AN ORDINANCE VACATING, SUBJECT TO THE RESERVATION OF A THIRTY FOOT (30') WIDE PUBLIC UTILITY EASEMENT, A PORTION OF FIRST STREET AN UNIMPROVED RIGHT OF WAY LOCATED IN THE RADFORD HEIGHTS SUBDIVISION RECORDED IN DEED BOOK 126 AT PAGE 427 IN THE MONTGOMERY COUNTY CIRCUIT COURT CLERKS OFFICE IN THE RINER MAGISTERIAL DISTRICT PLUM CREEK SECTION OF MONTGOMERY COUNTY VIRGINIA

WHEREAS, Jan A. Stocki and Dapne S. Hearne, have requested the Montgomery County Board of Supervisors to vacate the portion of First Street an unimproved right-of-way that adjoins their three lots all located in the Radford Heights Subdivision recorded in Deed Book 126, at page 427, in the Montgomery County Circuit Court Clerk's Office as shown more particularly on the Plat entitled "PLAT SHOWING THE PROPERTY OF JAN A. STOCKI AND DAPNE S. HEARNE, ET AL AND VACATION OF A PORTION OF FIRST STREET RIGHT-OF-WAY" dated _____, plat prepared by Balzer and Associates, Inc. ("the Plat"); and

WHEREAS, Section 15.2-2272 of the Code of Virginia, as amended, provides that the Board of Supervisors may vacate a portion of a plat after sale of a lot by Ordinance; and

WHEREAS, A duly advertised public hearing on this Ordinance was held by the Board of Supervisors on July 13, 2015.

NOW, THEREFORE, BE IT ORDAINED, By the Board of Supervisors of the County of Montgomery, Virginia, that the Board of Supervisors in accordance with Section 15.2-2272 of the Code of Virginia, as amended, hereby approves of the vacation of a portion of First Street an unimproved right-of-way located in the Radford Heights Subdivision recorded in Deed Book 126, page 427 in the Montgomery County Circuit Court Clerk's Office subject to the County of Montgomery, Virginia reserving a thirty-foot (30') wide public utility easement within the vacated portion of First Street as shown more particularly on the Plat entitled "PLAT SHOWING THE PROPERTY OF JAN A. STOCKI AND DAPNE S. HEARNE, ET AL AND VACATION OF A PORTION OF FIRST STREET RIGHT-OF-WAY" dated _____, plat prepared by Balzer and Associates, Inc."

BE IT FURTHER ORDAINED, By the Board of Supervisors of the County of Montgomery, Virginia, that the Board of Supervisors hereby authorizes William H. Brown, Chair, to sign the Plat on behalf of the County of Montgomery, Virginia.

This Ordinance shall take effect upon adoption.

OWNER'S STATEMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN PERFORMED IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES IF ANY THERE BE, AND THAT THE DEDICATION OF PUBLIC EASEMENTS AND RIGHTS OF WAY, IF ANY SHOWN HEREON, IS HEREBY MADE.

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

_____

JAN A. STOCKI, ADMINISTRATOR OF THE ESTATE OF PETER JULIAN STOCKE DATE

MONTGOMERY COUNTY BOARD OF SUPERVISORS

_____

BY: ITS: DATE

NOTARY'S STATEMENT

COMMONWEALTH OF VIRGINIA

I,_____A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, 2015.

_____

NOTARY MY COMMISION EXPIRES

NOTARY'S STATEMENT

COMMONWEALTH OF VIRGINIA

I,_____A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, 2015.

_____

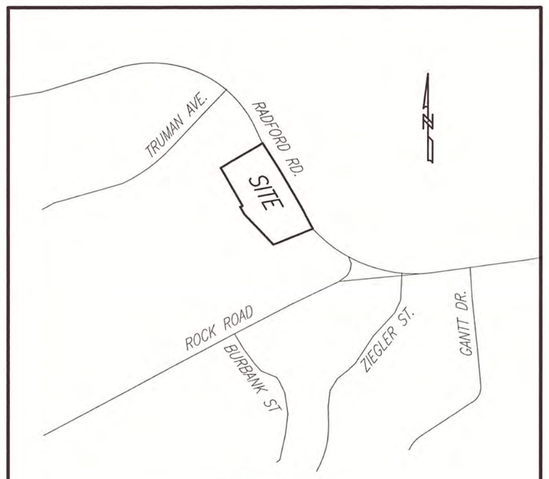
NOTARY MY COMMISION EXPIRES

MONTGOMERY COUNTY APPROVAL AND ACCEPTANCE

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR ACCEPTANCE FOR RECORDATION BY MONTGOMERY COUNTY, VIRGINIA.

_____

SUBDIVISION AGENT DATE



VICINITY MAP
NOT TO SCALE

SOURCE OF TITLE AND CONFORMING STATEMENT

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS PLAT IS ALL OF THE LAND ACQUIRED BY THE HEIRS OF JULIAN PETER STOCKI BY WILL INSTRUMENT NUMBER 2010000124. THE AFORESAID WILL IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA.

THE HEREON SHOWN PLAT DATED MAY 18, 2015 HAS BEEN PREPARED IN CONFORMANCE WITH THE ZONING AND SUBDIVISION ORDINANCE OF MONTGOMERY COUNTY, VIRGINIA.

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

_____

JOHN R. McADEN LIC. No. 002002

PRELIMINARY
FOR REVIEW ONLY
DO NOT RECORD

COMMONWEALTH OF VIRGINIA
JOHN R. McADEN
LICENSED
LAND SURVEYOR

NOTES

1. OWNER OF RECORD: JAN A. STOCKI, ADMINISTRATOR OF THE ESTATE OF PETER JULIAN STOCKI (SOMETIMES SPELLED STOCKE)
   ADDRESS: 209 S. COLLEGE AVENUE, SALEM, VA 24153
2. SITE ADDRESS: RADFORD ROAD, CHRISTIANSBURG, VA 24073
3. LEGAL REFERENCES: WILL INST. #2010000124; D.B. 126, PG. 427; P.B. 8, PG. 159 (PLAT ALSO RECORDED IN P.B. 11, PG. 88)
4. TAX MAP NUMBER(S): 90-1BK-B 14D, 90-3-1, 90-3-2, 90-3-3
5. PARCEL ID NUMBER(S): 018634, 018633, 003753, 023172
6. THE PROPERTY LIES IN F.E.M.A. DEFINED ZONE X (UNSHADED) AS SHOWN ON FIRM MAP NUMBER 51121C0120C (SEE EFFECTIVE DATE: SEPTEMBER 25, 2009).
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH.
8. NO VISIBLE EVIDENCE OF GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL. SURVEYOR EXPRESSLY DISCLAIMS ANY LEGAL OR FINANCIAL RESPONSIBILITY FOR ANY GRAVES THAT WERE NOT DETECTED.
9. PROPERTY IS CURRENTLY ZONED: GB (GENERAL BUSINESS)
10. TOTAL AREA SHOWN HEREON IS 2.374 AC.
11. A NEW PUBLIC UTLITY EASEMENT IS HEREBY RESERVED BY MONTGOMERY COUNTY, VIRGINIA OVER THE 0.166 AC. PORTION OF FIRST STREET SHOWN HEREON AS BEING VACATED. THE SAID NEW PUBLIC UTILITY EASEMENT IS FOR THE PURPOSE OF PROVIDING A PUBLIC EASEMENT FOR ANY UTILITIES THAT MAY EXIST AS WELL AS PROVIDING A PUBLIC UTILITY EASEMENT FOR POTENTIAL FUTURE PUBLIC WATER AND SEWER UTILITY LINES.
12. VISIBLE EVIDENCE OF UTILITIES, IF ANY FOUND ARE SHOWN HEREON.
13. PORTION OF FIRST STREET AS SHOWN HEREON IS VACATED PER MONTGOMERY COUNTY BOARD OF SUPERVISORS RESOLUTION DATED _____.

30 0 30 60 90

Scale 1" = 30'

PLAT SHOWING

THE PROPERTY OF THE ESTATE OF PETER JULIAN STOCKI
AND
THE VACATION OF A PORTION OF FIRST STREET RIGHT-OF-WAY

PROPERTY BEING TAX MAP NUMBERS
90-1BK B 14D, 90-3-1, 90-3-2, AND 90-3-3
AND BEING ALL THE LAND DESCRIBED IN
DEED BOOK 377, PAGE 895, DEED BOOK 377, PAGE 900,
DEED BOOK 470, PAGE 631 AND DEED BOOK 686, PAGE 498
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
SURVEYED: OCTOBER 27, 2014
REVISED: MAY 18, 2015
JOB #25150020.00
SCALE: 1" = 30'

SHEET 1 OF 2

TEL: 540-381-4290 FAX: 540-381-4291
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 448 Peppers Ferry Road, NW Christiansburg Va. 24073

BALZER AND ASSOCIATES INC.
REFLECTING TOMORROW
• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS

P.B. 11, PG. 88

N/F
JAMES E. LONG
TAX MAP #90-1BK B 13, 14
PARCEL ID #009116
P.B. 11, PG. 88

APPROX. DIRECTION OF UNDERGROUND CONC. DRAINAGE PIPE

RIP RAP

N30°19'00"W 40.00'

N68°48'06"E 12.89'

MAC AUTHOR AVENUE
30' R/W - D.B. 126, PG. 427

IRON PIN SET

PIPE FOUND

PIPE FOUND

PIPE FOUND @ 46.7' AND LEFT OF LINE 1.3'

N43°27'15"W 197.10'

IRON PIN SET

IRON PINS SET

N30°01'58"W 58.19'

N30°18'44"W 75.37'

N30°18'44"W 72.69'

S34°41'47"E 3.14'
(TIE LINE ONLY)

IRON PIN FOUND

IRON PIN SET

DITCH

0.199 AC.
PORTION OF
TAX MAP #90-3-1
PARCEL ID #018633

207.11'

204.20'

0.348 AC.
TAX MAP #90-3-1
PARCEL ID #018633

0.352 AC.
TAX MAP #90-3-2
PARCEL ID #003753

0.339 AC.
TAX MAP #90-3-3
PARCEL ID #023172

N59°58'01"E

N59°55'10"E 201.79'

N59°25'44"E 199.42'

N/F
JAMES R. BAKER
TAX MAP #90-3-4
PARCEL ID #020527
INST. #2003000677

APPROX. DIRECTION OF UNDERGROUND CONC. DRAINAGE PIPE

ELEC. CONDUIT

0.972 AC.
TAX MAP #90-1BK B 14D
PARCEL ID #018634

N/F
JAN A. STOCKI
TAX MAP #90-3-1
INST. #2010000124
D.B. 126, PG. 427

UTILITY POLE

0.403 AC.
BY COMBINING PORTION OF
FIRST STREET R/W WITH
PARCEL ID #0003753

0.390 AC.
BY COMBINING PORTION OF
FIRST STREET R/W WITH
PARCEL ID #023172

0.166 AC.
PORTION OF FIRST STREET R/W
HEREBY VACATED (SHADED) AND
COMBINED WITH TAX MAP #'S
90-3-1, 90-3-2 AND 90-3-3
AS SHOWN HEREON

N/F
TRIMURTI REALTY, LLC
TAX MAP #90-1BK B 14C, 1*
PARCEL ID #002780
INST. #2005002769

S68°13'16"W 200.37'

220.00'

S68°48'06"W

S68°48'06"W

0.410 AC.
BY COMBINING PORTION OF
FIRST STREET R/W WITH
PARCEL ID #018633

UTILITY POLE

NEW 30' PUBLIC UTILITY EASEMENT WITHIN THE 0.166 AC. PORTION OF FIRST STREET (SHADED) IS HEREBY RESERVED RESERVED BY MONTGOMERY COUNTY (SEE NOTE 11)

GRAVEL

7.8'

WATER VALVE

WATER METER

WATER METER

IRON PIN SET

IRON PIN ON LINE @ 2.4'

PIPE FOUND

BILLBOARD SIGN

S30°28'30"E 17.00'

S30°19'00"E 40.00'

IRON PIN FOUND

VALVE CAP

LINE HEREBY VACATED
S30°19'00"E 90.00'

IRON PIN FOUND

LINE HEREBY VACATED
S32°08'13"E 75.59'

LINE HEREBY VACATED
S32°08'13"E 74.44'

N57°51'47"E 30.00'

IRON PIN SET

IRON PIN SET

5.8'

S27°41'43"E 101.10'

IRON PIN FOUND

S30°28'43"E 108.92'

BENT IRON PIN FOUND

N59°30'01"E 30.00'

FIRST STREET - 30' R/W
D.B. 126, PG. 427

N58°46'24"E 30.00'

N59°55'10"E 30.02'

30.0'

S30°19'00"E 90.38'

74.99'

75.52'

3.9'

UTILITY POLE

S32°08'13"E

150.51' (TOTAL)

UTILITY POLE

N56°50'51"E 2.93'
(TIE LINE ONLY)

IRON PIN FOUND

SAN. MH

SIGN "40 MPH"

ASPHALT

UTILITY POLE

GRAVEL

SAN. MH

43.1'

HYDRANT AND VALVE

± 250' TO INTERSECTION OF ROCK ROAD

TO CHRISTIANSBURG

RADFORD ROAD - ROUTE 11
VARIABLE WIDTH R/W

TO RADFORD

PLAT SHOWING

THE PROPERTY OF THE ESTATE OF PETER JULIAN STOCKI
AND
THE VACATION OF A PORTION OF FIRST STREET RIGHT-OF-WAY

PROPERTY BEING TAX MAP NUMBERS
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SHEET 2 OF 2

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MONTGOMERY COUNTY APPROVAL AND ACCEPTANCE

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR ACCEPTANCE FOR RECORDATION BY MONTGOMERY COUNTY, VIRGINIA.

SUBDIVISION AGENT DATE

30 0 30 60 90
Scale 1" = 30'

PRELIMINARY FOR REVIEW ONLY DO NOT RECORD
COMMONWEALTH OF VIRGINIA
JOHN R. BALZER
LAND SURVEYOR