

TITLE REFERENCE:

PLAT SHOWING "TRACT 1 AND 2 (274.952 AC. TOTAL)" IS ALL OF THAT PROPERTY ACQUIRED BY BLUE RIDGE LAND AND AUCTION CO., INC., AS DESCRIBED IN DEED INSTRUMENT No. 99000027, AND "TRACT 3 (3.975 AC.)" IS ALL OF THAT PROPERTY ACQUIRED BY MAT BOOTHE ESTATE AS DESCRIBED IN DEED BOOK 34, PAGE 168, ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FLOYD COUNTY, VIRGINIA. IN WHICH THE ABOVE REFERRED TO DEEDS IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID LAND.

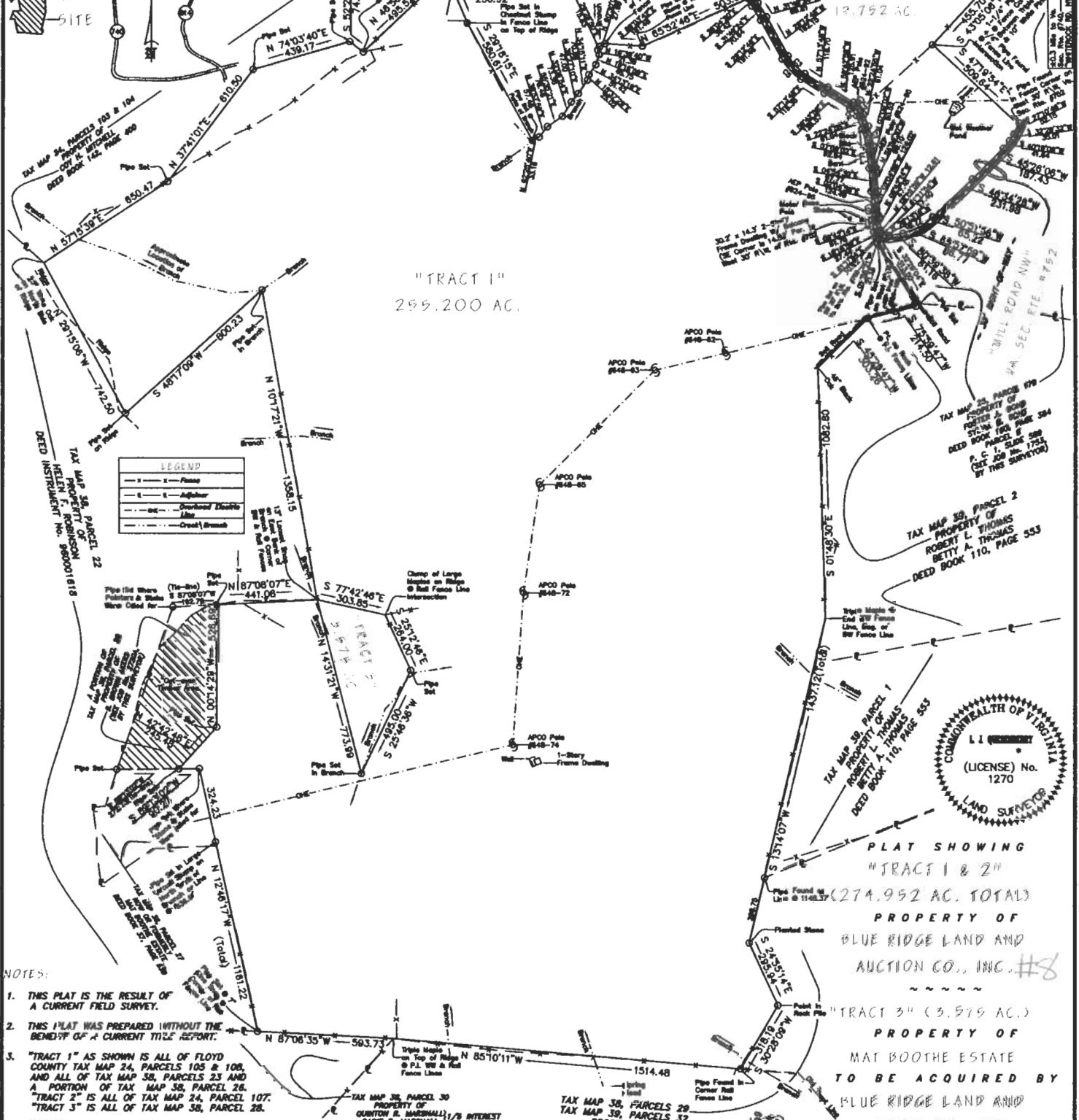
~ 30' RIGHT-OF-WAY ~
"MILL ROAD NW"
VA. SEC. RTE. #752

L.J. QUESENBERY, L.S.#1270

DATE

VICINITY MAP

~ Not to Scale ~



LEGEND

- Fence
- - - Adjoiner
- - - Easement
- - - Other
- - - Creek/Stream

NOTES:

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. "TRACT 1" AS SHOWN IS ALL OF FLOYD COUNTY TAX MAP 24, PARCELS 105 & 108, AND ALL OF TAX MAP 30, PARCELS 23 AND A PORTION OF TAX MAP 30, PARCEL 28. "TRACT 2" IS ALL OF TAX MAP 24, PARCEL 107. "TRACT 3" IS ALL OF TAX MAP 30, PARCEL 28.
4. SUBJECT PROPERTY AS SHOWN DOES NOT 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 510189 0050 B, ZONE X) AND HAS NOT BEEN FIELD VERIFIED.
5. CORNERS NOT DESCRIBED ARE POINTS LOCATED ALONG EAST AND WEST 30' R/W, VIRGINIA SECONDARY ROUTE #752.
6. "TRACT 1" OF SUBJECT PROPERTY AS SHOWN HAS A WORKING WATER AND SEWER SYSTEM.
7. 30' MINIMUM BUILDING SETBACK FROM EAST AND WEST 30' R/W, VIRGINIA SECONDARY ROUTE #752.

CURVE TABLE FOR EAST AND WEST 30' R/W

CHORD	ARC	ANGLE	CHORD	ARC	ANGLE
100.00	100.00	180.00	100.00	100.00	180.00
99.98	100.00	179.99	99.98	100.00	179.99
99.96	100.00	179.98	99.96	100.00	179.98
99.94	100.00	179.97	99.94	100.00	179.97
99.92	100.00	179.96	99.92	100.00	179.96
99.90	100.00	179.95	99.90	100.00	179.95
99.88	100.00	179.94	99.88	100.00	179.94
99.86	100.00	179.93	99.86	100.00	179.93
99.84	100.00	179.92	99.84	100.00	179.92
99.82	100.00	179.91	99.82	100.00	179.91
99.80	100.00	179.90	99.80	100.00	179.90

PLAT SHOWING
"TRACT 1 & 2"
(274.952 AC. TOTAL)
PROPERTY OF
BLUE RIDGE LAND AND
AUCTION CO., INC. #8
~ ~ ~ ~
"TRACT 3" (3.975 AC.)
PROPERTY OF
MAT BOOTHE ESTATE
TO BE ACQUIRED BY
BLUE RIDGE LAND AND
AUCTION CO., INC.
LOCATED ON VIRGINIA SECONDARY ROUTE #752
"MILL ROAD NW"
INDIAN VALLEY MAGISTERIAL DISTRICT
FLOYD COUNTY, VIRGINIA
SCALE: 1" = 300' DATE: 16 JUNE 1999
L. J. QUESENBERY, L.S.
DUGSPUR, VIRGINIA 24329

