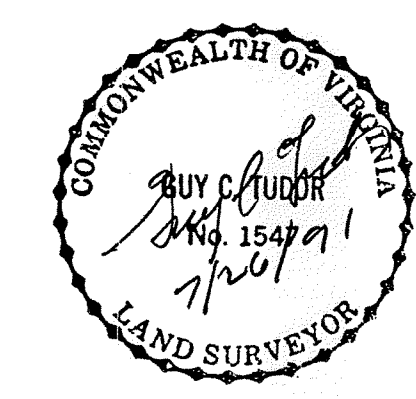


REFERENCES: PLAN NO T-76-90-E, P. 76-90
T-76-90 SHEET NO 2 OF 13

Notes:

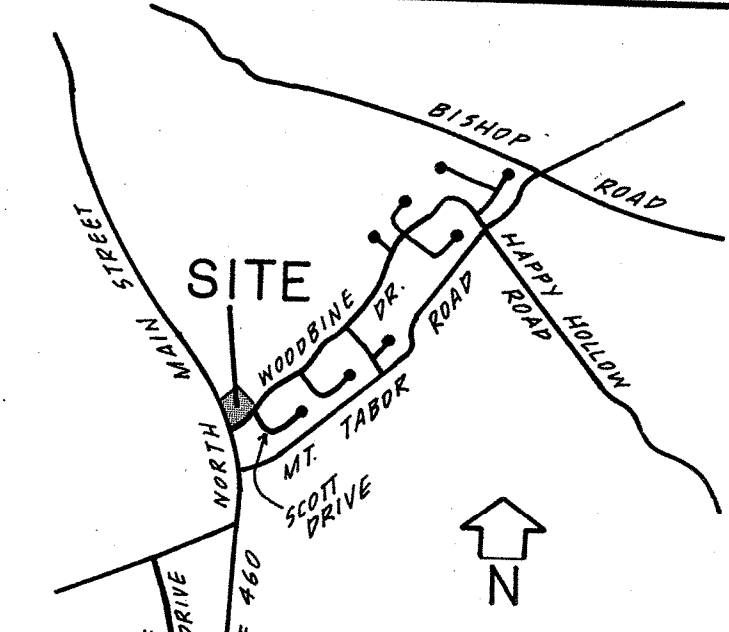
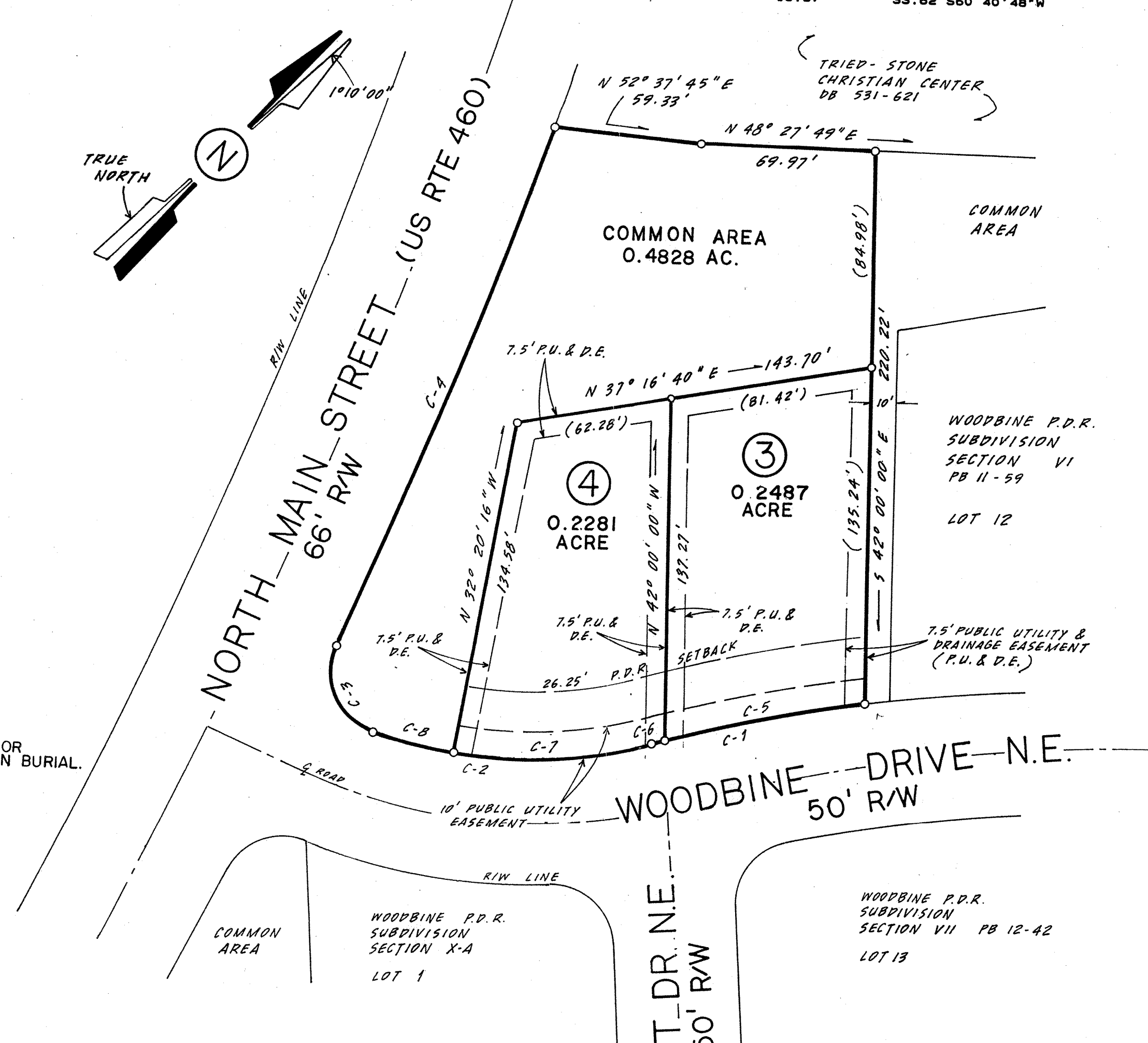
1. Owners: Woodbine, Limited
Robert J. Leach, President
William A. Aden, Secretary
2206 South Main Street
Blacksburg, Virginia 24060.
2. Iron rods set at all lot corners.
3. 15' public utilities and drainage easements centered on all interior lot lines, and interior to all boundary lines.
4. All public utility and drainage easements are dedicated to the Town of Blacksburg.
5. Public utilities and drainage easements coextensive with all common areas are also dedicated to the Town of Blacksburg.
6. Total area subdivided - 0.9596 acres
Common area - 0.4828 acres. 50.3%
Average lot area - 0.2384 acres
7. Zoning District is Town of Blacksburg P.D.R.
8. Building setbacks are minimum only. Variable deeper setbacks may be used at the developer's discretion.
9. Common area to be owned and maintained by Woodbine Homes Association, Inc.
10. All drainage structures, ditches, and street shoulders shall be maintained by the Woodbine Homes Association, except for culverts under public streets.
11. Public sewer and water is available to each lot.
12. Tax map number: Sec. 167 ((A)) 2.
13. THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL.

Source of Title:
This is to certify that the property embraced within the limits of the hereon shown "Final Plat of Woodbine PDR Subdivision, Section X-B" is a portion 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.
Guy C. Judor 7/26/91
Guy C. Judor, L.S. No. 1547 Date



Draper Aden Associates
CONSULTING ENGINEERS
BLACKSBURG - RICHMOND, VIRGINIA

No.	Bearing	Radius	Arc Length	Tangent	Chord
1	7°08'48"	701.28	86.88	43.49	86.81 S35°40'38"W
2	33°35'44"	193.78	113.40	58.37	111.79 S48°53'32"W
3	98°34'28"	25.00	42.14	28.05	37.32 N68°03'23"W
4	8°09'13"	2492.80	224.17	40.88	224.09 N20°20'48"W
5	6°45'20"	701.28	81.87	40.88	81.88 S35°52'48"W
6	00°24'28"	701.28	4.99	2.50	4.99 S35°21'19"W
7	23°34'33"	193.78	79.74	40.44	79.17 S43°54'56"W
8	9°57'11"	193.78	33.66	18.87	33.62 S60°40'48"W



State of Virginia
Montgomery County, to wit:
I, *Dennis G. Cullip*, a Notary Public for the State and County aforesaid, do hereby certify that Robert J. Leach & William A. Aden, whose names are signed to the foregoing writings bearing the date *Aug 5, 1991*, have appeared before me and acknowledged the same.
Mr commission expires *May 31, 1994*.
1991. Given under my hand on this the *5th* day of *August*, 1991.
Dennis G. Cullip
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-B" is hereby approved for recordation.
Approved: Town of Blacksburg
Heidi K. Edrill 4/21/91
Town Planner Date
Daniel M. Longberry 4/21/91
Town Engineer Date

Owner's Statement:
Subdivider hereby dedicates and grants to the Town of Blacksburg, in fee simple, all of the real estate and the improvements thereon shown on this subdivision plat as public streets, public alleys, or other public use; and further dedicates and grants to the Town all of the public utility and other easements and Town operated public utility facilities therein or thereon described on this plat.
Woodbine, Limited
Robert J. Leach 4/5/91
Robert J. Leach, President Date
William A. Aden 4/5/91
William A. Aden, Secretary Date
DRAWN: PLD CHECKED: *908*

FINAL PLAT OF
WOODBINE P.D.R.
SUBDIVISION, SECTION X-B
LOCATED IN
TOWN OF BLACKSBURG
MT. TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
SCALE: 1"=40' 29 APRIL, 1991
REVISED 9-25-91
PLAN NO. P-4892-01
REVISION 4/20/94
PLAN NO. P-4892-01