

PLAT OF SUBDIVISION

FOR
SOUTHERN GAP
PHASE 1A

TITLED
"MOUNTAIN CREST AT SOUTHERN GAP"

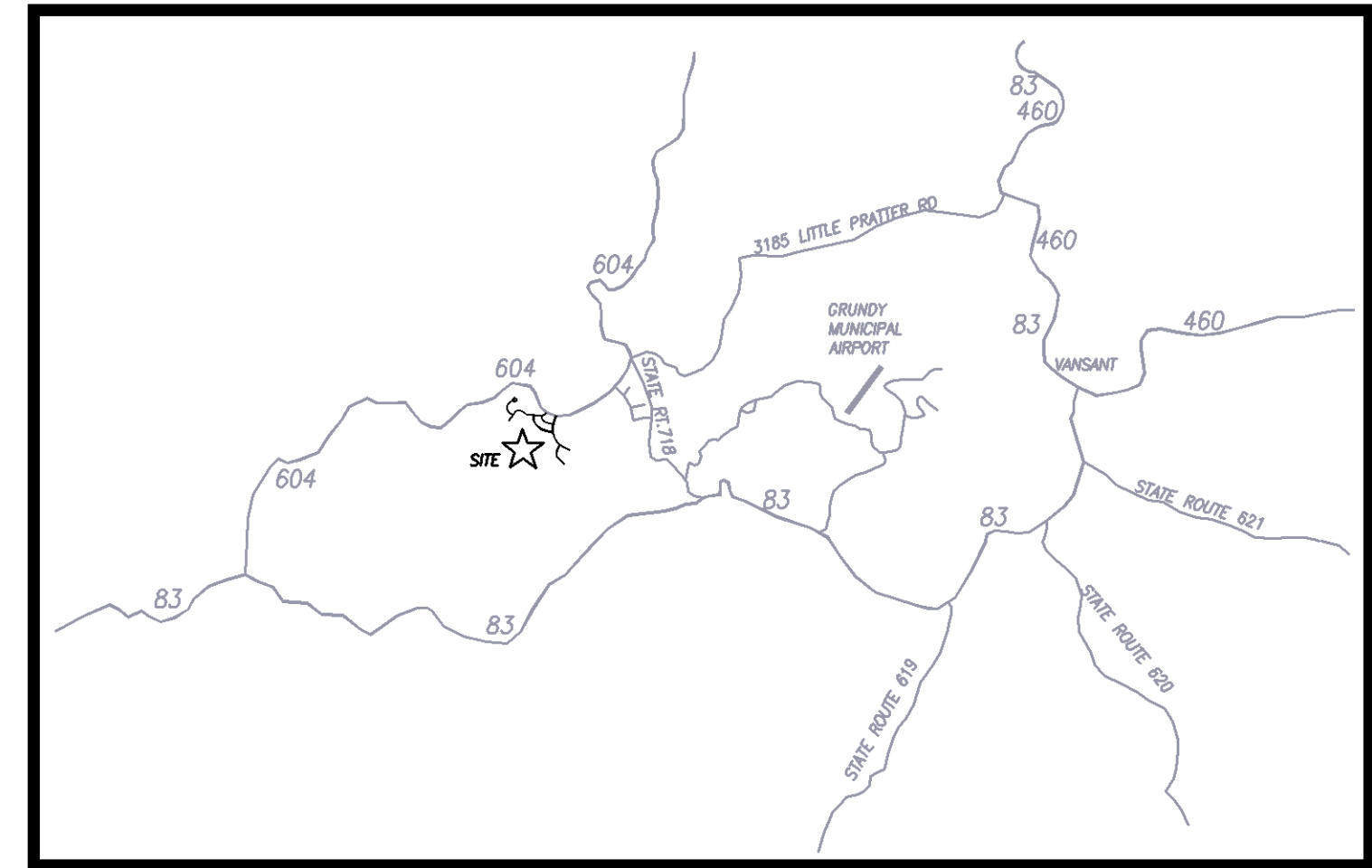
SITUATE:

SOUTH OF STATE ROUTE 604 AND
 NORTH OF STATE ROUTE 83
 BEING IN THE PRATER DISTRICT OF
 BUCHANAN COUNTY, VIRGINIA
 INSTRUMENT # 050004019
 ± 1,256.52 AC. TOTAL
 TAX MAP # 2HH243041B

****REQUESTED BY****
 BUCHANAN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

RIGHT OF WAY SCHEDULE

| STREET NAME | ± AREA (FT^2) | ± AREA (AC.) |
|--|--------------------|--------------|
| HORNED LARK STREET | 76,805.540 | 1.76 |
| WINTER WREN STREET | 46,296.802 | 1.06 |
| KILLDEER LANE | 25,567.944 | 0.59 |
| HOODED WARBLER STREET | 47,882.769 | 1.10 |
| RED-TAILED HAWK STREET | 71,793.863 | 1.65 |
| BARN SWALLOW STREET | 37,168.092 | 0.85 |
| TOTAL: | 305,515.010 | 7.01 |
| AREAS TO BE CONVEYED TO THE COMMONWEALTH OF VIRGINIA | | |



Terra Tech
 ENGINEERING SERVICES, P.C.



P.O. Box 1083
 Grundy, VA 24614
 (540) 935-4431

**SOUTHERN GAP
 PHASE 1A SUBDIVISION**

BUCHANAN COUNTY I.D.A.
 P.O. BOX 1072
 GRUNDY, VA 24614

| | |
|--------------------------------------|------|
| CHAIRMAN | DATE |
| SECRETARY | DATE |
| BUCHANAN COUNTY PLANNING COMMISSION | |
| CHAIRMAN | DATE |
| COUNTY ADMINISTRATOR | DATE |
| BUCHANAN COUNTY BOARD OF SUPERVISORS | |
| APPROVING AUTHORITIES | |

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LEGEND

| | |
|--|---------------------------------------|
| | PROPOSED R/W |
| | EXISTING R/W |
| | PERMANENT DRAINAGE / UTILITY EASEMENT |
| | 20' DRAINAGE / UTILITY EASEMENT |
| | SETBACK |
| | LOT LINE |
| | IRO - IRON ROD OLD |
| | IRN - IRON ROD NEW |

SETBACKS
 FRONT: 40'
 SIDE: 15'
 REAR: 15'

EASEMENT NOTES:

- (1) THERE IS A 20' DRAINAGE AND UTILITY EASEMENT ADJACENT TO ALL RIGHT OF WAY AND EXTERIOR BOUNDARY LINES.
- (2) THERE IS A 20' EASEMENT CENTERED ON ALL STORM WATER DITCHES AND UNDERGROUND PIPES.
- (3) ADDITIONAL EASEMENT AS SHOWN ON PLAT.

604 RIGHT OF WAY

AT THE TIME OF PLAT PREPARATION AND RECORDING, THE RIGHT OF WAY FOR ROUTE 604 HAS NOT BEEN RECORDED.

PER RESOLUTION, TITLED "RE: ROAD CLOSURE - ROAD WORK - RT 604 PROJECT", DATED JULY 2, 2007, THE FOLLOWING EXCERPT FROM THE BOARD OF SUPERVISORS MAY BE FOUND:

"WHEREAS, IT IS ANTICIPATED THAT THERE WILL BE CONTINUED ACCESS THROUGH THE AREA EITHER ON THE NEW RT. 604 OR THE OLD RT. 604."

THIS SURVEYOR RECOGNIZES THE RESOLUTION AS GIVEN ACCESS FOR THE INCLUDED PLAT.

SURVEY MAY BE SUBJECT TO REAL ESTATE RIGHTS AND INTERESTS OF OTHERS THAT MAY BE REVEALED THROUGH A TITLE REPORT FROM AN ATTORNEY.

2. THIS SURVEY IS BASED ON INST. # 050004019, ADJOINING DEEDS, AND PHYSICAL EVIDENCE FOUND IN FIELD SURVEY.
3. LAND DEVELOPMENT AND CONSTRUCTION ACTIVITIES WILL BE SUBJECT TO THE SUBDIVISION ORDINANCE OF BUCHANAN COUNTY VIRGINIA CHAPTER 51 ARTICLE II.
4. EASEMENTS NOT SHOWN ON PLAT MAY EXIST.
5. ALL THE LOTS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED IN FLOOD ZONE X.

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT ON THE GROUND SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

GREGORY B. BROADWATER, LS # 2914 DATE

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

OWNER: BUCHANAN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY OF BUCHANAN COUNTY.

EXECUTIVE DIRECTOR DATE

GIVEN UNDER OUR HANDS THIS ____ DAY OF ____ 20__

STATE OF ____ CITY/COUNTY OF ____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

THIS ____ DAY OF ____ 20__
 MY COMMISSION EXPIRES:

NOTARY PUBLIC

1. NO TITLE REPORT WAS FURNISHED, THEREFORE THIS

TITLE SHEET

P-01

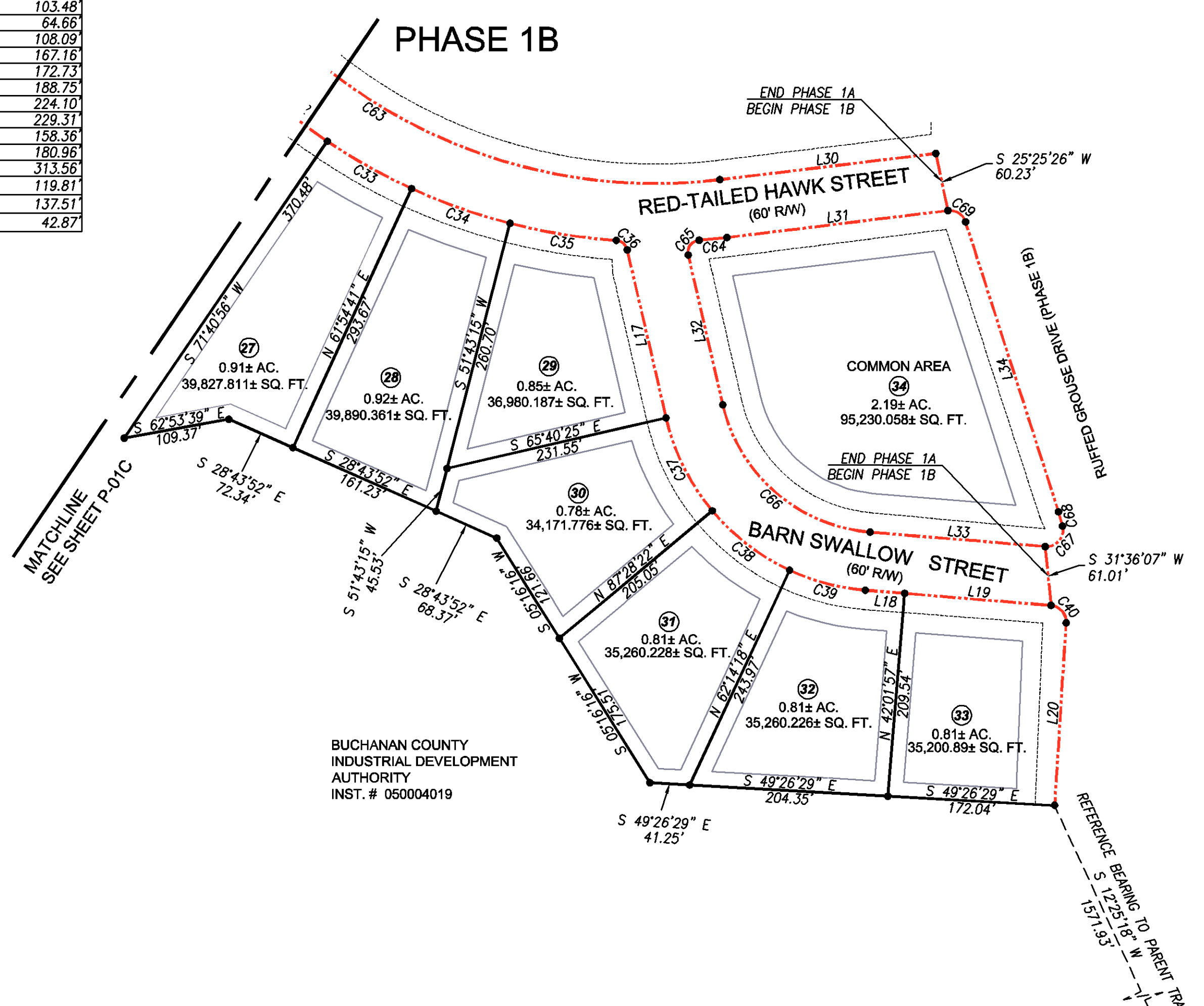
| PROJECT NO. | 04187 | DRAWING ISSUED FOR: | DES. | DATE | REVISION | COMMENTS |
|---------------|----------|---------------------|------|---------|----------|----------|
| SCALE: | N.T.S. | REVIEW & COMMENT | | 8/04/10 | | |
| DRAWING DATE: | 08/22/10 | CODE REVIEW ONLY | | | | |
| DRAWN BY: | GBB/BNH | BIDDING OR PRICING | | | | |
| DESIGNED BY: | GBB | CONSTRUCTION | | | | |
| APPROVED BY: | GBB | AS BUILT OR RECORD | | | | |

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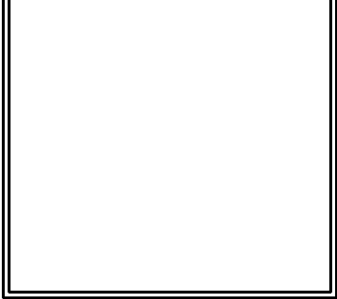
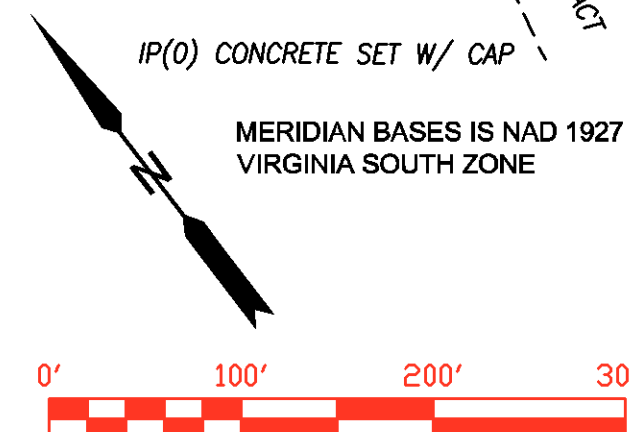
| R/W CURVE TABLE | | | | | |
|-----------------|---------|------------|--------------|---------------|-------------|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1 | 12.50' | 24.08' | 20.52' | S 04°53'45" E | 110°21'17" |
| C2 | 170.00' | 123.58' | 120.88' | S 71°06'28" W | 41°39'08" |
| C3 | 220.00' | 129.84' | 127.97' | N 71°09'30" W | 33°48'57" |
| C4 | 230.00' | 8.12' | 8.12' | N 55°15'44" W | 2°01'24" |
| C5 | 230.00' | 124.54' | 123.03' | N 71°47'12" W | 31°01'31" |
| C6 | 230.00' | 117.35' | 116.08' | S 78°05'04" W | 29°13'58" |
| C7 | 230.00' | 126.32' | 124.74' | S 47°44'04" W | 31°28'01" |
| C8 | 12.50' | 19.67' | 17.70' | S 77°05'10" W | 90°10'13" |
| C9 | 170.00' | 361.47' | 297.12' | N 03°05'07" E | 121°49'40" |
| C10 | 15.00' | 14.60' | 14.03' | S 88°06'55" E | 55°46'16" |
| C11 | 65.00' | 125.83' | 107.08' | N 64°18'43" E | 110°55'01" |
| C12 | 65.00' | 95.67' | 87.26' | N 33°18'41" W | 84°19'46" |
| C13 | 65.00' | 109.24' | 96.83' | S 56°22'33" W | 96°17'45" |
| C14 | 15.00' | 14.60' | 14.03' | S 36°06'49" W | 55°46'16" |
| C15 | 230.00' | 87.95' | 87.42' | S 53°02'38" W | 21°54'38" |
| C16 | 230.00' | 100.00' | 99.21' | S 29°37'59" W | 24°54'40" |
| C17 | 230.00' | 100.00' | 99.21' | S 04°43'18" W | 24°54'40" |
| C18 | 230.00' | 100.00' | 99.21' | S 20°11'22" E | 24°54'40" |
| C19 | 230.00' | 101.09' | 100.28' | S 45°14'13" E | 25°11'01" |
| C20 | 12.50' | 19.60' | 17.65' | S 12°55'01" E | 89°50'10" |
| C21 | 170.00' | 278.16' | 248.15' | N 78°52'31" E | 93°44'55" |
| C22 | 280.00' | 52.95' | 52.87' | S 59°40'05" E | 10°50'07" |
| C23 | 280.00' | 112.30' | 111.55' | S 76°34'33" E | 22°58'50" |
| C24 | 12.50' | 18.79' | 17.07' | S 45°00'14" E | 86°07'27" |
| C25 | 445.33' | 109.85' | 109.57' | S 09°00'30" E | 14°07'59" |
| C26 | 445.33' | 124.49' | 124.08' | S 24°04'59" E | 16°00'59" |
| C27 | 445.33' | 100.00' | 99.79' | S 38°31'27" E | 12°51'57" |
| C28 | 445.33' | 101.64' | 101.42' | S 51°29'44" E | 13°04'35" |
| C29 | 445.33' | 108.79' | 108.52' | S 65°01'55" E | 13°59'47" |
| C30 | 445.33' | 29.83' | 29.83' | S 73°56'57" E | 3°50'17" |
| C31 | 12.50' | 13.73' | 13.05' | S 44°25'12" E | 62°55'45" |
| C32 | 605.00' | 60.08' | 60.06' | S 15°48'02" E | 5°41'24" |
| C33 | 605.00' | 99.71' | 99.60' | S 23°22'02" E | 9°26'36" |
| C34 | 605.00' | 107.60' | 107.46' | S 33°11'02" E | 10°11'26" |
| C35 | 605.00' | 111.06' | 110.90' | S 43°32'17" E | 10°31'03" |
| C36 | 12.50' | 15.95' | 14.89' | S 12°14'07" E | 73°07'23" |
| C37 | 230.00' | 107.80' | 106.81' | S 10°53'58" W | 26°51'12" |
| C38 | 230.00' | 101.30' | 100.48' | S 15°08'40" E | 25°14'04" |
| C39 | 230.00' | 81.11' | 80.69' | S 37°51'52" E | 20°12'21" |
| C40 | 17.00' | 26.38' | 23.81' | S 03°30'27" E | 88°55'11" |
| C41 | 12.50' | 20.67' | 18.40' | S 44°33'12" W | 94°45'40" |
| C42 | 385.33' | 153.33' | 152.32' | S 14°13'36" E | 22°47'55" |
| C43 | 385.33' | 144.16' | 143.32' | S 36°20'38" E | 21°26'08" |
| C44 | 385.33' | 147.02' | 146.13' | S 57°59'32" E | 21°51'41" |
| C45 | 385.33' | 46.71' | 46.68' | S 72°23'43" E | 6°56'41" |
| C46 | 12.50' | 23.67' | 20.29' | N 49°51'41" E | 108°30'30" |
| C47 | 605.00' | 146.76' | 146.40' | N 02°33'23" E | 13°53'54" |
| C48 | 12.50' | 18.63' | 16.95' | N 33°11'22" W | 85°23'24" |
| C49 | 230.00' | 39.23' | 39.18' | N 70°59'53" W | 9°46'23" |
| C50 | 230.00' | 82.91' | 82.46' | N 55°47'03" W | 20°39'16" |
| C51 | 230.00' | 80.55' | 80.13' | N 35°25'28" W | 20°03'53" |
| C52 | 230.00' | 69.77' | 69.50' | N 16°42'09" W | 17°22'46" |
| C53 | 12.50' | 17.47' | 16.09' | N 48°03'43" W | 80°05'55" |
| C54 | 12.50' | 15.43' | 14.47' | S 76°14'03" W | 70°44'44" |
| C55 | 230.00' | 128.70' | 127.03' | S 56°53'30" W | 32°03'39" |
| C56 | 12.50' | 17.78' | 16.32' | S 32°09'48" W | 81°31'05" |
| C57 | 170.00' | 199.65' | 188.37' | S 42°14'24" E | 67°17'20" |
| C58 | 12.50' | 18.92' | 17.16' | N 60°45'26" E | 86°42'59" |
| C59 | 605.00' | 3.87' | 3.87' | N 17°34'56" E | 0°21'59" |
| C60 | 12.50' | 21.15' | 18.72' | N 30°42'51" W | 96°57'34" |
| C61 | 655.01' | 123.47' | 123.29' | N 73°47'36" W | 10°48'02" |
| C62 | 12.50' | 16.50' | 15.32' | S 55°34'15" W | 75°36'38" |
| C63 | 545.00' | 736.01' | 681.34' | S 20°55'22" E | 77°22'36" |
| C64 | 605.00' | 28.71' | 28.71' | N 58°15'06" W | 2°43'08" |
| C65 | 12.50' | 21.55' | 18.98' | S 73°43'01" W | 98°46'53" |
| C66 | 170.00' | 214.50' | 200.55' | S 11°49'14" E | 72°17'38" |
| C67 | 17.00' | 32.18' | 27.59' | N 77°48'04" E | 108°27'47" |
| C68 | 220.00' | 15.40' | 15.40' | N 21°33'50" E | 4°00'41" |
| C69 | 17.00' | 23.49' | 21.67' | N 20°01'37" W | 79°10'12" |
| C70 | 17.00' | 26.39' | 23.82' | N 12°28'30" W | 88°57'17" |
| C71 | 17.00' | 27.01' | 24.26' | S 77°31'28" W | 91°02'49" |
| C72 | 804.97' | 86.85' | 86.81' | N 20°39'10" W | 6°10'54" |
| C73 | 519.98' | 508.12' | 488.15' | N 45°33'24" W | 55°59'20" |
| C74 | 404.99' | 211.86' | 209.45' | N 45°05'12" W | 29°58'24" |
| C75 | 804.97' | 89.30' | 89.25' | N 26°55'18" W | 6°21'21" |

| R/W LINE TABLE | | |
|----------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 88°03'58" W | 232.56 |
| L2 | N 88°03'58" W | 67.50 |
| L3 | N 54°15'02" W | 87.28 |
| L4 | S 32°00'03" W | 7.50 |
| L5 | N 57°49'43" W | 52.39 |
| L6 | N 63°59'57" E | 24.04 |
| L7 | N 63°59'57" E | 31.07 |
| L8 | S 63°59'57" W | 24.68 |
| L9 | S 63°59'57" W | 30.44 |
| L10 | S 57°50'06" E | 52.64 |
| L11 | S 32°00'03" W | 126.96 |
| L12 | N 32°00'03" E | 167.71 |
| L13 | N 32°00'03" E | 53.47 |
| L14 | S 54°15'02" E | 87.28 |
| L15 | S 88°03'58" E | 52.28 |
| L16 | S 75°53'04" E | 255.87 |
| L17 | S 24°19'35" W | 177.72 |
| L18 | S 47°58'03" E | 40.58 |
| L19 | S 47°58'03" E | 151.43 |
| L20 | S 40°57'08" W | 188.20 |
| L21 | N 88°06'39" W | 157.52 |
| L22 | S 75°53'04" E | 86.72 |
| L23 | S 75°53'04" E | 133.42 |
| L24 | N 75°53'04" W | 103.48 |
| L25 | N 75°53'04" W | 64.66 |
| L26 | N 68°23'35" W | 108.09 |
| L27 | S 75°53'04" E | 167.16 |
| L28 | N 17°45'56" E | 172.73 |
| L29 | S 17°45'56" W | 188.75 |
| L30 | S 59°36'40" E | 224.10 |
| L31 | N 59°36'40" W | 229.31 |
| L32 | S 24°19'35" W | 158.36 |
| L33 | S 47°58'03" E | 180.96 |
| L34 | N 19°33'29" E | 313.56 |
| L35 | N 17°33'44" W | 119.81 |
| L36 | N 73°33'04" W | 137.51 |
| L37 | N 30°06'01" W | 42.87 |

BUCHANAN COUNTY
INDUSTRIAL DEVELOPMENT
AUTHORITY
INST. # 050004019



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Terra Tech
ENGINEERING SERVICES, P.C.
P.O. Box 1063
Grundy, VA 24614
(606) 939-4931

**SOUTHERN GAP
PHASE 1A SUBDIVISION**
BUCHANAN COUNTY I.D.A.
P.O. BOX 1072
GRUNDY, VA 24614

| SHEET TITLE | | PLAT | |
|---------------|----------|---------------------|--------|
| PROJECT NO. | 05-19 | DRAWING ISSUED FOR: | DESIGN |
| SCALE: | N.T.S. | REVIEW & COMMENT: | DATE |
| DRAWING DATE: | 09/29/10 | CODE REVIEW ONLY: | DESIGN |
| DRAWN BY: | GBB/BA | BIDDING OR PRICING: | DESIGN |
| DESIGNED BY: | GBB | CONSTRUCTION: | DESIGN |
| APPROVED BY: | GBB | AS BUILT OR RECORD: | DESIGN |

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