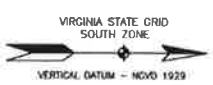


PLAT OF SURVEY
SHOWING
BOUNDARY LINE ADJUSTMENT
PREPARED FOR
**BLUE RIDGE MOUNTAINS
COUNCIL INCORPORATED,
BOY SCOUTS OF AMERICA**

LOCATED IN
INGLES MAGISTERIAL DISTRICT
PULASKI COUNTY, VIRGINIA
FEBRUARY 19, 2024
SCALE 1" = 100'



LEGEND
IRS = IRON ROD SET
IRF = IRON ROD FOUND
SP = UTILITY POLE



Now or Formerly
LACY W. WRIGHT, JR.
& OTHERS
WILL 2011-172
TAX No. 075-1-16

Now or Formerly
APPALACHIAN POWER CO.
DB 51, PG 267
(NO TAX No.)

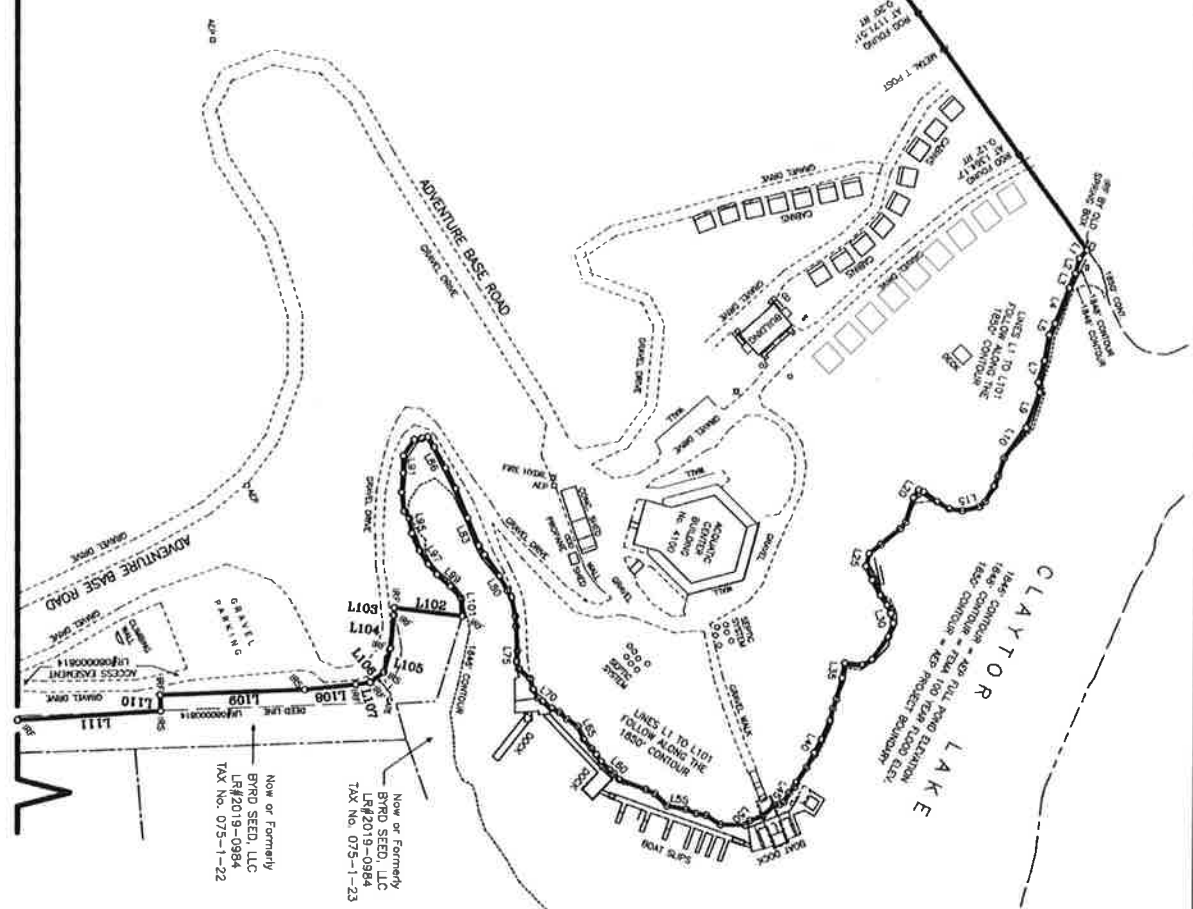
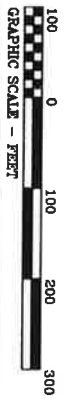
Now or Formerly
FRANKLIN REAL ESTATE CO.
DB 41, PG 231-35
TAX No. 075-1-1-35

TAX No. 075-1-21

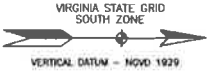
63.401 AC.
+ 0.082 AC.
63.483 ACRES
66.519

MATCH LINE SEE SHEET 2

CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
ROCKY MOUNT, VIRGINIA 24151
540-489-3580



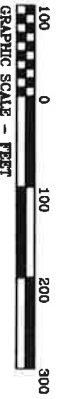
MATCH LINE SEE SHEET 3



Now or Formerly
LACY W. WRIGHT, JR.
& OTHERS
WILL 2011-0172
TAX No. 075-1-16

TAX No. 075-1-21
63.401 AC.
+ 0.082 AC.
63.483 ACRES

TAX No. 075-1-19
4.713 AC.
- 0.082 AC.
4.631 ACRES



LEGEND
IRS = IRON ROD SET
IRF = IRON ROD FOUND
S = UTILITY POLE

CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P.O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-468-3650

VA RTE 663 40' R/W
OWENS ROAD

0.082 AC.

A PORTION OF
TAX No. 075-1-19 TO
BECOME PART & PARCEL
WITH TAX No. 075-1-21

Now or Formerly
RICHARD A. CLAYTON
CO-TRUSTEE
LRA2010-2351
TAX No. 075-1-20

Now or Formerly
RICHARD A. CLAYTON
CO-TRUSTEE
LRA2010-2351
TAX No. 075-1-20

Now or Formerly
WILLIAM & MARGARET
WOODS
LRA2023-0574
TAX No. 075-1-45

Now or Formerly
BYRD SEED, LLC
LRA2019-0386
TAX No. 075-1-22

**68.114 ACRES TOTAL
SURVEYED**

PLAT OF SURVEY
SHOWING
BOUNDARY LINE ADJUSTMENT
PREPARED FOR
**BLUE RIDGE MOUNTAINS
COUNCIL INCORPORATED,
BOY SCOUTS OF AMERICA**

LOCATED IN
INGLES MAGISTERIAL DISTRICT
PULASKI COUNTY, VIRGINIA
FEBRUARY 19, 2024
SCALE 1" = 100'

SHEET
2 OF 3
FIELD BK 800, JOB NO. 24032, DRAWING No. C-4805

CURRENT OWNER / TITLE SOURCE

SHAH DEVELOPMENT LLC

REFERENCE:

- TAX No. 075-1-21 (ZONED AGRICULTURAL)
INSTRUMENT #202401411
PLAT INSTR 202401407, 202401408, 202401409

- TAX No. 075-01-19 (ZONED AGRICULTURAL)
INSTRUMENT #202401411
PLAT INSTR 202401407, 202401408, 202401409

NOTES:

ALL IRON RODS SET ARE 5/8" REBAR.
THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE REPORT AND THEREFORE
MAY NOT INDICATE ALL ENCUMBRANCES
UPON THE PROPERTY.
THIS IS TO CERTIFY THAT THE PROPERTY
SHOWN HEREON IS NOT LOCATED WITHIN
THE 100 YEAR FLOOD ZONE AS DETERMINED BY THE
DEPARTMENT OF HOUSING AND SECURITY AND F.E.M.A.
ZONE X, FIRM 5115600170E, DATED 1-11-24
THIS IS TO CERTIFY THAT ON AUGUST 14
2024, AN ACCURATE SURVEY WAS MADE OF THE
PREMISES SHOWN HEREON AND THAT THERE
ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE
ON THE GROUND OTHER THAN THOSE SHOWN
HEREON.

THE PARCELS SHOWN ARE CURRENTLY ZONED: AGRICULTURE
WATER AND SEWER SYSTEMS.
IF THERE IS A CEMETERY OR ANY MARKER FOR
THE IDENTIFICATION OF BURIED HUMAN REMAINS,
WE DID NOT FIND IT DURING THE COURSE OF THIS SURVEY.

SURVEYOR STATEMENT / SOURCE OF TITLE

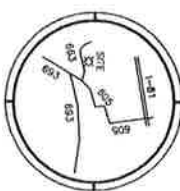
I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY
KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH
THE REQUIREMENTS OF THE BOARD OF SURVEYORS,
GEORGETOWN, AND REGULATIONS OF PULASKI COUNTY,
VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS
WITHIN THE COUNTY, GIVEN UNDER MY HAND THIS 14TH
DAY OF AUGUST, 2024.

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS
THE PROPERTY ACQUIRED BY SHAH DEVELOPMENT LLC
BY AN INSTRUMENT DATED MAY 23, 2024, AND RECORDED AS
INSTRUMENT NUMBER 202401411 AND IS RECORDED IN THE
CLERK'S OFFICE OF THE CIRCUIT CLERK OF PULASKI
COUNTY, VIRGINIA.
SAID LAND BEING THE LAST INSTRUMENT IN THE
CHAIN OF TITLE TO SAID PROPERTY.

JAMES T. RIDDLE, J.S. LICENSE No. 2162 DATE 8-14-24



CORNERSTONE LAND SURVEYING, INC.
550 SOUTH MAIN STREET
P.O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590



LOCATION MAP

TAX No. 075-1-21
63.483 AC.
+ 3.036 AC.
66.519 AC.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH BEARING
C-1	506.56'	83.10'	164.72'	18°40'08"	164.00'	N 79°58'13" W
C-2	1386.77'	88.72'	173.22'	7°08'47"	173.11'	N 89°52'31" W
C-3	2216.77'	46.79'	83.57'	2°24'59"	83.57'	S 87°46'34" W

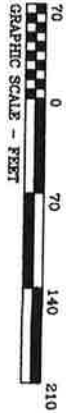
3.036 AC.
A PORTION OF
TAX No. 075-1-19
TO BECOME PART & PARCEL
WITH TAX No. 075-1-21

VA ROUTE 663 40' R/W
OWENS ROAD

APPROVAL & ACCEPTANCE
THIS SUBDIVISION / LOT LINE REVISION PLAT MEETS
ALL OF THE REQUIREMENTS OF THE PULASKI COUNTY
UNIFIED DEVELOPMENT ORDINANCE AS OF THE
DATE THIS PLAT WAS APPROVED AND SIGNED.

United Development Ordinance Administrator DATE

LEGEND
IRS = IRON ROD SET
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND



OWNER CERTIFICATE & NOTARIZATION
I, David H. HARRIS, Authorized Representative for
SHAH Development LLC, do hereby certify that the Boundary
Line Adjustment or Re-subdivision of Tax Parcel 075-1-19 and Tax
Parcel 075-1-21 as appears on this plat, is with the free consent and
in accordance with the desire of the undersigned owner, and the old
lot lines as shown are hereby vacated.
SHAH Development LLC
Authorized Representative Title Date 8/12/24
STATE OF VIRGINIA
COUNTY OF PULASKI
I, JAMES T. RIDDLE, a Notary Public in and for the
aforesaid State do hereby certify that David H. HARRIS, whose
name is signed to the foregoing writing, has personally appeared
before me and acknowledged the same in my aforesaid jurisdiction
on this 12th day of August 2024.
My Commission Expires 01/20/2028
Notary Public



PLAT OF SURVEY
BOUNDARY LINE ADJUSTMENT
PREPARED FOR
SHAH DEVELOPMENT LLC
LOCATED IN
INGLES MAGISTERIAL DISTRICT
PULASKI COUNTY, VIRGINIA
AUGUST 14, 2024
SCALE 1" = 70'

FIELD BK 800, JOB No. 24237, DRAWING No. C-5047