MONTGOMERY COUNTY
PLANNING COMMISSION

755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

TO: Bill Brown, Chair
Montgomery Co. Board of Supervisors

FROM: Frank Lau, Chair
Montgomery Co. Planning Commission

DATE: November 14, 2014

SUBJ: **(SU-2014-12335)**

A request by **James & Sherry Carter** for a Special Use Permit (SUP) on approximately 2.253 acres in an Agricultural (A-1) zoning district to allow a family subdivision of property with one (1) additional lot assignment over the amount allowed under sliding scale as permitted under Section 10-21 (4) (b) of the Montgomery County Zoning Ordinance. The property is located at **3591 Peppers Ferry Road** and is identified as Tax Parcel No. 064- A 86A (Account No. 030005) in the Riner Magisterial District (District B). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further designated as medium density residential in the Belview Village Plan.

During our meeting on November 12, 2014, the Planning Commission reviewed the request described above. Upon a motion duly seconded and carried by a vote of 8 to 0 (Hirt absent), the Planning Commission recommended **approval** of the Special Use Permit request.

After reviewing the application details, concept plan, and current photos of the site, the Commission expressed no major concerns with the division of property for a family subdivision.

There was some discussion in regards to the existing twenty (20) foot right of way and the right to be utilized for a new parcel; however, the applicant confirmed that if the right of way could not be utilized for a new parcel, a new right of way could be created connecting to Bradford Lane.

The Commission felt that the application meets the requirements of the Comprehensive Plan and recommended approval of the SUP with the following conditions:

1. The proposed lot shall be transferred to a qualifying family member of Mr. & Mrs. James and Sherry Carter.
2. A note regarding the private access easement and identification of Bradford Lane as a private road shall be included on the final plat.

One (1) adjoining owner was present and spoke during the public hearing; however, stated he was not in opposition to the request. He noted that the County had planned to extend water to this area but had not followed through. He also stated the residents in the nearby mobile home park did not have to pay connection fees for sewer, so he felt it was unfair for a connection fee to be charged for the proposed lot/dwelling.

Fl/bh

Attachments: Staff analysis and application materials

MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

TO: Planning Commission

FROM: Brea Hopkins, Development Planner

DATE: November 3, 2014

RE: **Staff Analysis – Special Use Permit Request (SU-2014-12335)**

A request by **James & Sherry Carter** for a Special Use Permit (SUP) on approximately 2.253 acres in an Agricultural (A-1) zoning district to allow a family subdivision of property with one (1) additional lot assignment over the amount allowed under sliding scale as permitted under Section 10-21 (4) (b) of the Montgomery County Zoning Ordinance. The property is located at **3591 Peppers Ferry Road** and is identified as Tax Parcel No. 064- A 86A (Account No. 030005) in the Riner Magisterial District (District B). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further designated as medium density residential in the Belview Village Plan.

I. Nature of Request

The applicant is requesting a Special Use Permit (SUP) on approximately 2.253 acres zoned Agricultural (A-1) to allow a family subdivision of property with one (1) additional lot assignment over the amount allowed under sliding scale.

II. Location

The property addressed as 3591 Peppers Ferry Road and is identified as Tax Parcel No. 64-A-86A (Parcel ID 030005) in the Riner Magisterial District (District B). It is located to the south of Peppers Ferry Road and accessed by a private road known as Bradford Lane. Surrounding parcels are zoned Agricultural (A-1) and are currently being used for residential purposes.

III. Impacts

There are no major impacts expected from the approval of one additional division of this property. Below are responses from other agencies regarding their review of the application.

1. Transportation/traffic

The proposed use will utilize the existing road access with a proposed extension of the twenty (20) foot private access easement off of Bradford Lane.

VDOT has submitted a letter to this department requesting "Bradford Lane" be labeled as a private road on the final plat and otherwise had not comments (see attached).

2. Infrastructure

The property is served by a private well and by the Public Service Authority (PSA) for sewer. Mr. Fronk, PSA Director, has issued an availability letter dated September 16, 2014 confirming the availability and connection fees (see attached).

3. Other

Michael Sutherland, 911 Address Coordinator has indicated the addresses for the property will need to be updated since it is accessed directly from Bradford Lane. He will coordinate the revisions with the property owner(s).

IV. Comprehensive Plan

The site is located in an area designated as village expansion in the Comprehensive Plan and further defined as medium density residential in the Belview Village Plan. Approval of the proposed SUP is in conformance with the Comprehensive Plan, as this land use designation encourages residential development. The Belview Village Plan states *"Density in Medium Density Residential Neighborhoods should not exceed four (4) dwelling units per gross acre."(BVW 1.7.1).* If approved, this request would allow the addition of one additional dwelling thus creating a density of 1 dwelling per acre.

V. Analysis

In 2004, the Carters acquired 0.807 acres from a family member. Mr. & Mrs. Carter were under the impression the lot was still a separate lot of record since they had a separate deed; however, the survey plat indicated the lot line was to be vacated and incorporated into their existing parcel (see attached). Since the parcel was less than one (1) acre there were no lot assignments to be transferred, resulting in a 2.253 acre parcel with one (1) lot assignment. Their desire is to give the lot to their daughter and allow her to place a dwelling on the property (see attached affidavits). Section 10-21(5)(b) of the Montgomery County Zoning Ordinance allows for review of a special use permit request for more lots than the total permitted by the sliding scale for family subdivisions.

It does not appear approval of the request would present significant negative impacts. Furthermore, the Belview Village Plan supports residential development in a density exceeding what is currently permitted in the Agricultural (A-1) zoning district. The applicant could not apply for a residential zoning due to the minimum district requirements to rezone and lack of state maintained road frontage.

VI. Staff Recommendations

Staff recommends approval of the Special Use Permit (SUP) to allow one (1) family subdivision of property, contingent upon the following conditions:

1. The proposed lot shall be transferred to a qualifying family member of Mr. & Mrs. Carter.
2. A note regarding the private access easement and identification of Bradford Lane as a private road shall be included on the final plat.

As of November 3, 2014, one citizen has contacted the Planning and GIS Services Department to inquire further about this request. Consideration should be given to adjacent property owners or other interested citizens attending the public hearing to express their views regarding this request.

Enclosures:
- Application materials
- Email from VDOT dated October 24, 2014
- Availability letter from PSA dated September 16, 2014
- Existing survey plat recorded January 8, 2004
- Family subdivision affidavits
- Aerial map
- Zoning map

Application to Planning Commission and Board of Supervisors

Application For: (check appropriate boxes)

☐ Rezoning ☐ Rezoning & Special Use Permit ☒ Special Use Permit

Owner/Applicant Information: (Use current mailing/contact information for all property owners. An additional sheet may be attached for multiple owners.)

Property Owner: James + Sherry Carter
Address: 3591 Peppers Ferry Rd.
Radford VA 24141
Phone 1: 540-357-1273
Phone 2:
Email:

Agent:
Address:
Phone 1:
Phone 2:
Email:

Location of Property/ Site Address: 3591 Peppers Ferry Rd.

Legal Record of Property: Total Area: 2.2533 Acres Magisterial District Riner

Parcel ID: 030005 Tax Parcel Number(s): 64-A-86A

Rezoning Details: Current Zoning District: A-1 Requested Zoning District: NA

Desired Use(s):

Special Use Permit: Current Zoning District A-1 Total Area/Acres: 2.2533

Desired Use(s): Family Subdivision above lot assignments allowed per sliding scale

Comprehensive Plan Designation:

Traffic Impact Analysis Required: ☐ Yes (payment enclosed) ☐ No

I certify that the information supplied on this application and on the attachments provided (maps or other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of Montgomery County and State of Virginia to enter the above property for the purposes of processing and reviewing the above application.

X James Carter
X Sherry Carter
Property Owner(s) Signature Date

Agent's Signature Date

FOR OFFICE USE ONLY

Date Received: 9/30/2014 Application Number:

Traffic Impact Analysis and Payment Received: ☐ Yes ☒ No Date Submitted to VDOT: N/A

To: Montgomery County Planning Commission
Montgomery County Board of Supervisors

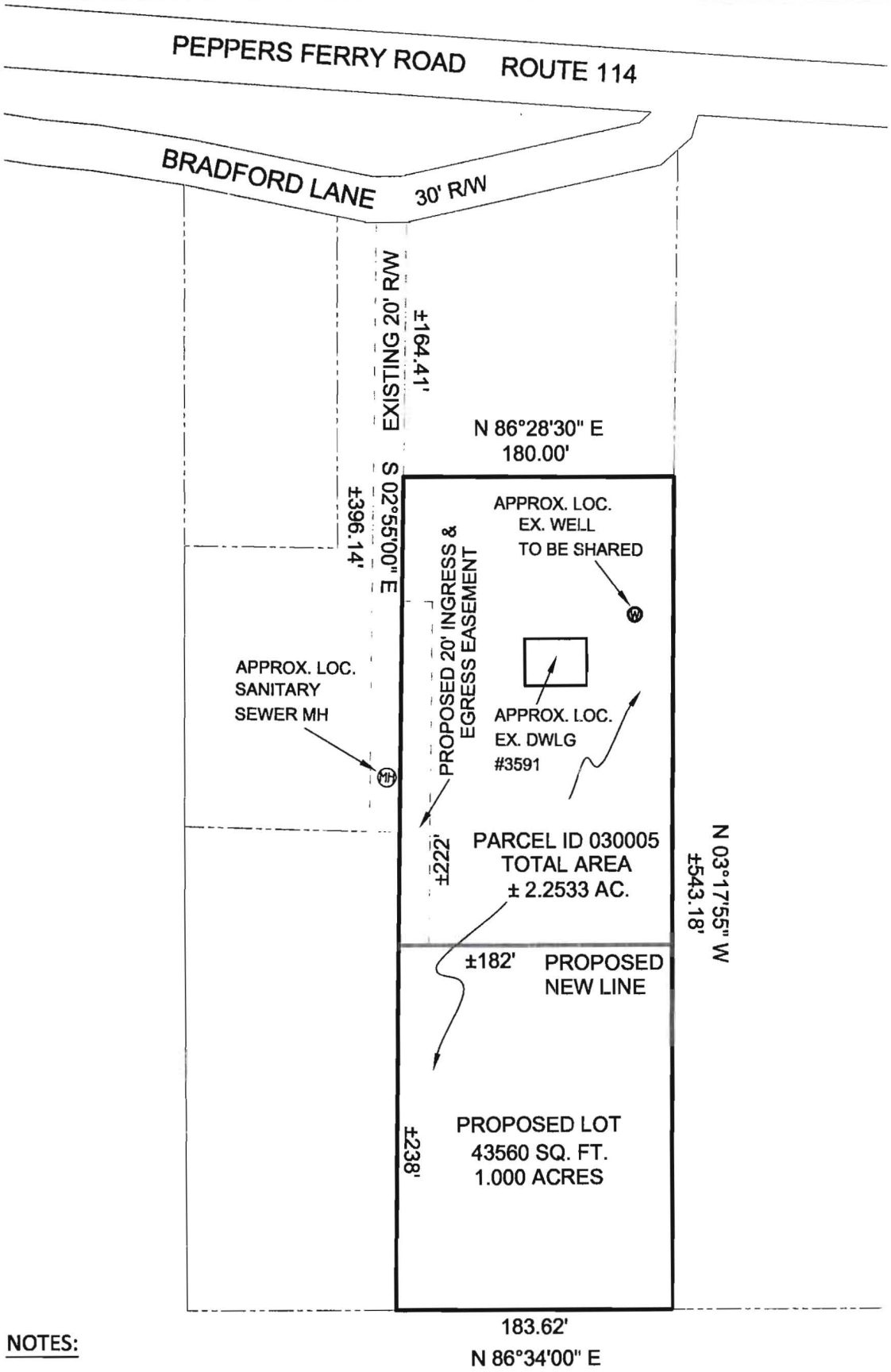
Date: September 30, 2014

We are requesting a special use permit to allow a family subdivision. In 2004, an additional parcel was purchased and is deeded separate from the original parcel. At that time, the surveyor vacated the property boundary without our knowledge. We desire to convey the parcel to our daughter so she can move to the property. The proposed dwelling will be connected to public sewer and the existing well. There is a 20 ft. existing easement to the property and upon approval it will be extended to the proposed parcel.

Thank you for consideration of this request.

James Carter Sherry Carter

James & Sherry Carter



NOTES:

1. PARCEL ID 030005
   TAX MAP ID 64- A-86A
   JAMES H. CARTER & SHERRY R. CARTER
   DEED BOOK 24, PAGE 157

2. THIS SKETCH DOES NOT CONSTITUTE
   AN ACTUAL FIELD SURVEY, BOUNDARY

NRV LAND SURVEYORS INC.
P.O. BOX 1038
DUBLIN, VIRGINIA 24084
PHONE: (540)674-4275 FAX: (540)674-2672

JOB NO.: 30514
SCALE: 1" = 100'
DATE: 9/29/2014

SKETCH NRV 30514.DWG

Brea G Hopkins

From: Jones, JohnC (VDOT) <JohnC.Jones@VDOT.Virginia.gov>
Sent: Friday, October 24, 2014 10:16 AM
To: Brea G Hopkins
Subject: James and Sherry Carter Parcel I.D. 030005

Follow Up Flag: Follow up
Flag Status: Flagged

Brea,

We have reviewed the subject family subdivision and have the following comments. Please label Bradford Lane as a "Private Road" on the plat.

Thanks,

John C. Jones
Land Development Engineer
(540) 381-7198
(540) 381-7205 - fax

MONTGOMERY COUNTY
PUBLIC SERVICE AUTHORITY

Government Center
Suite 2I
755 Roanoke Street
Christiansburg, VA 24073-3185

William H. Brown, Chairman
Christopher A. Tuck, Vice-Chair
Mary W. Biggs, Secretary-Treasurer
Gary D. Creed, Member
Matthew R. Gabriele, Member
M. Todd King, Member
Annette S. Perkins, Member

Robert C. Fronk, PE
PSA Director

September 16, 2014

FILE COPY

Mr. James Carter
3591 Peppers Ferry Road
Radford, VA 24141

RE: Availability No. 14-39
Additional Residential Unit
3591 Peppers Ferry Road
Tax Map No. 064- A 86A
Parcel ID 030005
Water/Sewer

Dear Mr. Carter:

Public water is not available while sanitary sewer is available for an additional residential unit on this property at 3591 Peppers Ferry Road, Tax Map No. 064- A 86A.

Public water is not currently available to this property and this service would require an excessive extension of the public water system to serve this property that is not considered economically feasible for residential development. There are no immediate plans of record to provide public water to this area. It is suggested that you consider using on-lot well for new construction on this property.

Sanitary sewer can be provided by service connection to the sewer main located in a public easement along the western and southern property line of the subject property. You must verify that there is a minimum of two feet of fall from the building service elevation to the top of the sewer main. If adequate vertical separation does not exist, you will be required to install an individual sewer pump and force main with a connection to the sewer cleanout per PSA construction standards. Be advised that this facility will discharge into a sewer system served by a public sewer pump station requiring a Sewer Pump Station Facility Fee. The sewer facility fee is $3,000.00, Sewer Pump Station Facility fee is $750.00 and the sewer connection fee is $750.00 for a total cost of $4,500.00 per residential unit. The fees include the connection to the sewer main and sewer cleanout at the public easement line. The owner would be responsible for the complete installation of the sewer lateral from the building to the sewer cleanout under the provisions of the plumbing code.

The sewer connection fee includes an inspection fee for the sewer service line between the sewer cleanout to the building. This inspection must be completed and approved prior to issuance of an occupancy permit. You should coordinate the inspections with the PSA prior to installation of the sewer service line.

Please be advised that the monthly sewer consumption billing for customers without a water meter is based upon a flat rate which is currently $42.00 per month. A water meter could be installed on the well supply line and used for sewer billing provided it is compatible with and meets all PSA requirements. The cost of the water meter, other materials and installation is estimated at $300.00 to $500.00. The sewer consumption billing based upon metered water is currently $7.46 per 1,000 gallons.

If the owner wants to proceed with this service, please make application and pay the appropriate fee at the Finance Office in the Montgomery County Government Center at 755 Roanoke Street. You should also install a stake labeled "sewer cleanout" at the desired location of the sewer cleanout. If the proposed cleanout location is not marked, the PSA will install the cleanout at their discretion. ***This letter and stated fees are only valid to October 1, 2015.***

Please be advised that all PSA water and sewer systems have a fixed number of available connections. Connections are reserved by payment of facility and connection fees, provided service is currently available to the subject property.

You must submit another application for water and sewer service if you plan to subdivide this property. Please be advised that water and sewer fees would be charged for each residential unit such that a duplex would be considered as two residential units.

If you should have questions or need additional clarification of the above information, please call me at 381-1997.

Sincerely,

Robert C. Fronk, PE
PSA Director

cc: Utility Billings

County of Montgomery
Grantor's Affidavit for Family Exempt Subdivisions

Grantor's Name: JAMES & SHERRY CARTER

Grantee's Name: SARAH THOMPSON

Tax Map Number: 64-A-86A Parcel ID Number(s): 030005

I JAMES & SHERRY CARTER (Affiant), after being duly sworn, deposed and said the following, hereby certify these items to be true:

1. That the Affiant is the true and rightful owner of that certain real estate situate in the County of Montgomery, Virginia as noted above; and
2. That a plat has been submitted by the Affiant for a proposed subdivision of said real estate and that the parcel(s) platted by the above referenced plat will only be transferred to an immediate family member as defined by section 8-111 of the Montgomery County Code. This subdivision is commonly known as "Family Exempt Subdivision"; and
3. That the proposed Grantee is a qualifying legal family member as stated above; and
4. That I have not previously given this family member another parcel within the County of Montgomery using the Family Exempt Subdivision provisions; and
5. That this transfer of property is for the purpose of keeping family estates within the immediate family, and passing real property from one generation to another, not for the purpose of circumventing the subdivision requirements for short term investment; and
6. That I am related to the grantee by the following relationship:

X	Parent		Spouse
	Sibling		Grandparent
	Child		Grandchild

X James Carter Grantor X Sherry Carter Grantor

State of Virginia, County of Montgomery

To Wit:

I, Brea Hopkins, a Notary Public in the City and State aforesaid do hereby certify that the person(s) whose name(s) signed to the above writing bearing date on the 30th Sept. day of 2014 has acknowledged before me in my City and State Aforesaid.

Given under my hand this 30th day of Sept., 2014

My commission expires: July 31, 2015

Notary Public

BREA G. HOPKINS
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7503851
MY COMM. EXPIRES 07/31/2015
NOTARY PUBLIC

County of Montgomery
Grantee's Affidavit for Family Exempt Subdivisions

Grantee's Name: SARAH THOMPSON

Grantor's Name: JAMES & SHERRY CARTER

Tax Map Number: 64-A-86A Parcel ID Number(s): 030005

I SARAH THOMPSON (Affiant), after being duly sworn, deposed and said the following, hereby certify these items to be true:

7. That the Affiant is the true and rightful owner of that certain real estate situate in the County of Montgomery, Virginia as noted above; and

8. That a plat has been submitted by the Affiant for a proposed subdivision of said real estate and that the parcel(s) platted by the above referenced plat will only be transferred to an immediate family member as defined by section 8-111 of the Montgomery County Code. This subdivision is commonly known as "Family Exempt Subdivision"; and

9. That the proposed Grantee is a qualifying legal family member as stated above; and

10. That I have not previously given this family member another parcel within the County of Montgomery using the Family Exempt Subdivision provisions; and

11. That this transfer of property is for the purpose of keeping family estates within the immediate family, and passing real property from one generation to another, not for the purpose of circumventing the subdivision requirements for short term investment; and

12. That I am related to the grantor by the following relationship:

_____ Parent	_____ Spouse
_____ Sibling	_____ Grandparent
X Child	_____ Grandchild

Sarah Thompson Grantee

State of Virginia
County of Montgomery

To Wit:

I, Brea Hopkins, a Notary Public in the City and State aforesaid do hereby certify that the person(s) whose name(s) signed to the above writing bearing date on the 30th Sept day of 2014 has acknowledged before me in my City and State Aforesaid.

Given under my hand this 30th day of September, 2014

My commission expires: July 31, 2015

Notary Public

BREA G. HOPKINS
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7503851
MY COMM. EXPIRES 07/31/2015
NOTARY PUBLIC

James & Sherry Carter
Request
For
Special Use Permit

Parcel ID(s): 030005

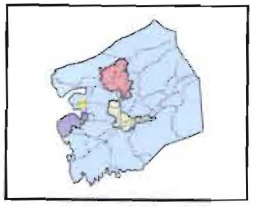
Legend

Tax Parcels
Subject Parcel (Carter)

Zoning Class

A1 - Agriculture
CB - Community Business
Special Use Permits
Variances

Parcel Date: September 2014
Source Montgomery County Commissioner of Revenue



Montgomery County, Virginia
DISCLAIMER

INFORMATION SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY. THE MONTGOMERY COUNTY BOARD OF SUPERVISORS NOR PLANNING AND GIS SERVICES ARE NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN, NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES.

THE INFORMATION SHOWN HEREON IS TO BE USED FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED OR USED AS A LEGAL OR OFFICIAL DETERMINATION OF OFFICIAL COUNTY, STATE, AND FEDERAL RECORDS. DATA IS BELIEVED TO BE ACCURATE, BUT IS NOT GUARANTEED.

IN NO EVENT SHALL MONTGOMERY CO. BE LIABLE FOR ANY DAMAGES THAT MIGHT ARISE FROM THE USE OR ANY INFORMATION SHOWN.

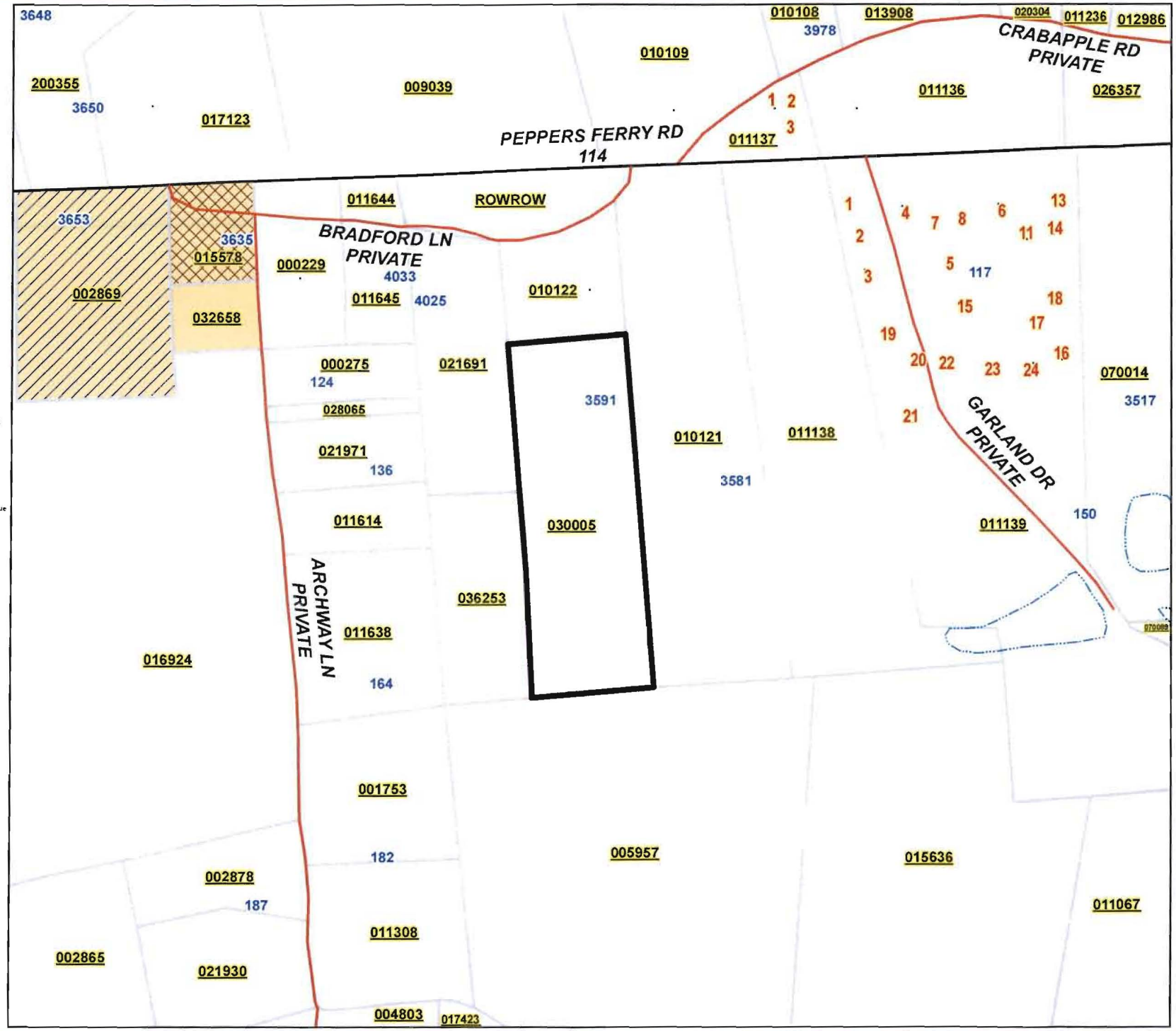
EXACT LOCATION OF ANY FLOOD ZONE TO BE CERTIFIED BY LICENSED LAND SURVEYOR, ENGINEER, OR ARCHITECT.

CONTOURS SHOWN ARE FOR VISUAL REFERENCE. TO AVOID THE RISK OF MISINTERPRETATION, INVALID RESULTS AND ERRONEOUS CONCLUSIONS, ORIGINAL LIDAR GENERATED CONTOUR DATA SHOULD BE USED FOR LAND DEVELOPMENT, SURVEY AND ENGINEERING PURPOSES.

"Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination."
C of § 54.1-402

0 25 50 100 150 200
Feet

Prepared by Montgomery County, Va Planning & GIS Services, 09/30/2014



James & Sherry Carter
Request
For
Special Use Permit

Parcel ID(s): 030005

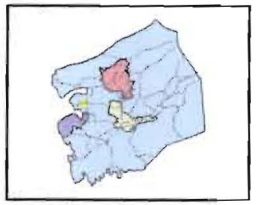
N
W E
S

Legend

Tax Parcels

Subject Parcel (Carter)

Parcel Date: September 2014
Source Montgomery County Commissioner of Revenue



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C of § 54.1-402

0 12.5 25 50 75 100
Feet

Prepared by Montgomery County, Va
Planning & GIS Services, 09/30/2014

BK 24 PG 157

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THE LIMITS OF THE HEREON SHOWN PLAT IS A PORTION OF THE SAME PROPERTY AS ACQUIRED BY OWEN W. KEISTER RECORDED IN DEED BOOK 185, PAGE 105 IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA, IN WHICH THE ABOVE REFERRED TO DEED IS THE LAST INSTRUMENT OF THE CHAIN OF TITLES TO SAID LAND.

W.A. Davis
W.A. DAVIS CLS # 1278

CONFORMING STATEMENT

THIS IS TO CERTIFY THAT THE SUBDIVIDED PROPERTY AS SHOWN HEREON IS IN STRICT ACCORDANCE AND IN COMPLIANCE WITH THE SUBDIVISION ORDINANCES OF MONTGOMERY COUNTY, VIRGINIA AS AMENDED TO DATE.

W.A. Davis
W.A. DAVIS CLS # 1278

OWNER'S STATEMENT

THIS IS TO CERTIFY THAT THE SUBDIVIDED PROPERTY AS SHOWN HEREON IS IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS THEREOF.

Linda K. Young 12-18-03
OWNER LINDA YOUNG DATE

Samuel L. Young 12-18-03
OWNER SAMUEL YOUNG DATE

Sherry Carter 12-18-03
OWNER SHERRY CARTER DATE

James Carter 12-18-03
OWNER JAMES CARTER DATE

NOTARY STATEMENT

STAE OF VIRGINIA, COUNTY OF MONTGOMERY TO WIT:

I, Diane L. Bibb A NOTARY FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT Linda K. Young, Samuel Young, Sherry Carter, James Carter WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES 11-30-06

GIVEN UNDER MY HAND THIS 18th DAY OF December 2003

Diane L. Bibb
NOTARY

APPROVING AGENCY

UNDER THE AUTHORITY OF MONTGOMERY SUBDIVISION AND ZONING ORDINANCES, THIS PLAT OF A SUBDIVISION IS HEREBY APPROVED FOR RECORDATION.

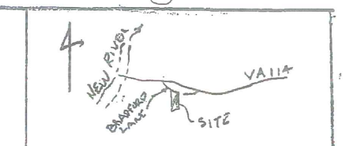
By T. Powell DEC 22, 2003
SUBDIVISION AGENT DATE

VIRGINIA, IN THE OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, THIS ___ DAY OF _____ 200__ THE FOREGOING INSTRUMENT WAS THIS DAY PRESENTED IN SAID OFFICE AND WITH THE CERTIFICATE ANNEXED TO RECORD AT ___ O'CLOCK ___ M.

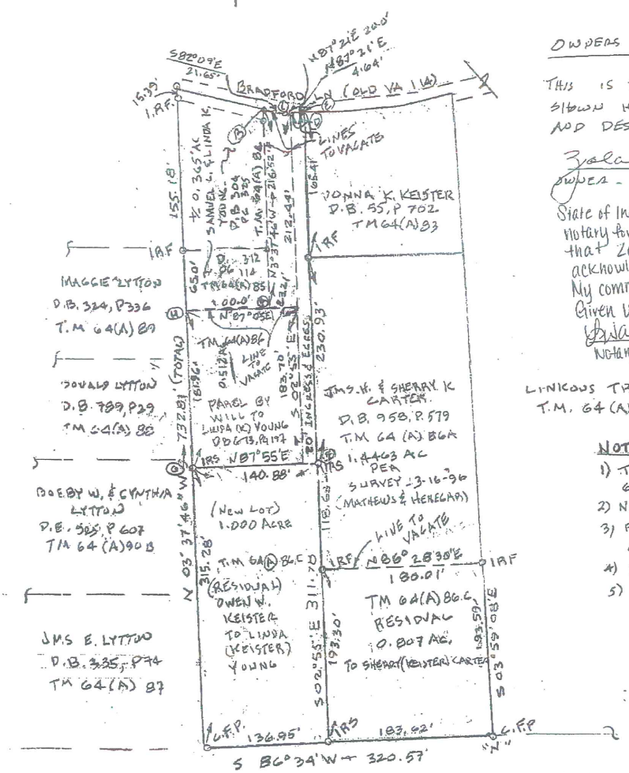
TESTEE:
BY ALLAN C. BURKE, CLERK
BY _____ D.C.

RECORD NORTH

INSTRUMENT #04000173
RECORDED IN THE CLERK'S OFFICE OF
MONTGOMERY COUNTY ON
JANUARY 8, 2004 AT 01:23PM
ALLAN C. BURKE, CLERK
BY: Stephanie Tipthorpe (DC)



VICINITY MAP (NTS)



OWNERS STATEMENT

THIS IS TO CERTIFY THAT THE SUBDIVIDED PROPERTY AS SHOWN HEREON IS IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER THEREOF

Zola Rogers 11-26-03
OWNER - ZOLA ROGERS DATE

State of Indiana county of Allen to wit: I, Lisa M. Bankman, a Notary for the State and county aforesaid do hereby certify that Zola Rogers personally appeared before me and acknowledged the same.
My commission expires 2-25-2011
Given under my hand this 26th day of November, 2003.
Lisa M. Bankman
Notary

NOTARY PUBLIC SEAL INDIANA

LINICOUS TRAILER PARK
T.M. 64 (A) 82

NOTES

1) TITLE REFERENCE: D.B 185, PG 105 – TAX PARCELS 64(A) 86, 86C
2) NO TITLE REPT FURNISHED
3) PROPERTY LIES IN H.U.D. FLOOD HAZARD "C" COMMUNITY PANEL NO 510099 0075A.
4) I.R.F & I.R.S – DENOTE IRONS (FOUND) & (SET)
5) SURVEY DONE FROM FIELD SURVEY WITH CORNERS FOUND AS NOTED & SET – REMAINING LAND PLOTTED FROM MAPS OF RECORD

NOTA BENE

1) LOT OF 0.807 ACRE TO BE ADDED TO PARCEL 64(A) 86 A OF JAMES H. & SHERRY K. CARTER OF 1.4403 ACRES FOR A TOTAL OF 1.2473 ACRES.
2) LINDA (KEISTER) YOUNG & SAMUEL L. YOUNG TO ACQUIRE BY LOT LINE REVISION PARCEL ~~A-B-C-D-E-F-G-H-A~~ (0.815 ACRE) TO ADD-ON TM PARCELS 64(A) 84 & 85 OF ± 0.462 AC FOR A TOTAL OF 1.277 ACRES, ONE ACRE LOT – RESIDUAL TO LINDA (KEISTER) YOUNG TO BE SOLD.

COMMONWEALTH OF VIRGINIA
11 Sept 2003
W A DAVIS
LICENSE NO 1278
LAND SURVEYOR

LOT ASSIGNMENT, A-1 ZONING DISTRICT

BEFORE SUBDIVISION			
LOT / PARCEL	ACREAGE	LOT ASSIGNMENT	SOURCE
64-A-84	0.325	0	PARENT PARCEL
64-A-85	0.75	0	
64-A-86	1.5	1	
64-A-86C	1.1482	1	

AFTER SUBDIVISION			
LOT/PARCEL	ACREAGE	LOT ASSIGNMENT	
HOUSE LOT	1.277	1	
NEW LOT	1.0	1	
REVISE 86-A	2.2	1	
REMAINDER			

PLAT SHOWING SUBDIVISION T.M. 64(A) 86C - 2 LOTS & LOT LINE REVISION - PARCEL TO TM 64(A) 84 & 85

SCALE: 1" = 100'	LOCATED ON BRADFORD LN. OFF VA 114
DATE: 5 SEPT, 2003	MONTGOMERY COUNTY, VIRGINIA
REVISION: 11/14/03	SURVEYED & DRAWN BY:
JOB NO 2003-H-3105	W.A. DAVIS CE/LS DUBLIN, VA