



**SOURCE OF TITLE**  
 THE PROPERTY EMBRACED WITHIN THE LIMITS OF THE HEREUPON DELINEATED SUBDIVISION MAP OF WOODBINE, SECTION V, PHASE I IS A PORTION OF THAT LAND CONVEYED TO WOODBINE, LTD. FROM JESS W. MOORE BY DEED DATED 22 MARCH, 1978, AND RECORDED IN DEED BOOK 381, PAGE 872, CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA, IN WHICH THE ABOVE REFERRED TO DEED IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID LAND.  
 JOSEPH C. DRAPER C.L.S. 946

**OWNERS STATEMENT**  
 THIS IS TO CERTIFY THAT THE HEREUPON DELINEATED MAP DATED 12 FEBRUARY, 1986, HAS BEEN PREPARED IN STRICT ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED, 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 13 DAY OF March, 1986.

WOODBINE, LTD.  
 ROBERT J. LEACH, PRESIDENT  
 WILLIAM A. ADEN, SECRETARY/TREASURER

**CONFORMING STATEMENT**  
 THIS IS TO CERTIFY THAT ON THIS THE 13 DAY OF March, 1986, THE UNDERSIGNED OWNERS PROPOSE TO ESTABLISH WOODBINE, SECTION V, PHASE I 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, PRESIDENT  
 WILLIAM A. ADEN, SECRETARY/TREASURER

- NOTES:**
- IRON RODS SET AT ALL LOT CORNERS.
  - 15' PUBLIC UTILITY & DRAINAGE EASEMENTS CENTERED ON ALL INTERIOR LOT LINES AND INTERIOR TO ALL OUTSIDE BOUNDARY LINES.
  - ALL PUBLIC UTILITY & DRAINAGE EASEMENTS ARE DEDICATED TO THE TOWN OF BLACKSBURG.
  - ALL COMMON AREAS ARE ALSO DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
  - THE TERM "PUBLIC UTILITY" SPECIFICALLY INCLUDES THE CHESAPEAKE & POTOMAC TELEPHONE COMPANY.
  - TOTAL AREA SUBDIVIDED: 6.6021 ACRES  
 COMMON AREA: 0.3111 ACRE  
 AVERAGE LOT AREA: 0.2554 ACRE. TOTAL LOT AREA: 4.2813 ACRES
  - ZONING DISTRICT IS TOWN OF BLACKSBURG P.D.R.
  - BUILDING SETBACKS ARE MINIMUM ONLY. VARIABLE DEEPER SETBACKS MAY BE USED AT THE DEVELOPERS DISCRETION.
  - COMMON AREA TO BE OWNED AND MAINTAINED BY WOODBINE HOMEOWNERS' ASSOCIATION, INC.
  - ALL DRAINAGE STRUCTURES, DITCHES, AND STREET SHOULDERS SHALL BE MAINTAINED BY THE WOODBINE HOMEOWNERS' ASSOCIATION, EXCEPT FOR CULVERTS UNDER PUBLIC STREETS.
  - NO LOTS SHALL HAVE DRIVEWAY ACCESS DIRECTLY TO MOUNT TABOR ROAD.

LINE	BEARING	DISTANCE
1	N 75°32'10"W	65.00
2	N 40°14'55"E	10.00
3	N 42°30'00"E	50.00
4	S 81°48'24"E	81.81
5	S 61°48'23"E	80.88
6	S 42°30'00"N	17.84
7	N 61°48'55"W	1.75
8	S 53°00'00"W	40.00
9	N 44°34'47"W	50.44
10	S 38°11'22"E	58.03
11	N 58°57'41"N	50.50
12	N 58°24'08"N	51.04
13	N 39°38'35"E	18.25
14	S 56°23'27"E	5.00
15	S 33°34'59"W	13.25
16	N 52°14'08"W	5.00

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	110°22'57"	30.00	57.90	43.15	49.26	S 17°05'16"E
2	67°28'33"	25.00	42.52	28.46	37.58	S 66°48'29"W
3	77°17'35"	25.00	33.73	19.89	34.29	S 00°32'36"E
4	84°29'35"	25.00	36.82	22.67	33.58	S 81°23'10"E
5	1°03'11"	488.75	8.95	4.47	8.95	N 58°56'39"E
6	84°29'35"	25.00	36.82	22.67	33.58	S 03°00'25"N
7	7°29'32"	488.75	83.22	31.88	83.18	S 41°28'57"N
8	23°51'41"	528.62	218.07	110.84	218.49	N 45°32'24"E
9	73°00'03"	75.00	95.56	55.90	68.22	N 81°41'37"E
10	10°54'02"	125.00	95.56	23.78	23.78	N 50°38'38"E
11	82°08'04"	125.00	135.48	75.28	128.85	N 87°08'37"E
12	22°37'04"	475.07	187.53	85.00	186.31	S 50°28'52"E
13	8°18'20"	525.07	57.33	28.89	57.30	S 58°34'39"E
14	10°58'45"	525.07	100.77	50.54	100.61	S 49°57'07"E
15	17°21'08"	525.07	158.02	80.12	158.41	S 53°07'48"E
16	5°53'38"	475.07	48.87	24.48	48.85	S 58°51'33"E
17	14°43'31"	475.07	122.08	61.38	121.78	S 48°32'58"E
18	1°58'51"	475.07	18.58	8.28	18.58	S 40°11'17"E
19	73°00'03"	125.00	158.28	82.50	148.71	N 81°41'36"E
20	18°42'33"	488.75	187.44	84.55	188.61	N 47°36'58"E
21	0°08'14"	525.07	0.83	0.48	0.83	S 81°45'21"E
22	6°08'37"	525.07	55.13	28.10	58.12	N 54°29'58"E
23	9°57'48"	525.07	81.58	45.84	80.94	N 48°20'44"E
24	7°48'18"	525.07	70.84	38.48	70.84	N 37°28'12"E
25	23°51'41"	528.62	220.15	111.69	218.49	S 49°32'25"W
26	19°42'33"	481.75	165.72	83.69	164.90	S 47°36'58"W

**NOTARY'S CERTIFICATE**  
 STATE OF VIRGINIA  
 MONTGOMERY COUNTY, TO-WIT:  
 I, Elaine S. Howell, a NOTARY PUBLIC FOR THE STATE AND COUNTY AFORESAID DO HEREBY CERTIFY THAT ROBERT J. LEACH AND WILLIAM A. ADEN, WHOSE NAMES APPEAR ON THE FOREGOING WRITINGS BEARING THE DATE OF March 13, 1986, HAVE APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME.  
 MY COMMISSION EXPIRES 1-22-88  
 GIVEN UNDER MY HAND THIS THE 13 DAY OF March, 1986.  
 Elaine Sweeney Howell  
 NOTARY PUBLIC

**APPROVING AGENCY**  
 UNDER THE AUTHORITY OF THE TOWN OF BLACKSBURG SUBDIVISION AND ZONING ORDINANCE THIS MAP OF WOODBINE, SECTION V, PHASE I, HEREBY APPROVED FOR RECORDATION.  
 Richard Willet 3-25-86  
 RICHARD A. WILLET, P.E., TOWN ENGINEER  
 For William West, Director of Planning 3-25-86