

LEGEND:

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- DISTANCE — SPECIFIC DISTANCE
- R/W — ROAD / STREET RIGHT-OF-WAY
- - - EXISTING EASEMENT
- - - TRACT LINE
- - - EXISTING EDGE OF PAVEMENT
- - - EDGE OF GRAVEL
- - - CENTER OF HOLLOW / FLOW
- - - WATER FEATURE
- - - OHU — OVERHEAD UTILITY LINE
- ==== ST — EXISTING STORM SEWER
- - - EXISTING FENCE LINE
- █ EXISTING BUILDING
- PROPERTY CORNER
- WM — WATER METER
- U.P. — UTILITY POLE

ABBREVIATIONS:

- &=AND
- (TYP.)=TYPICAL
- ⊕=AT
- ±=PLUS OR MINUS
- AC.=ACRE(S)
- APPROX.=APPROXIMATE
- BLDG.=BUILDING
- CEM.=CEMETERY
- CONC.=CONCRETE
- D.B.=DEED BOOK
- DBL.=DOUBLE
- DR.=DRIVE
- DWLG.=DWELLING
- E=EAST

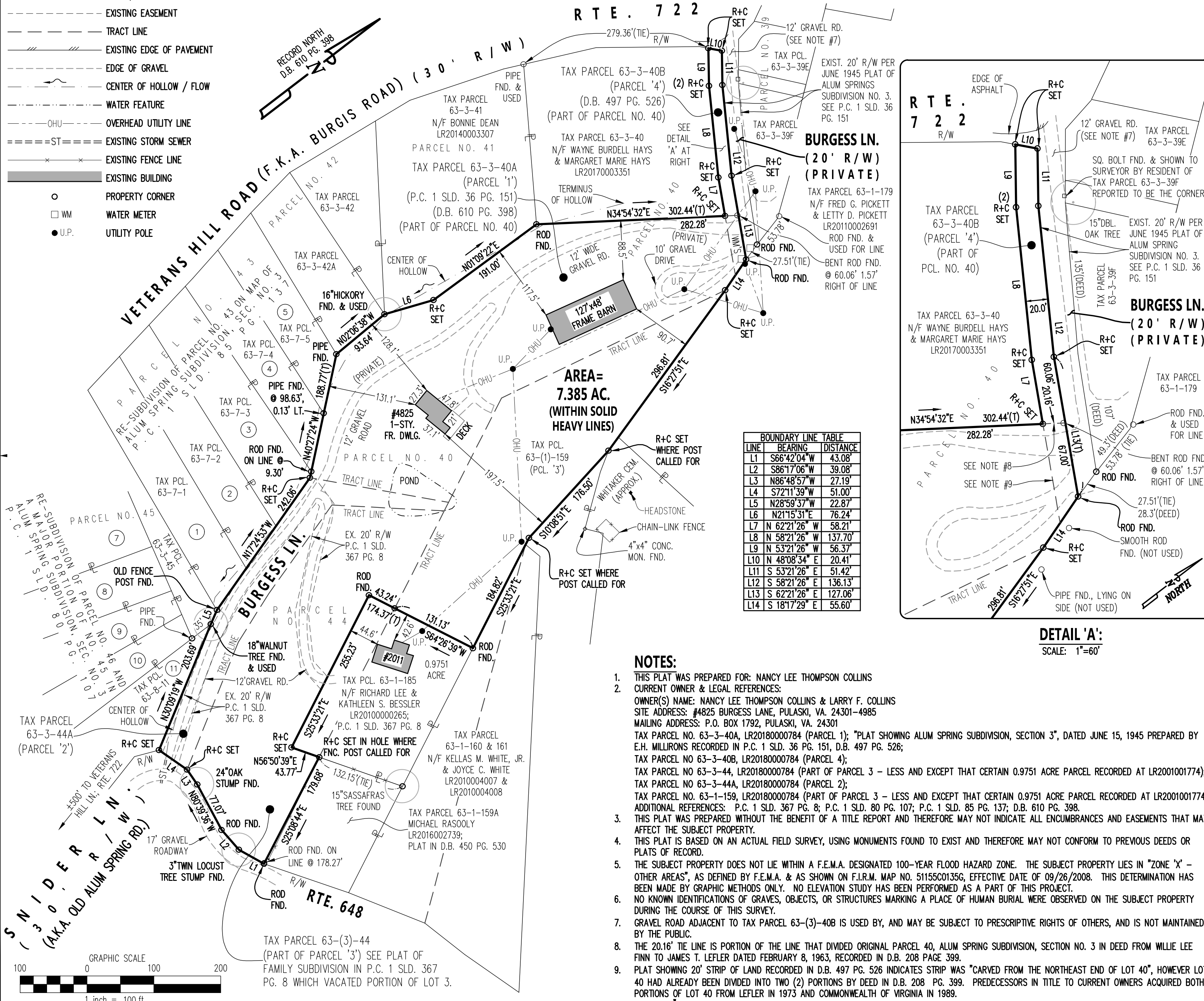
- ESMT.=EASEMENT
- EX. / EXIST.=EXISTING
- F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.K.A.=FORMERLY KNOWN AS
- F.I.R.M.=FLOOD INSURANCE RATE MAP
- FNC.=FENCE

- FND.=FOUND
- FR.=FRAME
- INC.=INCORPORATED
- INST.=INSTRUMENT
- LR.=LAND RECORD
- L.S.=LAND SURVEYOR
- LIC.=LICENSE
- LN.=LANE

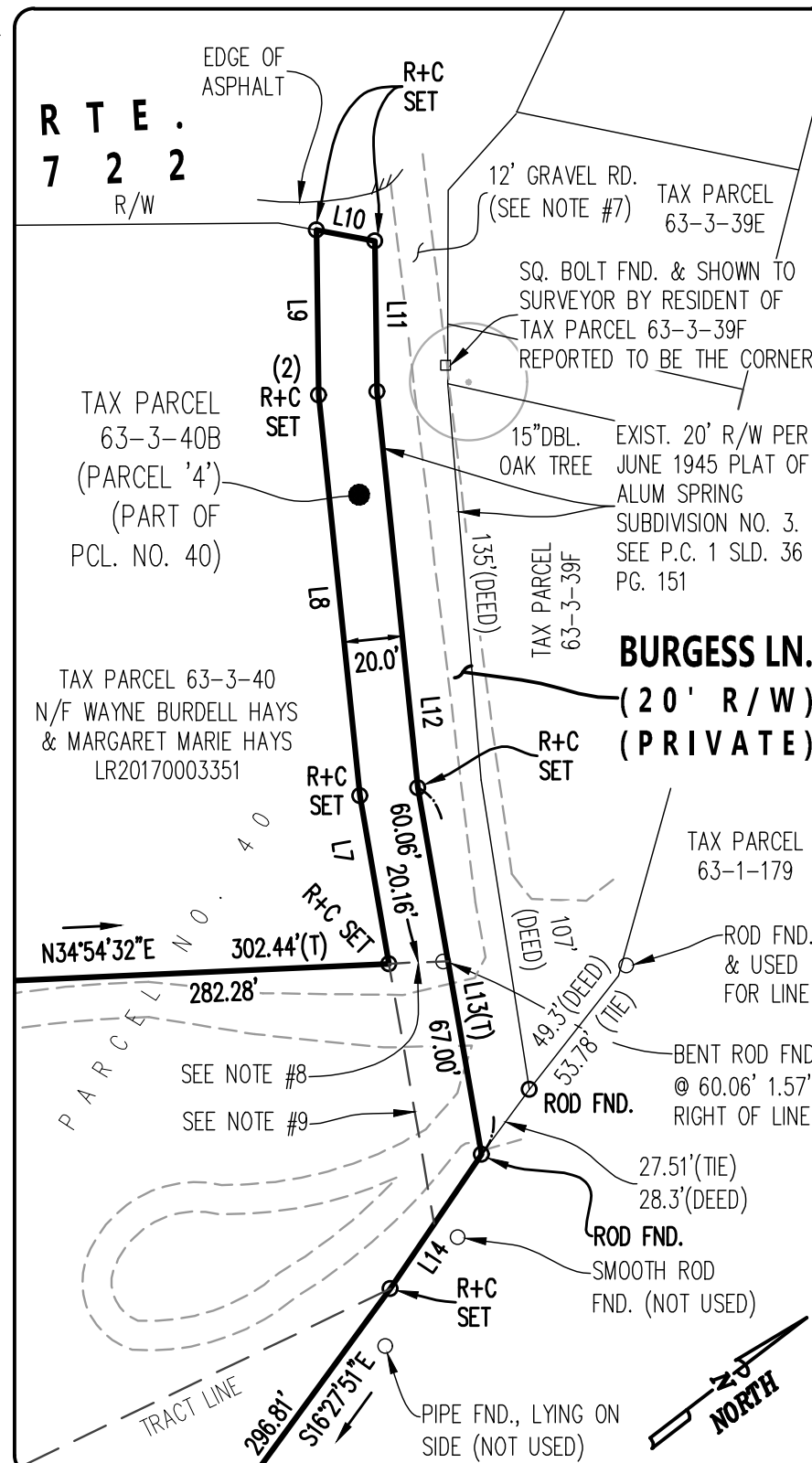
- LOC.=LOCATION
- MON.=MONUMENT
- N/F=NOW OR FORMERLY
- N=NORTH
- NO. / #=NUMBER
- OHU=OVERHEAD UTILITY LINE(S)
- PCL.=PARCEL
- P.C.=PLAT CABINET

- PG. / PGS.=PAGE/PAGES
- R/W=RIGHT-OF-WAY
- R+C=CAPPED ROD
- RD.=ROAD
- RTE.=ROUTE
- S=SOUTH
- SEC.=SECTION
- SLD.=SLIDE

- ST=STORM
- STY.=STORY
- SQ.=SQUARE
- U.P.=UTILITY POLE
- VA.=VIRGINIA
- W/=WITH
- W=WEST
- WM=WATER METER



LINE	BEARING	DISTANCE
L1	S66°42'04" W	43.08'
L2	S86°17'06" W	39.08'
L3	N86°48'57" W	27.19'
L4	S72°11'39" W	51.00'
L5	N28°59'37" W	22.87'
L6	N21°15'31" E	76.24'
L7	N 62°21'26" W	58.21'
L8	N 58°21'26" W	137.70'
L9	N 53°21'26" W	56.37'
L10	N 48°08'34" E	20.41'
L11	S 53°21'26" E	51.42'
L12	S 58°21'26" E	136.13'
L13	S 62°21'26" E	127.06'
L14	S 18°17'29" E	55.60'



DETAIL 'A':
SCALE: 1"=60'

NOTES:

1. THIS PLAT WAS PREPARED FOR: NANCY LEE THOMPSON COLLINS
2. CURRENT OWNER & LEGAL REFERENCES:
OWNER(S) NAME: NANCY LEE THOMPSON COLLINS & LARRY F. COLLINS
SITE ADDRESS: #4825 BURGESS LANE, PULASKI, VA. 24301-4985
MAILING ADDRESS: P.O. BOX 1792, PULASKI, VA. 24301
TAX PARCEL NO. 63-3-40A, LR20180000784 (PARCEL 1); "PLAT SHOWING ALUM SPRING SUBDIVISION, SECTION 3", DATED JUNE 15, 1945 PREPARED BY E.H. MILLIRONS RECORDED IN P.C. 1 SLD. 36 PG. 151, D.B. 497 PG. 526;
TAX PARCEL NO 63-3-40B, LR20180000784 (PARCEL 4);
TAX PARCEL NO 63-3-44, LR20180000784 (PART OF PARCEL 3 - LESS AND EXCEPT THAT CERTAIN 0.9751 ACRE PARCEL RECORDED AT LR2001001774);
TAX PARCEL NO 63-3-44A, LR20180000784 (PARCEL 2);
TAX PARCEL NO. 63-1-159, LR20180000784 (PART OF PARCEL 3 - LESS AND EXCEPT THAT CERTAIN 0.9751 ACRE PARCEL RECORDED AT LR2001001774);
ADDITIONAL REFERENCES: P.C. 1 SLD. 367 PG. 8; P.C. 1 SLD. 80 PG. 107; P.C. 1 SLD. 85 PG. 137; D.B. 610 PG. 398.
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 WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD HAZARD ZONE. THE SUBJECT PROPERTY LIES IN "ZONE 'X' - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 51155C0135G, EFFECTIVE DATE OF 09/26/2008. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
6. NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE OBSERVED ON THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.
7. GRAVEL ROAD ADJACENT TO TAX PARCEL 63-(3)-40B IS USED BY, AND MAY BE SUBJECT TO PRESCRIPTIVE RIGHTS OF OTHERS, AND IS NOT MAINTAINED BY THE PUBLIC.
8. THE 20.16' TIE LINE IS PORTION OF THE LINE THAT DIVIDED ORIGINAL PARCEL 40, ALUM SPRING SUBDIVISION, SECTION NO. 3 IN DEED FROM WILLIE LEE FINN TO JAMES T. LEFLER DATED FEBRUARY 8, 1963, RECORDED IN D.B. 208 PAGE 399.
9. PLAT SHOWING 20' STRIP OF LAND RECORDED IN D.B. 497 PG. 526 INDICATES STRIP WAS "CARVED FROM THE NORTHEAST END OF LOT 40", HOWEVER LOT 40 HAD ALREADY BEEN DIVIDED INTO TWO (2) PORTIONS BY DEED IN D.B. 208 PG. 399. PREDECESSORS IN TITLE TO CURRENT OWNERS ACQUIRED BOTH PORTIONS OF LOT 40 FROM LEFLER IN 1973 AND COMMONWEALTH OF VIRGINIA IN 1989.

25 GAY AND NEEL, INC.
ENGINEERING ♦ LAND PLANNING ♦ SURVEYING

1260 Radford Street
Christiansburg, Virginia 24073

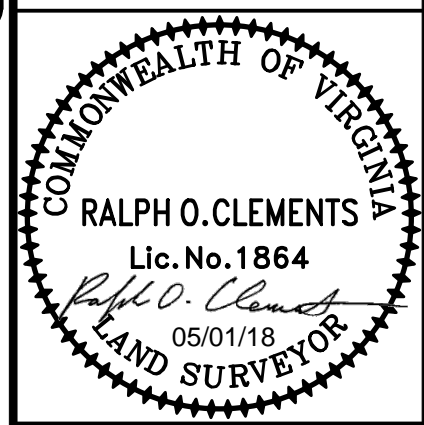
Phone: (540) 381-6011
Fax: (540) 381-2773

Email: info@gayandneel.com
Web: www.gayandneel.com

Plat of Survey of
Various Tax Parcels

Situated Along
Snider Lane & Veterans Hill Road

Pulaski County, Virginia



REVISIONS	
PROJECT TEAM	
PM	ROC
TECH	MTM, KJD
CREW	SBU
GNI JOB NO.	ISSUE DATE
2855.00	05/01/18
SHEET NUMBER	
1 OF 1	

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