

WOODBINE PDR SUBDIVISION  
SECTION VI

SOURCE OF TITLE

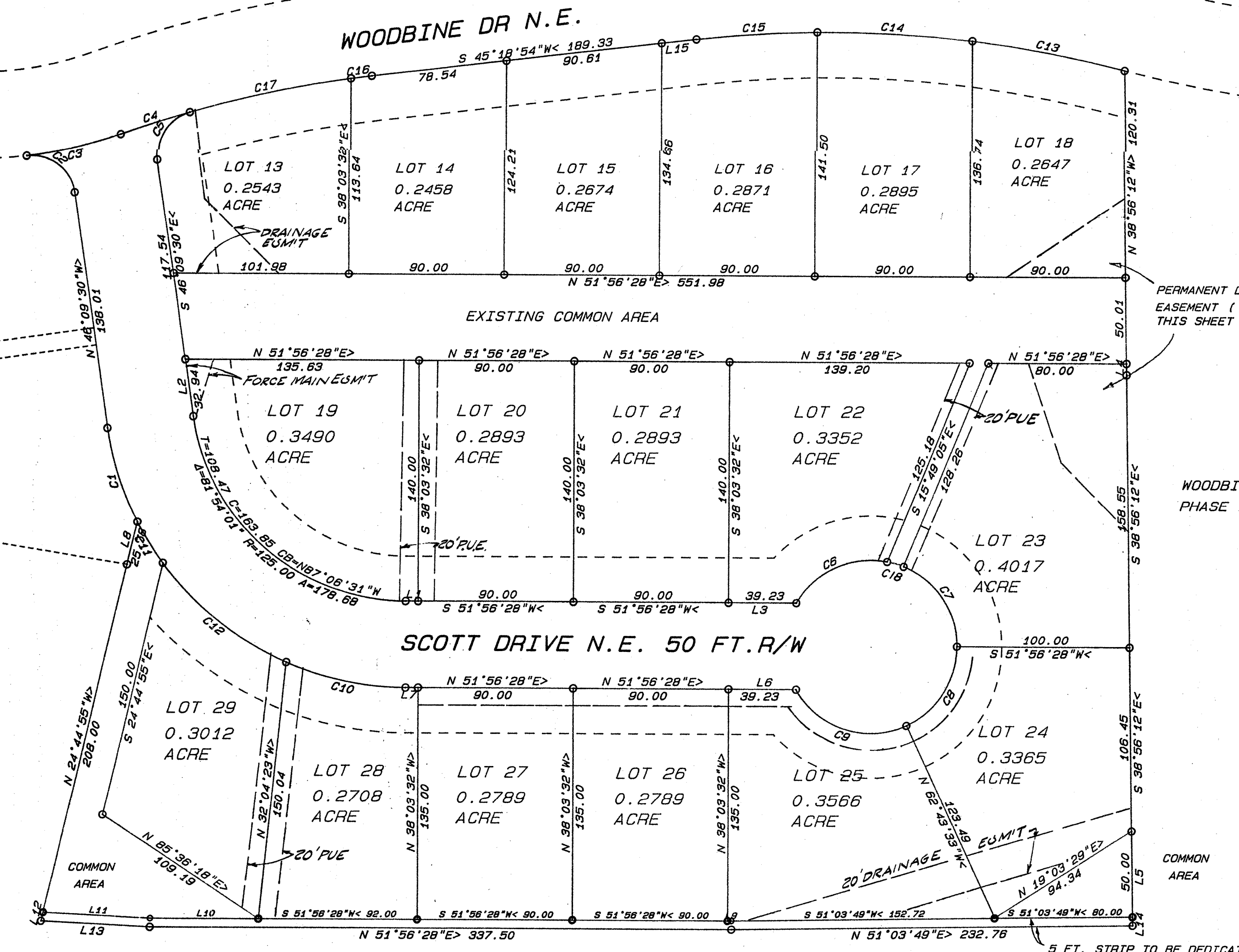
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THE HEREON DELINEATED MAP OF WOODBINE SEC VII, DATED 3 JANUARY 1983, IS A PORTION OF THAT LAND CONVEYED TO WOODBINE LIMITED FROM JESS W MOORE BY DEED BOOK 381 PAGE 872, CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA, WHICH ABOVE REFERRED TO DEED IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID LAND.

*Joseph C. Draper*  
JOSEPH C. DRAPER, C.L.S. #1946

NORTH MAIN ST (U.S. RTE. 460)

FUTURE RESIDENTIAL DEVELOPMENT

JESS W. MOORE



PERMANENT DRAINAGE EASEMENT (SEE NOTE THIS SHEET)

WOODBINE PHASE II

COMMON AREA

5 FT. STRIP TO BE DEDICATED TO THE TOWN OF BLACKSBURG

OWNER'S STATEMENT

THIS IS TO CERTIFY THAT THE HEREON DELINEATED MAP OF WOODBINE SEC VII, DATED 3 JANUARY 1983, HAS BEEN PREPARED IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED THEREOF; AND THAT THE DEDICATION TO THE TOWN OF BLACKSBURG OF THE STREETS AND EASEMENTS SHOWN HEREON IS HEREBY MADE, GIVEN UNDER OUR HANDS AND SEALS THIS 2ND DAY OF MAY 1983.

WOODBINE LIMITED:  
*Robert J. Leach* PRESIDENT  
*William A. Aden* SECRETARY  
ROBERT J. LEACH PRESIDENT  
WILLIAM A. ADEN SECRETARY  
DAVID L. RYE SOLE ACTING TRUSTEE

NOTARY'S CERTIFICATE

STATE OF VIRGINIA, MONTGOMERY COUNTY, TO-WIT:  
I, *Connie A. Lewis*, 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 3 JANUARY 1983, HAVE APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME.  
MY COMMISSION EXPIRES June 6, 1986  
GIVEN UNDER MY HAND THIS, THE 2 DAY OF May, 1983.  
*Connie A. Lewis*  
NOTARY PUBLIC

CONFORMING STATEMENT

THIS IS TO CERTIFY THAT, ON THIS THE \_\_\_ DAY OF \_\_\_, 1983, THE UNDERSIGNED OWNERS PROPOSE TO ESTABLISH WOODBINE SEC VII, TO CONFORM TO ALL OF THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCES OF THE TOWN OF BLACKSBURG.

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

APPROVING AGENCY

UNDER THE AUTHORITY OF THE TOWN OF BLACKSBURG SUBDIVISION AND ZONING ORDINANCE, THIS MAP OF WOODBINE SEC VII, IS APPROVED FOR RECOGNITION.  
*Terrance Harrington* 4-16-83 ACTING DIRECTOR OF PLANNING  
*Richard Willet* 4-16-83 TOWN ENGINEER

NOTARY'S CERTIFICATE

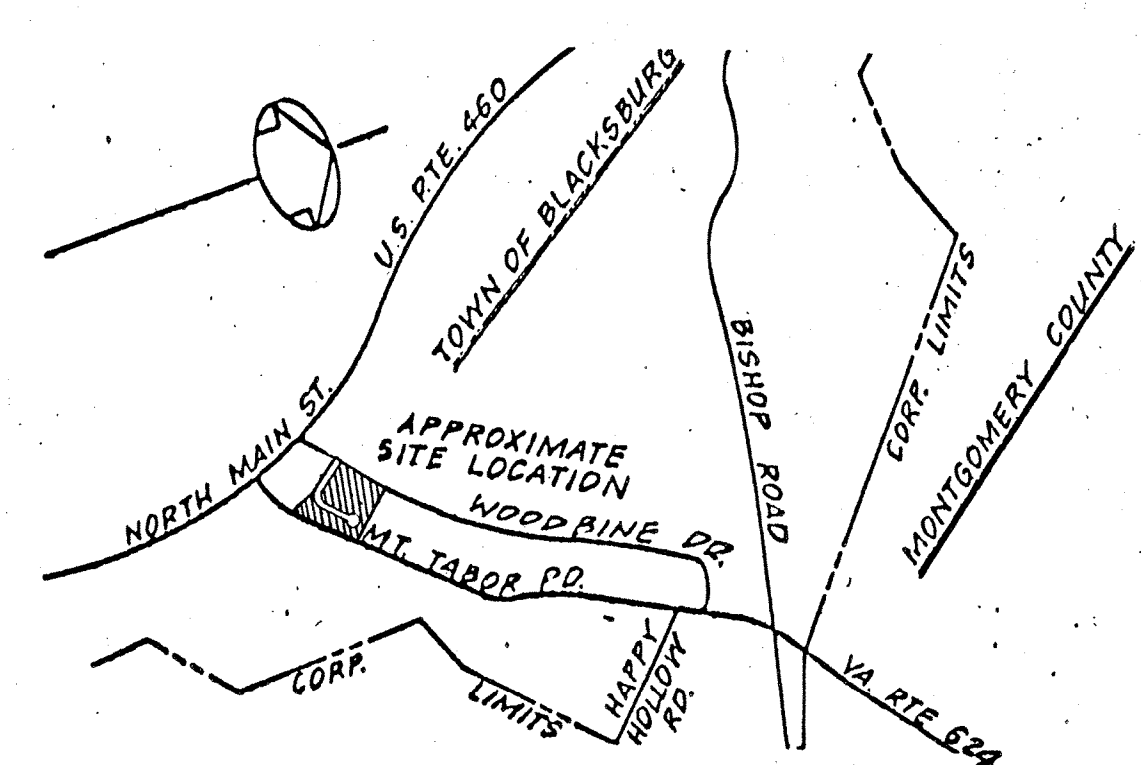
STATE OF VIRGINIA, COUNTY OF MONTGOMERY, TO WIT:  
I, *Elaine S. Howell*, a NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT DAVID L. RYE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME.  
MY COMMISSION EXPIRES Jan. 22, 1988  
GIVEN UNDER MY HAND ON THIS THE 9th DAY OF May, 1983.  
*Elaine S. Howell*  
NOTARY PUBLIC

NOTES:

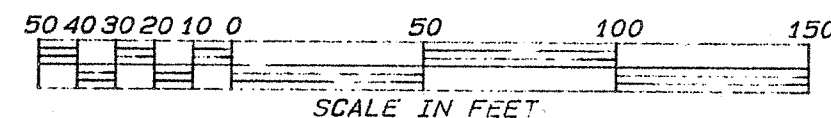
- IRON RODS SET AT ALL LOT CORNERS.
- 15" PUBLIC UTILITIES AND DRAINAGE EASEMENTS CENTERED ON ALL INTERIOR LOT LINES, AND INTERIOR TO ALL BOUNDARY LINES.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE DEDICATED TO THE TOWN OF BLACKSBURG.
- ALL COMMON AREAS ARE ALSO DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- TOTAL AREA SUBDIVIDED: 68533 ACRES.  
COMMON AREA: 2327 ACRES.  
AVERAGE LOT AREA: 12,052 SQ. 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.

LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	S 51°56'28"W	7.24	1	18°52'38"	175.00	57.66	29.09	57.40	N 55°35'49"W
2	N 46°09'30"W	32.94	2	88°48'36"	25.00	38.75	24.49	34.99	S 89°26'11"W
3	S 51°56'28"W	39.23	3	12°54'14"	243.78	54.90	27.57	54.79	N 38°34'46"E
4	S 38°56'12"E	6.47	4	3°42'03"	651.28	42.07	21.04	42.06	N 33°58'41"E
5	S 38°56'12"E	50.00	5	81°59'13"	25.00	35.77	21.73	32.80	S 05°09'54"E
6	N 51°56'28"E	39.23	6	70°42'13"	50.00	61.70	35.47	57.86	S 27°17'35"W
7	N 24°44'55"W	7.24	7	67°45'34"	50.00	59.13	33.57	55.75	N 71°56'19"W
8	S 51°56'28"W	25.78	8	65°19'58"	50.00	57.01	32.06	53.97	N 05°23'32"W
9	S 51°56'28"W	2.23	9	84°40'02"	50.00	73.89	45.55	67.34	N 69°36'28"E
10	S 51°56'28"W	63.10	10	23°15'46"	175.00	71.05	36.02	70.57	N 63°34'21"E
11	S 54°49'15"W	81.99	11	9°16'56"	175.00	28.35	14.21	28.32	S 69°40'36"E
12	S 24°44'55"E	5.08	12	30°28'42"	175.00	93.09	47.67	92.00	S 89°33'25"E
13	N 54°49'15"E	63.04	13	7°31'09"	683.83	89.74	44.94	89.68	S 62°30'24"W
14	N 38°56'12"W	5.00	14	7°33'24"	683.83	90.19	45.16	90.13	S 54°58'08"W
15	S 45°18'54"W	20.19	15	5°52'32"	683.83	70.13	35.09	70.09	S 48°15'10"W
16			16	1°03'45"	651.28	12.08	6.04	12.08	S 44°47'02"W
17			17	8°25'27"	651.28	95.76	47.96	95.67	S 40°02'26"W
18			18	11°32'13"	50.00	10.07	5.05	10.05	N 68°24'48"E

MT. TABOR ROAD N.E. (ST. SEC. RTE. 624)



VICINITY MAP  
NOT TO SCALE



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

CALCULATED BY: DSH/JCD DRAWN BY: HP-7880A PLOTTER CHECKED BY: JCD

MAP OF  
FINAL PLAT OF  
WOODBINE P.D.R. SUBDIVISION  
SECTION VII

LOCATED IN  
TOWN OF BLACKSBURG  
MT. TABOR MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA  
SCALE: 1"=50'  
DATE: 3 JANUARY 1983  
REVISED 27 FEB 1984