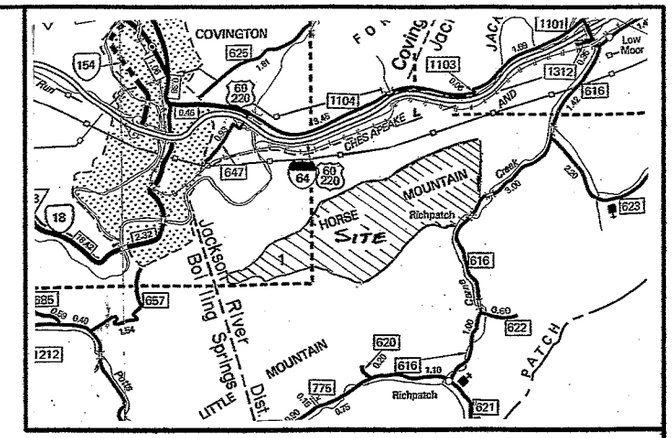
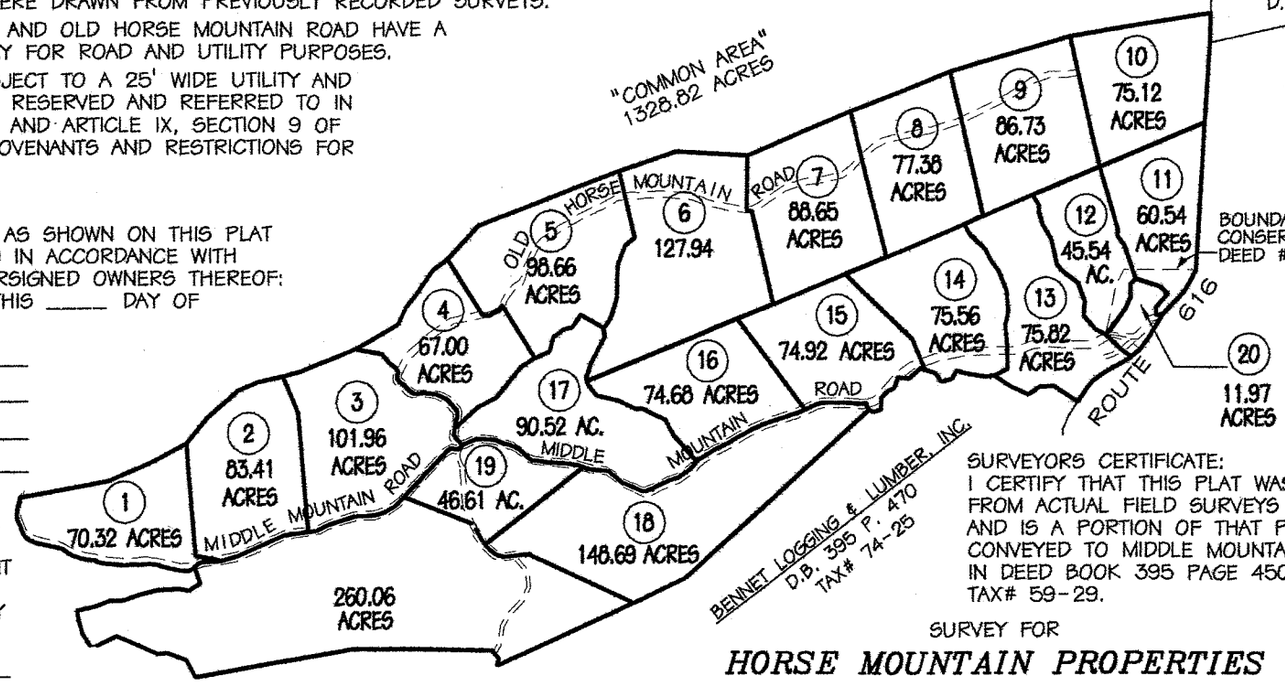
NOTES

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.



VIRGINIA GRID



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 INSTRUEMENT WAS DULY ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 ____.

BY: _____

MY COMMISSION EXPIRES:

_____

APPROVED: Shelly Dudley 10/21/05
SUBDIVISION AGENT

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.

COMMONWEALTH OF VIRGINIA
GEV
GREGORY E. VESS
No. 1640
7/28/2005
LAND SURVEYOR

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'

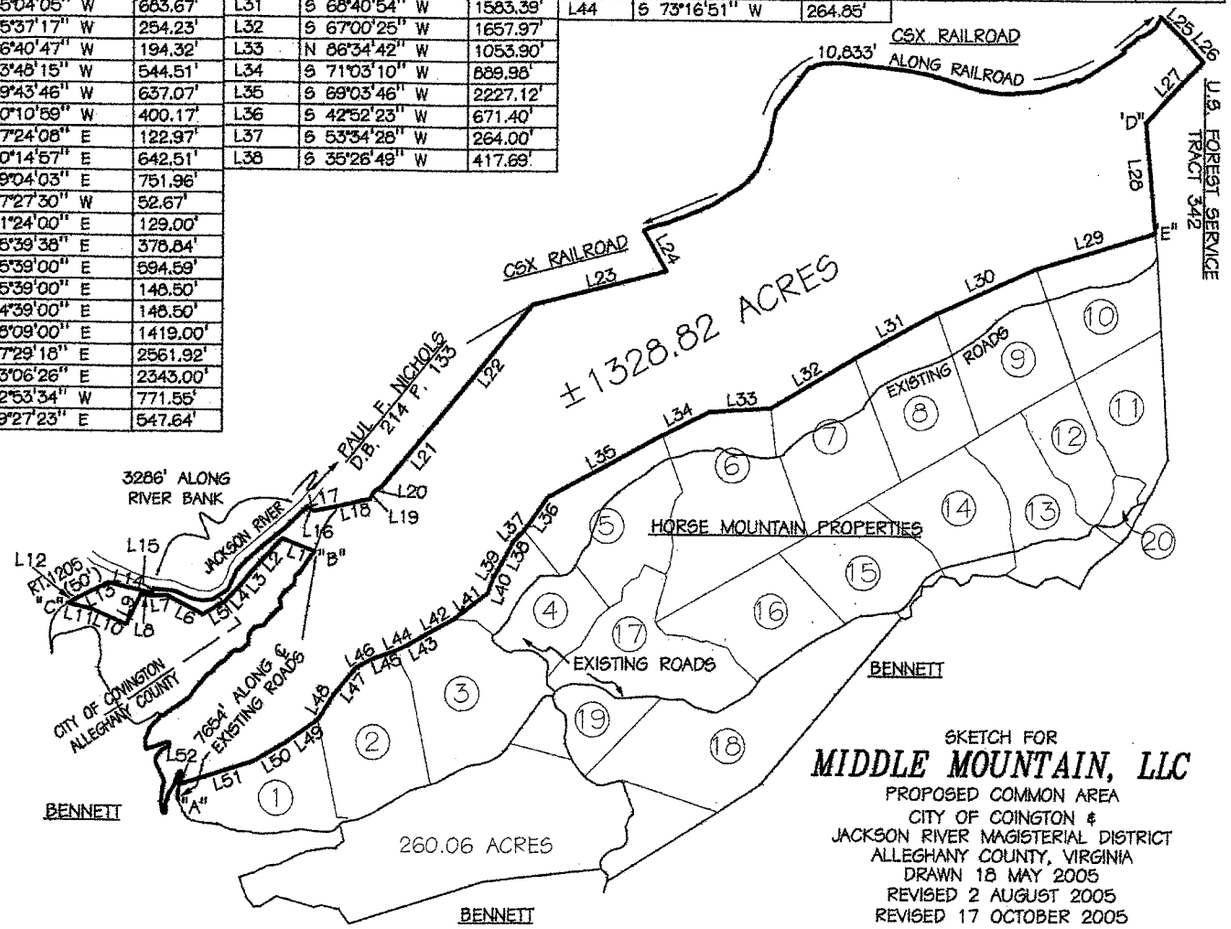
0 1000 2000 4000 6000

SHEET 1 OF 13

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

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 62°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	368.71'	L50	S 66°54'25" W	644.12'
L2	S 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'
L3	S 47°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'
L4	S 50°46'32" W	366.60'	L29	S 80°49'22" W	2098.96'	L42	S 68°33'53" W	544.86'	L48	S 39°40'58" W	486.66'			
L5	S 66°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'			
L6	N 55°04'05" W	663.67'	L31	S 68°40'54" W	1583.39'	L44	S 73°16'51" W	264.85'						
L7	N 85°37'17" W	254.23'	L32	S 67°00'25" W	1657.97'									
L8	N 76°40'47" W	194.32'	L33	N 86°34'42" W	1053.90'									
L9	S 33°48'15" W	544.51'	L34	S 71°03'10" W	889.98'									
L10	N 59°43'46" W	637.07'	L35	S 69°03'46" W	2227.12'									
L11	N 70°10'59" W	400.17'	L36	S 42°52'23" W	671.40'									
L12	N 67°24'08" E	122.97'	L37	S 53°34'28" W	264.00'									
L13	N 70°14'57" E	642.51'	L38	S 35°26'49" W	417.69'									
L14	S 69°04'03" E	751.96'												
L15	S 27°27'30" W	52.67'												
L16	S 51°24'00" E	129.00'												
L17	N 85°39'38" E	378.84'												
L18	N 85°39'00" E	594.59'												
L19	N 35°39'00" E	148.50'												
L20	N 64°39'00" E	148.50'												
L21	N 46°09'00" E	1419.00'												
L22	N 47°29'18" E	2561.92'												
L23	N 83°06'26" E	2343.00'												
L24	N 22°53'34" W	771.55'												
L25	S 39°27'23" E	547.64'												



NOTES:

1) THIS 1328.82 ACRE TRACT IS A PORTION OF THAT PROPERTY CONVEYED TO MIDDLE MOUNTAIN, L.L.C. IN DEED BOOK 395 PAGE 450.
2) LINES FROM "A" TO "B" FOLLOW THE CENTER 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" ARE DRAWN FROM A FIELD SURVEY BY THE 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 TITLE 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..

VIRGINIA GRID NORTH

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
SCALE 1" = 2000'

0 1000 2000 4000 6000

COMMONWEALTH OF VIRGINIA
GREGORY E. VESS
No. 1640
7/28/2005
LAND SURVEYOR

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SHEET 13 OF 13