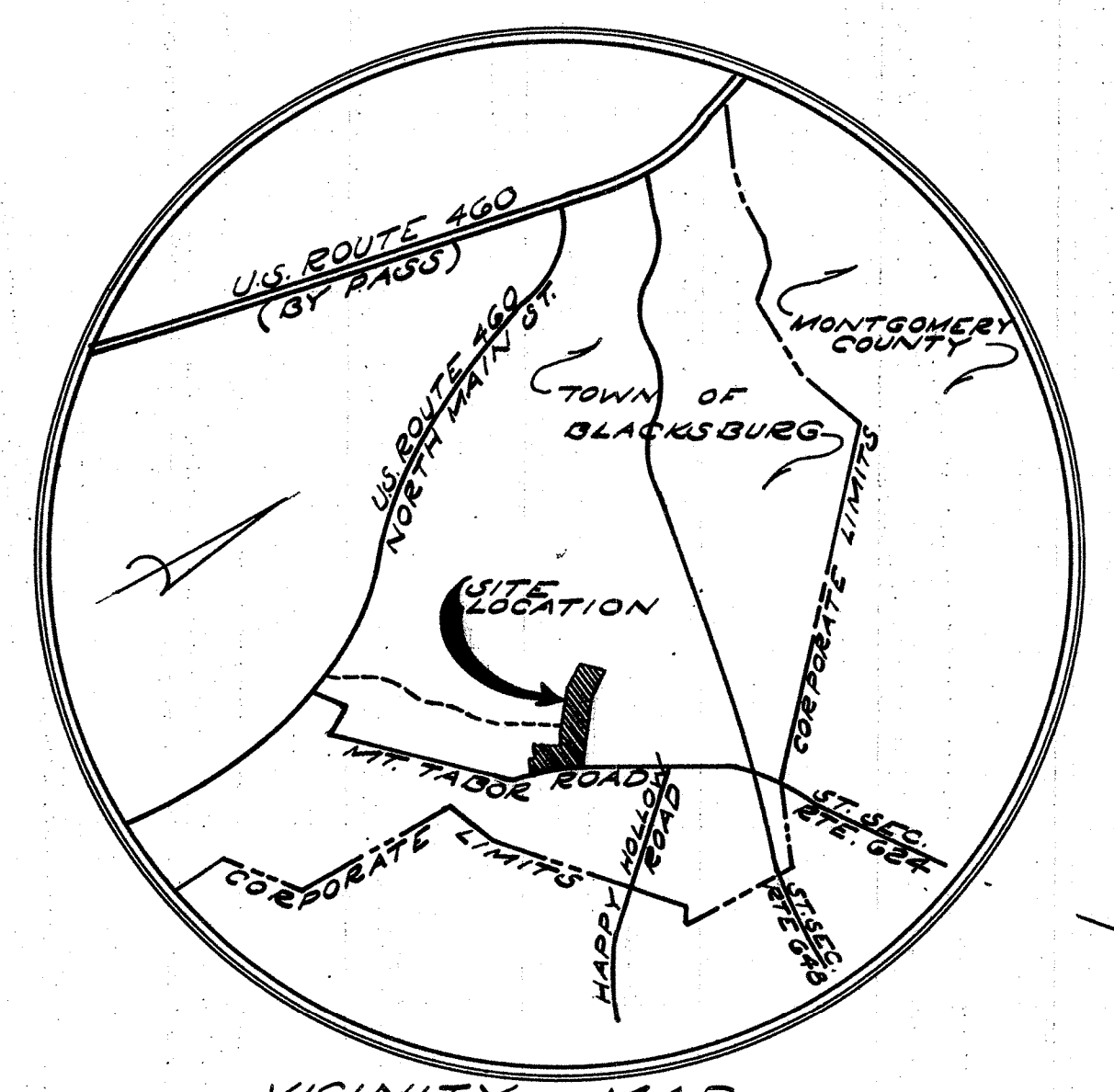


HARVEY B WILSON HEIRS



- NOTES
1. IRON RODS SET AT ALL LOT CORNERS.
  2. 15' PUBLIC UTILITY AND DRAINAGE EASEMENTS DEDICATED CENTERED ON ALL INTERIOR LOT LINES, AND INTERIOR TO ALL BOUNDARY LINES.
  3. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE DEDICATED TO THE TOWN OF BLACKSBURG.
  4. ALL COMMON AREA IS ALSO DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
  5. ALL STREETS WILL BE CONSTRUCTED TO TOWN OF BLACKSBURG SPECIFICATIONS.
  6. CONCRETE MONUMENTS WILL BE SET AT ALL P.C.'S, P.T.'S, AND R/W CORNERS.
  7. TOTAL AREA SUBDIVIDED=7.8157 ACRES.  
STREET AREA =1.3797 ACRES.  
COMMON AREA =2.3005 ACRES (29.4%)  
AVERAGE LOT AREA =11,146 SQUARE FEET.
  8. ZONING DISTRICT IS TOWN OF BLACKSBURG, P.D.R.
  9. NO TRAFFIC ACCESS TO LOTS 71, THROUGH 73, TO BE PERMITTED DIRECTLY FROM MT. TABOR ROAD.
  10. BUILDING SETBACKS SHOWN ARE MINIMUM ONLY, VARIABLE DEEPER SETBACKS MAY BE USED AT DEVELOPER'S DISCRETION.

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	76°17'11"	25.00'	33.29'	19.63'	30.88'	M09°40'27"W
2	19°30'13"	187.50'	63.83'	32.22'	63.52'	N38°03'57"W
2A	10°55'03"	187.50'	35.73'	17.92'	35.67'	N42°21'32"W
2B	08°35'10"	187.50'	28.10'	14.08'	28.07'	N32°36'25"W
3	70°51'44"	25.00'	30.77'	17.68'	28.87'	N63°34'42"W
4A	139°05'29"	50.00'	121.38'	134.06'	93.70'	N29°17'49"W
5	19°30'13"	137.50'	46.81'	23.63'	46.58'	S38°03'57"E
6	103°42'49"	25.00'	45.25'	31.83'	39.32'	N80°19'32"E
7	01°57'45"	187.50'	6.42'	3.21'	6.42'	N29°27'01"E
8	76°17'11"	25.00'	33.29'	19.63'	30.88'	S09°40'27"E
9	250°31'44"	50.00'	218.63'	-----	81.65'	S77°26'49"W
9A	09°10'40"	50.00'	8.01'	4.01'	8.00'	S43°13'43"E
9B	59°03'47"	50.00'	51.54'	28.32'	49.29'	S09°06'29"E
9C	48°29'01"	50.00'	42.31'	22.52'	41.06'	S44°39'55"W
9D	47°59'55"	50.00'	41.89'	22.26'	40.67'	N87°05'37"W
9E	74°19'38"	50.00'	64.86'	37.90'	60.41'	N14°27'08"W
10	70°51'44"	25.00'	30.77'	17.68'	28.87'	N12°33'11"W
11	103°42'49"	25.00'	45.25'	31.83'	39.32'	S80°19'32"W
12	25°39'48"	550.22'	246.45'	125.33'	244.40'	S24°55'57"W
13	25°49'04"	545.22'	245.68'	124.96'	243.61'	S24°51'19"W
2F	11°28'42"	50.00'	10.02'	5.03'	10.00'	N57°21'18"W

SOURCE OF TITLE  
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THE HEREUPON DELINEATED SUBDIVISION MAP OF WOODBINE SECTION III DATED MAY 5, 1978, IS A PORTION OF THAT LAND CONVEYED TO WOODBINE LTD. FROM JESS W. MOORE BY DEED DATED MARCH 22, 1978, AND RECORDED IN DEED BOOK 381, PAGE 872, 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 SAID LAND.

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

OWNER'S STATEMENT  
THIS IS TO CERTIFY THAT THE HEREUPON DELINEATED MAP DATED MAY 5, 1978, HAS BEEN PREPARED IN STRICT ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSTIGNED THEREOF, AND THAT THE DEDICATION TO THE TOWN OF BLACKSBURG OF THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON IS HEREBY MADE, GIVEN UNDER OUR HANDS AND SEALS THIS THE 11th DAY OF November, 1978,  
WOODBINE, LTD.

*Robert J. Leach*  
ROBERT J. LEACH, PRESIDENT  
*Alan D. Gillis*  
ALAN D. GILLIS, ASSISTANT PRESIDENT

CONFORMING STATEMENT  
THIS IS TO CERTIFY THAT ON THIS THE      DAY OF     , 19    , THE UNDERSIGNED OWNERS PROPOSE TO ESTABLISH WOODBINE, SECTION III, TO CONFORM TO ALL OF THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCE OF THE TOWN OF BLACKSBURG, WOODBINE LTD.

*Robert J. Leach*  
ROBERT J. LEACH, PRESIDENT  
*Alan D. Gillis*  
ALAN D. GILLIS, ASSISTANT PRESIDENT

APPROVING AGENCY  
UNDER THE AUTHORITY OF THE TOWN OF BLACKSBURG SUBDIVISION AND ZONING ORDINANCE, THIS MAP OF WOODBINE SECTION III IS APPROVED FOR RECORDATION.

*William E. Issel*  
WILLIAM E. ISSEL, DIRECTOR OF PLANNING  
*C.D. King* 12/15/78  
C.D. KING, TOWN ENGINEER

NOTARY'S CERTIFICATE  
STATE OF VIRGINIA  
MONTGOMERY COUNTY TO-WIT:  
I, *Lisa D. Walker*, A NOTARY PUBLIC FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT ROBERT J. LEACH AND ALAN D. GILLIS WHOSE NAMES APPEAR ON THE FOREGOING WRITINGS BEARING THE DATE OF MAY 5, 1978, HAVE APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME.  
MY COMMISSION EXPIRES August 12, 1980.  
GIVEN UNDER MY HAND THIS THE 15th DAY OF December, 1978.  
*Lisa D. Walker*  
NOTARY PUBLIC

- NOTES CONTINUED
11. COMMON AREA TO BE OWNED AND MAINTAINED BY WOODBINE HOMES ASSOCIATION, INC.
  12. ALL DRAINAGE STRUCTURES, DITCHES, AND STREET SHOULDERS SHALL BE MAINTAINED PRIVATELY, EXCEPT FOR CULVERTS UNDER PUBLIC STREETS.
  13. 7' WIDE BITUMINOUS PEDESTRIAN WALKWAY TO BE INSTALLED IN PLAYGROUND AREAS.
  14. SUITABLE PLAYGROUND EQUIPMENT SHALL BE INSTALLED IN PLAYGROUND AREAS.
  15. FENCING SHALL BE INSTALLED WHEREVER COMMON AREA ABUTS MT. TABOR ROAD.
  16. BUFFER STRIP PLANTING ALONG REAR OF LOTS 71-73 AND 91-95.
  17. PERMANENT BARRICADES SHALL BE ERECTED AT ALL STREET STUB-OUTS TO BE EXTENDED IN THE FUTURE.

18. ANY CHANGE IN EXISTING TOWN OF BLACKSBURG SUBDIVISION ORDINANCE SECTION 5-5-6 WHICH PERMITS TOWN MAINTENANCE OF AFOREMENTIONED DRAINAGE CONVEYANCES (SEE NOTE 12) SHALL REVERT MAINTENANCE TO THE TOWN.
19. EASEMENT TO BE ACQUIRED FOR TEMPORARY CUL-DE-SAC AT NORTH END OF WOODBINE DRIVE.
20. TEMPORARY CUL-DE-SAC TO EITHER BE CONSTRUCTED OF BITUMINOUS CONCRETE OR BONDED FOR SAME.

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

DESIGNED JCD  
DRAWN LHW  
CHECKED JCD  
DATE 5 MAY, '78

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

REVISIONS:  
9-19-78

SCALE: 1"=50'

PLAN N° T-4892-02

SHEET  
4 OF 16

INDEXED