

**OWNER'S STATEMENT:**

THIS IS TO CERTIFY THAT THE HEREOF DELINEATED 'FINAL PLAT OF WOODBINE P.D.R. SUBDIVISION, SECTION X-A', DATED 15 NOVEMBER, 1988, HAS BEEN PREPARED IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS, THEREOF, AND THAT THE DEDICATION OF EASEMENTS TO THE TOWN OF BLACKSBURG IS HEREBY MADE. GIVEN UNDER OUR HANDS AND SEALS ON THIS THE 5 DAY OF August, 1991.

WOODBINE, LIMITED  
*Robert J. Leach*  
 ROBERT J. LEACH, PRESIDENT  
 WILLIAM A. ADEN, SECRETARY

**SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THE HEREOF SHOWN 'FINAL PLAT OF WOODBINE P.D.R. SUBDIVISION, SECTION X-A' IS A PLAT OF THAT PROPERTY CONVEYED TO WOODBINE LTD. FROM JESS W. MOORE BY DEED DATED 5 MAY, 1978 AND RECORDED IN DEED BOOK 381, PAGE 872, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA. THE ABOVE REFERRED TO DEED IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID LAND.

*Joseph C. Draper*  
 JOSEPH C. DRAPER, C.L.S. 946

**CONFORMING STATEMENT:**

THE SUBDIVISION OF LAND DESCRIBED IS MADE WITH THE FREE CONSENT AND IN ACCORD WITH THE DESIRES OF THE UNDERSIGNED. THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNERS, THEREOF, PROPOSE TO ESTABLISH THE 'FINAL PLAT OF WOODBINE P.D.R. SUBDIVISION, SECTION X-A', IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCES OF THE TOWN OF BLACKSBURG, VIRGINIA. GIVEN UNDER HOUR HANDS AND SEALS ON THIS THE 5 DAY OF August, 1991.

WOODBINE, LIMITED  
*Robert J. Leach*  
 ROBERT J. LEACH, PRESIDENT  
*William A. Aden*  
 WILLIAM A. ADEN, SECRETARY

**NOTARY'S CERTIFICATE:**

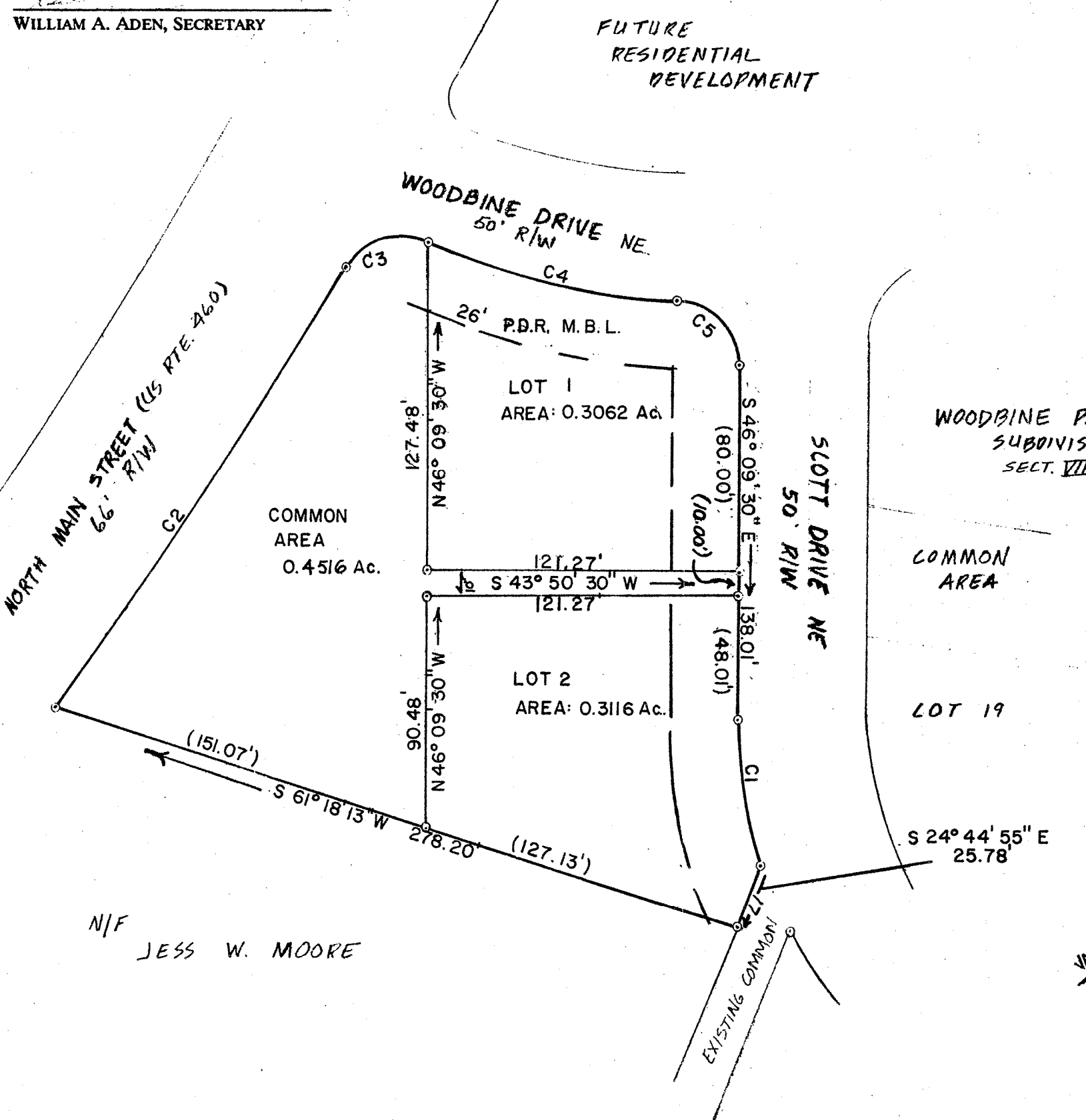
STATE OF VIRGINIA  
 MONTGOMERY COUNTY, TO WIT:  
 I, Doris G. Cullup, A NOTARY PUBLIC FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT ROBERT J. LEACH AND WILLIAM A. ADEN, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITINGS BEARING THE DATE 8-5-91, HAVE APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME.  
 MY COMMISSION EXPIRES May 31, 1994  
 GIVEN UNDER MY HAND ON THIS THE 5 DAY OF Aug 1991.  
*Doris G. Cullup*  
 NOTARY PUBLIC

**APPROVING AGENCY:**

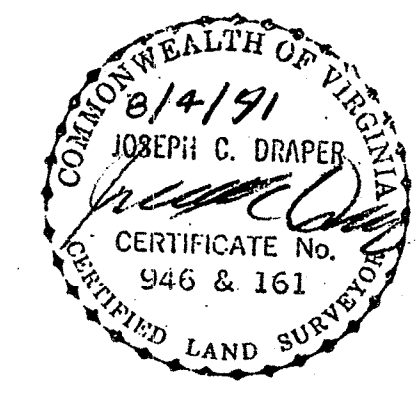
UNDER THE AUTHORITY OF THE TOWN OF BLACKSBURG SUBDIVISION AND ZONING ORDINANCES, THIS 'FINAL PLAT OF WOODBINE P.D.R. SUBDIVISION, SECTION X-A' IS HEREBY APPROVED FOR RECORDATION.  
 TOWN OF BLACKSBURG  
*David H. Gentry*  
 PLANNING DEPARTMENT  
 DEPT. OF PUBLIC WORKS  
 DATE 8/20/91

**NOTES:**

- IRON RODS SET AT ALL LOT CORNERS.
- 15' PUBLIC UTILITIES AND DRAINAGE EASEMENTS CENTERED ON ALL INTERIOR LOT LINES, AND INTERIOR TO ALL BOUNDARY LINES.
- ALL PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE DEDICATED TO THE TOWN OF BLACKSBURG
- ALL COMMON AREAS ARE ALSO DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- TOTAL AREAS SUBDIVIDED: 1.0694 ACRES  
 NUMBER OF LOTS: 2  
 AREA IN LOTS: 0.6178 ACRES  
 MINIMUM LOT AREA: 0.3062 ACRES  
 AVERAGE LOT AREA: 0.3089 ACRES  
 COMMON AREA: 0.4516 ACRES  
 MINIMUM LOT WIDTH: 90.48 FT.
- ZONING DISTRICT IS TOWN OF BLACKSBURG P.D.R.
- BUILDING SETBACKS ARE MINIMUM ONLY. VARIABLE DEEPER SETBACKS MAY BE USED AT THE DEVELOPER'S DISCRETION.
- COMMON AREA TO BE OWNED AND MAINTAINED BY WOODBINE HOMES ASSOCIATION, INC.
- ALL DRAINAGE STRUCTURES, DITCHES, AND STREET SHOULDERS SHALL BE MAINTAINED BY THE WOODBINE HOMEOWNERS ASSOCIATION, EXCEPT FOR CULVERTS UNDER PUBLIC STREETS.
- PUBLIC SEWER AND WATER IS AVAILABLE TO EACH LOT.
- TAX MAP NUMBER: SEC. 167 (A)12.
- OWNERS: WOODBINE, LIMITED, ROBERT J. LEACH, PRESIDENT; WILLIAM A. ADEN, SECRETARY, 2206 SOUTH MAIN STREET, BLACKSBURG, VIRGINIA 24060.



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	18° 52' 38"	175.00	57.86	28.09	57.40	S 55° 35' 49" E
2	4° 43' 48"	2492.20	205.76	102.84	205.70	N 13° 06' 54" W
3	84° 01' 03"	25.00	36.86	22.52	33.48	N 26° 31' 43" E
4	23° 30' 20"	243.78	100.01	50.72	88.31	N 56° 47' 04" E
5	88° 48' 36"	25.00	38.75	24.48	34.99	N 88° 26' 12" E



THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS DETERMINED BY U. S. ARMY CORPS OF ENGINEERS.

*Joseph C. Draper*  
 JOSEPH C. DRAPER, C.L.S. 946B  
 8/4/91

Draper-Aden Associates, Inc.  
 Engineers - Surveyors - Planners  
 BLACKSBURG, VIRGINIA

FINAL PLAT OF  
**WOODBINE P.D.R.**  
**SUBDIVISION, SECTION X-A**  
 LOCATED IN  
 TOWN OF BLACKSBURG  
 MT. TABOR MAGISTERIAL DISTRICT  
 MONTGOMERY COUNTY, VIRGINIA  
 SCALE: 1" = 50' 15 NOV. 1988  
**PLAN N° P-4892**

**INDEXED**