U.S. Route 460 Source Of Title: <u>Owner's Consent Statements</u> This Is To Certify That The Properties As Shown Hereon On This "Lot Line Revision"; Is All Of The The Hereon Shown "Lot Line Revision" Property Acquired By P.R. Chapman, From John P. And Patricia R. Stone, By An Instrument Dated 06 April 1998, In Deed Book 293, At Page 82; And All Of The Property Acquired By Pippa Chapman, From Beth A. Murray And Pippa Chapman, By An Instrument Dated 07 October 2014, Recorded In Land As Shown, Has Been Prepared With The Free Consent And In Strict Accordance With The Undersigned Owner(s). Record 20140001483; In The Clerk's Office Of Giles County, Virginia; Which Instruments Are The Last Records To The Properties As Shown Hereon. Pippa Chapman Site Notary's Certificate: Eric G. Gentry, L.S. #2583 Date _A Notary Public In And For The Commonwealth of Virginia, County of Giles Area Table (Pre-Revision): Tax Map 40D(7)4 Do Hereby Certify That: Tax Map 40D(7)2 Regina R. Montgomery 5.222 Acres Pippa Chapman Tax Map 40D(7)2A 0.396 Acres L.R. 200001529 P.S. 2-178 Total Area= 5.618 Acres Have Appeared Before Me And Acknowledged The Same In The County And State Aforesaid, Given Under My Hand On This____ Day Of _____, 2025 New Line Note: Area Table (Post-Revision): Vicinity Map New Lines Created Clockwise From Points (A) To (B) (1"=3,000') Tax Map 40D(7)2 4.777 Acres My Commission Expires Tax Map 40D(7)2A 0.841 Acres <u>Legend:</u> Total Area= 5.618 Acres N/F Now or Formerly D.B. Deed Book VDH Mon Fnd Pg. Page Property Corner AT 2 Notary Public Registration Number R/W Right of Way Tax Map 40D(7)4A Irs Iron Rod Set Regina R. Montgomery L.R. Land Record L.R. 210000054 (Will) ■ Power Pole 6 Water Meter Electric Meter Adjusted Tax Map 40D(7)2 Electric Hookup Area=4.777 Acres Sewer Cleanout N/F (Within Heavy Lines) Water Spigot O 3' Conc Tax Map 40D(7)3 "204 Douglas Ln." Kathleen Anderson Fire Pit L.R. 060000777 Ŝs P.S. 2-178 NA Co. Sewer Dump State Pla 83 -Grid Trash Receptacle ane Nor Bathhouse 유 T.M. 40D(7)2A ordir U.S. (Vacated Lines) 22267, 10 See P.S. B-181 nate Sur Station **\Bunkhouse** System vey Foot Lp Tank(2) "Relax Shack" ON EALTH OF AT 1 Water BEARING | DISTANCE L1 N34°24'32"W 13.70 L2 N55°35'28"E 25.63 Vacated Lines Detail Lp Tank Adjusted Tax Map 40D(7)2A **ERIC GALEN GENTRY** Agriculture/Residential District Zoning: (AR-1) (1"=60') Area=0.841 Acres Minimum Lot Size = 0.333 Acres W/Two Utilities (Within Heavy Lines) No. 2583 Front SBL = 35' "200 Douglas Ln." Side SBL = 20'Rear SBL = 35See Note A Frontage = 100' Lot Line Revision Plat Statement Of Purpose: Note A: Between The Purpose Of This Lot Line Revision Is To Increase New 20' Tax Map 40D(4) Tax Map 40D(7)2A By 0.445 Acres And To Reduce Tax Map Ingress/Egress Commonwealth Of Virginia Tax Maps 40D(7)2 & 40D(7)2A 40D(7)2 By 0.445 Acres. Easement Hereby D.B. 122, Pg. 375 Reserved Over Parcel 2A For For State Highway P.B. 4, Pg. 57 Town Approval: Parcel 2 Use Pippa Chapman This Conveyance Is Made In Compliance With The Lotline Revision Provisions of The Town of Pearisburg Subdivision Note B: Creating Ordinance (Section 25-11 Or Its Replacement). For The New 20' Purposes Of Such Ordinance, The Tract Herein Conveyed Ingress/Egress 型 Becomes A Part Of That Certain Tract Of Real Estate Adjusted Tax Maps 40D(7)2 & 40D(7)2A Easement Hereby Described In Instrument 20140001483 And Deed Book 293 At Reserved Over Parcel 2 For Page 82 Parcel 2A Use Any Future Conveyance Of This Tract Must Comply Fully With The Provisions Of The Town Of Pearisburg Subdivision "Angel's Rest Hiker's Haven" <u>Notes</u>: Ordinance In Effect At The Time Of Such Future Sale. 1. This Plat Was Prepared Without The Benefit Of A Title Report. 2. Subject Property Does Not Lie Within A FEMA Flood Hazard Zone. Central Magisterial District 3. References: Giles County Tax Map 40D(7)2, L.R. 140001483; Tax Map 40D(7)2A, D.B. 293, Pg. 82; D.B. 264, Pg. 2; Slide B-181; P.S. 2-178; P.B. 6, Env. 194; VDH Book 4, Pg. 57. Town Of Pearisbug Subdivision Agent Date Giles County, Virginia 4. 1/2" Iron Rods Set Unless Noted Otherwise. 180 5. This Plat Is The Result Of An Actual Field Survey And May Not Agree To Deeds And Instruments Of Record. Date of Field Survey: 01 Nov 2025 / Project No. 2025-036 (1"=60'/17x22) 6. Parcel 2 Is Served By Public Water/Sewer; Parcel 2A Is Served By Private Septic And Public Water. Eric Gentry, Land Surveyor / 201 Lyda Lane Pembroke VA / 540.922.2030 SCALE IN FEET 7. Adjoiners Use Subject Parcel Drive For Access