

**NOTES:**

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
2. PROPERTY IS IN ZONING DISTRICT 7C (OTHER AREAS) HAS BEEN ON COMMUNITY PANEL NO. 810099 ITEM B. (REVISED 1/6/94)
3. PRESENT ZONING - 4-1 RESIDENTIAL
4. THIS PROJECT NUMBER OF SUBJECT PROPERTY: 73-(41)-3
5. THIS PLAT IS THE RESULT OF AN ACTUAL FIELD SURVEY AND MAY NOT COMPARE TO PREVIOUS RECORDS AND/OR PLATS OF RECORD.
6. OWNER OF PROPERTY SHOWN HEREON: LINDA EPPERLY  
1144 BRAKE ROAD  
ELSTON, VA 24067

**APPROVING AGENCY:**

UNDER THE AUTHORITY OF MONTGOMERY COUNTY SUPERVISOR AND ZONING ORDINANCES THE ZONING BOARD HAS REVIEWED AND APPROVED THIS PLAT FOR RECORDATION.

By *T. S. Bandy* JULY 18, 2007 DATE

**NOTARY STATEMENT:**

STATE OF VIRGINIA  
COUNTY OF MONTGOMERY, TO WIT:  
I, *Malinda B. Anderson*, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY FOREGOING, DO HEREBY CERTIFY THAT *LINDA EPPERLY* WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS APPEARED BEFORE ME MY COMMEXION EXPIRES *03.3.2007* ORIGIN UNDER MY HAND ON THIS *13th* DAY OF *JULY* *2007*.

**OWNER'S STATEMENT:**

THE SEAL, STATE EMPLOYER, WHEN THE SUBDIVISION IS OWNED BY ME AND THAT THE SUBDIVISION AS SHOWN IS WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY GENRES INCLUDING AND ASSUMPTION OF LOTS PARTNERING. THIS IS TO CERTIFY THAT ALMA E. DEBART, MY SISTER, IS THE GRANTEE OF LOT 8, 1.50 ACRE TRACT & MARY E. SHERRILL, MY SISTER, IS THE GRANTEE OF LOT 9, 1.50 ACRE TRACT & ALMA E. DEBART & MARY E. SHERRILL, MY SISTERS, ARE THE GRANTEE OF LOT 10, 1.59 ACRE TRACT. I HEREBY QUALIFYING THIS DIVISION AS A FAMILY SUBDIVISION, WHEREAS, I CERTIFY THAT NO OTHER DIVISION HAS BEEN PREVIOUSLY MADE TO THE ABOVE FAMILY MEMBERS AND THAT THIS DIVISION IS NOT FOR OTHER PURPOSES OF CONFORMING TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY SUBDIVISION ORDINANCE.

*Linda Epperly* 7-13-07 DATE

**CONTAINING STATEMENT:**

THIS IS TO CERTIFY THAT THE OWNER PROPOSES TO ESTABLISH THE "EPPERLY FAMILY SUBDIVISION", BEING A PLAT OF SUBDIVISION OF THE LANDS OF LINDA EPPERLY, DATED MAY 2, 2006, IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION ORDINANCES OF MONTGOMERY COUNTY, VIRGINIA.

*Linda Epperly* 7-13-07 DATE

**SOURCE OF TITLE:**

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT WAS ACQUIRED BY LINDA EPPERLY FROM THE EPPERLY FAMILY. ALL OF THE SAME LAND ACQUIRED BY LINDA EPPERLY, WHICH DEED IS RECORDED IN DEED BOOK 1144 PAGE 702, IN THE CLERK'S OFFICE, CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA.

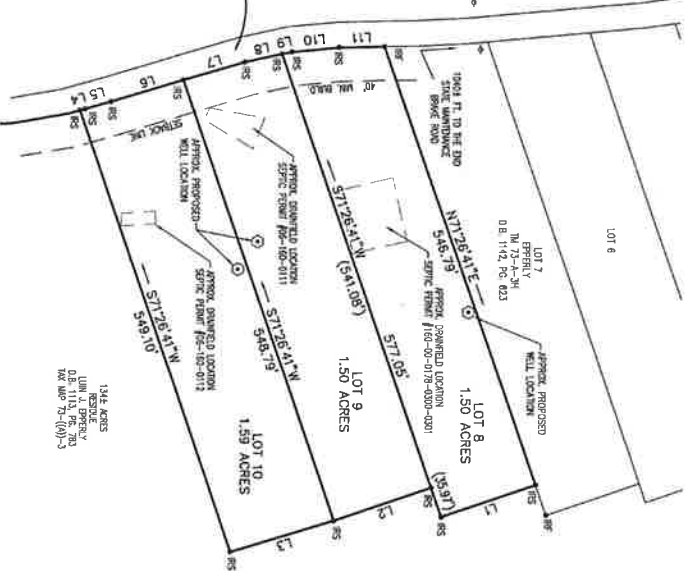


THIS PLAT NOT TO BE RECORDED WITHOUT APPROVAL.

**PRIVATE ACCESS EASEMENT NOTE**

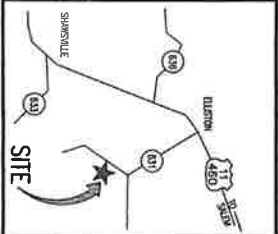
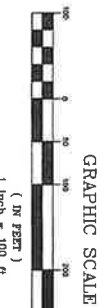
THE PROPOSED PRIVATE ACCESS EASEMENT SHOWN HEREON IS NOT SHOWN ACCORDING TO STREET SPECIFICATIONS OF AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR MONTGOMERY COUNTY. THE EASEMENT AND MAINTENANCE OF SAID ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF THE GRANTEE OF SAID ACCESS EASEMENT. THE GRANTEE OF SAID ACCESS EASEMENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID ACCESS EASEMENT AND ACCESS EASEMENT WILL NOT BE CONSIDERED FOR INCLUSION INTO THE STATE SUBDIVISION SYSTEM UNLESS THEY MEET THE APPLICABLE CONSTRUCTION STANDARDS OF THE STATE SUBDIVISION SYSTEM. THE GRANTEE OF SAID ACCESS EASEMENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID ACCESS EASEMENT AND ACCESS EASEMENT SHALL NOT BE CONSIDERED FOR INCLUSION INTO THE STATE SUBDIVISION SYSTEM UNLESS THEY MEET THE APPLICABLE CONSTRUCTION STANDARDS OF THE STATE SUBDIVISION SYSTEM. THE GRANTEE OF SAID ACCESS EASEMENT SHALL NOT BE CONSIDERED FOR INCLUSION INTO THE STATE SUBDIVISION SYSTEM UNLESS THEY MEET THE APPLICABLE CONSTRUCTION STANDARDS OF THE STATE SUBDIVISION SYSTEM.

BRAKE ROAD EXTENDED  
30' EASEMENT (NOT MAINTAINED BY DPOT)



LINE	LENGTH	BEARING
L1	115.90	S18°33'19"E
L2	119.66	S18°33'19"E
L3	128.19	S18°50'35"E
L4	8.20	N15°44'48"W
L5	31.57	N15°44'48"W
L6	88.43	N15°38'21"W
L7	75.14	N16°33'12"W
L8	44.89	N12°02'37"W
L9	11.85	N12°02'37"W
L10	54.90	N05°11'45"W
L11	53.25	N00°48'16"W

LOT #	ACRES	LOT ASSIGNMENT
LOT 6	1.50	1
LOT 7	1.50	1
LOT 8	1.50	1
LOT 9	1.50	1
LOT 10	1.59	2
LOT 11	1.50	2



**Draper Aden Associates**  
Engineering + Surveying + Environmental Services

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BOUNDARY SURVEY FOR  
**EPPERLY FAMILY SUBDIVISION**  
SHAWVILLE MAG. DIST., MONTGOMERY COUNTY, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
1	7/13/07	INITIAL SURVEY

DESIGNED BY: JOB  
DRAWN BY: L.W.K.  
CHECKED BY: L.W.K.  
SCALE: 1" = 100'  
DATE: 5/8/06  
PROJECT NUMBER: B99187-01