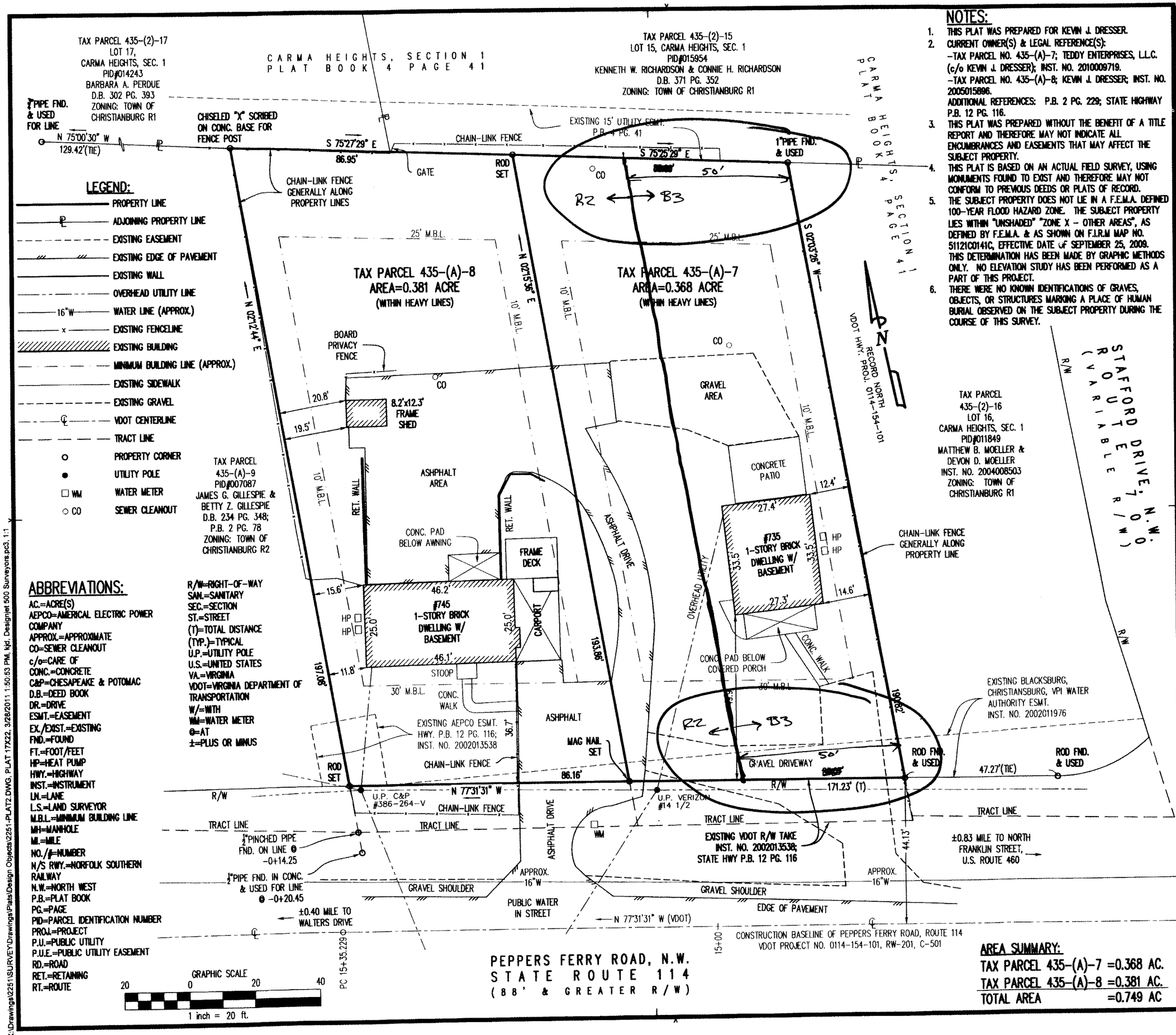

NOTES:

1. THIS PLAT WAS PREPARED FOR KEVIN J. DRESSER.
2. CURRENT OWNER(S) & LEGAL REFERENCE(S):
   -TAX PARCEL NO. 435-(A)-7; TEDDY ENTERPRISES, L.L.C. (c/o KEVIN J. DRESSER); INST. NO. 2010009719.
   -TAX PARCEL NO. 435-(A)-8; KEVIN J. DRESSER; INST. NO. 2005015896.
   ADDITIONAL REFERENCES: P.B. 2 PG. 229; STATE HIGHWAY P.B. 12 PG. 116.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
4. THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
5. THE SUBJECT PROPERTY DOES NOT LIE IN A F.E.M.A. DEFINED 100-YEAR FLOOD HAZARD ZONE. THE SUBJECT PROPERTY LIES WITHIN "UNSHADED" "ZONE X - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M MAP NO. 51121C0141C, EFFECTIVE DATE OF SEPTEMBER 25, 2009. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
6. THERE WERE NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL OBSERVED ON THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.

LEGEND:

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING WALL
- OVERHEAD UTILITY LINE
- 16"W — WATER LINE (APPROX.)
- EXISTING FENCELINE
- EXISTING BUILDING
- MINIMUM BUILDING LINE (APPROX.)
- EXISTING SIDEWALK
- EXISTING GRAVEL
- VDOT CENTERLINE
- TRACT LINE
- PROPERTY CORNER
- UTILITY POLE
- WM — WATER METER
- CO — SEWER CLEANOUT

ABBREVIATIONS:

AC.=ACRE(S)
AEPCO=AMERICAL ELECTRIC POWER COMPANY
APPROX.=APPROXIMATE
CO=SEWER CLEANOUT
c/o=CARE OF
CONC.=CONCRETE
C&P=CHESAPEAKE & POTOMAC
D.B.=DEED BOOK
DR.=DRIVE
ESMT.=EASEMENT
EX./EXIST.=EXISTING
FND.=FOUND
FT.=FOOT/FEET
HP=HEAT PUMP
HWY.=HIGHWAY
INST.=INSTRUMENT
LN.=LANE
L.S.=LAND SURVEYOR
M.B.L.=MINIMUM BUILDING LINE
MH=MANHOLE
MI.=MILE
NO./#=NUMBER
N/S RWY.=NORFOLK SOUTHERN RAILWAY
N.W.=NORTH WEST
P.B.=PLAT BOOK
PG.=PAGE
PID=PARCEL IDENTIFICATION NUMBER
PROJ.=PROJECT
P.U.=PUBLIC UTILITY
P.U.E.=PUBLIC UTILITY EASEMENT
RD.=ROAD
RET.=RETAINING
RT.=ROUTE
R/W=RIGHT-OF-WAY
SAN.=SANITARY
SEC.=SECTION
ST.=STREET
(T)=TOTAL DISTANCE
(TYP.)=TYPICAL
U.P.=UTILITY POLE
U.S.=UNITED STATES
VA.=VIRGINIA
VDOT=VIRGINIA DEPARTMENT OF TRANSPORTATION
W/=WITH
WM=WATER METER
@=AT
±=PLUS OR MINUS

AREA SUMMARY:

TAX PARCEL 435-(A)-7	=0.368 AC.
TAX PARCEL 435-(A)-8	=0.381 AC.
TOTAL AREA	=0.749 AC

GAY AND NEEL, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEYING
1260 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 381-6011 Fax: (540) 381-2773
Email: info@gayandneel.com

Plat of Survey of Tax Parcels 435-(A)-7 and 435-(A)-8 Along Peppers Ferry Road, State Route 114

Town of Christiansburg Riner Magisterial District
Montgomery County, Virginia

COMMONWEALTH OF VIRGINIA
RALPH O. CLEMENTS
Lic. No. 1864
03/28/11
LAND SURVEYOR

DESIGNED/CALC.:	KJD
CHECKED:	
DRAWN:	KJD
SCALE:	1"=20'
DATE:	03/28/11

JOB NO. 2251.01

SHEET 1 OF 1

X:\Drawings\2251\SURVEY\Drawings\Plats\Design Objects\2251-PLAT2.DWG, PLAT 17X22, 3/28/2011 1:50:53 PM, kjd, Designjet 500 Surveyors.pc3, 1:1