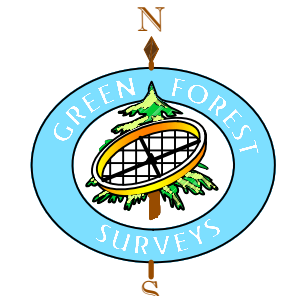
APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING ORDINANCES AND REGULATIONS OF THE TOWN OF CHRISTIANBURG AND MAY BE ADMITTED TO RECORD.

AGENT - TOWN OF CHRISTIANBURG DATE



**BOUNDARY LINE RELOCATION FOR
DEVORE ESTATE**
SHAWSVILLE MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
GREEN FOREST JOB # GF02080B
REVISION 5, JULY 26, 2024
SHEET 2 OF 2



SOURCE OF MERIDIAN
VA GRID

Now or Formerly
BLUE RIDGE DEVELOPMENT GROUP, INC
INSTRUMENT# 202100729
PLAT INST# 202100728
TM# 80-A-40, PID 018439

Now or Formerly
KIMBERLY A. & ANTHONY R. RAMSEY
INSTRUMENT# 2021009771
PLAT INST# 2017007802
TM# 80-10-10, PID 230323

Now or Formerly
ANNA S. NELSON
INSTRUMENT# 2022003292
PLAT INST# 2017007802
TM# 80-10-9, PID 230322

Now or Formerly
JERRY D. JACKSON
INSTRUMENT# 2019004168
PLAT INST# 2010006871
TM# 80-9-21, PID 170151

Now or Formerly
BLUE RIDGE DEVELOPMENT GROUP, INC
INSTRUMENT# 2008011651
PLAT INST# 2008011650
TM# 80-9-A, PID 150450

Now or Formerly
WALNUT CREEK DEVELOPMENT GROUP, LLC
INSTRUMENT# 2005006111
PLAT INST# 2017007802
TM# 80-A-42, PID 018438

Now or Formerly
TOWN OF CHRISTIANSBURG
INSTRUMENT# 2009002046
TM# 500-A 5X, PID 160190

Now or Formerly
SOUND PROPERTIES, LLC
INSTRUMENT# 2009004436
TM# 500-A 5Y, PID 160191

Now or Formerly
ALTIS ENTERPRISES, LLC
INSTRUMENT# 2011005897
TM# 500-A 5L, PID 080040

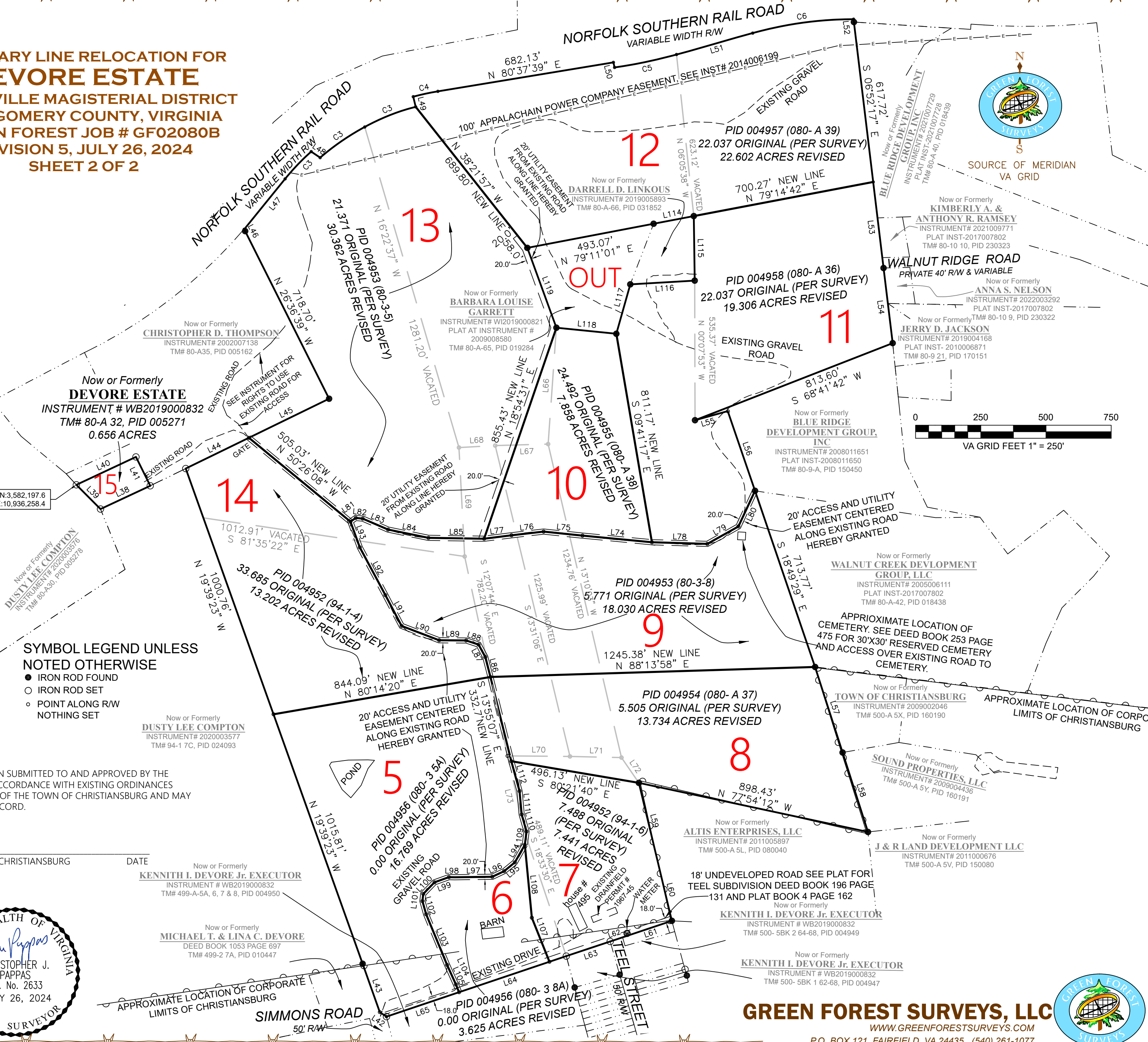
Now or Formerly
J & R LAND DEVELOPMENT LLC
INSTRUMENT# 2011000676
TM# 500-A 5V, PID 150080

Now or Formerly
KENNETH I. DEVORE Jr. EXECUTOR
INSTRUMENT # WB2019000832
TM# 500-5BK 2 64-68, PID 004949

Now or Formerly
KENNETH I. DEVORE Jr. EXECUTOR
INSTRUMENT # WB2019000832
TM# 500-5BK 1 62-68, PID 004947

GREEN FOREST SURVEYS, LLC

WWW.GREENFORESTSURVEYS.COM
P.O. BOX 121, FAIRFIELD, VA 24435 (540) 261-1077



N:3,582,197.6
E:10,936,258.4

Now or Formerly
DUSTY LEE COMPTON
INSTRUMENT# 2020003576
TM# 80-A-30, PID 003278

SYMBOL LEGEND UNLESS NOTED OTHERWISE
● IRON ROD FOUND
○ IRON ROD SET
◦ POINT ALONG R/W
○ NOTHING SET

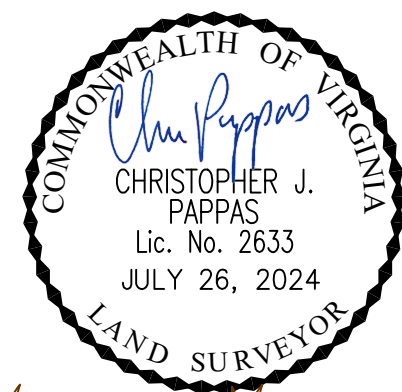
Now or Formerly
DUSTY LEE COMPTON
INSTRUMENT# 2020003577
TM# 94-1 7C, PID 024093

APPROVAL
THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING ORDINANCES AND REGULATIONS OF THE TOWN OF CHRISTIANSBURG AND MAY BE ADMITTED TO RECORD.

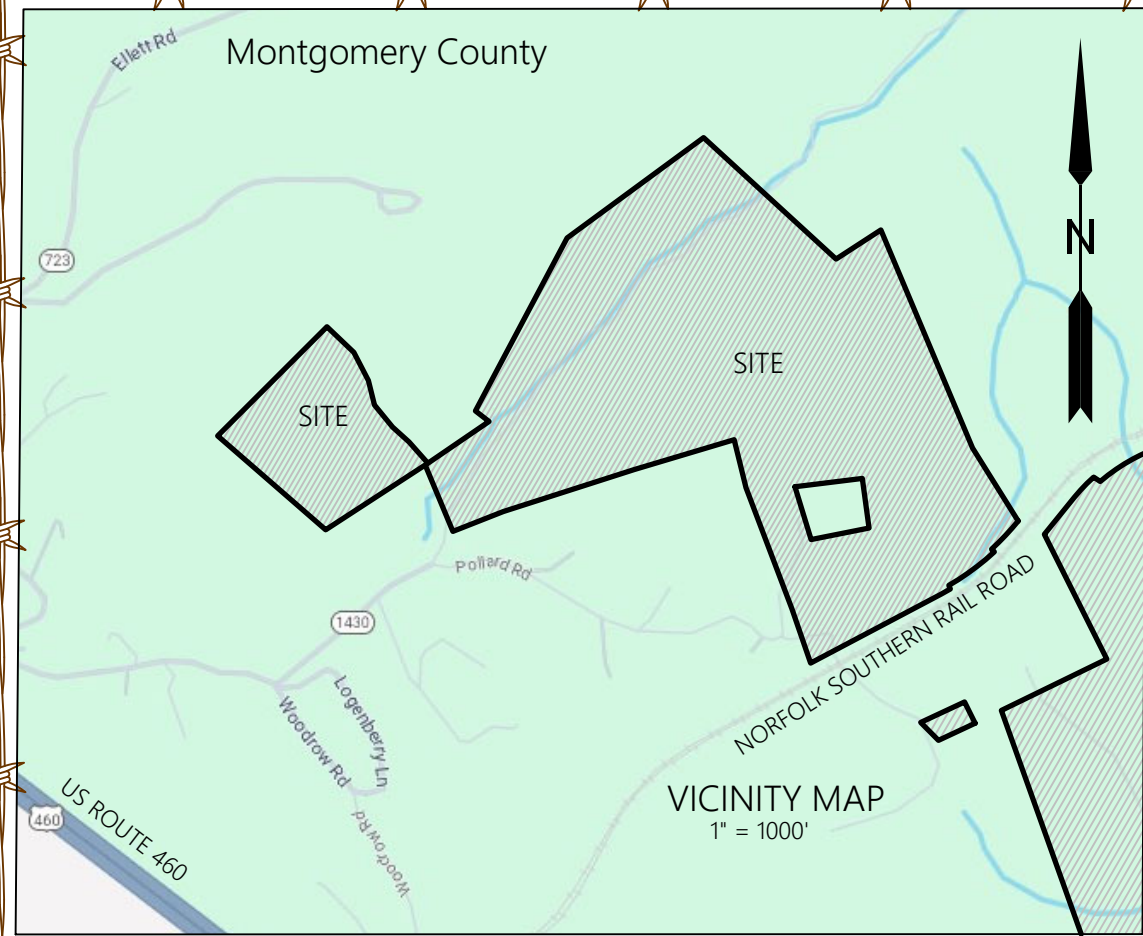
AGENT - TOWN OF CHRISTIANSBURG

Now or Formerly
KENNETH I. DEVORE Jr. EXECUTOR
INSTRUMENT # WB2019000832
TM# 499-A-5A, 6, 7 & 8, PID 004950

Now or Formerly
MICHAEL T. & LINA C. DEVORE
DEED BOOK 1053 PAGE 697
TM# 499-2 7A, PID 010447



APPROXIMATE LOCATION OF CORPORATE LIMITS OF CHRISTIANSBURG



OWNER'S STATEMENT:

THIS IS TO CERTIFY THAT THE HEREON SHOWN BOUNDARY LINE ADJUSTMENT PLAT HAS BEEN PREPARED WITH THE FREE CONSENT AND IN ACCORD WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS OR TRUSTEES, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

TAX PARCELS# TAX MAP #80-A-25, 80-A-26, 80-A-27A, 80-A-26A, 80-A-26
PID # 004951, 004959, 031667, 032573, 004960.

Kenneth I. Devore, Jr – Executor

NOTARY'S STATEMENT

COMMONWEALTH OF VIRGINIA, COUNTY OF MONTGOMERY, TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, BY
Kenneth I. Devore, Jr – Executor
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

**BOUNDARY LINE RELOCATION FOR
DEVORE ESTATE
SHAWSVILLE MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
GREEN FOREST JOB # GF02080A
REVISION 5, JULY 26, 2024
SHEET 1 OF 2**

OWNER OF RECORD:

Linda c. Devore Estate, c/o Kenneth I. Devore, Jr. Exec.
4541 Lakeland Rd., Dublin, VA 24084
INSTRUMENT # WB2019000832
TAX MAP #80-A-25, 80-A-26, 80-A-27A, 80-A-26A, 80-A-26
PID # 004951, 004959, 031667, 032573, 004960.

NOTES

1. SHOWN PROPERTY IS LOCATED WITHIN A ZONE "X", PER FLOOD INSURANCE RATE MAP, COMMUNITY- PANEL NO. 51121C0144C AND 51121C0165C; EFFECTIVE DATE: SEPTEMBER 25, 2009.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REF. # 24-41637-R, DATED 3/14/2024..
3. THIS PROPERTY IS SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, EASEMENTS AND AGREEMENTS OF RECORD TO THE EXTENT THAT THEY MAY LAWFULLY APPLY TO THE PROPERTY.
4. THIS PLAT IS BASED ON A FIELD SURVEY AND DEED RESEARCH PERFORMED ON OR PRIOR TO 9 FEBRUARY 2024, AND IS BASED ON MONUMENTS AND EVIDENCE FOUND IN THE FIELD AND MAY NOT CONFORM TO DEEDS AND/OR PLATS OF RECORD.
5. ZONING DISTRICT: AGRICULTURAL A-1
6. PRESENT REQUIRED BUILDING SETBACK FROM PROPERTY LINES: FRONT & REAR = 40' SIDE = 15'
7. GRAVE SITE AND STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE OBSERVED DESIGNATED AS TAX # 080- A 28.
8. SEE SHEET 2 FOR EASEMENT ACCESS FOR INGRESS EGRESS AND UTILITIES. TO INCLUDE WATER AND ELECTRIC.
9. THE NUMBER OF LOTS HAS NOT INCREASED.
10. A 15' UTILITY EASEMENT IS HEREBY GRANTED ALONG ALL EXTERIOR LINES

LOT ASSIGNMENT TABLE

PARCEL ID	TAX_MAP ID	ACRES BEFORE RELOCATION	LOT ASSIGNMENT PRIOR	ACRES AFTER RELOCATION	LOT ASSIGNMENT AFTER	AUCTION LOT #
031667	080- A 27A	16.363	4	14.469	4	16
004959	080- A 27	43.443	5	24.071	5	17
004960	080- A 26	42.22	5	34.415	5	18
004951	080- A 25	1.417	1	30.906	1	19
032573	080- A 26A	0.418	0	0	0	
TOTALS		103.861	15	103.861	15	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1352.91'	201.98'	201.79'	S 43°12'55" W	8°33'14"
C2	1372.48'	294.44'	293.88'	S 53°36'14" W	12°17'31"

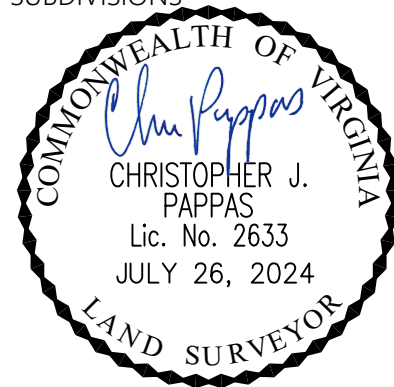
SOURCE OF TITLE AND SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED ON THE HEREON PLAT IS A PORTION OF THAT PROPERTY ACQUIRED BY DEVORE BY WILL RECORDED IN INSTRUMENT INST. # WB2019000832, TAX MAP #80-A-25, 80-A-26, 80-A-27A, 80-A-26A, 80-A-26 # PID # 004951, 004959, 031667, 032573, 004960. THE ABOVE REFERRED-TO DEEDS ARE ALL RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY VIRGINIA, AND ARE THE LAST KNOWN INSTRUMENTS IN THE CHAIN OF TITLE TO SAID LAND.

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS ORDINANCES AND REGULATIONS OF THE COUNTY OF MONTGOMERY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY. GIVEN UNDER MY HAND.

Chris Pappas

CHRISTOPHER J. PAPPAS, LS 2633



Private Access Easement Note:

The streets and/or private access easements in this subdivision do not meet the standards necessary for inclusion in the system of state highways and shall not be maintained by the Department of Transportation or the County of Montgomery and are not eligible for rural addition funds or any other funds appropriated by the General Assembly of Virginia and allocated by the Commonwealth Transportation Board

APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING ORDINANCES AND REGULATIONS OF THE COUNTY OF MONTGOMERY AND MAY BE ADMITTED TO RECORD.

AGENT - COUNTY OF MONTGOMERY DATE

LINE	BEARING	DISTANCE
L1	S 44°55'08" E	20.02'
L2	S 21°09'46" E	20.25'
L3	S 60°59'46" W	54.18'
L4	S 62°06'39" W	390.70'
L5	S 62°06'39" W	378.50'
L6	N 18°54'53" W	9.89'
L7	N 18°54'53" W	288.85'
L8	N 13°56'37" W	257.43'
L9	S 68°29'33" W	281.65'
L10	N 22°39'23" W	374.62'
L11	S 46°21'49" E	192.59'
L12	S 27°26'27" E	165.20'
L13	S 13°53'27" E	131.58'
L14	S 39°18'33" E	148.99'
L15	S 47°53'17" E	115.01'
L16	S 41°37'46" E	148.50'
L17	N 55°39'39" E	384.86'
L18	N 51°51'31" W	90.03'
L19	N 56°59'56" E	277.94'
L20	S 32°00'00" E	447.80'
L21	N 57°35'37" E	16.72'
L22	N 87°01'36" E	56.88'
L23	N 00°44'53" E	64.17'
L24	N 85°00'05" W	53.40'
L25	S 03°32'26" W	71.91'
L26	S 84°27'58" E	127.14'
L27	S 38°34'28" E	34.11'
L28	S 02°21'49" W	97.45'
L29	S 71°49'54" W	131.27'
L30	N 17°06'48" W	90.90'
L31	N 09°51'38" E	18.86'
L32	N 82°58'40" E	353.12'
L33	S 07°51'45" E	260.69'
L34	S 78°41'58" W	307.94'
L35	N 16°59'33" W	287.98'
L36	S 81°01'06" E	319.01'
L37	S 64°23'33" E	128.98'

NEW LINE

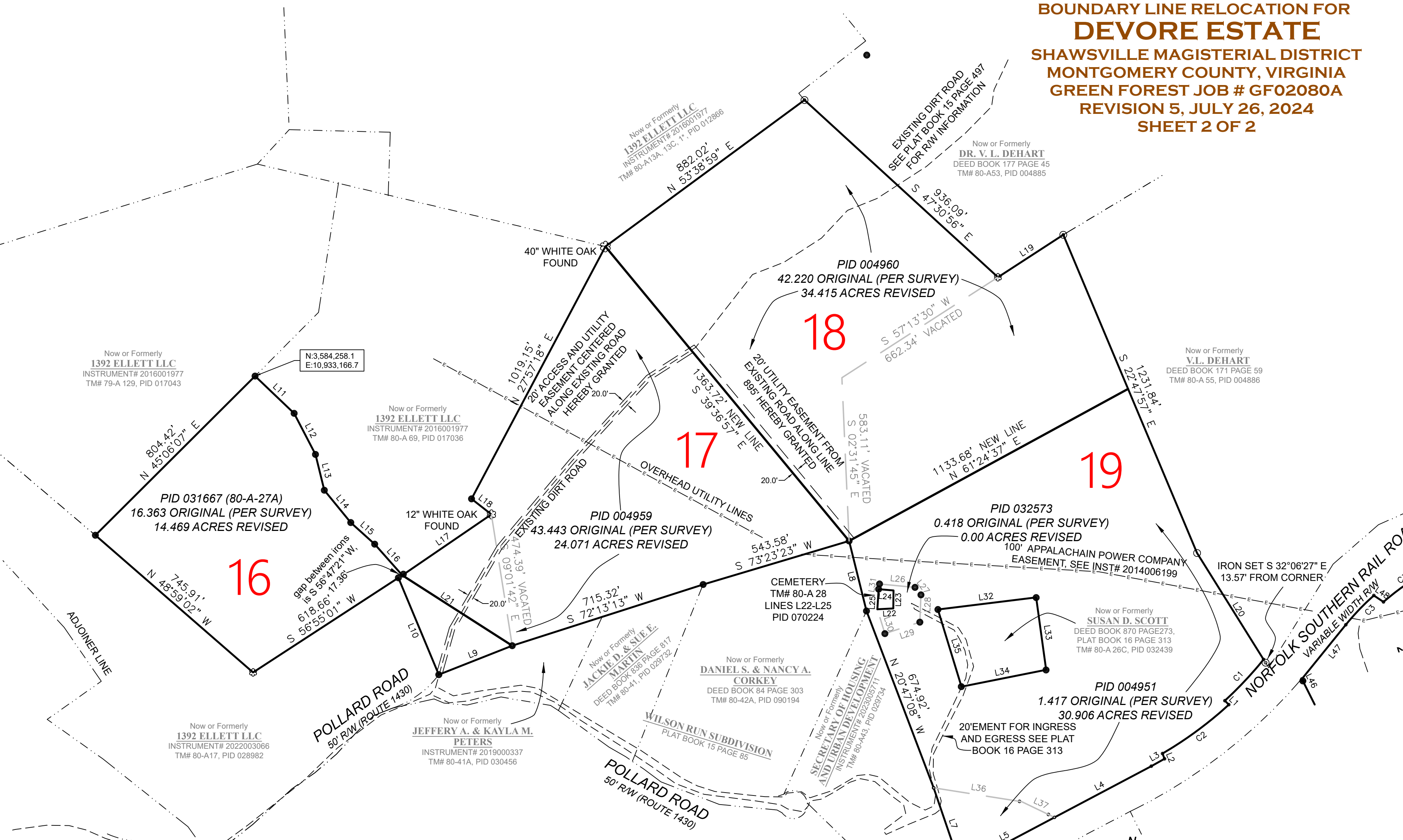
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GREEN FOREST SURVEYS, LLC

WWW.GREENFORESTSURVEYS.COM
P.O. BOX 121, FAIRFIELD, VA 24435 (540) 261-1077

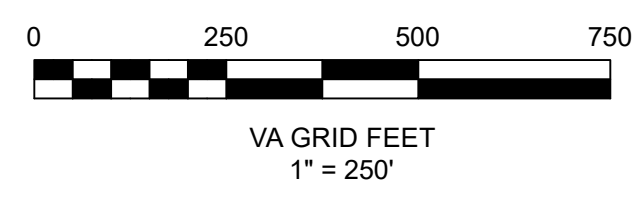


**BOUNDARY LINE RELOCATION FOR
DEVORE ESTATE**
SHAWSVILLE MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
GREEN FOREST JOB # GF02080A
REVISION 5, JULY 26, 2024
SHEET 2 OF 2



SYMBOL LEGEND UNLESS NOTED OTHERWISE

- IRON ROD FOUND
- IRON ROD SET
- POINT ALONG R/W NOTHING SET



COMMONWEALTH OF VIRGINIA
Chris Pappas
CHRISTOPHER J. PAPPAS
Lic. No. 2633
JULY 26, 2024
LAND SURVEYOR

GREEN FOREST SURVEYS, LLC
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