

Instrument Control Number
14001013

**Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A**

[ILS VLR Cover Sheet Agent 1.0.66]

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Date of Instrument: [2/18/2014]
Instrument Type: [PM]
Number of Parcels [1]
Number of Pages [2]
City County [Montgomery County] (Box for Deed Stamp Only)

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[Investment Co. of Virgini]	[]	[]	[]
[]	[]	[]	[]

First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
[Investment Co. of Virgini]	[]	[]	[]
[]	[]	[]	[]

Grantee Address (Name) [Investment Co. of Virginia, Inc.]
(Address 1) [10 W. Main St.]
(Address 2) []
(City, State, Zip) [Christiansburg] [VA] [24073]
Consideration [0.00] Existing Debt [0.00] Assumption Balance [0.00]

Prior Instr. Recorded at: City County [] Percent. in this Juris. [100]
Book [] Page [] Instr. No []
Parcel Identification No (PIN) [032702]
Tax Map Num. (if different than PIN) [#466-A-8C]
Short Property Description []
Current Property Address (Address 1) []
(Address 2) []
(City, State, Zip) [] [] []

Instrument Prepared by [Fink Engineering]
Recording Paid for by [Investment Co. of Virginia, Inc.]
Return Recording to (Name) [Investment Co. of Virginia, Inc.]
(Address 1) [10 W. Main St.]
(Address 2) []
(City, State, Zip) [Christiansburg] [VA] [24073]
Customer Case ID [] [] []

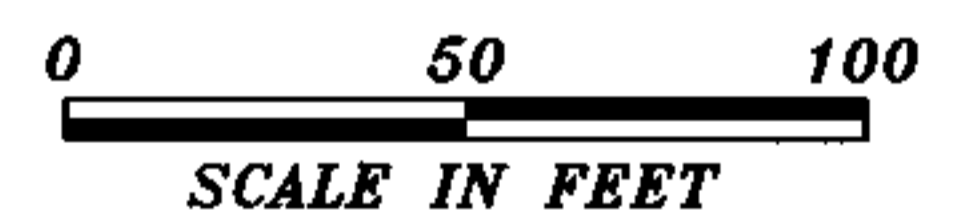
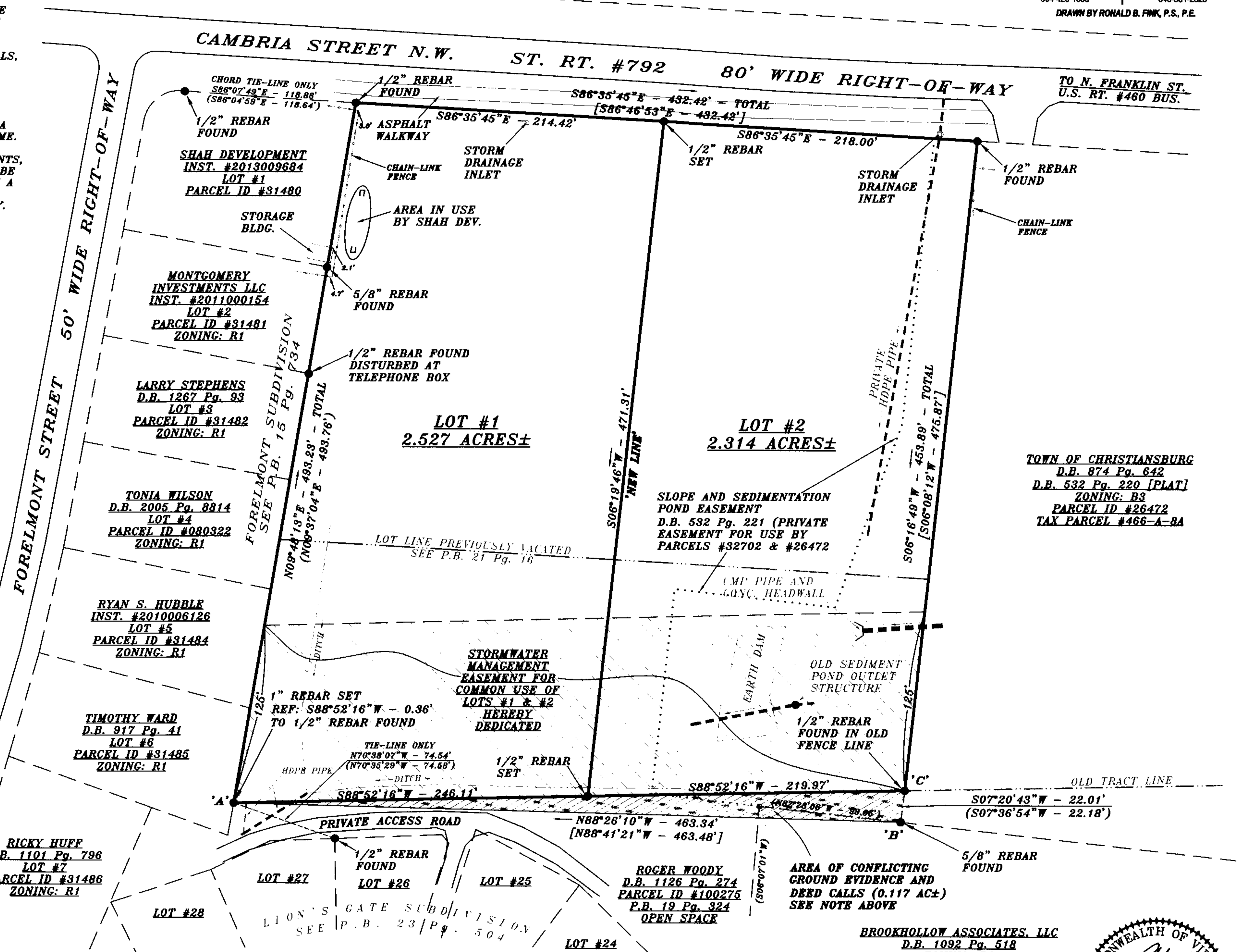


BEARINGS ADJ. VA STATE PLANE COORD. SYSTEM
NAD 83 - GRID NORTH - SOUTH ZONE

FINK ENGINEERING & LAND SURVEYING, LLC
 414 THORN ST. PRINCETON, WV 24740 304-425-1805
 16 EAST MAIN ST. CHRISTIANSBURG, VA 24073 540-381-2626
 DRAWN BY RONALD B. FINK, P.S., P.E.

NOTE:
 THIS SURVEY WAS RUN ACCORDING TO D.B. 532 Pg. 211, D.B. 532 Pg. 217, D.B. 1092 Pg. 518, D.B. 1126 Pg. 274, P.B. 4 Pg. 125, P.B. 4 Pg. 167, P.B. 13 Pg. 167, P.B. 15 Pg. 355, P.B. 15 Pg. 734, P.B. 19 Pg. 325, P.B. 23 Pg. 504 AND EXISTING GROUND EVIDENCE. IT IS NOT THE INTENT OF THIS SURVEY TO DISCLOSE RIGHT OF WAYS, EASEMENTS OR OUTCONVEYANCES OF RECORD. THIS SURVEY IS SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS OR OUTCONVEYANCES OF RECORD. CALLS IN PARENTHESIS ARE DEED CALLS OR MAP CALLS, OR WERE REDUCED FROM THE SAME. CALLS IN BRACKETS ARE FROM P.B. 21 Pg. 16. ALL STRUCTURES, UTILITIES, AND TOPOGRAPHIC FEATURES ARE OF APPROXIMATE LOCATION ONLY, AND MAY NOT BE SHOWN IN COMPLETE DETAIL. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A LAWYERS TITLE REPORT AND IS SUBJECT TO THE SAME. IT IS ADVISED THAT A LAWYERS TITLE REPORT BE COMPLETED TO REVEAL ANY RIGHT OF WAYS, EASEMENTS, OR OUTCONVEYANCES OF RECORD, SO THE SAME CAN BE PROPERLY SURVEYED AND MAPPED, AND SHOWN UPON A REVISED PLAT. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY.

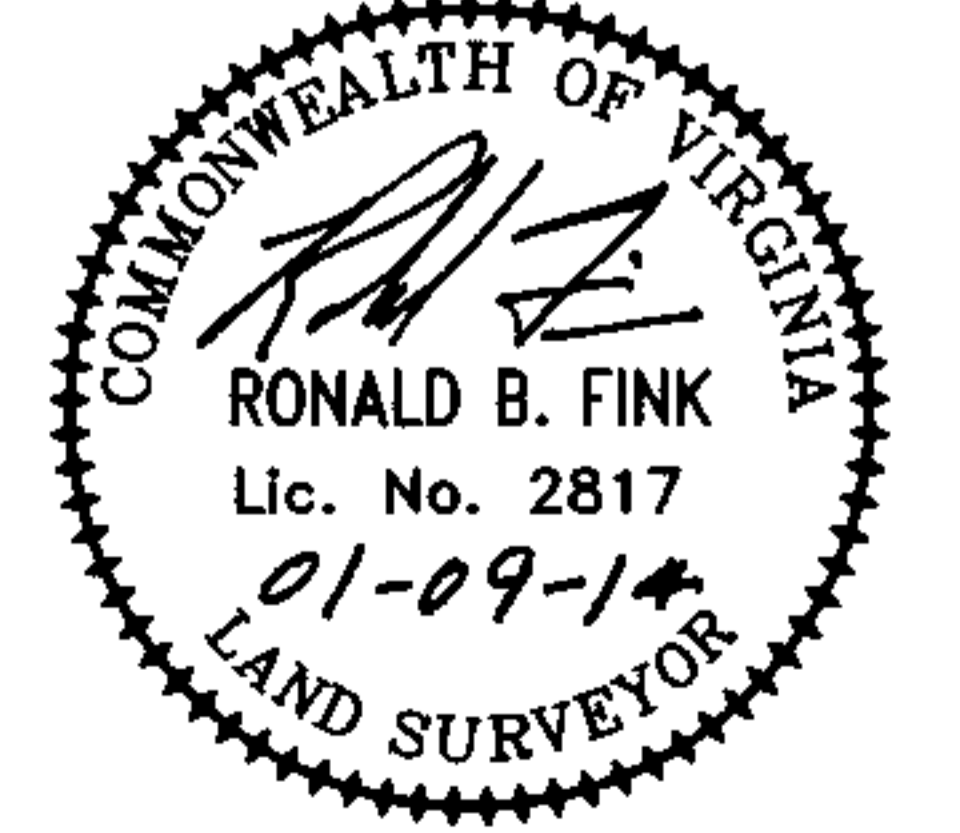
NOTE:
 THE AREA OF CONFLICTING GROUND EVIDENCE AND DEED CALLS SHOWN BELOW IS THE RESULT OF THE SUBJECT PROPERTY'S DEED DESCRIPTION AND ASSOCIATED PLAT (P.B. 21 Pg. 16) DEFINING THE SOUTHERN LINE AS BEING BETWEEN POINTS 'A' AND 'B', WHEREAS A PRIOR CONVEYANCE IN D.B. 1126 Pg. 274 TO ROGER WOODY, HAD DEFINED THE COMMON LINE BETWEEN POINTS 'A' AND 'C', ALONG AN OLD DEEDED TRACT LINE (SEE P.B. 19 Pg. 324). DUE TO THE FACT THAT THE ADJOINING LAND OWNERS (ALSO SEE BROOKHOLLOW ASSOCIATES LLC D.B. 1092 PG. 518) HAD BEEN CONVEYED THE PROPERTY TO THE SOUTH OF LINE 'A'-'C' PRIOR TO THE CONVEYANCE OF THE SUBJECT PROPERTY AS CURRENTLY DEEDED, IT IS MY OPINION THAT THE ADJOINING OWNER ARE SENIOR IN TITLE. THIS OVERLAP WAS APPARENTLY CREATED WITH THE SURVEY RECORDED IN P.B. 21 Pg. 16 AND THE SUBSEQUENT DEED BY IDENTIFYING THE SOUTHEAST PROPERTY CORNER AS THE COMMON CORNER OF THE TOWN OF CHRISTIANSBURG PROPERTY AND THE BROOKHOLLOW PROPERTY (POINT 'B'), INSTEAD OF IDENTIFYING THIS CORNER AS BEING POINT 'C' AS PREVIOUSLY CONVEYED TO IN D.B. 1126 Pg. 274. IT IS ADVISED THAT THIS PLAT BE RECORDED WITH A DEED OF CORRECTION TO SHOW THE ACTUAL PROPERTY LINES AND CLARIFY THE TITLE TO THE SUBJECT PROPERTY.



LEGEND	
---	= ADJOINING PROPERTY LINES
- - - -	= EXISTING STORM DRAINAGE LINES
- . - . -	= EXISTING DITCH LINE
---	= OLD LOT LINE
---	= VACATED LOT LINE
- . - . -	= EXISTING SLOPE AND SEDIMENT POND EASEMENT

PLAT OF SURVEY

SHOWING THE SUBDIVISION OF THE INVESTMENT CO. OF VIRGINIA, INC. PROPERTY, BEING THE PROPERTY DESCRIBED IN INST. #2010001224, SITUATE ON THE WATERS OF CRAB CREEK IN THE TOWN OF CHRISTIANSBURG, ON CAMBRIA STREET, ST. RT. #792, RINER MAGISTERIAL DIST., MONTGOMERY CO. VA., SCALE 1"=50', SURVEYED 10/01/13 BY RONALD B. FINK L.S., 16 EAST MAIN STREET, CHRISTIANSBURG, VA 24073.



NOTES:

1. PROPERTY OWNER:
INVESTMENT CO. OF VIRGINIA, INC.
10 W. MAIN STREET
CHRISTIANSBURG, VA 24073
LEGAL REFERENCE: INST. #2010001224
PARCEL #032702:
2. ZONING DISTRICT B3-GERNERAL BUSINESS
SETBACKS:
FRONT: 30'
SIDE: 20' - ADJACENT R1 AND NOT WITHIN EASEMENTS
SIDE: 0' - ADJACENT B3 AND NOT WITHIN EASEMENTS
REAR: 20' - ADJACENT R3 AND NOT WITHIN EASEMENTS
3. REF. P.B. 21 Pg. 16
4. TAX PARCEL #466-A-8C
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A LAWYERS TITLE REPORT.
6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
7. THE ENTIRE AREA OF PARCEL #032702 IS SHOWN ON THIS PLAT WITH NO RESIDUAL ACREAGE.
8. CALLS IN PARENTHESIS ARE DEED CALLS OR MAP CALLS.
9. THE NEW PARCELS WILL BE SERVICED BY PUBLIC SEWER SERVICE. PUBLIC WATER SERVICE EXTENSION WILL BE REQUIRED BY THE OWNER.
10. THE SUBJECT PARCEL IS SHOWN AS BEING IN ZONE UNSHADED X ON FEMA PANNEL 51121C0143C DATED 09/25/2009.
11. NO EVIDENCE OF ANY GRAVE OR STUCTURE MARKING A PLACE OF BURIAL WERE OBSERVED ON THE PARCEL.
12. PROPERTY CORNERS ARE 1/2" REBAR SET UNLESS OTHERWISE NOTED.
13. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND

SOURCE OF TITLE:

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THE HEREON SHOWN SUBDIVISION PLAT IS THE PROPERTY DESCRIBED IN INST. 20100001224 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA, SAID DEED BEING THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO THE SUBJECT PROPERTY.

Ronald B. Fink 01-09-14
RONALD B. FINK, L.S. #2817 DATE

SURVEYORS CERTIFICATE & CONFORMING STATEMENT:

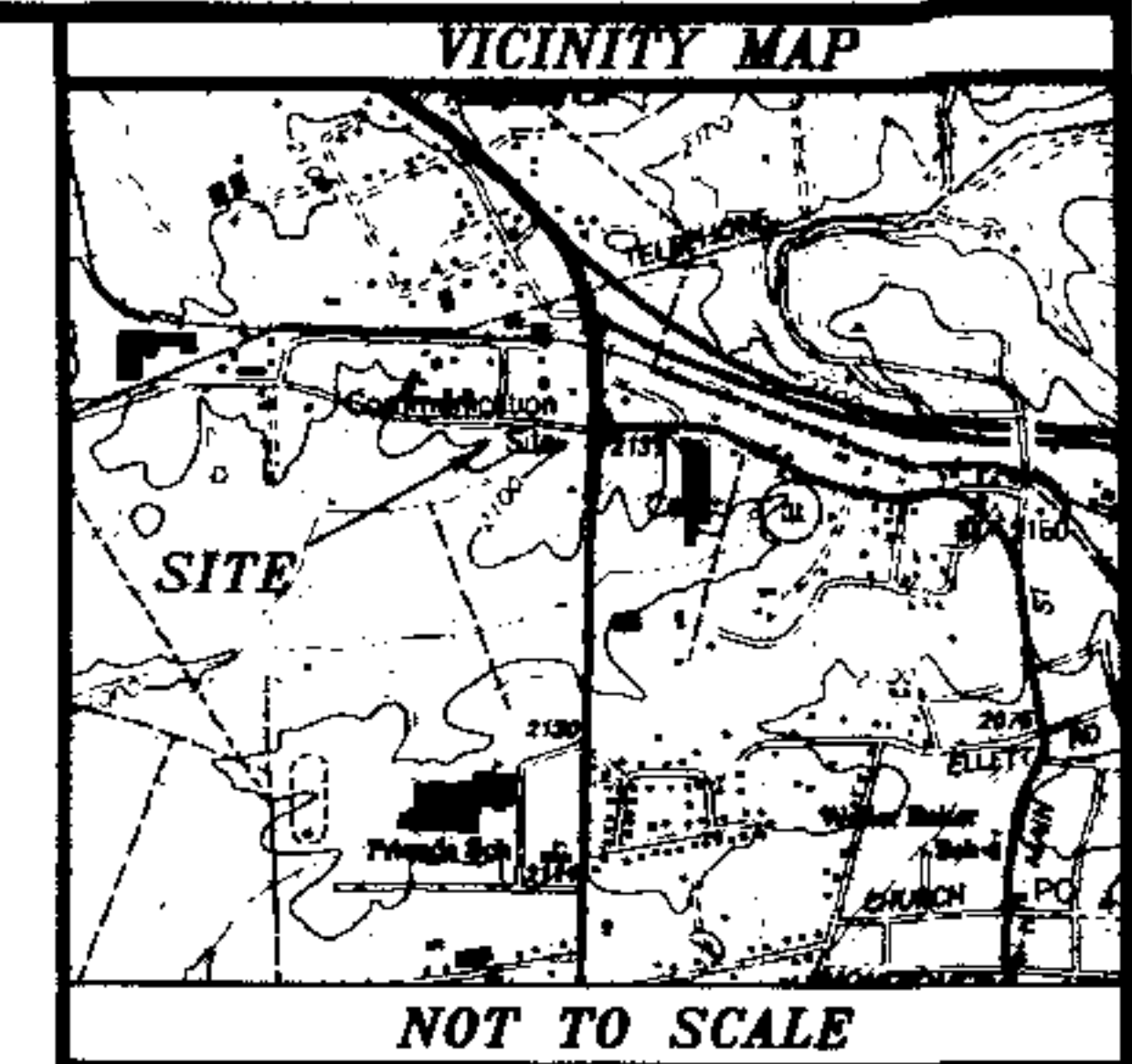
I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS; THAT THE MONUMENTS SHOWN HEREON HAVE ACTUALLY BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN; THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH THE THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCE OF THE TOWN OF CHRISTIANSBURG, VIRGINIA, AS APPLICABLE.

Ronald B. Fink 01-09-14
RONALD B. FINK, L.S. #2817 DATE

Dns. No. 14001013
VIRGINIA: In the Office of the Circuit Court of Montgomery County
18th day of Feb, 2014. The foregoing
instrument was this day presented in said Office and with certificate
annexed admitted to record at 1:45 o'clock P.M.

Teste:
ERICA W. WILLIAMS, Clerk
By Erica Williams

LOT DATA TABLE		
BEFORE SUBDIVISION		
PARCEL	ACREAGE	SOURCE
466-A-8C	4.841	INST. #2010001224
AFTER SUBDIVISION		
LOT	ACREAGE	
1	2.527	
2	2.314	



OWNERS CONSENT STATEMENT:

THIS IS TO CERTIFY THAT THE HEREON SHOWN SUBDIVISION AND STORM WATER MANAGEMENT EASEMENT HAS BEEN PREPARED WITH THE FREE CONSENT OF AND IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

Joseph L. Simmons 1-10-14
JOSEPH L. SIMMONS - INVESTMENT CO. OF VIRGINIA., INC. DATE

NOTARY'S STATEMENT:

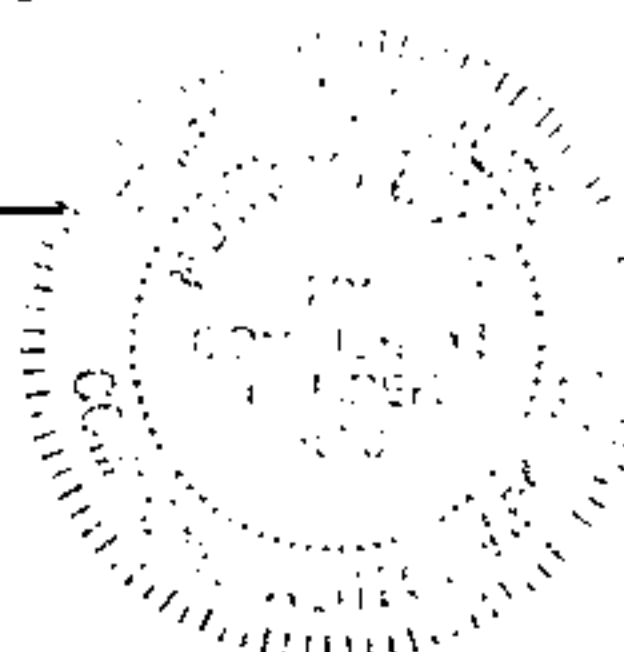
STATE OF: Virginia
CITY/COUNTY OF: Montgomery

TO WIT:
I, Tammy L. Shles, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT

Joseph L. Simmons
SIGNED TO THE FOREGOING WRITING BEARING DATE OF 1-10-2014
HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: 11-30-2017 GIVEN UNDER MY HAND THIS THE 10 DAY OF January, 2014.

Tammy L. Shles 1-10-14
NOTARY PUBLIC DATE

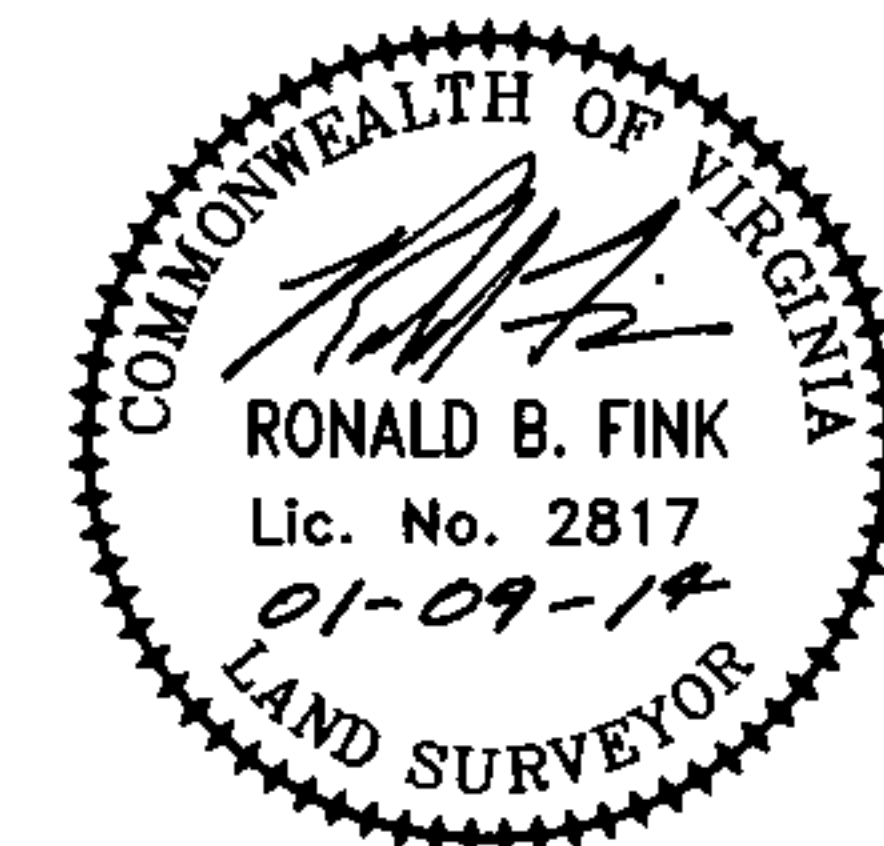


APPROVAL AND ACCEPTANCE:

THE HEREON SHOWN "SUBDIVISION OF THE INVESTMENT CO. OF VIRGINIA, INC. PROPERTY" DATED 10/01/13, HAS BEEN SUBMITTED TO AND APPROVED BY THE TOWN OF CHRISTIANSBURG, VIRGINIA, PER TOWN OF CHRISTIANSBURG SUBDIVISION CODE SECTION 26-6. APPROVAL HEREOF BY TOWN COUNCIL SHALL NOT BE CONSTRUED AS AFFECTING VESTED RIGHTS OF ANY PARTY.

Randy Winfield 1-13-14
SUBDIVISION AGENT DATE

Michael Barber 1-13-14
MAYOR DATE



FINK ENGINEERING & LAND SURVEYING, LLC

414 THORN ST. 16 EAST MAIN ST.
PRINCETON, WV 24740 CHRISTIANSBURG, VA 24073
304-425-1605 540-381-2626

DRAWN BY RONALD B. FINK, L.S., P.E.