NOTES:

1. **CURRENT OWNERS & LEGAL REFERENCES:**
   TAX PARCEL NO. 56-1-54, ACCT. NO.: R005678 AND TAX PARCEL NO. 56-1-54A, ACCT. NO.: R005679
   RDL SOLUTIONS, INC, INSTR. #202204600, P.C. 1, SL. 320, PG. 4
   SITE ADDRESS: DOMINION DR. DUBLIN, VA 24084
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
3. THIS PLAT WAS BASED ON AN ACTUAL FIELD SURVEY AND RECORD INFORMATION USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD. FURTHERMORE, TAX PARCELS #56-1-55, #56-1-61 & #56-9-236 WERE NOT COMPLETELY SURVEYED DURING THIS SURVEY. THE AREA CALCULATIONS MAY VARY IF A FULL SURVEY OF THE AFOREMENTIONED PARCELS ARE COMPLETED.
4. THE AREA SHOWN HEREON IS LOCATED WITHIN FLOOD HAZARD ZONE 'X' (UNSHADED) FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAPS #51155C0050G DATED SEPTEMBER 26, 2008.
5. THE SUBJECT PROPERTIES ARE ZONED PULASKI COUNTY (I) INDUSTRIAL SETBACK REQUIREMENTS ARE AVAILABLE FROM THE PULASKI COUNTY UNIFIED DEVELOPMENT ORDINANCE.
6. PROPERTY WILL BE SERVED BY PUBLIC SEWER AND WATER.
7. NO GRAVES OR PLACES OF BURIAL FOUND WHILE CONDUCTING FIELDWORK, UNLESS OTHERWISE SHOWN HEREON.

OWNER'S STATEMENT:

THE "BOUNDARY LINE REVISION AND VACATION OF TAX PARCELS #56-1-54, #56-1-54A, #56-1-55, #56-1-61 & #56-9-236" AS APPEARS IN THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

REPRESENTATIVE OF RDL SOLUTIONS, LLC — DATE: 7-11-23

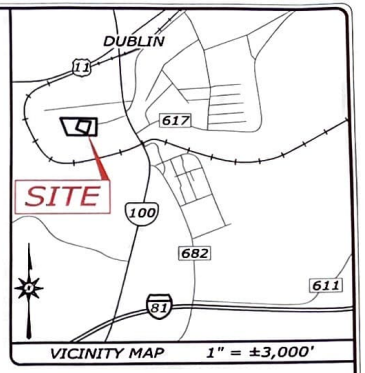
NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY / CITY OF Pulaski
I, Debra Skewes, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS 11 DAY OF July, 2023
MY COMMISSION EXPIRES: 12.31.25

NOTARY PUBLIC

DEBRA K. SKEWES
NOTARY PUBLIC
REG. #7935709
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2025

BEFORE BOUNDARY LINE REVISION	
LOT/PARCEL	ACREAGE
TAX ID. 56-1-54	4.985 AC.
TAX ID. 56-1-54A	4.994 AC.
AFTER BOUNDARY LINE REVISION	
LOT/PARCEL	ACREAGE
TAX ID. 56-1-54	5.802 AC.
TAX ID. 56-1-54A	4.177 AC.

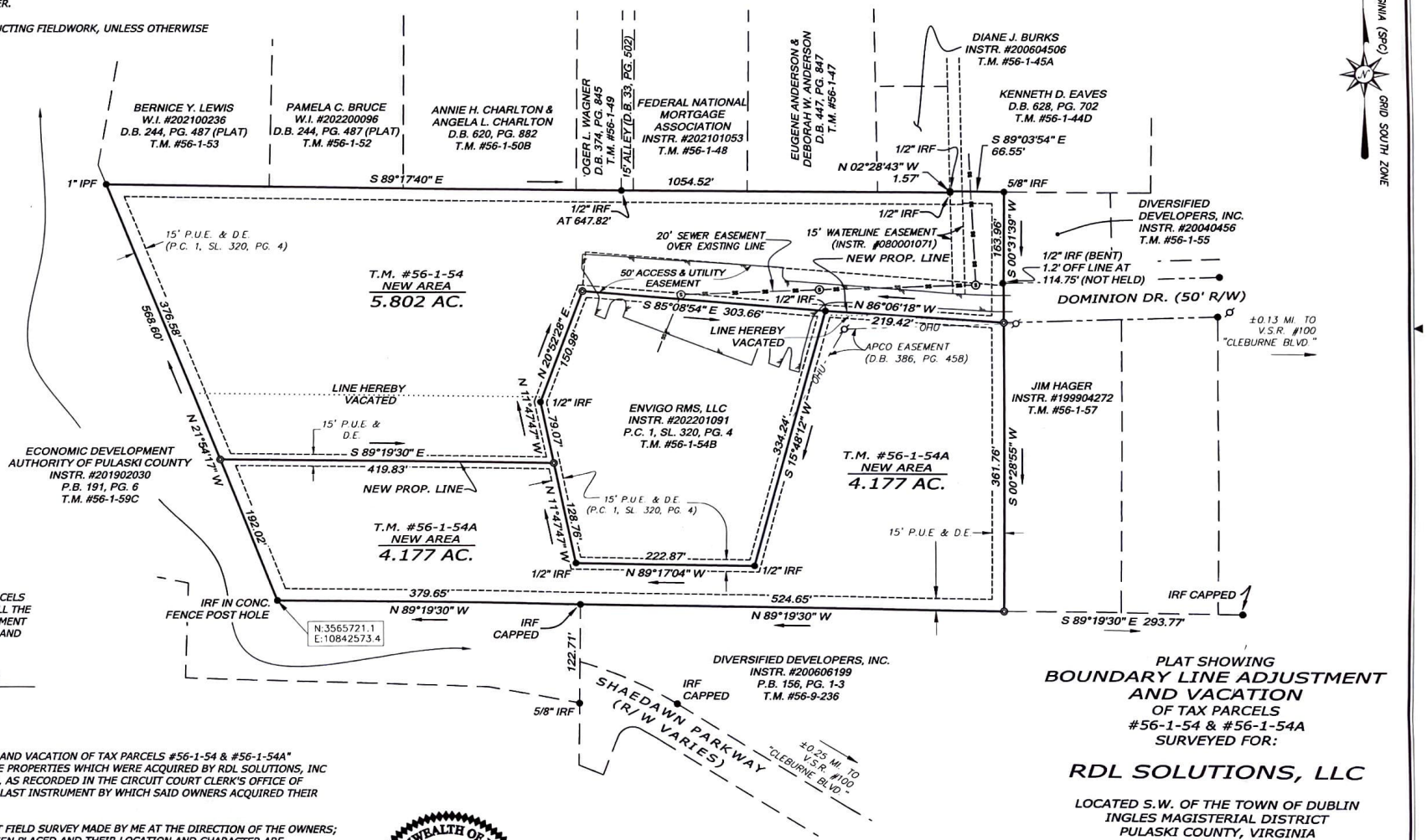


ABBREVIATIONS

AC. = ACRES
D.B. = DEED BOOK
DESC. = DESCRIPTION
D.E. = DRAINAGE EASEMENT
FND. = FOUND
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET
N/F = NOW OR FORMERLY
P.B. = PLAT BOOK
PG. = PAGE
P.U.E. = PUBLIC UTILITY EASEMENT
R/W = RIGHT-OF-WAY
RTE. = ROUTE

LEGEND

- IRON PIN FOUND
- NAIL OR SPIKE FOUND
- 5/8" REBAR W/CAP SET
- CALCULATED POINT
- POWER POLE
- VACATED PROPERTY LINES
- ADJACENT PROPERTY
- CENTERLINE ROADS
- EDGE OF RIGHT-OF-WAY
- OVERHEAD UTILITIES
- EDGE OF PAVEMENT
- WOVEN OR BARBED WIRE FENCE



APPROVAL AND ACCEPTANCE:

THE "BOUNDARY LINE REVISION AND VACATION OF TAX PARCELS #56-1-54 & #56-1-54A" AS APPEARS IN THIS PLAT MEETS ALL THE REQUIREMENTS OF THE PULASKI COUNTY UNIFIED DEVELOPMENT ORDINANCE AS OF THE DATE OF THIS PLAT WAS APPROVED AND SIGNED.

UDO ADMINISTRATOR — DATE: 7/11/2023

SOURCE OF TITLE AND SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THIS "BOUNDARY LINE REVISION AND VACATION OF TAX PARCELS #56-1-54 & #56-1-54A" EMBRACED WITHIN THE LIMITS OF THIS PLAT, IS ALL OF THE PROPERTIES WHICH WERE ACQUIRED BY RDL SOLUTIONS, INC RECORD INSTR. #202204600 DATED DECEMBER 14TH, 2022, AS RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE OF PULASKI COUNTY, VIRGINIA. SAID INSTRUMENT BEING THE LAST INSTRUMENT BY WHICH SAID OWNERS ACQUIRED THEIR INTEREST IN THE SUBJECTS PROPERTIES.

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 AS ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS, AND FURTHERMORE THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS, ORDINANCES, AND REGULATIONS OF THE PULASKI COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

JEREMY T. HUTCHINS, L.S. #003392 — DATE: 07/10/2023

COMMONWEALTH OF VIRGINIA
07/10/2023
JEREMY THOMAS HUTCHINS
Lic. No. 003392
LAND SURVEYOR

100 0 100 200
1 INCH = 100 FEET

PLAT SHOWING
BOUNDARY LINE ADJUSTMENT AND VACATION
OF TAX PARCELS
#56-1-54 & #56-1-54A
SURVEYED FOR:

RDL SOLUTIONS, LLC

LOCATED S.W. OF THE TOWN OF DUBLIN
INGLES MAGISTERIAL DISTRICT
PULASKI COUNTY, VIRGINIA

ELEVATION SURVEYING LLC
5204 Long Shop Road Blacksburg, VA
www.elevationsurveying.com
elevsurv@gmail.com
office: 540.739.3338

DATE:	07/10/2023
PROJECT NO.:	23-026
DRAWN BY:	JTH
SHEET NO.	1 OF 1
SCALE:	1" = 100'