

NOTARY'S STATEMENT:
STATE OF _____ COUNTY OF _____, to wit:

I, _____, A NOTARY PUBLIC OF AND FOR THE AFOREMENTIONED STATE AND COUNTY, DO HEREBY STATE THAT SEAN MATTHEW NESTER, DID APPEAR BEFORE ME THIS _____ DAY OF _____, 2024, AND ACKNOWLEDGED THE FOREGOING DOCUMENT BY EXECUTING THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OWNER'S STATEMENT:

THE PLATTING OR DEDICATION OF THE LAND DESCRIBED ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEE, IF ANY.

TERRY MICHAEL NESTER DATE _____

SEAN MATTHEW NESTER DATE _____

NOTARY'S STATEMENT:
STATE OF _____ COUNTY OF _____, to wit:

I, _____, A NOTARY PUBLIC OF AND FOR THE AFOREMENTIONED STATE AND COUNTY, DO HEREBY STATE THAT TERRY MICHAEL NESTER, DID APPEAR BEFORE ME THIS _____ DAY OF _____, 2024, AND ACKNOWLEDGED THE FOREGOING DOCUMENT BY EXECUTING THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS, ORDINANCES AND REGULATIONS, REGARDING THE PLATTING OF SUBDIVISIONS, WITHIN THE COUNTY OF CARROLL, VIRGINIA, GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2024.

L.J. QUESENBERRY, L.S. #1270

NOTES: ADDRESS: 1300 PRESTON STREET, RADFORD VA 24141

1. THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.

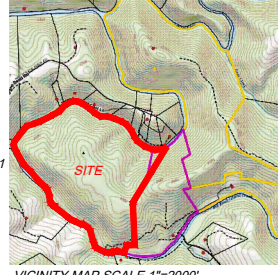
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

3. SUBJECT PROPERTY AS SHOWN IS ALL OF CARROLL COUNTY TAX SECTION 87-(A), PARCELS 30 AND 31.

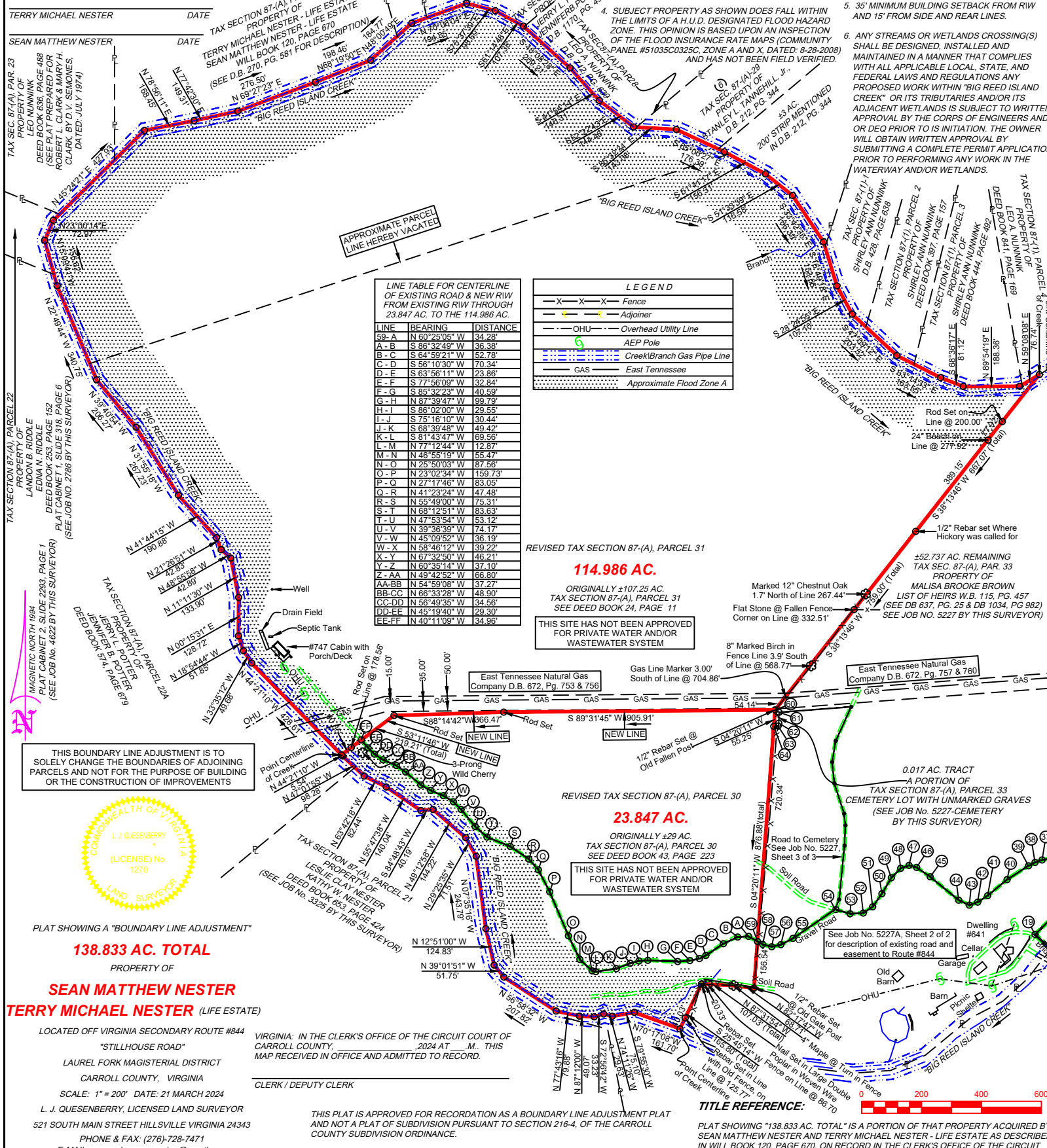
4. SUBJECT PROPERTY AS SHOWN DOES FALL WITHIN THE LIMITS OF A H.U.D. DESIGNATED FLOOD HAZARD ZONE. THIS OPINION IS BASED UPON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL #51035C0325C, ZONE A AND X, DATED: 8-28-2008) AND HAS NOT BEEN FIELD VERIFIED.

5. 35' MINIMUM BUILDING SETBACK FROM RIW AND 15' FROM SIDE AND REAR LINES.

6. ANY STREAMS OR WETLANDS CROSSING(S) SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN A MANNER THAT COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS ANY PROPOSED WORK WITHIN 'BIG REED ISLAND CREEK' OR ITS TRIBUTARIES AND/OR ITS ADJACENT WETLANDS IS SUBJECT TO WRITTEN APPROVAL BY THE CORPS OF ENGINEERS AND/OR DEQ PRIOR TO ITS INITIATION. THE OWNER WILL OBTAIN WRITTEN APPROVAL BY SUBMITTING A COMPLETE PERMIT APPLICATION PRIOR TO PERFORMING ANY WORK IN THE WATERWAY AND/OR WETLANDS.



VICINITY MAP SCALE 1"=2000'



LINE TABLE FOR CENTERLINE OF EXISTING ROAD & NEW RIW FROM EXISTING RIW THROUGH 23.847 AC. TO THE 114.986 AC.

LINE	BEARING	DISTANCE
99-A	N 60°25'05" W	34.28'
A-B	S 86°32'49" W	36.38'
B-C	S 64°59'21" W	52.78'
C-D	S 56°10'30" W	70.34'
D-E	S 63°56'11" W	23.86'
E-F	S 77°56'09" W	32.84'
F-G	S 85°32'23" W	40.59'
G-H	N 87°39'41" W	99.79'
H-I	S 86°02'00" W	29.55'
I-J	S 75°16'10" W	30.44'
J-K	S 68°39'48" W	49.42'
K-L	S 81°43'47" W	69.56'
L-M	N 77°12'44" W	12.87'
M-N	N 46°55'19" W	55.47'
N-O	N 25°50'03" W	87.56'
O-P	N 23°02'34" W	159.73'
P-Q	N 27°17'46" W	83.05'
Q-R	N 41°23'24" W	47.48'
R-S	N 55°49'00" W	75.31'
S-T	N 68°12'51" W	83.63'
T-U	N 47°53'54" W	53.12'
U-V	N 39°36'39" W	74.17'
V-W	N 45°09'52" W	36.19'
W-X	N 58°14'12" W	83.22'
X-Y	N 87°32'50" W	46.21'
Y-Z	N 60°35'14" W	37.10'
Z-AA	N 49°42'52" W	66.80'
AA-BB	N 54°59'08" W	37.27'
BB-CC	N 66°33'28" W	48.90'
CC-DD	N 56°49'35" W	34.56'
DD-EE	N 45°19'40" W	29.30'
EE-FF	N 40°11'09" W	34.96'

LEGEND

- X-X-X-X Fence
- - - Adjoiner
- OHU Overhead Utility Line
- AEP Pole
- Creek/Branch Gas Pipe Line
- GAS East Tennessee
- Approximate Flood Zone A

REVISED TAX SECTION 87-(A), PARCEL 31
114.986 AC.
ORIGINALLY ±107.25 AC.
TAX SECTION 87-(A), PARCEL 31
SEE DEED BOOK 24, PAGE 11
THIS SITE HAS NOT BEEN APPROVED FOR PRIVATE WATER AND/OR WASTEWATER SYSTEM

REVISED TAX SECTION 87-(A), PARCEL 30
23.847 AC.
ORIGINALLY ±29 AC.
TAX SECTION 87-(A), PARCEL 30
SEE DEED BOOK 43, PAGE 223
THIS SITE HAS NOT BEEN APPROVED FOR PRIVATE WATER AND/OR WASTEWATER SYSTEM

THIS BOUNDARY LINE ADJUSTMENT IS TO SOLELY CHANGE THE BOUNDARIES OF ADJOINING PARCELS AND NOT FOR THE PURPOSE OF BUILDING OR THE CONSTRUCTION OF IMPROVEMENTS



PLAT SHOWING A "BOUNDARY LINE ADJUSTMENT"
138.833 AC. TOTAL
PROPERTY OF
SEAN MATTHEW NESTER
TERRY MICHAEL NESTER (LIFE ESTATE)
LOCATED OFF VIRGINIA SECONDARY ROUTE #844
"STILLHOUSE ROAD"
LAUREL FORK MAGISTERIAL DISTRICT
CARROLL COUNTY, VIRGINIA
SCALE: 1" = 200' DATE: 21 MARCH 2024
L. J. QUESENBERRY, LICENSED LAND SURVEYOR
521 SOUTH MAIN STREET HILLSVILLE VIRGINIA 24343
PHONE & FAX: (276)-728-7471
E-MAIL: queseberrysurveying@gmail.com
JOB No. 5227A SHEET 1 OF 2

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CARROLL COUNTY, _____, 2024 AT _____ M. THIS MAP RECEIVED IN OFFICE AND ADMITTED TO RECORD.
CLERK / DEPUTY CLERK

THIS PLAT IS APPROVED FOR RECORDATION AS A BOUNDARY LINE ADJUSTMENT PLAT AND NOT A PLAT OF SUBDIVISION PURSUANT TO SECTION 216-4. OF THE CARROLL COUNTY SUBDIVISION ORDINANCE.
SUBDIVISION AGENT DATE

TITLE REFERENCE:
PLAT SHOWING "138.833 AC. TOTAL" IS A PORTION OF THAT PROPERTY ACQUIRED BY SEAN MATTHEW NESTER AND TERRY MICHAEL NESTER - LIFE ESTATE AS DESCRIBED IN WILL BOOK 120, PAGE 670, ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CARROLL COUNTY, VIRGINIA, IN WHICH THE ABOVE REFERRED TO WILL IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID LAND.

