

NOTES

- 1) EXCEPT FOR KARNES CREEK PASSING THROUGH LOT #13, THE ENTIRE PROPERTY, IS LOCATED IN FLOOD ZONE X (OUT OF HAZARD AREA) ACCORDING TO FEMA FLOOD MAP # 510009 0125 B.
- 2) ALL LOTS TO BE SERVED BY PRIVATE WATER AND SEWER- NO COUNTY SERVICES PROVIDED.
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY. UNWRITTEN RIGHTS NOT ADDRESSED.
- 4) FOR DETAILS OF INDIVIDUAL LOTS SEE SHEETS 2 - 12.
- 5) THIS PROPERTY IS NOT SERVED BY AND WILL NOT BE SERVED BY STATE MAINTAINED ROAD UNTIL SUCH TIME AS THE PROPERTY OWNERS PROVIDE THE FULL COST OF BUILDING THE ROADS TO THE STANDARD REQUIRED FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM.
- 6) MIDDLE MOUNTAIN ROAD AND OLD HORSE MOUNTAIN ROAD ARE BOTH LOCATED ALONG EXISTING LOGGING ROADS (THE MAJORITY OF WHICH WERE ORIGINALLY CONSTRUCTED BY THE CIVILIAN CONSERVATION CORPS.)
- 7) EXCEPT FOR MINOR PORTIONS OF TRACTS 11 & 12, THIS ENTIRE SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE CONSERVATION EASEMENT DESCRIBED IN DEED # 040004273. TRACT 20 IS NOT PART OF THE CONSERVATION EASEMENT.
- 8) BOUNDARIES ADJOINING ROUTE 616, BENNETT LOGGING & LUMBER, INC., AND STEPHEN A. BENNETT WERE DRAWN FROM PREVIOUSLY RECORDED SURVEYS.
- 9) MIDDLE MOUNTAIN ROAD AND OLD HORSE MOUNTAIN ROAD HAVE A 50' WIDE RIGHT-OF-WAY FOR ROAD AND UTILITY PURPOSES.
- 10) EACH LOT LINE IS SUBJECT TO A 25' WIDE UTILITY AND DRAINAGE EASEMENT AS RESERVED AND REFERRED TO IN ARTICLE VIII, SECTION 8 AND ARTICLE IX, SECTION 9 OF THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THIS PROPERTY.

OWNER'S CONSENT:

THE DIVISION OF PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF. GIVEN UNDER OUR HANDS THIS ____ DAY OF _____, 20 ____.

NOTARY CLAUSE:

COMMONWEALTH OF VIRGINIA
 COUNTY OF ALLEGHANY
 THE FOLLOWING INSTRUMENT
 WAS DULY ACKNOWLEDGED
 BEFORE ME THIS ____ DAY
 OF _____, 20 ____.

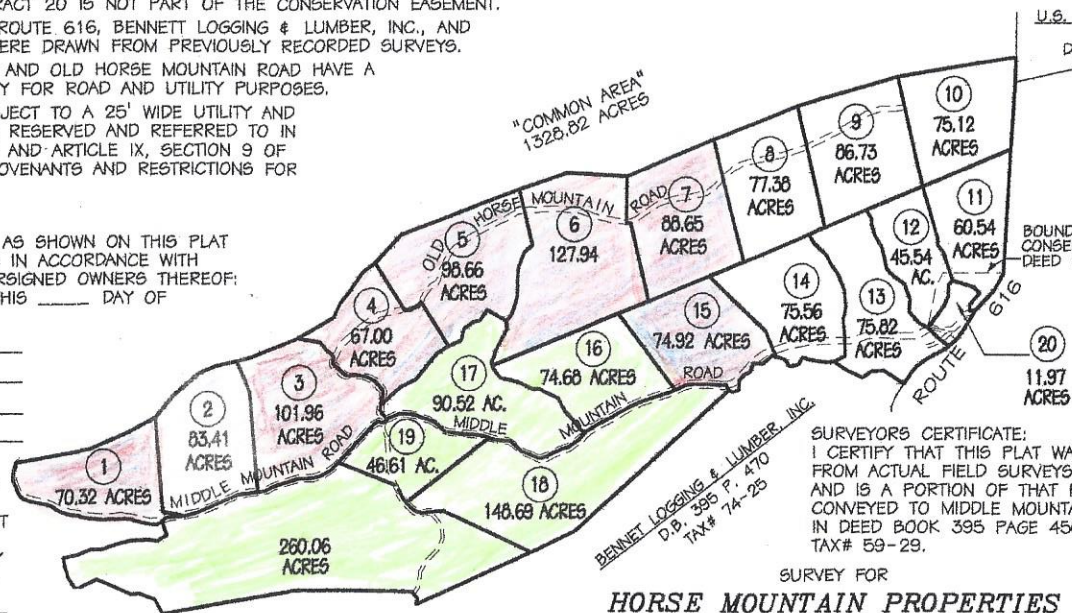
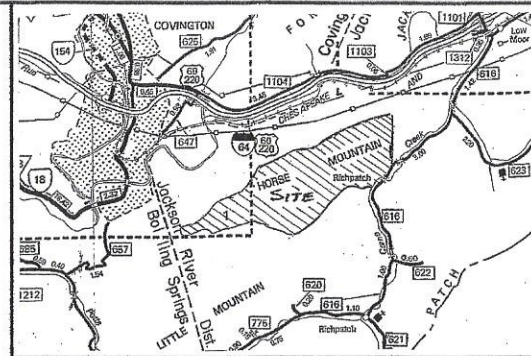
BY: _____

MY COMMISSION EXPIRES: _____

APPROVED:

Stelly Dudley
 SUBDIVISION AGENT

SHEET 1 OF 13

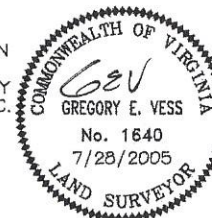


U.S. FOREST SERVICE
 TRACT 342
 D.B. 85 P. 96

U.S. FOREST SERVICE
 TRACT 21
 D.B. 77 P. 46

BOUNDARY OF
 CONSERVATION EASEMENT
 DEED # 040004273

SURVEYORS CERTIFICATE:
 I CERTIFY THAT THIS PLAT WAS DRAWN FROM ACTUAL FIELD SURVEYS AND IS A PORTION OF THAT PROPERTY CONVEYED TO MIDDLE MOUNTAIN, L.L.C. IN DEED BOOK 395 PAGE 450, TAX# 59-29.



**SURVEY FOR
 HORSE MOUNTAIN PROPERTIES**

JACKSON RIVER MAGISTERIAL DISTRICT
 ALLEGHANY COUNTY, VIRGINIA
 SURVEYED 28 JULY 2005
 REVISED 17 OCTOBER 2005
 REVISED 30 OCTOBER 2005

SCALE 1" = 2000'

0 1000 2000 4000 6000

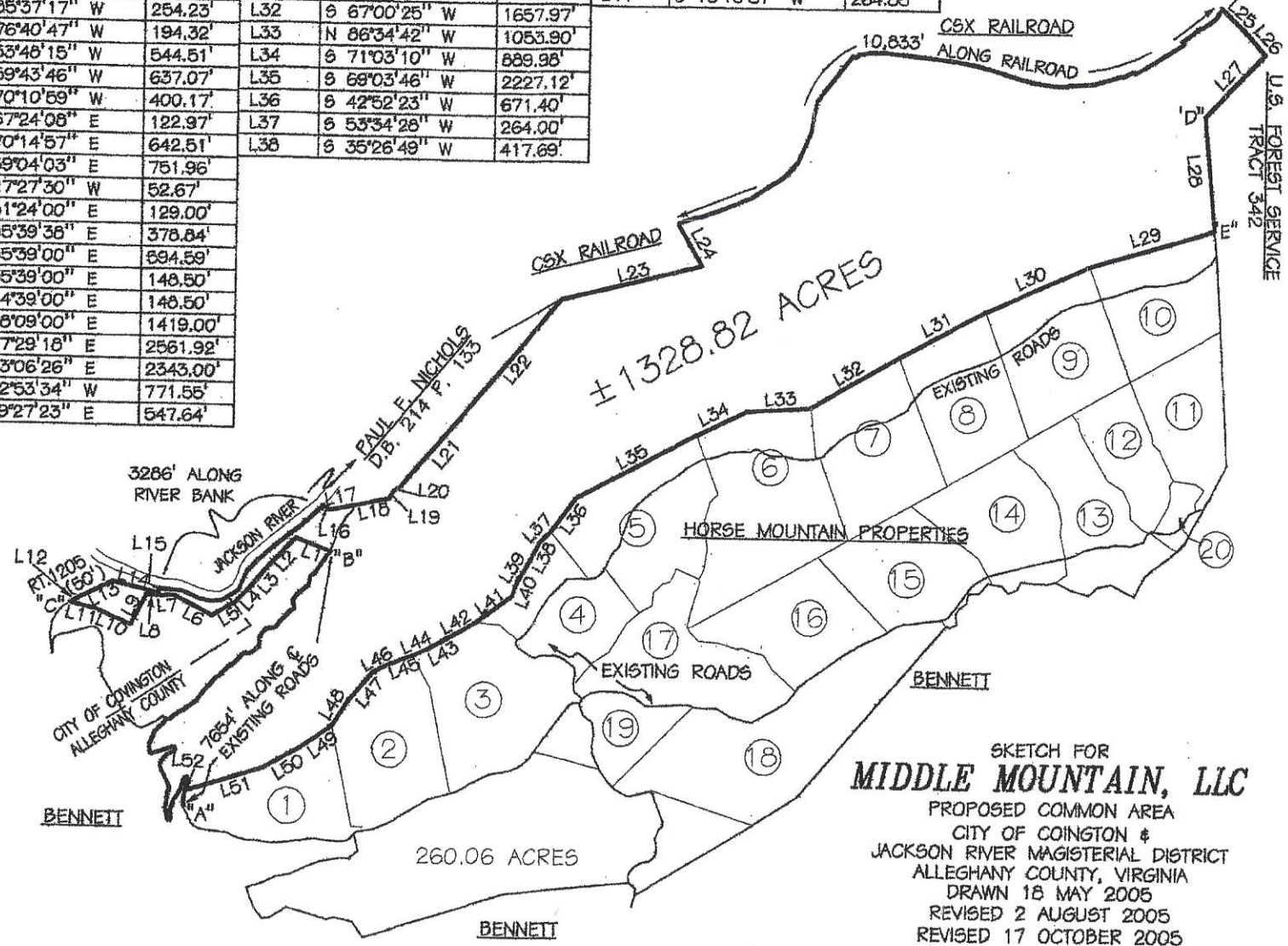
Vess Surveying, Inc.

132 North Maple Avenue - P.O. Box 1112
 Covington, VA 24426
 phone (540) 962-3900 - fax (540) 962-3870

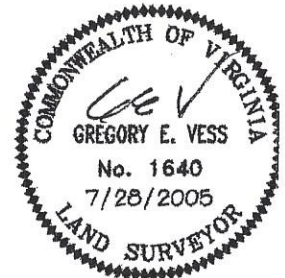
3814-2	2	3	STAFF
JOB NO.	SIZE	REV.	DWN.BY

BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
32°07'37" W	589.10'	L26	S 34°53'59" E	483.64'	L39	S 39°20'18" W	240.55'	L45	S 77°38'36" W	366.71'	L50	S 66°54'25" W	644.12'
49°52'23" W	739.77'	L27	S 51°12'47" W	1399.12'	L40	S 27°23'11" W	295.66'	L46	S 69°06'07" W	341.62'	L51	S 79°54'52" W	1292.22'
17°06'30" W	292.65'	L28	S 01°53'14" W	1835.02'	L41	S 60°27'50" W	722.58'	L47	S 48°03'28" W	585.29'	L52	S 79°54'52" W	23.00'
17°06'30" W	292.65'	L28	S 01°53'14" W	1835.02'	L41	S 60°27'50" W	722.58'	L47	S 48°03'28" W	585.29'	L52	S 79°54'52" W	23.00'
50°46'32" W	386.60'	L29	S 80°49'22" W	2096.96'	L42	S 68°33'53" W	544.86'	L48	S 39°40'58" W	486.66'			
56°55'54" W	437.74'	L30	S 73°36'04" W	1840.45'	L43	S 67°52'38" W	351.22'	L49	S 62°12'06" W	637.34'			
35°04'08" W	683.67'	L31	S 68°40'54" W	1583.39'	L44	S 73°16'51" W	264.85'						
35°37'17" W	254.23'	L32	S 67°00'25" W	1657.97'									
76°40'47" W	194.32'	L33	N 86°34'42" W	1053.90'									
53°46'15" W	544.51'	L34	S 71°03'10" W	889.98'									
59°43'46" W	637.07'	L35	S 68°03'46" W	2227.12'									
70°10'59" W	400.17'	L36	S 42°52'23" W	671.40'									
57°24'08" E	122.97'	L37	S 53°34'28" W	264.00'									
70°14'57" E	642.51'	L38	S 35°26'49" W	417.69'									
59°04'03" E	751.96'												
27°27'30" W	52.67'												
51°24'00" E	129.00'												
35°39'36" E	378.84'												
35°39'00" E	594.59'												
35°39'00" E	148.50'												
54°39'00" E	148.50'												
18°09'00" E	1419.00'												
17°29'18" E	2561.92'												
33°06'26" E	2343.00'												
22°53'34" W	771.55'												
39°27'23" E	547.64'												

- NOTES:
- 1) THIS 1328.82 ACRE TRACT IS A PART OF THAT PROPERTY CONVEYED TO MIDDLE MOUNTAIN, L.L.C. IN DEED BOOK 2 PAGE 450.
 - 2) LINES FROM "A" TO "B" FOLLOW THE COURSE OF EXISTING ROADS AND ARE DRAWN FROM PREVIOUS SURVEY PLATS BY BERKLEY-HOWELL & ASSOC., P.C.
 - 3) LINES "B" TO "C" AND "E" TO "A" WERE DRAWN FROM A FIELD SURVEY BY UNDERSIGNED SURVEYOR.
 - 4) LINES "C" TO "D" ARE DRAWN FROM PREVIOUS SURVEY PLATS BY BERKLEY-HOWELL & ASSOC., P.C.
 - 5) THIS PLAT WAS DRAWN WITHOUT A REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
 - 6) ALL CORNERS ON LINES L2 THROUGH L11 AND L29 THROUGH L52 ARE ROD SETS.



SKETCH FOR
MIDDLE MOUNTAIN, LLC
 PROPOSED COMMON AREA
 CITY OF COINGTON &
 JACKSON RIVER MAGISTERIAL DISTRICT
 ALLEGHANY COUNTY, VIRGINIA
 DRAWN 18 MAY 2005
 REVISED 2 AUGUST 2005
 REVISED 17 OCTOBER 2005
 REVISED 20 OCTOBER 2005



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3814-2	2	4	5
JOB NO.	SIZE	REV.	D