

REFERENCES: Giles County Tax Map 42-29, Title Kevin C. Ryan - 116, 163, 1, 137; Giles County Tax Map 42-31, Title: Kevin C. Ryan - D.I. 302, p.202; ...

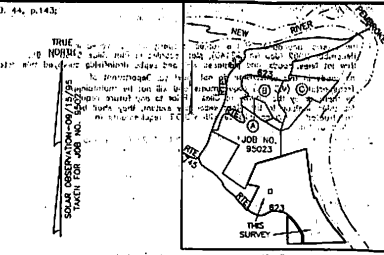
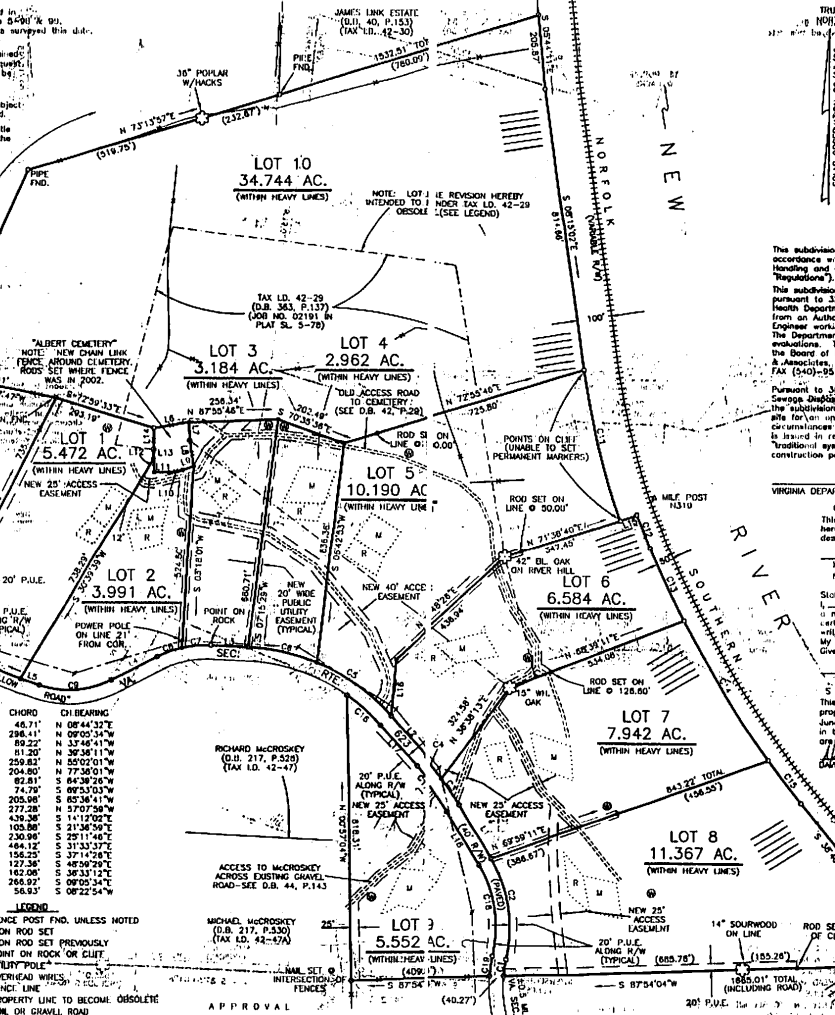
- NOTES:
- The exterior boundaries of the subject property were surveyed in December 2002 (see N.C. 2140), and recorded in Plat 5494 of the New Lot 8's, 9's, and 10's, and adjacent and specific individuals surveyed this date.
 - The roads in this subdivision do not meet Va. Department of Transportation (VDOT) requirements and will not be maintained by them or by the County of Giles. Prior to any future request for their addition to the state secondary system, they shall be constructed in full compliance with VDOT requirements in effect at that time.
 - According to FEMA FIRM, Panel No. 310067 0155 B, the subject property does not lie within Zone A, areas of 100-year flood.
 - This plot was prepared without the benefit of an attorney's title report and therefore may not show all encumbrances upon the property.
 - Subject property is zoned RUA-1.
 - Minimum Building Setbacks: Front: 35' Side: 25' Rear: 25'
 - Easements: Consents for installation of public utilities including but not limited to water, sewer, electric, telephone, gas, and cable television are reserved within the 25' & 40' wide access easements shown hereon and are reserved along certain lot lines as shown hereon. Proposed easements not to encroach upon or be in conflict with proposed water and electric easements. Well and dewatered locations shown hereon lie at least 10' from any easement line or property line.

COURSE TABLE

COURSE	BEARING	DISTANCE
L1	N 30°43'42"W	180.35'
L2	N 42°22'42"W	155.00'
L3	N 07°34'42"E	105.00'
L4	S 82°52'33"W	146.30'
L5	N 71°13'10"E	177.90'
L6	N 80°12'52"E	102.03'
L7	N 08°18'54"E	58.10'
L8	S 70°50'09"W	32.83'
L9	S 70°18'13"W	39.37'
L10	N 08°22'05"W	42.85'
L11	N 08°58'49"W	61.00'
L12	N 03°29'05"W	38.55'
L13	N 08°10'10"E	282.2'
L14	N 08°10'04"E	61.00'
L15	N 89°26'56"E	150.00'
L16	S 05°17'33"W	160.20'
L17	S 42°22'42"E	180.00'
L18	S 30°43'42"E	180.35'

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C1	332.33'	23.41'	46.74'	7°36'03"
C2	401.97'	159.44'	303.58'	43°16'15"
C3	838.51'	44.88'	89.27'	5°08'50"
C4	838.51'	40.62'	81.23'	5°33'01"
C5	592.86'	133.14'	281.94'	25°18'30"
C6	592.86'	103.96'	206.63'	18°53'21"
C7	308.40'	41.78'	83.07'	15°31'44"
C8	308.40'	37.68'	74.98'	14°01'01"
C9	286.40'	111.86'	211.48'	45°28'15"
C10	352.86'	143.21'	280.37'	34°12'02"
C11	2118.32'	270.88'	140.17'	2°55'55"
C12	2048.33'	52.96'	105.89'	5°11'22"
C13	3130.86'	115.36'	231.01'	4°13'39"
C14	3130.86'	232.70'	464.25'	8°30'04"
C15	3130.86'	78.15'	156.39'	2°51'55"
C16	552.96'	64.11'	127.65'	13°13'35"
C17	788.51'	81.46'	162.36'	11°39'00"
C18	381.97'	143.57'	273.37'	42°16'15"
C19	392.35'	28.54'	56.98'	8°19'18"



The 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).

This subdivision was submitted to the Health Department for review pursuant to 32.1-183.5 of the Code of Virginia which requires the Health Department to accept private soil evaluations designed from an Authorized Onsite Soil Evaluator (ASSE) or a Professional Engineer working in consultation with an ASSE 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 John A. Simon, ASSE #14, Simon & Associates, Inc., P.O. Box 10007, Blacksburg, VA 24062, (540)-951-4234, FAX (540)-551-4218.

Pursuant to 300-2-4 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 this approval. 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 of the time construction permits are issued.

OWNER'S STATEMENT

This is to certify that the subdivision and lot line revision shown hereon has been prepared in strict accordance with the wishes and desires of the undersigned owners and trustees, if any.

KEVIN C. RYAN, DATE 11/17/04, Notary Public, County of Giles, VA.

NOTARY PUBLIC STATEMENT

I, Notary Public to and for the state and county hereunto, do hereby certify that Kevin C. Ryan, whose name is signed to the foregoing plat, this person appeared before me and acknowledged the same. My commission expires on 11/17/04.

DAVID G. YOLTON, LAND SURVEYOR

SOURCE OF TITLE

This is to certify that the property subdivided on this plat is the property acquired by Kevin C. Ryan by deeds dated May 23, 2003 and June 4, 2003 and recorded in O.B. 362, p.255 and O.B. 363, p.137 in the Clerk's Office of the Circuit Court of Giles County, Virginia, which are the best instruments in the chain of title to said land.

DAVID G. YOLTON, LAND SURVEYOR



PLAT SHOWING TO NEW LOTS TOTALING 91.988 ACRES SURVEYED FOR KEVIN C. RYAN NEAR PEMBROKE

LEGEND

- FENCE POST FND. UNLESS NOTED
- IRON ROD SET PREVIOUSLY
- POINT ON ROCK OR CLIFF
- UTILITY POLE
- OVERHEAD WIRES
- FENCE LINE
- PROPERTY LINE TO BECOME OBSOLETE
- SOL. OR CHAN. ROAD
- HOLLOW
- RAILROAD TRACKS

APPROVAL

This subdivision is approved by the undersigned in accordance with existing subdivision ordinances and regulations of the County of Giles and they be committed to record.

KEVIN C. RYAN (DEED #200402729) (O.B. 362, P.137)

REvised: 17 NOV. 2004
 CHANGED NOTE 7
 ADDED PUBLIC UTILITY EASEMENTS
 CHANGED LOCATION OF ACCESS EASEMENT ON LOT 8

DAVID G. YOLTON, LAND SURVEYOR
 330 A BLUEGRASS TRAIL
 NEWPORT, VIRGINIA 24128
 (540) 544-7901

DATE: 04 AUG. 2004 SCALE: 1"=200'