

260000333 Bk 70 P 9

**BOUNDARY LINE ADJUSTMENT AND BOUNDARY SURVEY FOR
JAMES RIVER BASIN CANOE LIVERY LIMITED
TOWN OF BUCHANAN
BOTETOURT COUNTY, VIRGINIA
GREEN FOREST JOB # GF02350
REVISION 1, JANUARY 20, 2026
SHEET 1 OF 2**



VICINITY MAP (GOOGLE MAPS)
1" = 1000'

A PORTION OF THIS PROPERTY LIES WITHIN OR ADJACENT TO THE TRAVELED WAY OF LOWE STREET, AN ALLEY AND MAIN STREET (ROUTE 11) AND, IS SUBJECT TO ANY PUBLIC OR DEEDED RIGHTS NORMALLY ASSOCIATED WITH A ROAD AND, OTHER RIGHTS OR RESTRICTIONS REVEALED BY A TITLE REPORT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT, NECESSARILY, INDICATE OR SHOW ALL ENCUMBRANCES OR IMPROVEMENTS ON THE PROPERTY.

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA. THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 12:48 O'CLOCK P. m. ON THIS 29 DAY OF Jan, 20 26
TESTE: Tommy L. Moore, CLERK
BY: Choverstump
CLERK, deputy

ALL PROPERTIES SHOWN ON THIS PLAT ARE ZONED (TR) TRADE.

BUILDING SETBACKS:
0-FT. FRONT
0 FT. SIDES
30 FT. REAR

EXISTING PUBLIC WATER AND SEWER

CLAUDINE RHODES STUMP
NOTARY PUBLIC
REGISTRATION # 00289597
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT. 31, 2028

OWNER'S STATEMENT:

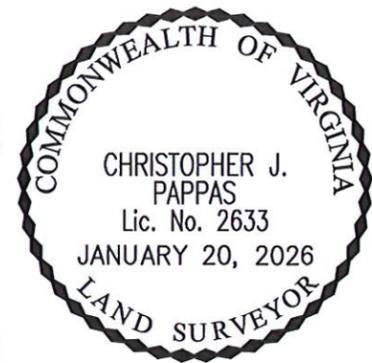
KNOW ALL MEN BY THESE PRESENTS TO WIT: THAT JAMES RIVER BASIN CANOE LIVERY LIMITED IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT # 250004251, DATED NOVEMBER 26, 2025, PLAT BOOK 69 PAGE 35 & 36 IN INSTRUMENT #080006106 DATED DECEMBER 3, 2008, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF BOTETOURT, VIRGINIA. THE SAID OWNER CERTIFIES THAT THE SUBDIVISION AND EASEMENTS, AS SHOWN HEREON, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY WITNESS THE SIGNATURE AND SEAL OF SAID OWNER:

John T Mays 1-28-2026
JOHN THOMAS MAYS DATE
(OWNER OF JAMES RIVER BASIN CANOE LIVERY LIMITED)

NOTARY'S STATEMENT

COMMONWEALTH OF VIRGINIA, COUNTY OF BOTETOURT, TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 28 DAY OF January, 2026, BY
JOHN THOMAS MAYS.
MY COMMISSION EXPIRES:

Claudine Rhodes Stump
NOTARY PUBLIC



I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PROPERTY WAS CONVEYED TO JAMES RIVER BASIN CANOE LIVERY LIMITED BY INSTRUMENT # 250004251 & 080006106 AND IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA.

Chris Pappas 1/20/2026
CHRISTOPHER J. PAPPAS, L.S. #2633 DATE

THE BOUNDARY LINE ADJUSTMENT AS SHOWN HEREON, IS APPROVED AND MAY BE ADMITTED TO RECORD.

JM 01/28/26
TOWN OF BUCHANAN SUBDIVISION AGENT DATE

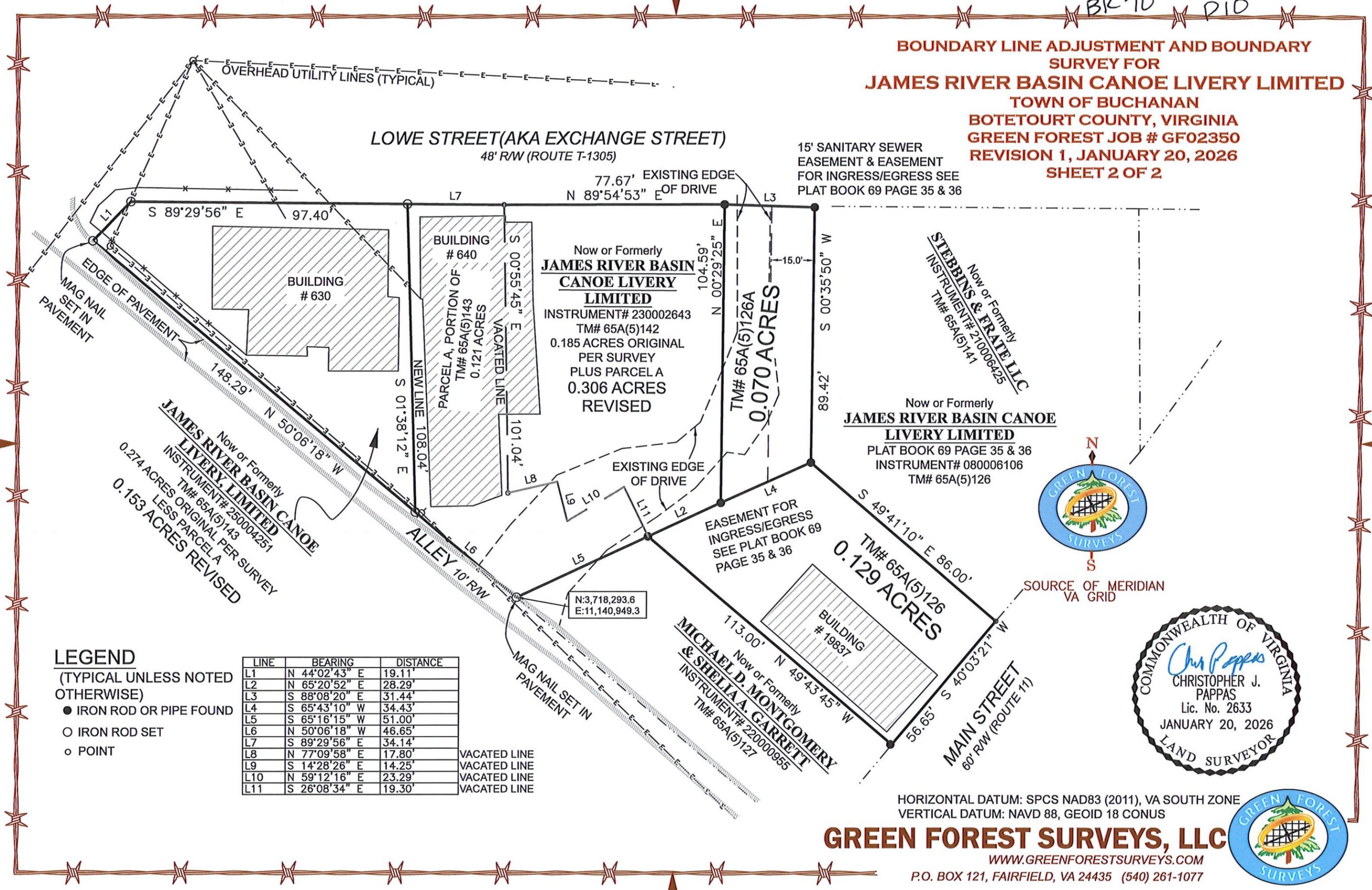
HORIZONTAL DATUM: SPCS NAD83 (2011), VA SOUTH ZONE
VERTICAL DATUM: NAVD 88, GEOID 18 CONUS

GREEN FOREST SURVEYS, LLC
WWW.GREENFORESTSURVEYS.COM
P.O. BOX 121, FAIRFIELD, VA 24435 (540) 261-1077



BK 70 P10

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GREEN FOREST JOB # GF02350
REVISION 1, JANUARY 20, 2026
SHEET 2 OF 2**



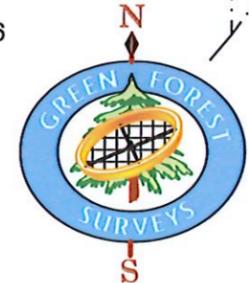
Now or Formerly
JAMES RIVER BASIN CANOE LIVERY LIMITED
INSTRUMENT# 230002643
TM# 65A(5)142
0.185 ACRES ORIGINAL
PLUS PARCELA
0.306 ACRES
REVISED

Now or Formerly
JAMES RIVER BASIN CANOE LIVERY LIMITED
PLAT BOOK 69 PAGE 35 & 36
INSTRUMENT# 080006106
TM# 65A(5)126

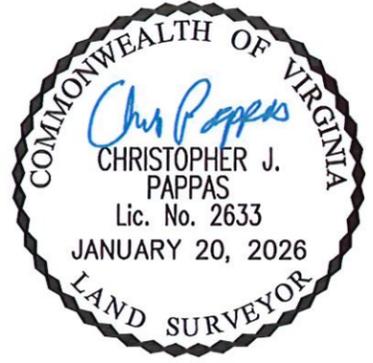
Now or Formerly
JAMES RIVER BASIN CANOE LIVERY LIMITED
INSTRUMENT# 250004251
TM# 65A(5)143
0.274 ACRES ORIGINAL PER SURVEY
LESS PARCELA
0.153 ACRES REVISED

Now or Formerly
MICHAEL D. MONTGOMERY & SHELLA A. GARRETT
INSTRUMENT# 220000955
TM# 65A(5)127

Now or Formerly
STEBBINS & FRATE LLC
INSTRUMENT# 210006425
TM# 65A(5)141



SOURCE OF MERIDIAN
VA GRID



LEGEND
(TYPICAL UNLESS NOTED OTHERWISE)
● IRON ROD OR PIPE FOUND
○ IRON ROD SET
○ POINT

LINE	BEARING	DISTANCE	NOTES
L1	N 44°02'43" E	19.11'	
L2	N 65°20'52" E	28.29'	
L3	S 88°08'20" E	31.44'	
L4	S 65°43'10" W	34.43'	
L5	S 65°16'15" W	51.00'	
L6	N 50°06'18" W	46.65'	
L7	S 89°29'56" E	34.14'	
L8	N 77°09'58" E	17.80'	VACATED LINE
L9	S 14°28'26" E	14.25'	VACATED LINE
L10	N 59°12'16" E	23.29'	VACATED LINE
L11	S 26°08'34" E	19.30'	VACATED LINE

HORIZONTAL DATUM: SPCS NAD83 (2011), VA SOUTH ZONE
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