240000930

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HAYDEN W. NEWELL, III IS THE OWNER OF TRACT 2A, BEING THE PROPERTY CONVEYED TO SAID OWNER BY JAMES MONROE GUTHRIE BY DEED DATED 22 MAY 2019 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN, VIRGINIA IN DEED BOOK 1121, PAGE 2805.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS RESUBDIVIDED THE PROPERTY OF HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE FRANKLIN COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER:

Hayden W Newell III   2/8/24
HAYDEN W. NEWELL, III - OWNER   DATE
DEED BOOK 1121, PAGE 2805

STATE OF VIRGINIA
County OF _Roanoke_ TO WIT:

I, _Christy Thomas Vest_, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT HAYDEN W. NEWELL, III, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 8th DAY OF _February_, 2024.

Christy Thomas Vest 2/8/24
NOTARY PUBLIC, DATE & SEAL

REGISTRATION # 7383145

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X-UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51067C0065 C, EFFECTIVE DATE DECEMBER 18, 2008. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH A PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.
4. ALL IMPROVEMENTS NOT SHOWN HEREON FOR CLARITY PURPOSES.

SOURCE OF TITLE
OWNER INFORMATION:

OWNER(S): HAYDEN W. NEWELL, III
LEGAL REF.: DB 1121 PG 2805
                    DB 1120 PG 3262 (PLAT)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS.

FRANKLIN COUNTY APPROVAL:

1. APPROVAL HEREOF BY THE FRANKLIN COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE FRANKLIN COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
2. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF FRANKLIN COUNTY.
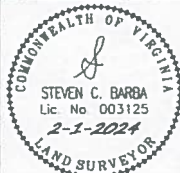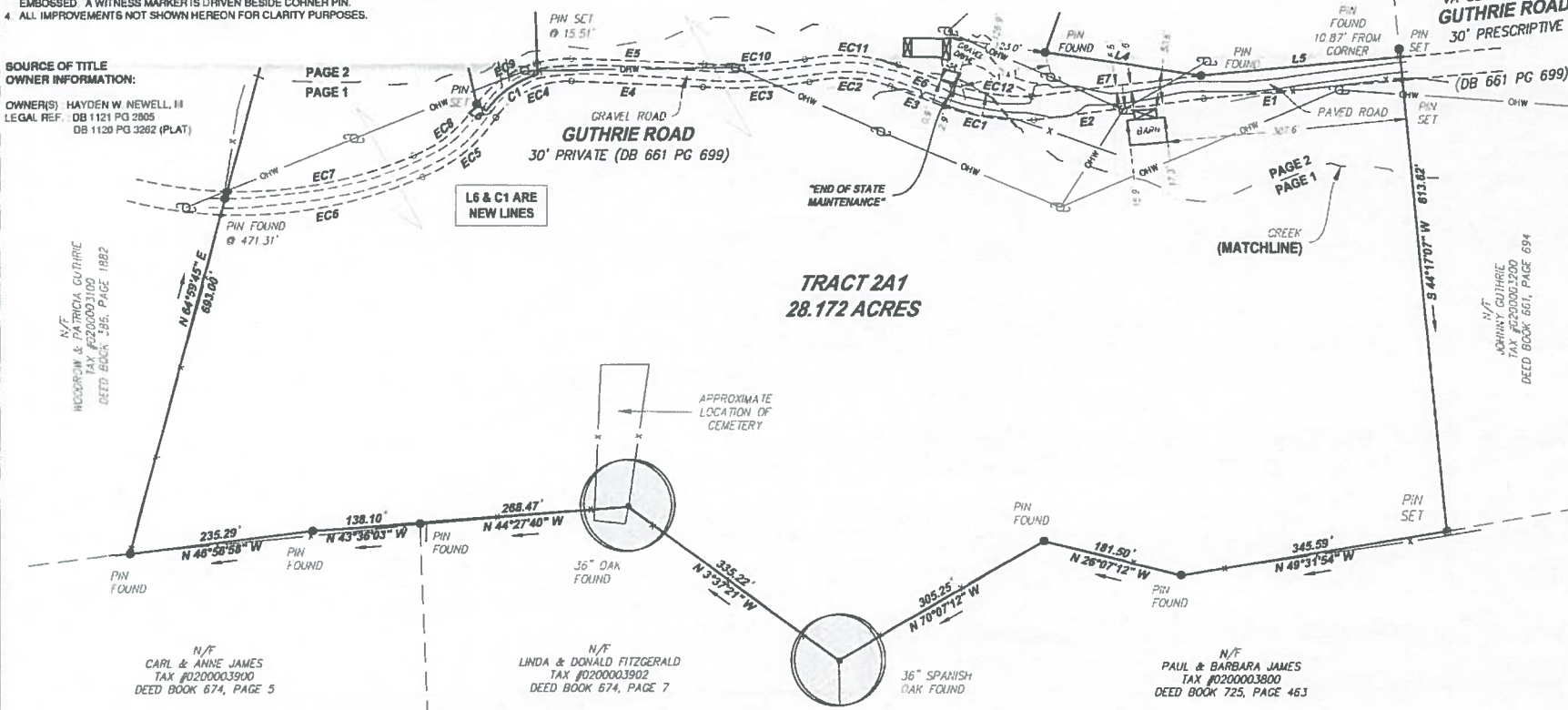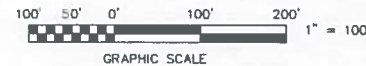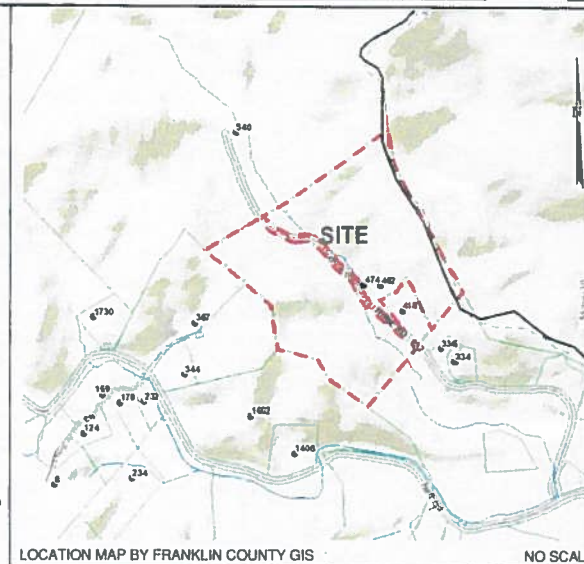
Lisa M Cooper   2/13/24
SUBDIVISION AGENT FOR   DATE
FRANKLIN COUNTY   PLAN CASE # 17855

VOID AFTER
AUG 13 2024

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 1.23 O'CLOCK P. M. ON THIS 20th DAY OF _February_ 2024.
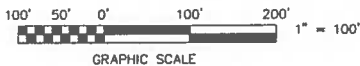
TESTE: TERESA J. BROWN
                CLERK
BY: _Jessica Lambert_ DC
        DEPUTY CLERK

LOCATION MAP BY FRANKLIN COUNTY GIS   **NO SCALE**

SITE

COMMONWEALTH OF VIRGINIA
STEVEN C. BARBA
Lic. No 003125
2-1-2024
LAND SURVEYOR

GRAPHIC SCALE   100' 50' 0'   100'   200'   1" = 100'

GUTHRIE ROAD
VA SEC RTE #852
30' PRESCRIPTIVE
(DB 661 PG 699)

DB 1120 PG 3262

PIN SET @ 15.51'

PIN SET

PIN FOUND 10.87' FROM CORNER

PIN SET

PAVED ROAD

GUTHRIE ROAD
30' PRIVATE (DB 661 PG 699)

GRAVEL ROAD

PIN SET

PIN FOUND @ 471.31'

PAGE 2 / PAGE 1

L6 & C1 ARE NEW LINES

"END OF STATE MAINTENANCE"

PAGE 2 / PAGE 1
CREEK
(MATCHLINE)

N/F WOODROW & PATRICIA GUTHRIE TAX #0200003100 DEED BOOK 385, PAGE 1882

N 44°59'45" E 693.00'

TRACT 2A1
28.172 ACRES

APPROXIMATE LOCATION OF CEMETERY

N/F JOHNNY GUTHRIE DEED BOOK 661, PAGE 694

S 44°17'07" W 613.62'

PIN SET

PIN FOUND

235.29' N 46°58'59" W
138.10' N 43°36'03" W
268.47' N 44°27'40" W
335.22' N 3°37'21" W
305.25' N 70°07'12" W
181.50' N 26°07'12" W
345.59' N 49°31'54" W

36" OAK FOUND

36" SPANISH OAK FOUND

PIN FOUND

PIN FOUND

PIN SET

N/F CARL & ANNE JAMES TAX #0200003900 DEED BOOK 674, PAGE 5

N/F LINDA & DONALD FITZGERALD TAX #0200003902 DEED BOOK 674, PAGE 7

N/F PAUL & BARBARA JAMES TAX #0200003800 DEED BOOK 725, PAGE 463

PLAT OF EXEMPT LOT SUBDIVISION FOR
HAYDEN W. NEWELL, III
SHOWING THE RESUBDIVISION OF TRACT 2A (43.180 ACRES)
BOUNDARY SURVEY FOR HAYDEN W. NEWELL, III - DB 1120 PG 3262
CREATING HEREON TRACT 2A1 (28.172 ACRES) & TRACT 2A2 (15.008 ACRES)
SITUATE ON GUTHRIE ROAD (VA RTE #852)
BOONE MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

REVISIONS

CALCS BY:	SRB
DRAWN BY:	REC
CHECKED BY:	SCB
SCALE:	1" = 100'
DATE:	1 FEBRUARY 2024
PROJECT NUMBER:	19-0070:03
SHEET NO.	

1 OF 2

BK I209PG I534

100' 50' 0' 100' 200'
GRAPHIC SCALE
1" = 100'

DB 1120 PG 3262

LEGEND:
- O — DEEDED CORNER
- ● — CORNER FOUND
- ⊕ — CORNER SET
- X — FENCE
- ✕ — UTILITY POLE
- -OHW- — OVERHEAD WIRE
- ⊙ — YARD HYDRANT
- ⊤ — ROAD SIGN

PROPERTY LINES LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 25°28'29" W	100.00'
L2	S 36°07'13" W	131.27'
L3	S 69°45'30" W	144.43'
L4	S 31°20'47" E	201.55'
L5	S 45°32'31" E	258.83'
L6	S 5°00'20" E	15.00'

PROPERTY LINES CURVE TABLE

CURVE #	RADIUS	DELTA	TANGENT	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	129.44'	36°18'43"	42.45'	82.04'	N 75°34'58" W	80.67'

GUTHRIE ROAD EASEMENT CURVE TABLE

CURVE #	RADIUS	DELTA	TANGENT	LENGTH	CHORD DIRECTION	CHORD LENGTH
EC1	327.22'	20°23'16"	58.84'	116.44'	N 31°50'22" W	115.82'
EC2	184.58'	32°56'27"	54.56'	106.13'	N 38°44'25" W	104.67'
EC3	578.24'	13°39'26"	69.00'	137.35'	N 42°43'33" W	137.03'
EC4	114.36'	56°07'19"	60.97'	112.04'	N 65°31'11" W	107.61'
EC5	203.37'	34°38'49"	63.44'	122.96'	N 78°51'35" W	121.12'
EC6	576.92'	26°16'21"	134.82'	264.88'	N 50°26'49" W	262.58'
EC7	546.92'	25°40'43"	124.65'	245.12'	S 50°49'08" E	243.07'
EC8	173.37'	35°01'29"	54.71'	105.98'	S 78°52'28" E	104.34'
EC9	144.44'	55°44'22"	76.36'	140.52'	S 89°00'02" E	135.04'
EC10	546.24'	13°35'58"	65.13'	129.65'	S 42°39'33" E	129.39'
EC11	214.59'	32°44'00"	63.02'	122.67'	N 38°54'31" W	120.94'
EC12	297.22'	20°00'51"	52.45'	103.82'	S 31°24'45" E	103.30'

GUTHRIE ROAD EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
E1	N 45°26'51" W	255.75'
E2	N 47°23'17" W	218.55'
E3	N 19°25'24" W	74.18'
E4	N 37°17'16" W	188.38'
E5	S 37°17'16" E	170.50'
E6	S 19°25'24" E	73.86'
E7	S 47°23'17" E	218.03'

PIN FOUND

BUILDING UNDER CONSTRUCTION

N/F
HAYDEN W. NEWELL, III
TAX #113.00-01-43.00-0000
INST. #200809538
(ROANOKE CO.)

S 6°24'39" E 258.49'

PIN FOUND

S 19°44'59" E 179.90'

GRAVEL ROAD

SQ. ROD FOUND

PIN SET @ 252.40'

S 23°29'51" E 901.32'

PIN FOUND @ 5G5.5'

N/F
SHIRLEY & WILLIAM MILLNER
TAX #113.00-01-44.00-0000
DEED BOOK 1005, PAGE 200
(ROANOKE CO.)

PIN SET @ 703.64'

PIN FOUND

N 59°14'51" E 940.96' TOTAL (868.19')

"HAYDEN MOUNTAIN ROAD" (PRIVATE)

N/F
WOODROW & PATRICIA GUTHRIE
TAX #0200003100
DEED BOOK 386, PAGE 1882

43.180 ACRES – ORIGINAL TRACT 2A
–28.172 ACRES TO TRACT 2A1
15.008 ACRES TOTAL-TRACT 2A2

S 44°17'07" W 382.82'

NEW LINE
S 35°33'06" E 682.31'

PIN SET

DRAINFIELD LOCATION AS STAKED BY AOSE

PIN FOUND

L1

PIN FOUND

L2

N 19°14'31" W 351.42'

N/F
JOHNNY GUTHRIE
TAX #0200003200
DEED BOOK 661, PAGE 694

NEW LINE 345.00'
N 48°11'02" E

CONCRETE STRUCTURE ON SPRING

WELL HOUSES

SHEDS

L3

N/F
JOSHUA V. & TONYA J. MARTIN
TAX #0200003300
DEED BOOK 1181, PAGE 201

PIN SET

PIN FOUND

PIN FOUND 10.87' FROM CORNER

PIN SET

VA SEC RTE #852
GUTHRIE ROAD
30' PRESCRIPTIVE

S 42°58'51" E
220.92' NEW LINE
51.77'

PIN SET

PIN SET

(MATCHLINE)
CREEK
PAGE 2
PAGE 1

NEW LINE 160.79'
S 37°02'09" W

PIN SET @ 15.51'

E5

E4

EC10

EC11

L4

L5

(DB 661 PG 699)

PIN SET

OHW

EC9

C1 EC4

EC3

EC2

EC1

EC12

E6

E1

E2

E7

PAVED ROAD

PIN SET

BARN

"END OF STATE MAINTENANCE"

GUTHRIE ROAD
30' PRIVATE (DB 661 PG 699)

EC8

EC5

EC7

L6 & C1 ARE NEW LINES

PIN FOUND @ 471.31'

EC6

N 64°59'45" E 693.00'

PAGE 2
PAGE 1

S 44°17'07" W 613.62'
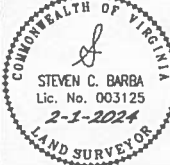
TRACT 2A1
28.172 ACRES

parker
DESIGN GROUP
ENGINEERS • SURVEYORS
PLANNERS • LANDSCAPE ARCHITECTS

2122 Carolina Ave. SW
Roanoke, VA 24014
Ph: 540-387-1153

1915-B W. Cary Street
Richmond, VA 23220
Phone: 804-358-2947

www.parkerdg.com

COMMONWEALTH OF VIRGINIA
STEVEN C. BARBA
Lic. No. 003125
2-1-2024
LAND SURVEYOR

PLAT OF EXEMPT LOT SUBDIVISION FOR
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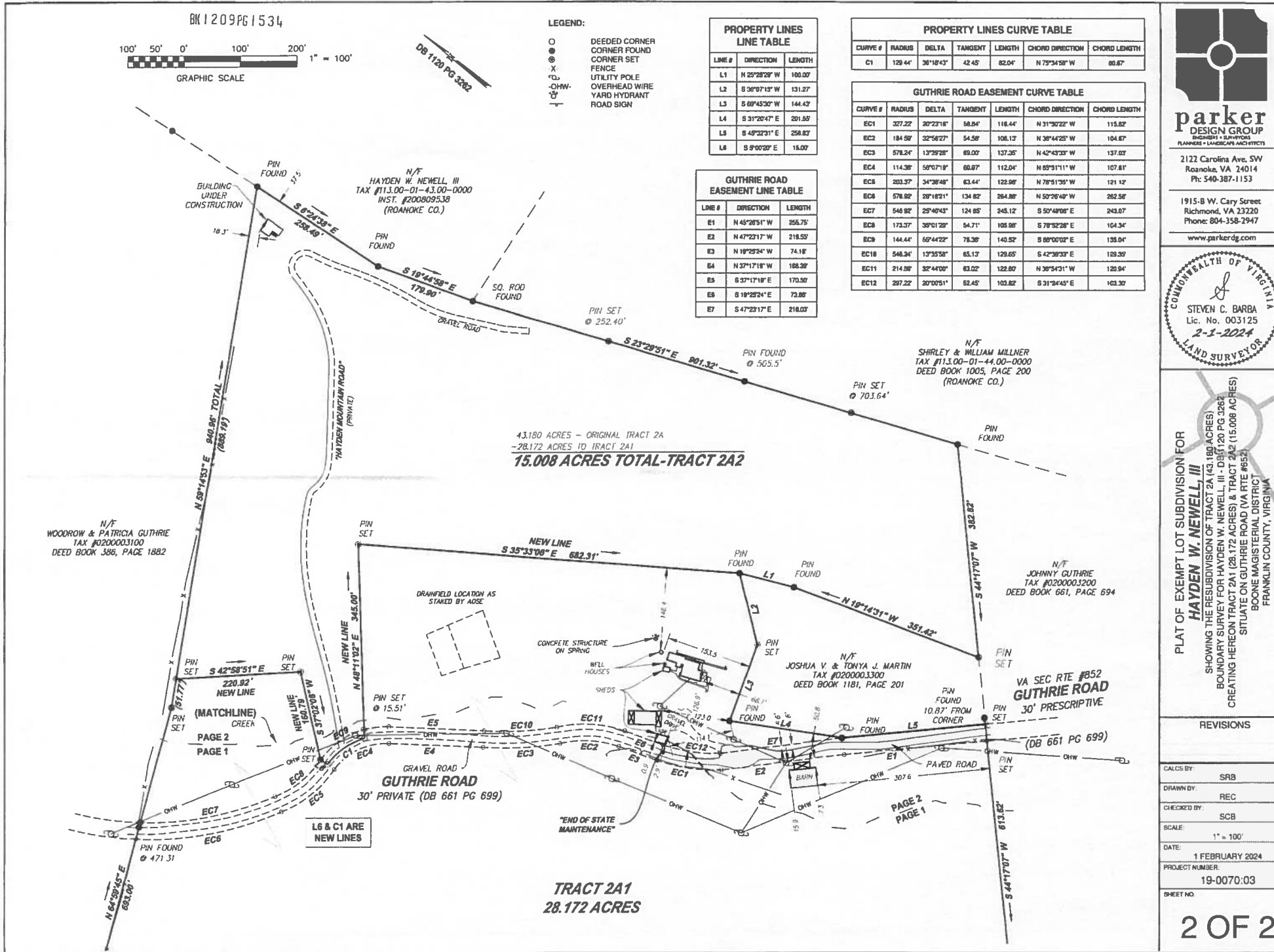FRANKLIN COUNTY, VIRGINIA

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2 OF 2