

CURVE DATA TABLE

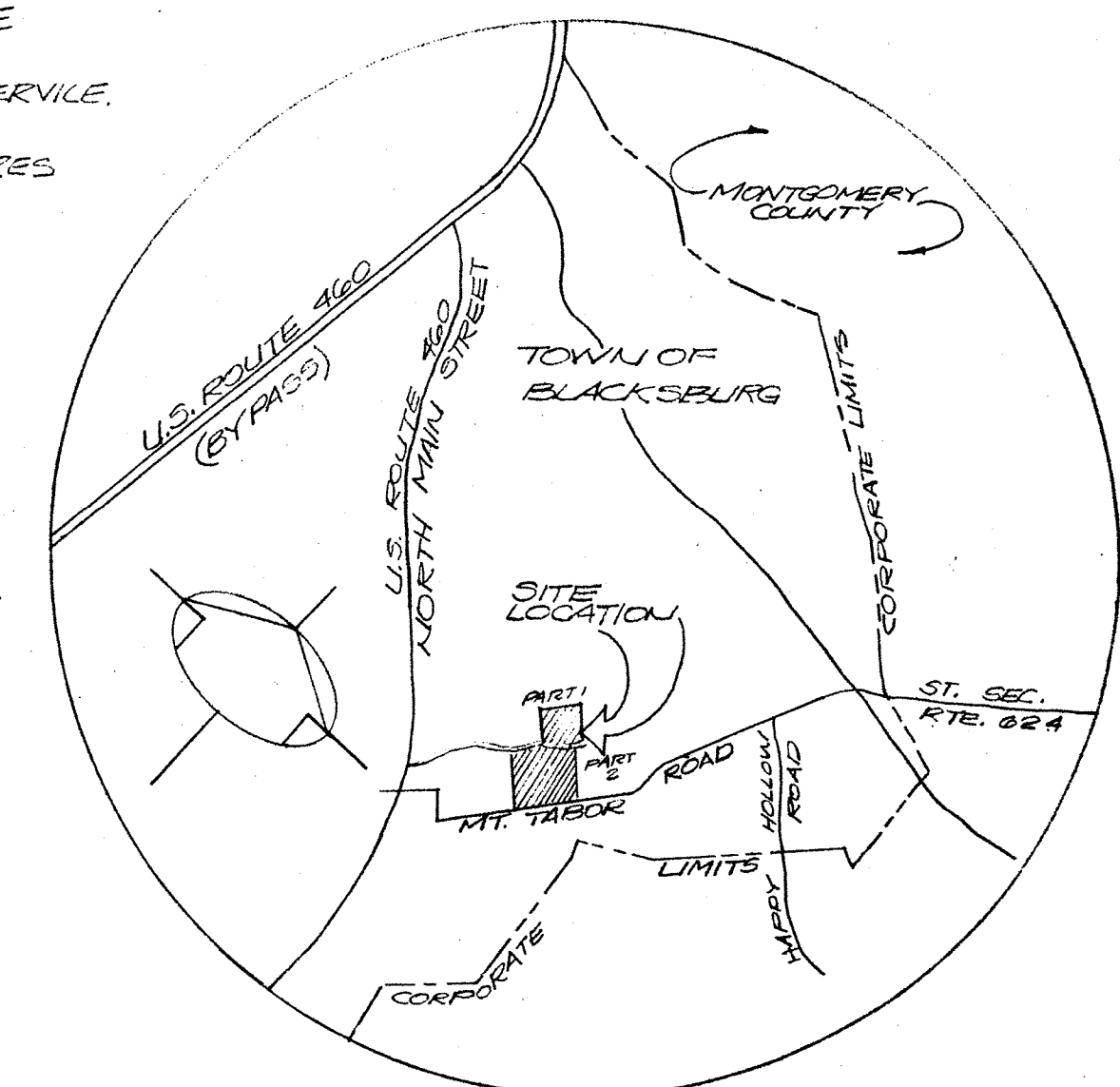
Station	Angle	Radius	Length	Chord	Bearing
1	38° 41' 32"	245.00	165.95	86.08	55° 44' 43" W
1A	19° 08' 17"	245.00	81.84	41.30	54° 28' 05" W
1B	19° 33' 15"	245.00	83.61	42.22	54° 18' 51" W
2	55° 11' 53"	193.73	132.42	104.91	54° 29' 32" W
2A	23° 33' 52"	193.73	82.14	41.66	54° 22' 18" W
2B	23° 33' 45"	193.73	82.49	41.84	53° 48' 45" W
2C	7° 58' 16"	193.73	27.79	13.92	52° 52' 44" W
3	22° 44' 25"	195.57	77.62	39.33	53° 15' 49" W
3A	17° 46' 51"	195.57	60.69	30.89	52° 47' 03" W
3B	4° 57' 34"	195.57	16.93	8.47	53° 09' 14" W
4	24° 31' 58"	701.32	301.51	153.12	53° 57' 00" W
4A	2° 15' 18"	701.32	63.92	31.58	54° 14' 40" W
4B	4° 29' 14"	701.32	54.92	27.48	54° 05' 56" W
4C	7° 54' 59"	701.32	36.30	18.23	55° 15' 03" W
4D	4° 52' 10"	701.32	29.80	14.82	56° 41' 38" W
4E	2° 08' 16"	701.32	13.09	6.54	56° 11' 51" W
5	90° 16' 45"	25.00	39.39	25.12	90° 12' 11" W
6	81° 18' 16"	25.00	35.69	21.66	N 79° 20' 20" W
7	30° 00' 00"	50.00	78.54	50.00	N 83° 56' 12" E
8	30° 00' 00"	100.00	157.08	100.00	S 83° 56' 12" E
8A	20° 29' 14"	100.00	35.76	18.07	S 49° 10' 49" E
8B	26° 06' 20"	100.00	45.56	23.19	S 72° 28' 40" E
8C	30° 37' 52"	100.00	53.46	27.39	S 73° 24' 57" W
8D	7° 02' 13"	100.00	12.25	6.15	S 54° 34' 54" W
9	250° 31' 44"	50.00	218.63	N/A	N 3° 40' 20" W
9A	39° 40' 26"	50.00	34.62	18.04	S 70° 51' 06" W
9B	52° 58' 19"	50.00	39.72	21.73	N 60° 00' 23" W
9C	54° 57' 00"	50.00	41.95	26.00	N 61° 43' 25" E
9D	81° 29' 37"	50.00	76.21	47.78	N 77° 23' 43" E
10	70° 31' 49"	25.00	30.77	17.68	N 86° 19' 40" E
11	87° 21' 45"	25.00	38.16	23.92	S 2° 48' 14" W
12	36° 51' 01"	25.00	42.26	28.18	N 89° 21' 08" W
13	276° 22' 46"	50.00	281.19	N/A	S 42° 04' 21" W
13A	73° 34' 48"	50.00	64.21	37.39	S 52° 13' 37" E
13B	64° 36' 35"	50.00	56.28	31.62	S 46° 46' 04" W
13C	138° 11' 23"	50.00	120.59	130.90	N 61° 49' 57" W
14	45° 11' 23"	25.00	21.03	11.18	N 65° 01' 20" W
15	45° 11' 23"	25.00	21.03	11.18	N 16° 49' 57" W

16	38° 41' 32"	195.00	131.69	68.46	129.20	S 54° 44' 43" W
16A	27° 23' 22"	195.00	93.78	47.82	92.88	S 60° 15' 15" W
16B	11° 08' 10"	195.00	37.90	19.01	27.84	S 40° 58' 02" W
17	15° 39' 51"	550.00	150.37	75.66	149.90	S 43° 13' 52" W
17A	8° 20' 28"	550.00	84.87	42.52	84.78	S 46° 35' 34" W
17B	6° 49' 24"	550.00	65.00	32.80	65.50	S 53° 48' 35" W
18	2° 44' 21"	100.00	10.02	5.01	10.01	S 88° 23' 56" E
19	11° 32' 13"	50.00	10.07	5.05	10.05	N 83° 03' 25" W
19A	23° 24' 41"	25.00	10.29	5.22	10.22	S 62° 51' 03" E
19B	45° 57' 03"	25.00	20.49	10.26	19.92	S 51° 52' 03" E

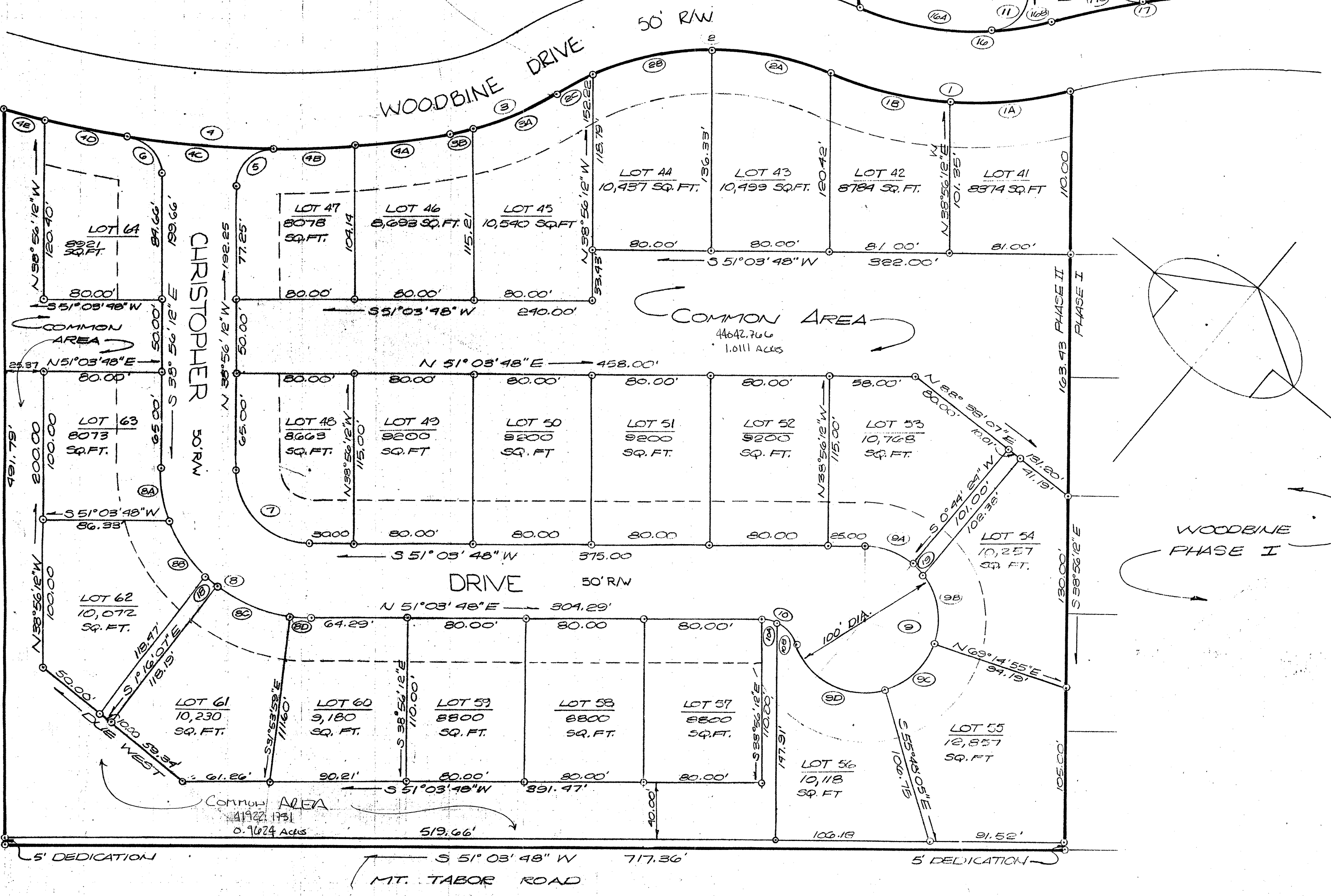
JOHN R. WILSON

NOTES:

- IRON RODS SET AT ALL LOT CORNERS
- CONCRETE MONUMENTS SHALL BE SET AT ALL R/W CORNERS, P.C.'S, AND P.T.'S.
- 15' PUBLIC UTILITY DRAINAGE EASEMENTS CENTERED ALONG ALL INTERIOR LOT LINES AND INTERIOR TO ALL OUTSIDE BOUNDARY LINES.
- ALL AREA DEDICATED AS COMMON AREA SHALL ALSO BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE DEDICATED TO THE TOWN OF BLACKSBURG.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE AVAILABLE FOR USE BY THE APPALACHIAN POWER COMPANY AND C&P TELEPHONE COMPANY FOR UNDERGROUND RESIDENTIAL SERVICE.
- ZONING DISTRICT IS TOWN OF BLACKSBURG, P.D.R.
- TOTAL AREA SUBDIVIDED IS 434,185 SQ. FT. = 9.9675 ACRES
PART 1: 75,078 SQ. FT. = 1.7235 ACRES
PART 2: 359,107 SQ. FT. = 8.2440 ACRES
TOTAL COMMON AREA = 1,9735 ACRES
PERCENTAGE OF COMMON AREA = 19.80%
- COMMON AREA TO BE OWNED AND MAINTAINED BY WOODBINE HOMES ASSOCIATION, INC.
- ALL STREETS TO BE CONSTRUCTED TO TOWN OF BLACKSBURG SPECIFICATIONS.
- NO TRAFFIC ACCESS TO LOTS 55 THROUGH 61, TO BE PERMITTED DIRECTLY FROM MT. TABOR ROAD.
- ALL DRAINAGE STRUCTURES, DITCHES AND STREET SHOULDERS SHALL BE MAINTAINED PRIVATELY, EXCEPT FOR CULVERTS UNDER PUBLIC STREETS.
- BUILDING SETBACKS SHOWN ARE MINIMUM ONLY. VARIABLE DEEPER SETBACKS MAY BE USED AT DEVELOPERS DISCRETION.
- ALL RIGHTS-OF-WAY ARE DEDICATED TO THE TOWN OF BLACKSBURG.
- AVERAGE LOT AREA = 10,017.93 SQ. FT.
- ALL DRAINAGE STRUCTURES, DITCHES, AND STREET SHOULDERS SHALL BE MAINTAINED PRIVATELY, EXCEPT FOR CULVERTS UNDER PUBLIC STREETS.
- FENCING SHALL BE INSTALLED WHEREVER PLAYGROUNDS ABOUT MT. TABOR ROAD FOR THE SAFETY OF THE CHILDREN.
- A BUFFER STRIP SHALL BE PLANTED WITH SUITABLE VEGETATION TO SCREEN THE BACKYARDS OF THE HOMES ALONG THE NORTH SIDE OF MT. TABOR ROAD.



VICINITY MAP
SCALE: 1" = 1000'



SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS MAP OF WOODBINE FOR, PHASE II, DATED 6 JULY 1979, A PORTION OF THAT LAND CONVEYED TO WOODBINE LTD., FRENCH JESS W. MOORE BY DEED DATED MARCH 22, 1978 AND RECORDED IN DEEDBOOK 281 PAGE 872 OF THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA, WHICH ABOVE REFERRED TO DEED IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO THE SAID LAND.

Joseph C. Draper
JOSEPH C. DRAPER CLS 946 & 161

OWNER'S STATEMENT

THIS IS TO CERTIFY THAT THE HERETOFORE DELINEATED MAP DATED 6 JULY 1979, HAS BEEN PREPARED IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND THAT THE DEDICATION TO THE PUBLIC OF THE STREETS AND EASEMENTS SHOWN IS HEREBY MADE.
GIVEN UNDER OUR HANDS AND SEALS ON THIS THE 6 DAY OF NOV. 1980.

WOODBINE, LTD.
Robert J. Leach, PRESIDENT
William A. Aden, SECRETARY

CONFORMING STATEMENT

THIS IS TO CERTIFY ON THIS THE 6 DAY OF NOV 1980 THAT THE UNDERSIGNED OWNERS PROPOSE TO ESTABLISH WOODBINE TO CONFORM TO ALL REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCES OF THE TOWN OF BLACKSBURG.

WOODBINE, LTD.
by: *William A. Aden*, SECRETARY

APPROVING AGENCY

UNDER AUTHORITY OF THE TOWN OF BLACKSBURG SUBDIVISION AND ZONING ORDINANCES, THIS MAP OF WOODBINE P.D.R., PHASE II IS HEREBY APPROVED FOR RECORDATION.

William E. Issele 11/6/80
WILLIAM E. ISSELE DIRECTOR OF PLANNING
TOWN OF BLACKSBURG

Richard A. Willet, PE. 11/6/80
RICHARD A. WILLET, PE. TOWN ENGINEER
TOWN OF BLACKSBURG

NOTARY'S CERTIFICATE

STATE OF VIRGINIA
MONTGOMERY COUNTY, TO WIT:
I, *Mary A. Cooke*, A NOTARY PUBLIC FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT ROBERT J. LEACH WILLIAM A. ADEN WHOSE NAMES APPEAR ON THE FOREGOING WRITINGS BEARING THE DATE 6 NOV. 1980 HAVE APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME. MY COMMISSION EXPIRES 12/9/83
GIVEN UNDER MY HAND THIS 6 DAY November 1980.

Mary A. Cooke
NOTARY PUBLIC

DRAPER - ADEN ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS
BLACKSBURG, VIRGINIA

DESIGNED DSH, JRC
DRAWN OGB
CHECKED JCD
DATE 6 JULY 77

MAP OF
FINAL PLAT OF WOODBINE P.D.R. SUBDIVISION, SECTION II
LOCATED IN TOWN OF BLACKSBURG, MT. TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

REVISIONS: 28 NOV. 1978
6 FEB 79 3 DEC 79
15 FEB 79 12 DEC 79
17 MAY 79 13 OCT 80

SCALE: 1" = 50'

PLAN N° T-4892-02

SHEET
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