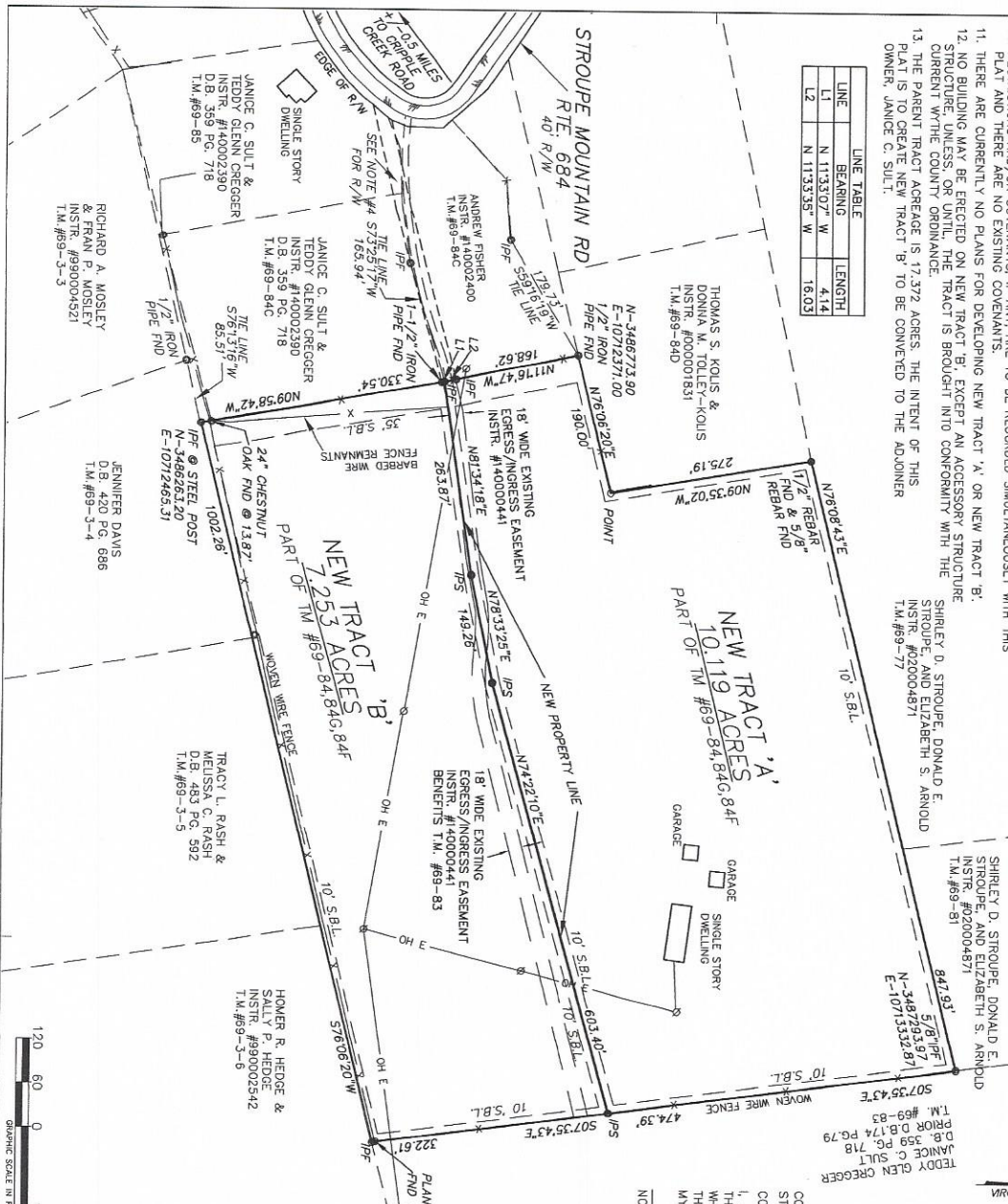


NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE ENCUMBRANCES OR ENCUMBRANCES EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMUNITARY-PANEL MAP #31970033D DATED 05/07/08.
4. THE TWENTY FOOT PRIVATE RIGHT-OF-WAY SHOWN IS PER P.B. 11 PG. 200. THE TWENTY FOOT PRIVATE RIGHT-OF-WAY IS REFERENCED IN D.B. 194 PG. 783 (BENEFITING AN ANCESTRAL OWNER OF THE PROPERTY FORMALLY OWNED BY PAUL G. CREGGER AND LAURA MAE CREGGER, WHICH IS NOW OWNED BY TERRY GLEN CREGGER & JANCIE CREGGER S.U.T.). THE RIGHT-OF-WAY IS ALSO REFERENCED IN D.B. 390 PG. 149 (BENEFITING LARRY BRISON CORVIN AND BRENDA GAIL MONAHAN, WHO ARE THE FORMAL OWNERS OF THE PROPERTY NOW OWNED BY THE ESTATE OF JOHN C. WILLIAMS JR.). ALSO SEE
5. SUBJECT PROPERTY IS CURRENTLY SERVED BY PRIVATE SANITARY SEWER AND PRIVATE WATER.
6. THERE ARE NO PRINCIPLE STRUCTURES WITHIN THE SETBACK AREAS ALONG NEW BOUNDARY LINES.
7. FRONT SETBACKS = 35', REAR SETBACKS = 10', AND SIDE SETBACKS = 10'.
8. PUBLIC UTILITY EASEMENTS OF NOT LESS THAN TEN (10) FEET IN WIDTH SHALL BE PROVIDED FOR WATER, SEWER, POWER LINES, AND OTHER PUBLIC UTILITIES IN THE SUBDIVISION ALONG EACH PROPERTY LINE EXCEPT ALONG THE OUTSIDE BOUNDARY WHERE TWENTY (20) FEET SHALL BE REQUIRED.
9. SUBJECT PROPERTY IS CURRENTLY USED AS RESIDENTIAL/AGRICULTURAL. THE PROPOSED USE FOR THE NEW LOT SHALL BE RESIDENTIAL/AGRICULTURAL. ALL ADJOINER PROPERTIES ARE CURRENTLY USED AS AGRICULTURAL/RESIDENTIAL.
10. THERE ARE NO EXISTING STORM SEWER STRUCTURES ON THE PROPERTY EXCEPT AS SHOWN HEREON.
11. RESTRICTIONS AND/OR COVENANTS, IF ANY, ARE TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT AND THERE ARE NO EXISTING COVENANTS.
12. THERE ARE CURRENTLY NO PLANS FOR DEVELOPING NEW TRACT 'A' OR NEW TRACT 'B'.
13. NO BUILDING MAY BE ERRECTED ON NEW TRACT 'B', EXCEPT AN ACCESSORY STRUCTURE STRUCTURE UNLESS OF WHICH THE TRACT IS BROUGHT INTO CONFORMITY WITH THE CURRENT WYTHE COUNTY ORDINANCE.
14. THE PARENT TRACT AREACAGE IS 17.372 ACRES. THE INTENT OF THIS PLAT IS TO CREATE NEW TRACT 'B' TO BE CONVERTED TO THE ADJOINER OWNER, JANCIE C. SULT.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 1133.07° W	4.14
L2	N 1133.35° W	16.03



SOURCE OF TITLE: T.M. #69-84, 69-84F, 69-84G, 69-84H, 69-84I, 69-84J, 69-84K, 69-84L, 69-84M, 69-84N, 69-84O, 69-84P, 69-84Q, 69-84R, 69-84S, 69-84T, 69-84U, 69-84V, 69-84W, 69-84X, 69-84Y, 69-84Z, 69-85, 69-85A, 69-85B, 69-85C, 69-85D, 69-85E, 69-85F, 69-85G, 69-85H, 69-85I, 69-85J, 69-85K, 69-85L, 69-85M, 69-85N, 69-85O, 69-85P, 69-85Q, 69-85R, 69-85S, 69-85T, 69-85U, 69-85V, 69-85W, 69-85X, 69-85Y, 69-85Z, 69-86, 69-86A, 69-86B, 69-86C, 69-86D, 69-86E, 69-86F, 69-86G, 69-86H, 69-86I, 69-86J, 69-86K, 69-86L, 69-86M, 69-86N, 69-86O, 69-86P, 69-86Q, 69-86R, 69-86S, 69-86T, 69-86U, 69-86V, 69-86W, 69-86X, 69-86Y, 69-86Z, 69-87, 69-87A, 69-87B, 69-87C, 69-87D, 69-87E, 69-87F, 69-87G, 69-87H, 69-87I, 69-87J, 69-87K, 69-87L, 69-87M, 69-87N, 69-87O, 69-87P, 69-87Q, 69-87R, 69-87S, 69-87T, 69-87U, 69-87V, 69-87W, 69-87X, 69-87Y, 69-87Z, 69-88, 69-88A, 69-88B, 69-88C, 69-88D, 69-88E, 69-88F, 69-88G, 69-88H, 69-88I, 69-88J, 69-88K, 69-88L, 69-88M, 69-88N, 69-88O, 69-88P, 69-88Q, 69-88R, 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