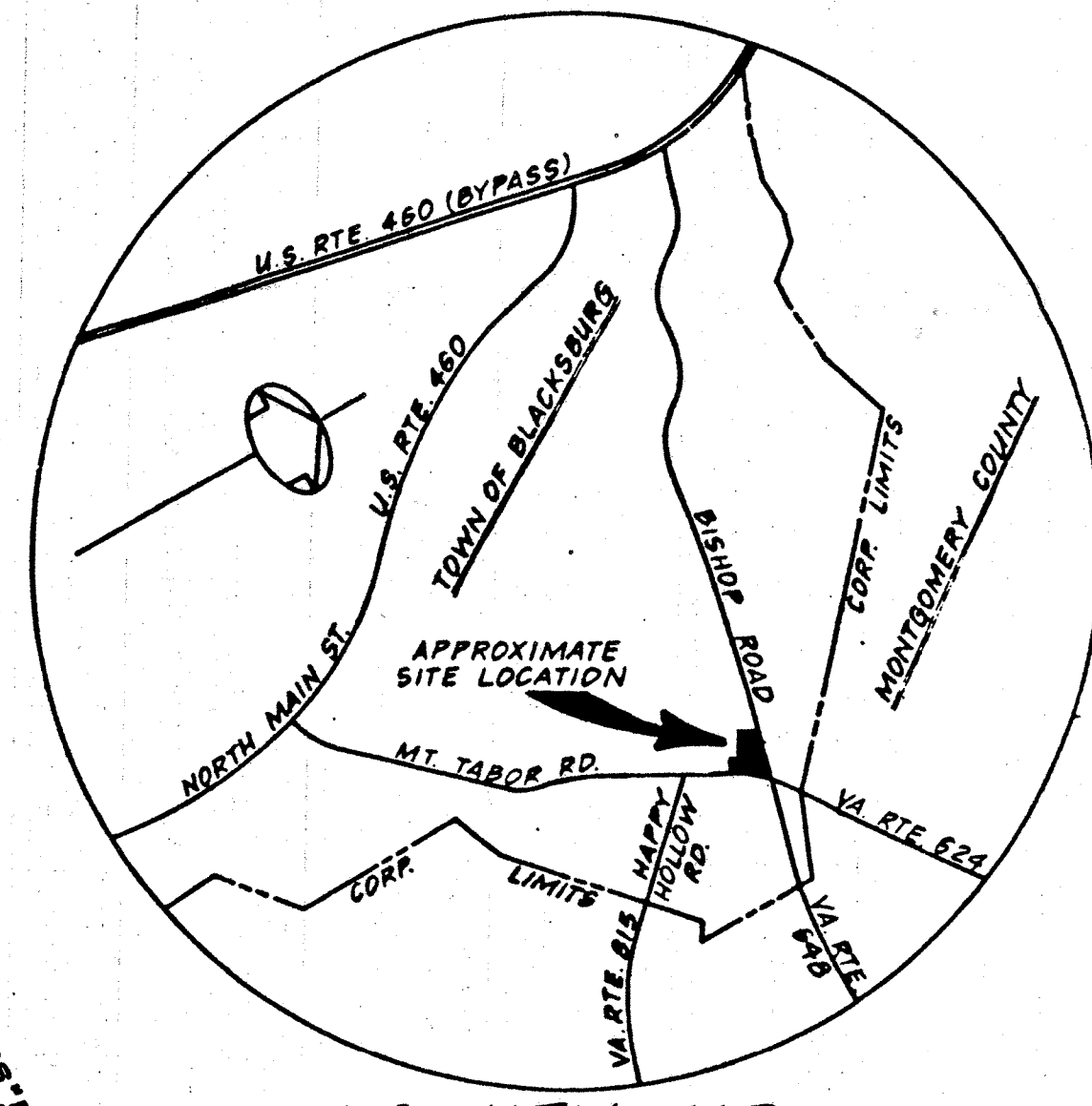


No.	Delta	Radius	Arc Length	Tangent	Chord
1	125° 22' 48"	25.00	53.83	46.41	44.02 S 53° 32' 49" E
2	22° 01' 01"	517.05	203.35	103.01	202.04 S 44° 52' 35" W
3	29° 45' 14"	51.05	289.81	138.03	262.93 S 48° 29' 11" W
4	48° 11' 23"	25.00	21.03	11.18	20.41 N 14° 00' 32" E
5	278° 22' 48"	50.00	241.19	11.18	66.87 S 51° 53' 47" E
6	48° 11' 23"	25.00	21.03	11.18	20.41 S 66° 11' 54" W
7	55° 56' 03"	50.00	48.81	26.55	46.90 N 17° 55' 51" E
8	11° 31' 35"	50.00	10.06	5.05	10.04 N 51° 38' 40" E
9	48° 28' 12"	50.00	42.27	22.49	41.02 N 81° 35' 34" E
10	51° 42' 06"	50.00	45.12	24.23	43.60 S 48° 20' 19" E
11	53° 03' 58"	50.00	46.31	24.97	44.67 S 4° 02' 42" W
12	55° 42' 55"	50.00	46.62	26.43	46.73 S 58° 28' 09" W

No.	Direction	Length
1	S 56° 23' 25" E	5.00
2	N 80° 38' 55" E	10.01
3	S 68° 57' 05" W	33.95
4	N 58° 08' 13" E	17.08
5	N 38° 06' 13" E	10.00
6	S 38° 06' 13" W	16.00



- NOTES:**
- IRONS RODS TO BE SET AT ALL CORNERS AND POINTS OF STREET CURVATURE AND TANGENCY, UNLESS OTHERWISE NOTED.
 - ZONING IS TOWN OF BLACKSBURG; PDR (WOODBINE)
 - TOTAL AREA OF SUBDIVISION: 3.2908 ACRES
COMMON AREA: 1.3189 ACRES
RIGHT OF WAY AREA: 0.3683 ACRES
 - MINIMUM BUILDING SETBACK IS 26 FT. FROM THE STREET R/W.
 - NO LOT ACCESS WILL BE ALLOWED DIRECTLY FROM MOUNT TABOR ROAD.
 - SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS DETERMINED BY THE U.S. ARMY CORP OF ENGINEERS.
 - COMMON AREA TO BE OWNED AND MAINTAINED BY WOODBINE HOMEOWNERS ASSOCIATION.
 - FIFTEEN (15) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS CENTERED ALONG ALL INTERIOR LOT LINES ARE HEREBY DEDICATED. A TWENTY (20) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG FRONT LOT LINES ARE ALSO DEDICATED AS SHOWN ON THE PLAT. ADDITIONAL EASEMENTS ARE DEDICATED AS SHOWN.
 - ALL COMMON AREAS ARE ALSO DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS
 - ALL DRAINAGE STRUCTURES DITCHES, AND STREET SHOULDERS SHALL BE MAINTAINED BY THE WOODBINE HOMEOWNERS ASSOCIATION, EXCEPT FOR CULVERTS UNDER PUBLIC STREETS AND THE EXISTING DITCHES ALONG MT TABOR ROAD AND BISHOP ROAD.
 - THESE LOTS MAY REQUIRE INDIVIDUAL SEWAGE PUMPS UNLESS, FILL MATERIAL IS ADDED TO THE LOT ENABLING CONNECTION TO THE GRAVITY SEWER WHICH IS PROVIDED TO ALL LOTS. THE HOMEOWNER (OR HOUSE CONTRACTOR) SHALL INSTALL THE PUMP AND FORCE MAIN AT HIS OWN EXPENSE.
 - FOR ISSUANCE OF BUILDING PERMITS: LOTS 122 & 123 ARE REQUIRED TO SUBMIT INDIVIDUAL SITE GRADING PLANS TO THE TOWN PUBLIC WORKS DEPARTMENT TO INSURE ADEQUATE GRADING AND FINISH FLOOR ELEVATION DUE TO POSSIBLE LOCAL FLOODING.
 - VEGETATED BUFFER STRIP SHALL BE INSTALLED ALONG MT. TABOR ROAD IN ACCORDANCE WITH THE APPROVED PDR PLAN.
 - SUBDIVISION OWNERS AND DEVELOPERS:
WOODBINE, LTD.
c/o DRAPER ADEN ASSOCIATES
2206 SOUTH MAIN STREET
BLACKSBURG, VIRGINIA 24060

SOURCE OF TITLE
THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE HEREON "SUBDIVISION PLAT OF WOODBINE PHASE IX" IS A PORTION OF THAT SAME LAND WHICH WAS CONVEYED TO WOODBINE, LTD. FROM JESS W. MOORE BY DEED DATED 22, MARCH 1978, AND RECORDED IN DEED BOOK 381, PAGE 872 IN THE 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
JOSEPH C. DRAPER C.L.S., 946 & 161

OWNER'S STATEMENT
THIS IS TO CERTIFY THAT THE HEREON SHOWN "SUBDIVISION PLAT OF WOODBINE PHASE IX", DATED 16 DECEMBER 1988, HAS BEEN SUBDIVIDED IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF, AND THAT THE DEDICATION TO THE TOWN OF BLACKSBURG OF THE EASEMENTS AND RIGHT OF WAY IS HEREBY MADE.

Robert J. Leach 4/6/89
ROBERT J. LEACH, PRESIDENT
WOODBINE, LTD. DATE

William A. Aden 4/6/89
WILLIAM A. ADEN, SECRETARY/TREASURER
WOODBINE, LTD. DATE

CONFIRMING STATEMENT
THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNERS AND PROPRIETORS PROPOSE TO ESTABLISH THE "SUBDIVISION PLAT OF WOODBINE PHASE IX", DATED 16 DECEMBER 1988, IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCES OF THE TOWN OF BLACKSBURG, VIRGINIA.

Robert J. Leach 4/6/89
ROBERT J. LEACH, PRESIDENT
WOODBINE, LTD. DATE

William A. Aden 4/6/89
WILLIAM A. ADEN, SECRETARY/TREASURER
WOODBINE, LTD. DATE

APPROVAL AND ACCEPTANCE
THE HEREON SHOWN "SUBDIVISION PLAT OF WOODBINE PHASE IX" DATED 16 DECEMBER 1988, HAS BEEN SUBMITTED TO AND APPROVED FOR RECORDATION BY THE TOWN OF BLACKSBURG, VIRGINIA.

Public Works 8/9/89
PUBLIC WORKS DATE

Nancy G. Aden 8/9/89
PLANNING DATE

NOTARY'S STATEMENT
COMMONWEALTH OF VIRGINIA
COUNTY OF MONTGOMERY, : TO WIT

I, *Donna G. Cullop*, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT ROBERT J. LEACH AND WILLIAM A. ADEN, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITINGS, HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES August 31, 1990
GIVEN UNDER MY HAND ON THIS 22nd DAY OF APRIL 1989

Donna G. Cullop
NOTARY PUBLIC

