

COUNTY OF WASHINGTON

THIS PLAT COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF CHAPTER 52 OF THE CODE OF THE COUNTY OF WASHINGTON, AND IS NOT DEEMED A SUBDIVISION OF LAND; PER ARTICLE VI, SEC. 52. 601. BOUNDARY LINE ADJUSTMENTS: THE BOUNDARY LINES OF ANY LOT OF LAND MAY BE VACATED, RELOCATED OR OTHERWISE ALTERED AS A PART OF AN OTHERWISE VALID AND PROPERLY RECORDED PLAT OF SUBDIVISION PURSUANT TO VIRGINIA CODE 15.2-2-2275. NO ADDITIONAL LOTS SHALL BE CREATED.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Rows C-1 to C-5.

THESE TYPE LINES AND FONT DO NOT REPRESENT A CURRENT RESURVEY OF THE PROPERTY. THEY ARE PLOTTED HEREON FROM A PLAT OF SURVEY PREPARED BY L. K. ADDISON OF ADDISON SURVEYORS DATED 07-26-1999 PROJECT NO. QBERRY99, AND ROTATED TO VA. STATE PLANE SOUTH ZONE NORTH.

Table with columns: LINE, BEARING, DISTANCE. Rows L-1 to L-17.

Table with columns: RWMP(CF), IRS(CF). Row N 61°53'14" E 654.25'

IPF(CF) / IRON PIPE FOUND CALLED FOR
IRF(CF) / IRON REBAR FOUND CALLED FOR
IRS(CF) / IRON REBAR SET CALLED FOR
RWMP(CF) / R/W MON. FOUND CALLED FOR

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Row C-1.

Table with columns: LINE, BEARING, DISTANCE. Row L-1.

ADJOINERS

9 12A N-F BRIDGETTE N. ROBERTS INSTR. NO. 220005549 TAX MAP ID: 143A-2-1-9 & 12A

24A N-F ERIC D. KNAPP AND JEAN C. KNAPP DB. 1070-PAGE 811 TAX MAP ID: 143A-2-1-24A

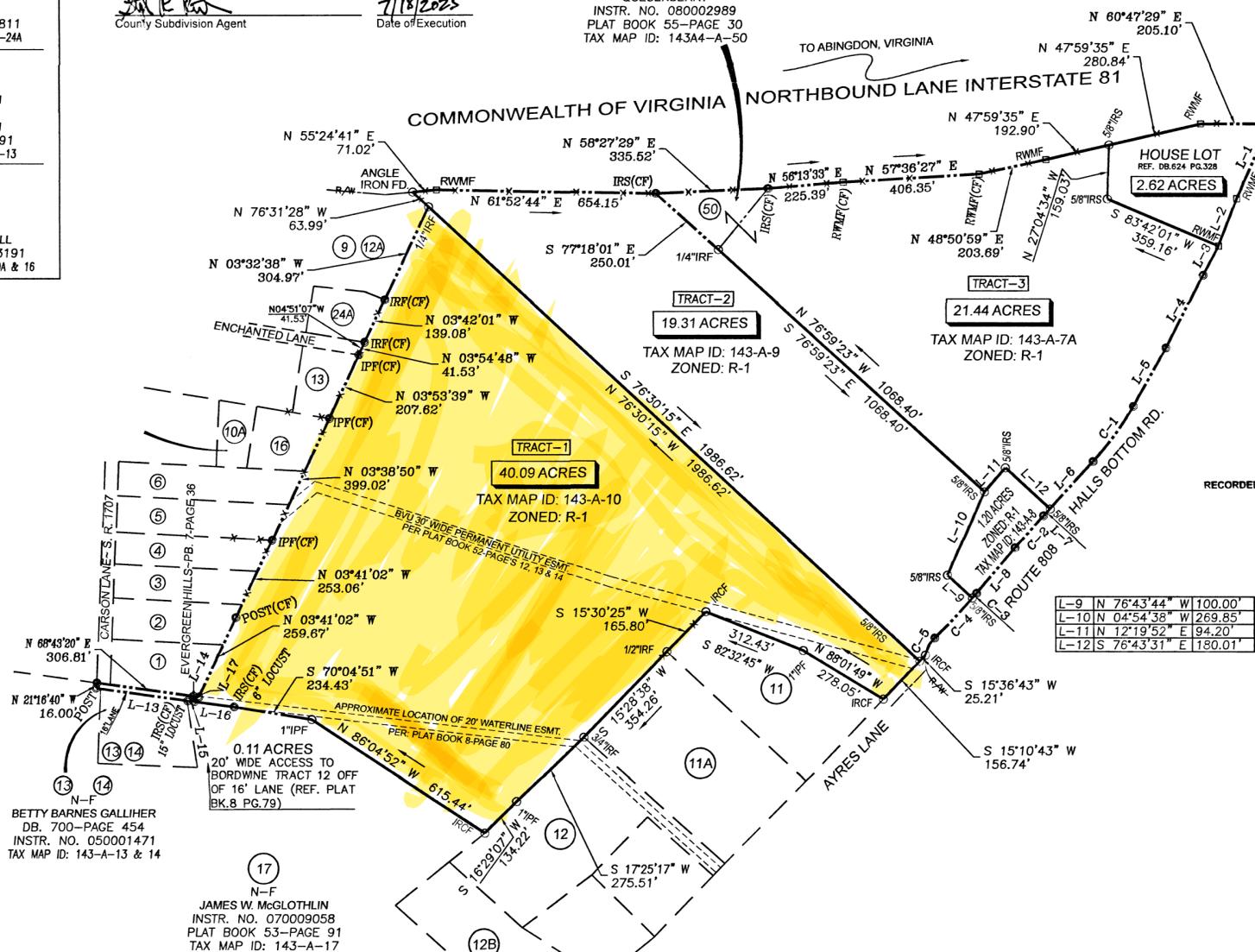
13 N-F RONALD D. SMITH AND SANDRA K. SMITH DB. 918-PAGE 891 TAX MAP ID: 143A-2-6-13

10A 16 N-F TIM J. CAUDELL AND VALERIE S. CAUDELL INSTR. NO. 000033191 TAX MAP ID: 143A-2-6-10A & 16

Certificate of Approval The division(s) and/or boundary adjustment shown hereon is hereby approved by the following: [Signature] 7/12/25 Washington County Service Authority Date

NO SUBDIVISION INDICATED. THIS PLAT MAY BE COMMITTED TO RECORD. [Signature] 7/18/2025 County Subdivision Agent Date of Execution

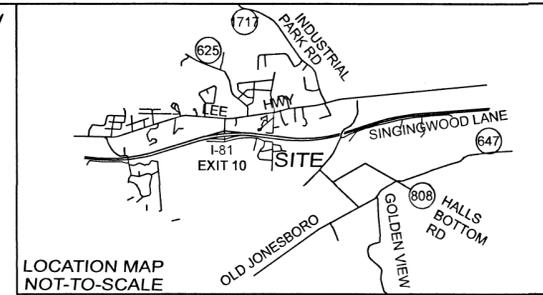
50 QUEENBERRY INSTR. NO. 080002989 PLAT BOOK 55-PAGE 30 TAX MAP ID: 143A4-A-50



INST # 250009381

Aug 07, 2025 02:24 pm

INSTRUMENT # 250009381 RECORDED WASHINGTON CO CIRCUIT COURT CLERK'S OFFICE Aug 07, 2025 AT 02:24 pm PATRICIA S. MOORE, CLERK BY SHD BOOK 0093 PAGE 0081 - 0081



NOTES I CERTIFY THAT THIS PLAT REPRESENTS A CURRENT ON THE GROUND FIELD SURVEY AS SHOWN HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS, CONVEYANCES, RESTRICTIONS AND VISIBLE OR RECORDED EASEMENTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. (THERE WAS NO TITLE REPORT FURNISHED TO THIS SURVEYOR.)

SOURCE OF TITLE DON G. QUEENBERRY & LAURA MILDRED H. QUEENBERRY DEED BOOK 638-PAGE 696 TAX MAP ID: 143-A-7A (WILL) INSTRUMENT NO. 090000003 TAX MAP ID: 143-A-8 TAX MAP ID: 143-A-9 TAX MAP ID: 143-A-10

PLACES OF RECORD OF LAST INSTRUMENTS IN THE CHAIN OF TITLE: WASHINGTON COUNTY VIRGINIA CLERK'S OFFICE, ABINGDON, VIRGINIA

FLOOD NOTE THIS PROPERTY IS LOCATED IN ZONE "X" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51191C0265C, EFFECTIVE DATE: SEPTEMBER 29, 2010.

ZONING-CLASSIFICATION R-1 (RESIDENTIAL, LIMITED) MINIMUM LOT AREA: 1 ACRE / WITHOUT PUBLIC WATER & SEWER MINIMUM LOT AREA: 30,000 SF / WITH PUBLIC WATER MINIMUM LOT AREA: 15,000 SF / WITH PUBLIC WATER & SEWER MINIMUM LOT WIDTH: 100 FEET SETBACKS: MINIMUM FRONT SETBACK: 60 FEET FROM CENTERLINE OF S. R. 808 MINIMUM REAR SETBACK: 35 FEET MINIMUM SIDE SETBACK: 15 & 20 FEET *COMBINED SIDE SETBACKS: 35 FEET*

SURVEYOR'S / ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT THIS SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT THE PLATTING AND/OR DEDICATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEE(S), IF ANY.

Signature: Laura H. Queenberry DATE OF EXECUTION: 7-7-25

Signature: Kathryn J. Boyd NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO CERTIFY THAT THE ABOVE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME IN SAID COUNTY AND STATE. GIVEN UNDER MY HAND THIS 7th DAY OF JULY, 2025

STATE OF VIRGINIA COUNTY OF LANCASTER TO WIT: Kathryn J. Boyd

DECLARATION OF RIGHT TO FURTHER DIVISION OR SUBDIVISION THE SIGNATORY OWNER(S), PROPRIETOR(S) OR TRUSTEE(S) HEREBY DECLARE THE FOLLOWING LOT(S) DEPICTED ON THIS PLAT MAY BE FURTHER DIVIDED INTO SUBSEQUENT LOTS, SUBJECT TO COMPLIANCE WITH ALL APPLICABLE COUNTY AND STATE

LEGEND

- IPF / IRON PIPE FOUND AS NOTED
IRF / IRON REBAR FOUND AS NOTED
IRCF / IRON REBAR & CAP FOUND
IRCS / IRON REBAR & CAP SET
FENCE POST
RWMP / R. O. W. MONUMENT FOUND
OLD FENCE IN TREE OR SNAG
UTILITY POLE
OVERHEAD UTILITY
FENCE

TAX PARCEL NUMBER 25 N-F / NOW OR FORMERLY

ADJOINERS 11 N-F BRIAN E. BAILIFF & SALLY B. BAILIFF INSTR. NO. 100002984 PB. 8-PAGE 79 & PB. 53-PAGE 49 TAX MAP ID: 143-A-11

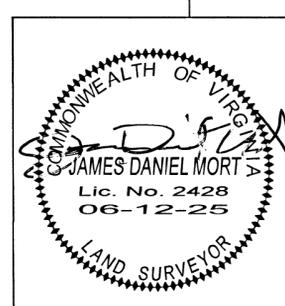
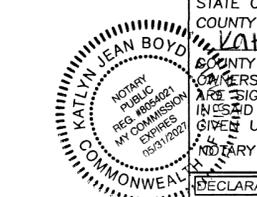
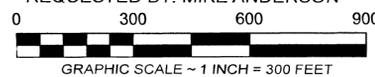
ADJOINERS 11A N-F LARRY W. MULLINS & VICKI S. MULLINS INSTR. NO. 160003252 PLAT BOOK 53-PAGE 49 TAX MAP ID: 143-A-11A

ADJOINERS 12 N-F HUNTER J. MINK & JUDY M. MINK INSTR. NO. 040001698 PB. 8-PAGE 79 & PB. 77-PAGE 15 TAX MAP ID: 143-A-12

ADJOINERS 12B N-F HUNTER J. MINK & JUDY M. MINK INSTR. NO. 040001698 PB. 55-PAGE 95 & PB. 77-PAGE 15 TAX MAP ID: 143-A-12B

LAURA MILDRED H. QUEENBERRY PROPERTY PLAT OF: BOUNDARY-LINE-ADJUSTMENT (WILL) INSTRUMENT NO. 090000003

DEED BOOK 638-PAGE 696 TAX MAP ID'S: 143-A-7A, 8, 9, AND 10 INSTRUMENT NO. 080002989-PLAT BOOK 55-PAGE 30 TAX MAP ID: 143-A4-A-50 BEING A BOUNDARY-LINE ADJUSTMENT ~ CONSISTING OF 84.77 ACRES PURSUANT TO SEC. 52-601 OF THE WASHINGTON COUNTY CODE CURRENT ZONING CLASSIFICATION: R-1 *REQUESTED BY: MIKE ANDERSON *



DAN MORT ~ LAND SURVEYOR LICENSED: TENNESSEE & VIRGINIA P. O. BOX 481 BRISTOL, VIRGINIA 24203-0481 PHONE: 276-494-6398

PROPERTY OF: LAURA MILDRED H. QUEENBERRY PLAT OF: BOUNDARY-LINE ADJUSTMENT

Table with columns: DRAWN BY, DATE, APPROVED BY, DATE, PROJECT NO., SCALE, SHEET, DRAWING NAME. Values include JDM, 06-12-25, QUESENBERRY25, 1 INCH = 300 FEET, 1 of 1, C/QUESENBERRY25.DWG