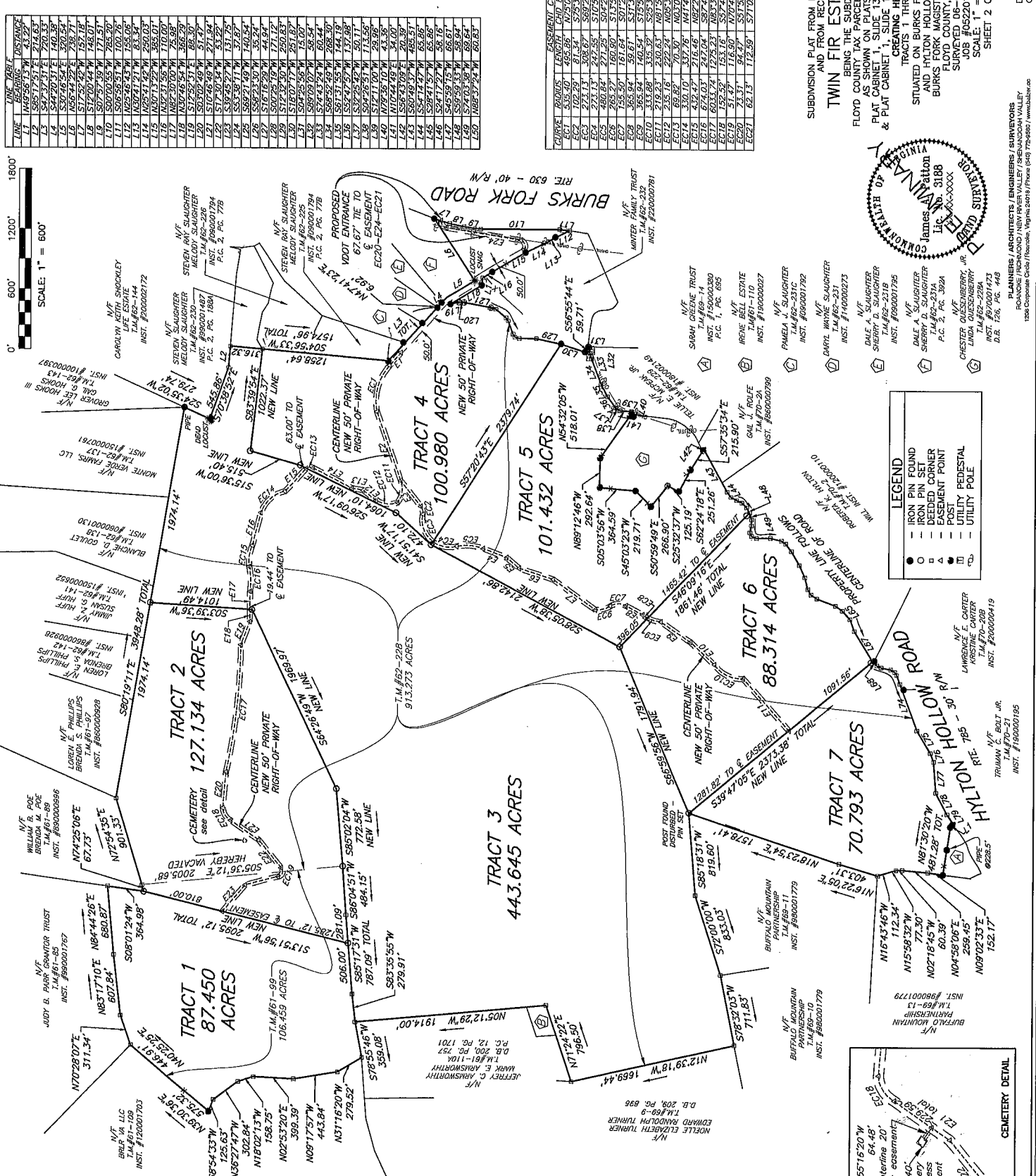
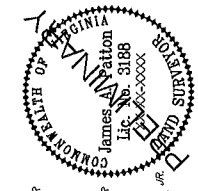


LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°56'13"W	43.22'	L17	N57°11'01"W	195.48'
L2	S05°33'51"E	37.12'	L18	N57°11'01"W	195.48'
L3	S05°33'51"E	37.12'	L19	N57°11'01"W	195.48'
L4	S05°33'51"E	37.12'	L20	N57°11'01"W	195.48'
L5	S05°33'51"E	37.12'	L21	N57°11'01"W	195.48'
L6	S05°33'51"E	37.12'	L22	N57°11'01"W	195.48'
L7	S05°33'51"E	37.12'	L23	N57°11'01"W	195.48'
L8	S05°33'51"E	37.12'	L24	N57°11'01"W	195.48'
L9	S05°33'51"E	37.12'	L25	N57°11'01"W	195.48'
L10	S05°33'51"E	37.12'	L26	N57°11'01"W	195.48'
L11	S05°33'51"E	37.12'	L27	N57°11'01"W	195.48'
L12	S05°33'51"E	37.12'	L28	N57°11'01"W	195.48'
L13	S05°33'51"E	37.12'	L29	N57°11'01"W	195.48'
L14	S05°33'51"E	37.12'	L30	N57°11'01"W	195.48'
L15	S05°33'51"E	37.12'	L31	N57°11'01"W	195.48'
L16	S05°33'51"E	37.12'	L32	N57°11'01"W	195.48'
L17	S05°33'51"E	37.12'	L33	N57°11'01"W	195.48'
L18	S05°33'51"E	37.12'	L34	N57°11'01"W	195.48'
L19	S05°33'51"E	37.12'	L35	N57°11'01"W	195.48'
L20	S05°33'51"E	37.12'	L36	N57°11'01"W	195.48'
L21	S05°33'51"E	37.12'	L37	N57°11'01"W	195.48'
L22	S05°33'51"E	37.12'	L38	N57°11'01"W	195.48'
L23	S05°33'51"E	37.12'	L39	N57°11'01"W	195.48'
L24	S05°33'51"E	37.12'	L40	N57°11'01"W	195.48'
L25	S05°33'51"E	37.12'	L41	N57°11'01"W	195.48'
L26	S05°33'51"E	37.12'	L42	N57°11'01"W	195.48'
L27	S05°33'51"E	37.12'	L43	N57°11'01"W	195.48'
L28	S05°33'51"E	37.12'	L44	N57°11'01"W	195.48'
L29	S05°33'51"E	37.12'	L45	N57°11'01"W	195.48'
L30	S05°33'51"E	37.12'	L46	N57°11'01"W	195.48'
L31	S05°33'51"E	37.12'	L47	N57°11'01"W	195.48'
L32	S05°33'51"E	37.12'	L48	N57°11'01"W	195.48'
L33	S05°33'51"E	37.12'	L49	N57°11'01"W	195.48'
L34	S05°33'51"E	37.12'	L50	N57°11'01"W	195.48'
L35	S05°33'51"E	37.12'	L51	N57°11'01"W	195.48'
L36	S05°33'51"E	37.12'	L52	N57°11'01"W	195.48'
L37	S05°33'51"E	37.12'	L53	N57°11'01"W	195.48'
L38	S05°33'51"E	37.12'	L54	N57°11'01"W	195.48'
L39	S05°33'51"E	37.12'	L55	N57°11'01"W	195.48'
L40	S05°33'51"E	37.12'	L56	N57°11'01"W	195.48'
L41	S05°33'51"E	37.12'	L57	N57°11'01"W	195.48'
L42	S05°33'51"E	37.12'	L58	N57°11'01"W	195.48'
L43	S05°33'51"E	37.12'	L59	N57°11'01"W	195.48'
L44	S05°33'51"E	37.12'	L60	N57°11'01"W	195.48'
L45	S05°33'51"E	37.12'	L61	N57°11'01"W	195.48'
L46	S05°33'51"E	37.12'	L62	N57°11'01"W	195.48'
L47	S05°33'51"E	37.12'	L63	N57°11'01"W	195.48'
L48	S05°33'51"E	37.12'	L64	N57°11'01"W	195.48'
L49	S05°33'51"E	37.12'	L65	N57°11'01"W	195.48'
L50	S05°33'51"E	37.12'	L66	N57°11'01"W	195.48'
L51	S05°33'51"E	37.12'	L67	N57°11'01"W	195.48'
L52	S05°33'51"E	37.12'	L68	N57°11'01"W	195.48'
L53	S05°33'51"E	37.12'	L69	N57°11'01"W	195.48'
L54	S05°33'51"E	37.12'	L70	N57°11'01"W	195.48'
L55	S05°33'51"E	37.12'	L71	N57°11'01"W	195.48'
L56	S05°33'51"E	37.12'	L72	N57°11'01"W	195.48'
L57	S05°33'51"E	37.12'	L73	N57°11'01"W	195.48'
L58	S05°33'51"E	37.12'	L74	N57°11'01"W	195.48'
L59	S05°33'51"E	37.12'	L75	N57°11'01"W	195.48'
L60	S05°33'51"E	37.12'	L76	N57°11'01"W	195.48'
L61	S05°33'51"E	37.12'	L77	N57°11'01"W	195.48'
L62	S05°33'51"E	37.12'	L78	N57°11'01"W	195.48'
L63	S05°33'51"E	37.12'	L79	N57°11'01"W	195.48'
L64	S05°33'51"E	37.12'	L80	N57°11'01"W	195.48'
L65	S05°33'51"E	37.12'	L81	N57°11'01"W	195.48'
L66	S05°33'51"E	37.12'	L82	N57°11'01"W	195.48'
L67	S05°33'51"E	37.12'	L83	N57°11'01"W	195.48'
L68	S05°33'51"E	37.12'	L84	N57°11'01"W	195.48'
L69	S05°33'51"E	37.12'	L85	N57°11'01"W	195.48'
L70	S05°33'51"E	37.12'	L86	N57°11'01"W	195.48'
L71	S05°33'51"E	37.12'	L87	N57°11'01"W	195.48'
L72	S05°33'51"E	37.12'	L88	N57°11'01"W	195.48'
L73	S05°33'51"E	37.12'	L89	N57°11'01"W	195.48'
L74	S05°33'51"E	37.12'	L90	N57°11'01"W	195.48'
L75	S05°33'51"E	37.12'	L91	N57°11'01"W	195.48'
L76	S05°33'51"E	37.12'	L92	N57°11'01"W	195.48'
L77	S05°33'51"E	37.12'	L93	N57°11'01"W	195.48'
L78	S05°33'51"E	37.12'	L94	N57°11'01"W	195.48'
L79	S05°33'51"E	37.12'	L95	N57°11'01"W	195.48'
L80	S05°33'51"E	37.12'	L96	N57°11'01"W	195.48'
L81	S05°33'51"E	37.12'	L97	N57°11'01"W	195.48'
L82	S05°33'51"E	37.12'	L98	N57°11'01"W	195.48'
L83	S05°33'51"E	37.12'	L99	N57°11'01"W	195.48'
L84	S05°33'51"E	37.12'	L100	N57°11'01"W	195.48'

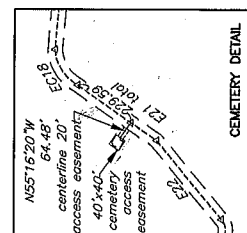
CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
EC1	535.40	N75°05'15"W	478.53	53.03°59'
EC2	535.40	N75°05'15"W	478.53	53.03°59'
EC3	535.40	N75°05'15"W	478.53	53.03°59'
EC4	535.40	N75°05'15"W	478.53	53.03°59'
EC5	535.40	N75°05'15"W	478.53	53.03°59'
EC6	535.40	N75°05'15"W	478.53	53.03°59'
EC7	535.40	N75°05'15"W	478.53	53.03°59'
EC8	535.40	N75°05'15"W	478.53	53.03°59'
EC9	535.40	N75°05'15"W	478.53	53.03°59'
EC10	535.40	N75°05'15"W	478.53	53.03°59'
EC11	535.40	N75°05'15"W	478.53	53.03°59'
EC12	535.40	N75°05'15"W	478.53	53.03°59'
EC13	535.40	N75°05'15"W	478.53	53.03°59'
EC14	535.40	N75°05'15"W	478.53	53.03°59'
EC15	535.40	N75°05'15"W	478.53	53.03°59'
EC16	535.40	N75°05'15"W	478.53	53.03°59'
EC17	535.40	N75°05'15"W	478.53	53.03°59'
EC18	535.40	N75°05'15"W	478.53	53.03°59'
EC19	535.40	N75°05'15"W	478.53	53.03°59'
EC20	535.40	N75°05'15"W	478.53	53.03°59'
EC21	535.40	N75°05'15"W	478.53	53.03°59'
EC22	535.40	N75°05'15"W	478.53	53.03°59'
EC23	535.40	N75°05'15"W	478.53	53.03°59'
EC24	535.40	N75°05'15"W	478.53	53.03°59'
EC25	535.40	N75°05'15"W	478.53	53.03°59'
EC26	535.40	N75°05'15"W	478.53	53.03°59'
EC27	535.40	N75°05'15"W	478.53	53.03°59'
EC28	535.40	N75°05'15"W	478.53	53.03°59'
EC29	535.40	N75°05'15"W	478.53	53.03°59'
EC30	535.40	N75°05'15"W	478.53	53.03°59'



SUBDIVISION PLAT FROM PARTIAL SUBDIVISION AND FROM RECORDS FOR  
**TWIN FIR ESTATES LLC**  
 BEING THE SUBDIVISION OF  
 FLOYD COUNTY, MISSISSIPPI  
 AS SHOWN ON PLATS RECORDED IN  
 PLAT CABINET 1, SLIDE 139 (PARCEL 62-228)  
 & PLAT CABINET 1, SLIDE 146 (PARCEL 61-69)  
 CREATING HEREON  
 TRACTS 1 THROUGH 7  
 SITUATED ON BURKS FORK ROAD, S.W.  
 AND HOLLOWAY ROAD, S.W.  
 FLOYD COUNTY, MISSISSIPPI  
 SURVEYED 06-08-2022  
 JOB #05220173.HS  
 SCALE: 1" = 600'  
 SHEET 2 OF 2



- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - DEEDED CORNER
  - ▲ EASEMENT POINT
  - POST
  - ▣ UTILITY PEDESTAL
  - ▤ UTILITY POLE



KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT TWIN FIR ESTATES, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BEING FLOYD COUNTY TAX MAP NUMBERS 61-99 AND 62-228, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FLOYD COUNTY, VIRGINIA IN INSTRUMENT #150000790.

THE ROAD SERVING THESE LOTS IS PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION. ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR ADDITION TO THE STATE SYSTEM SHALL BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY VIRGINIA DEPARTMENT OF TRANSPORTATION.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND WITH THE FLOYD COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

TWIN FIR ESTATES, LLC

BY: \_\_\_\_\_ ITS: \_\_\_\_\_

PRINT NAME

STATE OF VIRGINIA

OF

\_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT THE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

REG. # \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVAL HEREOF BY THE FLOYD COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE FLOYD COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.

APPROVED:

AGENT, FLOYD COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FLOYD COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREOF ANNEXED AND ADMITTED TO RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN INSTRUMENT NO. \_\_\_\_\_

TESTE:

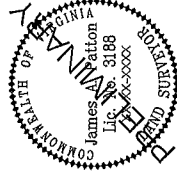
CLERK

DEPUTY CLERK

GENERAL NOTES:

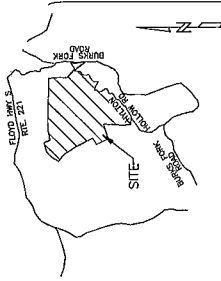
- OWNERS OF RECORD: TWIN FIR ESTATES, LLC
- LEGAL REFERENCE: INSTRUMENT #150000790
- OLD TAX MAP NUMBERS: 61-99, 62-228
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFERRED ZONE X (UNSHADED). SEE F.E.M.A. MAP #5106530325C. (REVISED DATE: APRIL 16, 2008)
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- 50' RIGHT OF WAY ACROSS TRACT 4 IS FOR THE BENEFIT OF ALL TRACTS SHOWN HEREON AND FOR CEMETERY ACCESS.
- 50' RIGHT OF WAY FROM "EC4" THROUGH "EC8" IS FOR THE BENEFIT OF TRACTS 6 AND 7.
- 50' RIGHT OF WAY FROM "EC9" THROUGH "E11" IS FOR THE BENEFIT OF TRACT 7.
- 50' RIGHT OF WAY FROM "E15" THROUGH "E17" IS FOR THE BENEFIT OF TRACTS 1 AND 2 AND CEMETERY ACCESS.
- 50' RIGHT OF WAY FROM "E18" THROUGH "E21" IS FOR THE BENEFIT OF TRACT 1 AND CEMETERY ACCESS.
- 50' RIGHT OF WAY FROM "E22" THROUGH "E23" IS FOR THE BENEFIT OF TRACT 1.

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE FLOYD COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND FROM RECORDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES A. PATTON 003188



VICINITY MAP  
NO SCALE

SUBDIVISION PLAT FROM PARTIAL SUBDIVISION AND FROM RECORDS FOR TWIN FIR ESTATES LLC

BEING THE SUBDIVISION OF FLOYD COUNTY TAX MAPS 61-99 & 62-228 AS SHOWN ON PLATS RECORDED IN FLOYD COUNTY, VIRGINIA PLAT CABINET 1, SLIDE 139 (PARCEL 62-228) & PLAT CABINET 1, SLIDE 146E (PARCEL 61-99) CREATING HEREON TRACTS 1 THROUGH 7

SITUATED ON BURKS FORK ROAD, S.W. AND HILTON HOLLOW ROAD, S.W. BURKS FORK DISTRICT FLOYD COUNTY, VIRGINIA SURVEYED 06-08-2002 JOB #05220173.HS SCALE: 1" = 600' SHEET 1 OF 2



BALZER & ASSOCIATES

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / FROTMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY  
1208 Corporate Circle / Roanoke, Virginia 24060 / Phone (540) 770-9560 / www.balzer.com

DRAWN BY: MSS  
CHECKED BY: JAP