

Approval Statement:

The Hereon Plat Showing A Minor Subdivision Of Lots Contained In Briarwood Subdivision, Has Been Submitted To And Approved For Acceptance And Recordation Under The Authority Of Chapter 25, Subdivisions, Of The Code Of Laws Of The Town Of Pearisburg, Virginia.

Town Manager _____ Date _____

Mayor, Town Of Pearisburg, Virginia _____ Date _____

Owner's Consent And Dedication:

This Is To Certify That This "Plat Of Minor Subdivision", As Shown, Has Been Prepared With The Free Consent And In Strict Accordance To The Undersigned Owners. The Said Owners Do Hereby Dedicate To The Town Of Pearisburg, Virginia The Public Utility Easements And Hale Street Extension Right-Of-Way Dedication As Shown Hereon.

Nathan E. Deplazes _____ Date _____

Shannon L. Lucas _____ Date _____

Notary's Certificate:

State Of _____
City/County Of _____, To Wit:

I, _____, A Notary Public In And For The State And City/County Aforesaid, Do Hereby Certify That Shannon L. Lucas Whose Name Is Signed To The Foregoing Writing, Bearing The Date Of _____

Has Personally Appeared Before Me In My City/County Aforesaid, And Acknowledged The Same.

Given Under My Hand This _____ Day Of _____, _____

My Commission Expires _____

Notary Public _____

Notary's Certificate:

State Of _____
City/County Of _____, To Wit:

I, _____, A Notary Public In And For The State And City/County Aforesaid, Do Hereby Certify That Nathan E. Deplazes Whose Name Is Signed To The Foregoing Writing, Bearing The Date Of _____

Has Personally Appeared Before Me In My City/County Aforesaid, And Acknowledged The Same.

Given Under My Hand This _____ Day Of _____, _____

My Commission Expires _____

Notary Public _____

Owner's Conforming Statement:

This Is To Certify That This Day Of April 4, 2011, The Undersigned Owners Propose To Establish This "Plat Of Minor Subdivision" And Have Conformed And Intend To Conform To All Requirements And Provisions Of The Subdivision And Zoning Chapters Of The Code Of Laws Of The Town Of Pearisburg, Virginia.

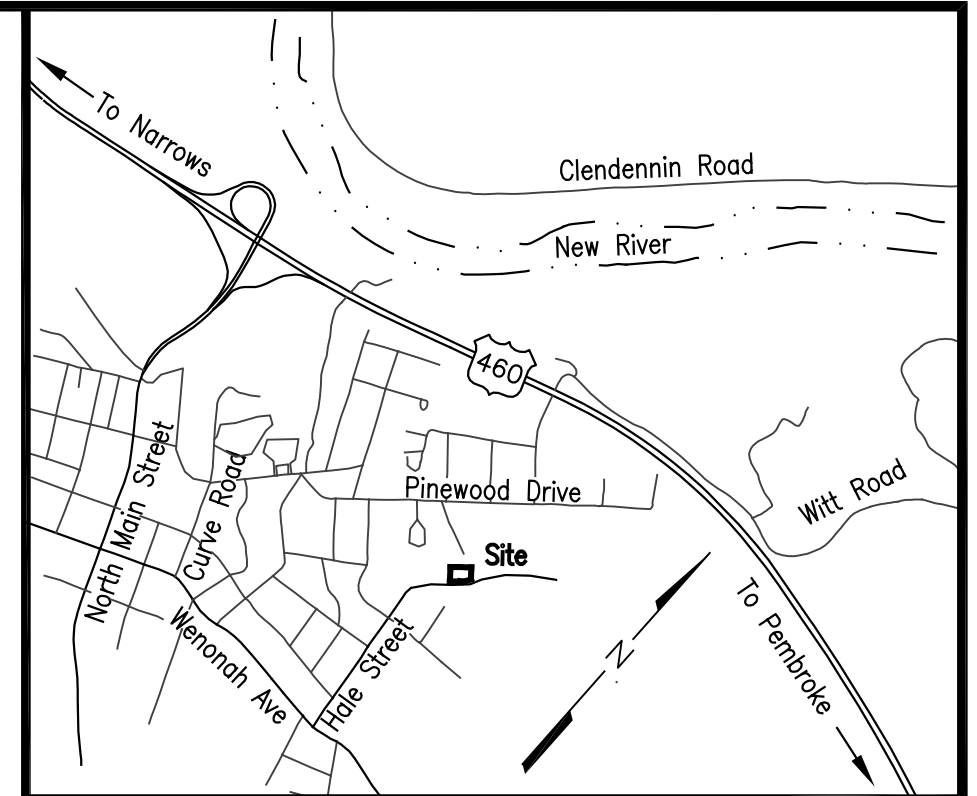
Nathan E. Deplazes _____ Date _____

Shannon L. Lucas _____ Date _____

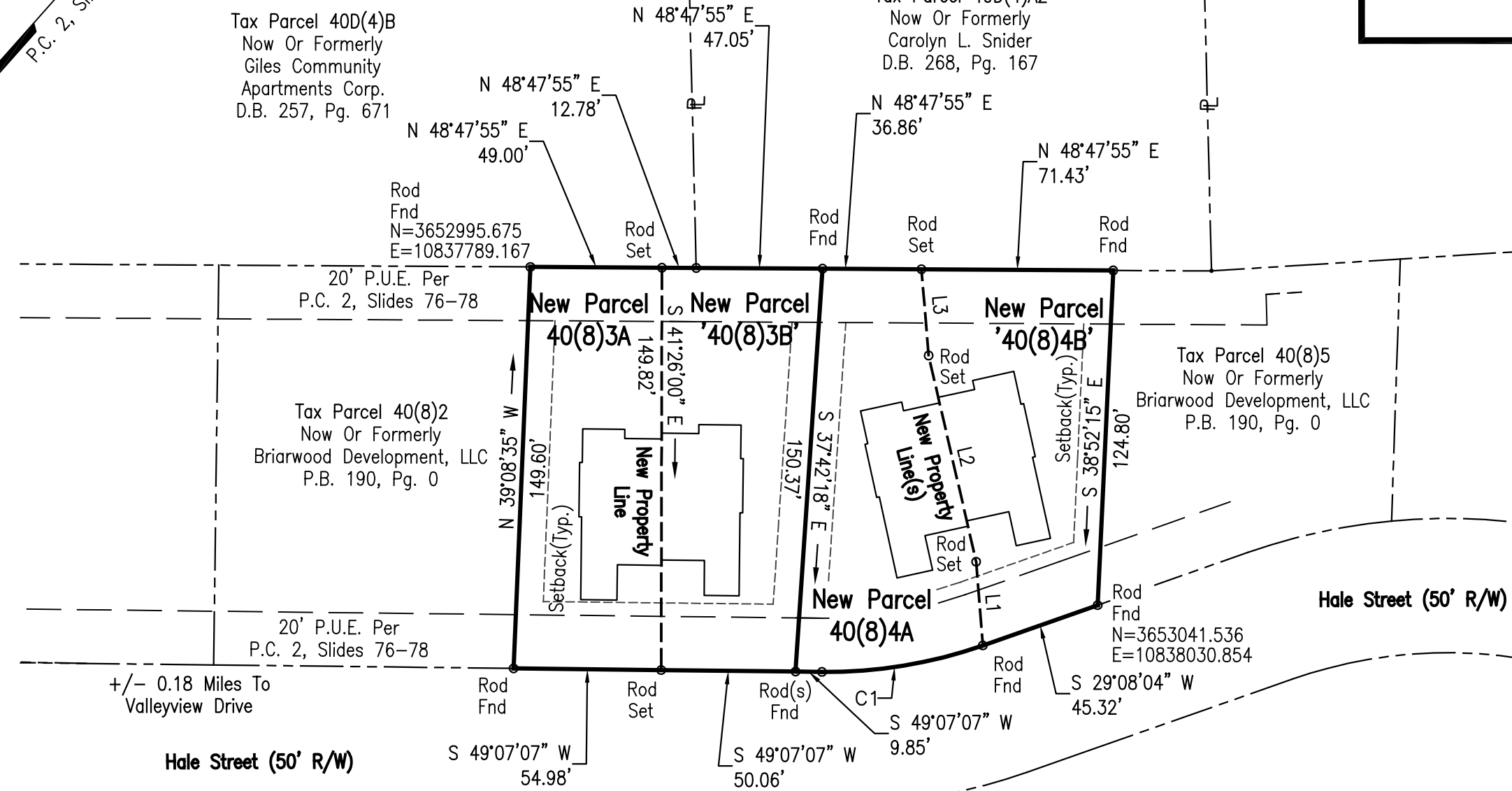
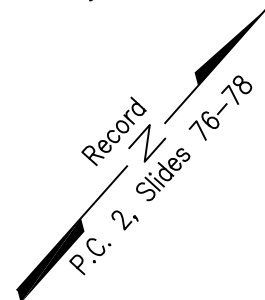
Source Of Title:

This Is To Certify That The Property Embraced Within The Limits Of The Hereon Plat Titled "Plat Of Minor Subdivision", Dated February 14, 2011, Revised Date April 4, 2011, Is The Property Deeded To Shannon L. Lucas And Nathan E. Deplazes And Recorded At Instrument Number 200501007 In The Clerk's Office Of The Circuit Court Of Giles County, Virginia, And Is The Last Instrument In The Chain Of Title To Said Property.

Neil Avery Martin, #2454 _____ Date _____



Vicinity Map
1"=2000'

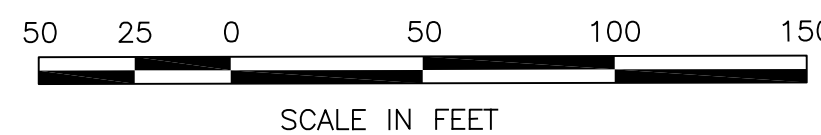


Line Table		
Line #	Length	Direction
L1	31.26	N 46°07'26" W
L2	78.81	N 54°30'44" W
L3	32.23	N 46°16'50" W

Parcel Table	
Parcel #	Area
Old Tax Parcel 40(8)3	0.368 Acres
New Tax Parcel 40(8)3A	0.179 Acres
New Tax Parcel 40(8)3B	0.189 Acres
Old Tax Parcel 40(8)4	0.357 Acres
New Tax Parcel 40(8)4A	0.182 Acres
New Tax Parcel 40(8)4B	0.175 Acres

Curve #	Radius	Length	Tangent	Delta	Chord Distance	Chord Bearing
C1	175.000'	61.038'	30.832'	019°59'03"	60.729'	S 39°07'36" W

Abbreviations
 PUE=Public Utility Easement
 R/W=Right Of Way
 P.B.=Plat Book
 P.C.=Plat Cabinet
 D.B.=Deed Book
 Pg.=Page
 Fnd=Found



Notes:

1. This Plat Was Prepared Without The Benefit Of A Title Report.
2. 5/8" Iron Rods Set At All Corners Unless Otherwise Noted.
3. References: No Tax Parcel Issued For New Lots; Instrument Number 200801007; P.C. 2, Slides 76-78; P.B. 190, Pg. 0
4. No Evidence Of Graves, Objects Or Structures Marking A Place Of Human Burial Was Found.
5. Subject Property Does Not Lie Within A H.U.D. 100 Year Flood Hazard Zone.
6. Property Is Zoned Town Of Pearisburg R-4. Setback Distances Are Front-25', Side-10', Rear-20', Dividing Line-0'
7. Property Is Served By Public Water And Sewer.
8. Owner Addresses: Shannon L. Lucas; 650 Lucas Road; Newport - Nathan E. Deplazes; 507 Alpine Road; Newport
9. This Survey Was Prepared On Virginia State Plane South Zone Coordinate System.
10. Existing 20' P.U.E. Along Existing Lot Lines Per P.B. 190, Pg. 0.

Plat Of
 Minor Subdivision
 Creating
 New Parcels "40(8)3A" And "40(8)3B"
 And
 New Parcels "40(8)4A" And "40(8)4B"
 From
 Tax Parcels 40(8)3 And 40(8)4
 Located In



ANDERSON & ASSOCIATES, INC.
 Professional Design Services
 www.andassoc.com

100 Ardmore St.
 Blacksburg, Va. 24060
 540-552-5592

DATE : 14 FEB 11
 DESIGNED:
 DRAWN : RLS, JRC
 CHECKED : NAM
 QA / QC : CBK

REVISIONS:
 04 APR 11

Town Of Pearisburg
 Central Magisterial District
 Giles County, Virginia

DOCUMENT NO.
24991001
 SHEET
1 OF **1**

Shelor, Ronnie / 4/4/2011 10:27 AM / \\ca\projects\projects\24\24991\srny\dwg\24991001.dwg