MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

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

MEMORANDUM

TO: Board of Supervisors
FROM: Planning Staff
DATE: April 4, 2016
RE: Vacation of 50' Ingress/Egress Easement

The County has received a request from SHAH Development to vacate a fifty (50) foot ingress easement located on property identified as Tax Parcel 103-3-3. (See plat). The ingress/egress easement was dedicated by plat recorded in plat book 21 page 1 in the Montgomery County Circuit Court Clerk's Office. An additional fifty (50) foot right of way is also located on the eastern side of the property and was dedicated by plat book 22, page 73 in the Montgomery County Circuit Court Clerk's Office.

Section 15.2-2272 of the Code of Virginia, as amended, authorizes the Board of Supervisors to vacate a portion of a plat after sale of a lot by Ordinance.

Pursuant to the provisions of Section 15.2-2204 & 15.2-2272(2) of the Code of Virginia of 1950, as amended, notice was given of a public hearing to be held on April 11, 2016 at 7:30 p.m. in order to hear citizen comments on the Board of Supervisors intent to act on the aforementioned ordinance.

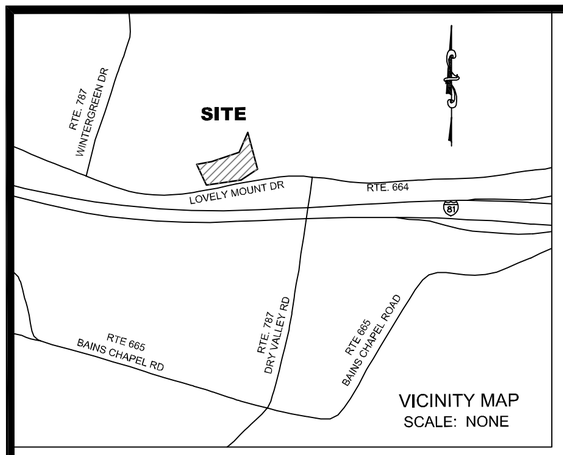
Attachments: Aerial Map
Preliminary plat, prepared by NRV Land Surveyors, dated March 15, 2016

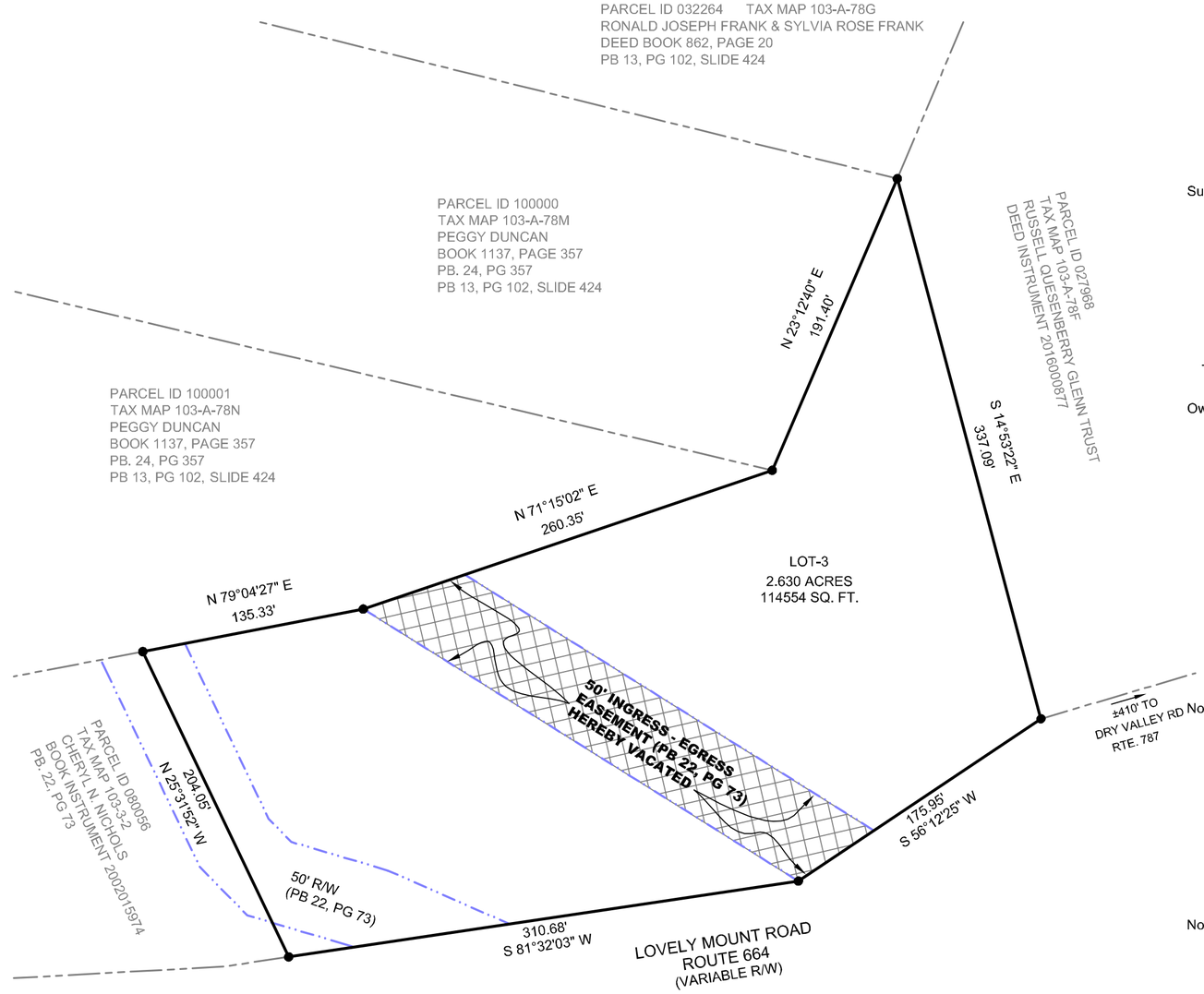
Map Prepared by Montgomery County, Va
Planning and GIS Services
4/4/2016

SHAH Development, LLC
(Parcel ID: 080057)

0 80 160 240 Feet

N W E S





LEGEND

- BOUNDARY LINE
- EASEMENT
- CORNERS
- AREA TO BE VACATED

NOTES:

1. PARCEL ID 080057
   TAX MAP 103-3-3
   DEED INSTRUMENT 2016000877
   PLAT BOOK 22, PAGE 73
   DEED INST. 2016000878 (TERMINATION OF WELL RIGHTS)
   SHAH DEVELOPMENT, LLC
   PROPERTY ADDRESS: LOVELY MOUNT DR
   RADFORD VA 24141
   AUTORIZED AGENT: DAVID HAGAN
   ADDRESS: SHAH DEVELOPMENT, LLC
   P.O. BOX 1499
   CHRISTIANSBURG VA 24068
2. NO TITLE REPORT FURNISHED
3. THIS PLAT DOES NOT CONSTITUTE AN ACTUAL FIELD SURVEY, BOUNDARY INFORMATION TAKEN FROM PLAT RECORDED IN PLAT BOOK 22, PAGE 73
4. THIS PROPERTY LIES IN A FEMA FLOOD ZONE 'X'. MAP NO. 51121C0210C, DATED SEPTEMBER 25, 2009
5. ZONING DISTRICT: ZONE RR
6. IMPROVEMENTS NOT SHOWN
7. 50' INGRESS - EGRESS EASEMENT AS SHOWN IS VACATED PER BOARD OF SUPERVISORS RESOLUTION DATED _____, 2016.

COMMONWEALTH OF VIRGINIA
JAMES CONRAD GROSECLOSE II
Lic. No. . 2393
LAND SURVEYOR

Certificate of Approval

This plat showing Vacation of a 50' Ingress - Egress Easement on Lot-3, "Cleveland Lee Duncan, Lovely Mount Minor Subdivision" for Shah Development, LLC, Riner Magisterial District, Montgomery County, Virginia, is approved by the undersigned in accordance with the existing Ordinances and Regulations of the County of Montgomery and may be admitted to record.

_____
Agent, County of Montgomery Date

Surveyors Certificate

I hereby certify that this survey, to the best of my knowledge and belief, is correct, and complies with the requirements of the Board of Supervisors, Ordinances and Regulations of the County of Montgomery Virginia, regarding the platting of subdivisions within the County have been complied with.
Given under my hand this 15th day of March, 2016
Virginia State Certified Land Surveyor.

_____
Signature

Surveyors Title Statement

This is to certify that the property embraced within the limits of the plat titled Vacation of a 50' Ingress - Egress Easement on Lot-3, "Cleveland Lee Duncan, Lovely Mount Minor Subdivision" for Shah Development, LLC, Riner M agisterial District, Montgomery County, Virginia, is the property of Shah Development, LLC a s shown in Deed Instrument 160000877 in the Clerk's office of the Circuit Court of Montgomery County, Virginia and is believed to be the last instrument in the chain of title to said properties.

_____
Signature

Owner's Statement

This is to certify that the real estate embraced within this Vacation of a 50' Ingress - Egress Easement on Lot-3, "Cleveland Lee Duncan, Lovely Mount Minor Subdivision" for Shah Development, LLC, Riner Magisterial District, Montgomery County, Virginia, as shown is with my free consent and in accordance with my desires.
Given under my hand and seal.

_____
David Hagan - Shah Development, LLC Date

_____
Peggy Duncan Date

Notary Seal

I, _____, a notary public in and for the state of _____, county of _____, whose commission will expire on _____ do hereby certify that _____ _____ has acknowledged the same before me in my state and county aforesaid.
Given under my hand this ____ day of_____, 20 16.

_____
Notary Public

Notary Seal

I, _____, a notary public in and for the state of _____, county of _____, whose commission will expire on _____ do hereby certify that _____ _____ has acknowledged the same before me in my state and county aforesaid.
Given under my hand this ____ day of_____, 20 16.

_____
Notary Public

SHEET 1 OF 1

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

DRAWN: ALR	JOB NO.: 55216
CHECKED: JCG	SCALE: 1" = 60'
APPROVED: JCG	DATE: 3/15/2016

PLAT SHOWING VACATION OF
50' INGRESS - EGRESS EASMENT
ON LOT- 3, "CLEVELAND LEE DUNCAN, LOVELY MOUNT MINOR SUBDIVISION"
FOR
SHAH DEVELOPMENT, LLC
RINER MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA

SERVER2/JAMES.DWG/SHAH LOVELY MOUNT DR VAC.DWG