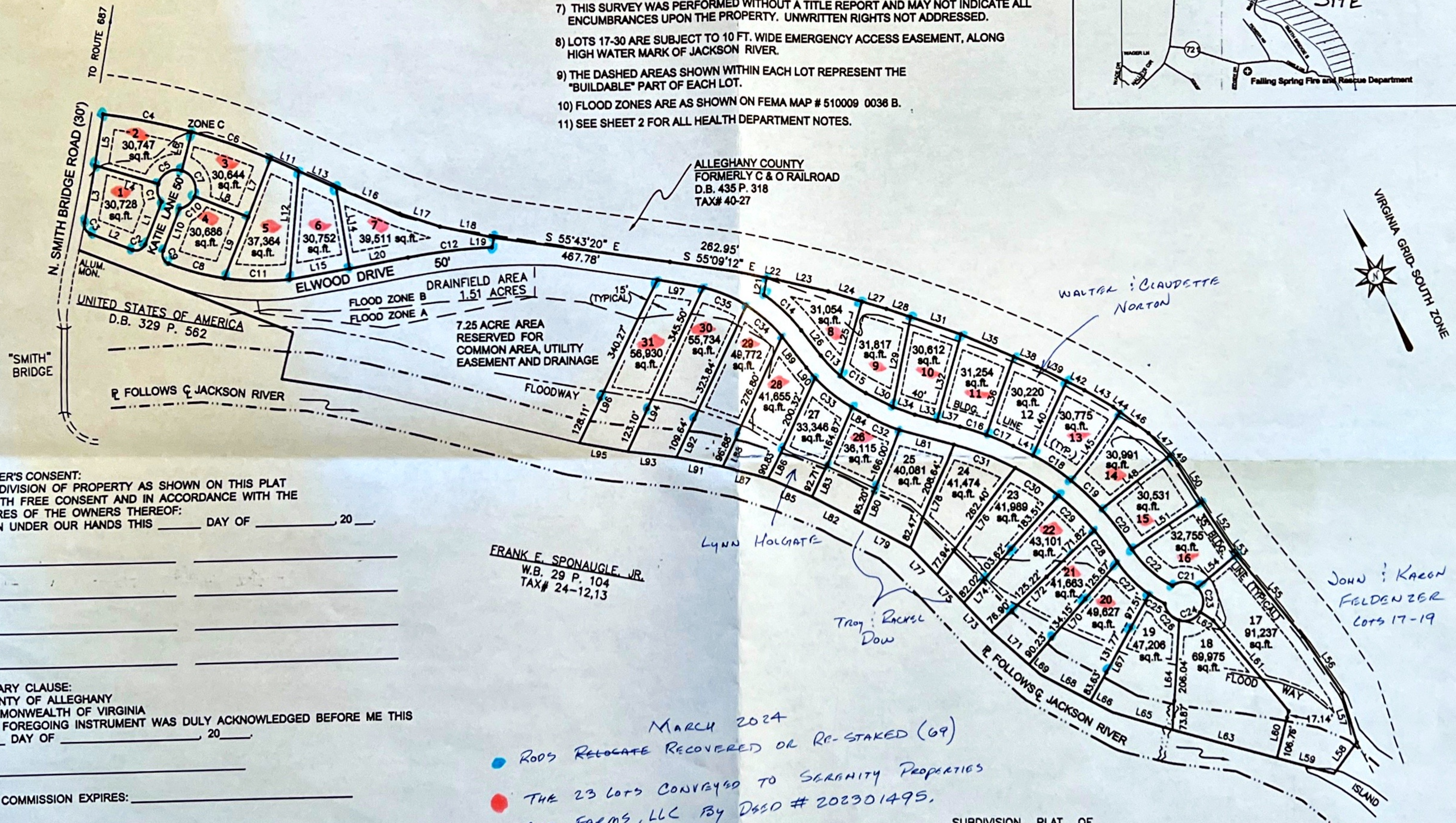
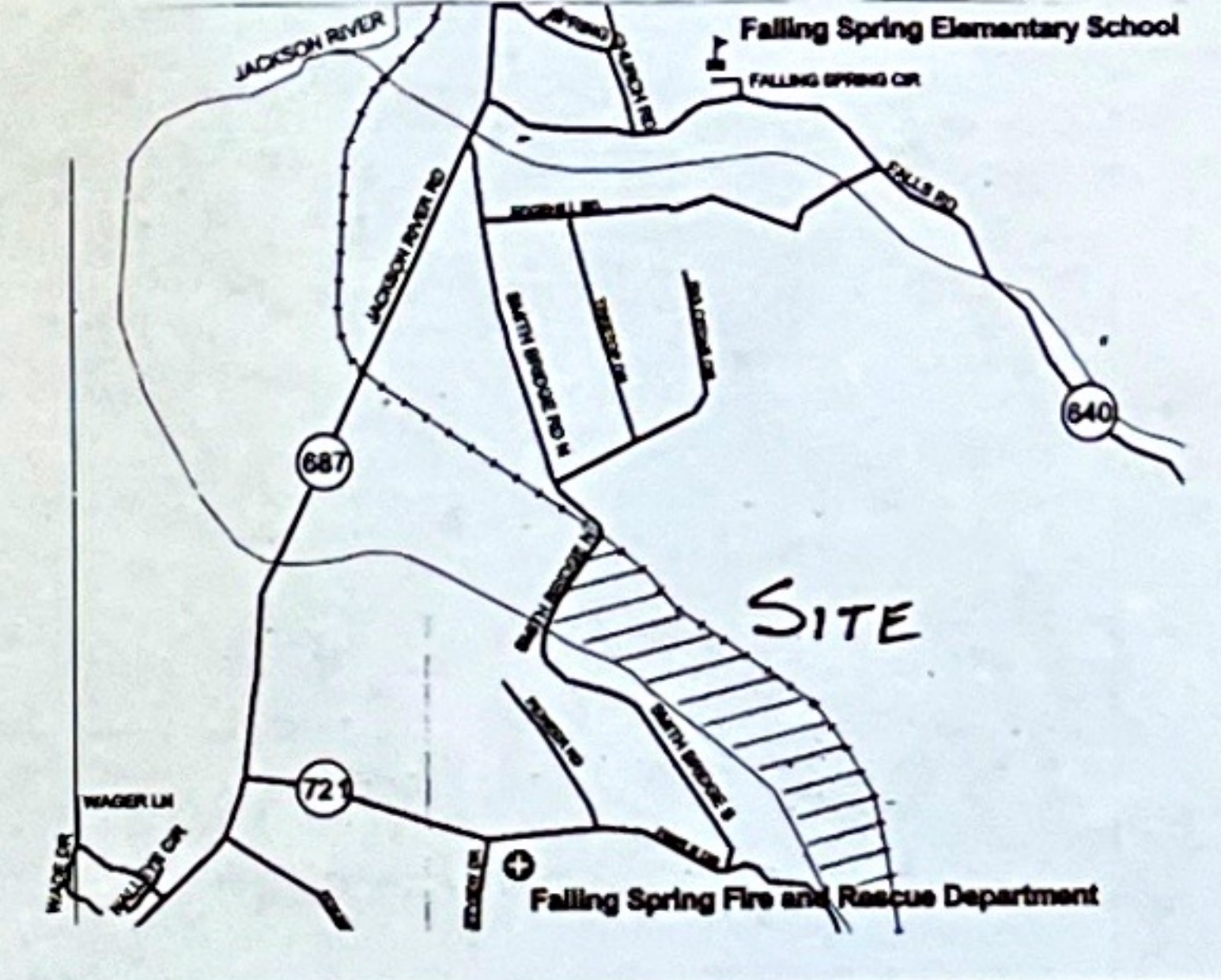


NOTES

1) THE STREETS OR ROADS IN THIS DIVISION DO NOT MEET STATE HIGHWAY STANDARDS AND ARE NOT INTENDED FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS. ROADS OR STREETS WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE COUNTY AND ARE NOT ELIGIBLE FOR RURAL ADDITIONAL FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD. THE DEVELOPER AND/OR PROPERTY OWNERS WILL BE RESPONSIBLE TO PROVIDE THE FULL COST OF BUILDING THE ROAD TO THE STANDARD REQUIRED FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS TO MAINTAIN THE PRIVATE ROAD(S) OR STREET(S) SHOWN ON THIS PLAT." (SECTION 54-32)

- 2) • DENOTES IRON ROD SET.
- 3) THESE LOTS ARE TO BE SERVED BY A PRIVATE COMMUNITY SEPTIC SYSTEM AS APPROVED BY THE ALLEGHANY COUNTY HEALTH DEPARTMENT.
- 4) EACH LOT SUBJECT TO A 40 FT. WIDE EASEMENT. FOR UTILITIES AND DRAINAGE, OVER EACH LOT, ALONG THE STREET LINES.
- 5) ALL LOT LINES SUBJECT TO 30 FT. WIDE DRAINAGE, UTILITY, AND RIVER ACCESS EASEMENT- 15 FT. EACH SIDE OF LOT LINE.
- 6) LOTS ADJOINING THE ALLEGHANY COUNTY TRAIL ARE SUBJECT TO 35 FT. EASEMENT FOR DRAINAGE, UTILITIES, AND TRAIL ACCESS.
- 7) THIS SURVEY WAS PERFORMED WITHOUT A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY. UNWRITTEN RIGHTS NOT ADDRESSED.
- 8) LOTS 17-30 ARE SUBJECT TO 10 FT. WIDE EMERGENCY ACCESS EASEMENT, ALONG HIGH WATER MARK OF JACKSON RIVER.
- 9) THE DASHED AREAS SHOWN WITHIN EACH LOT REPRESENT THE "BUILDABLE" PART OF EACH LOT.
- 10) FLOOD ZONES ARE AS SHOWN ON FEMA MAP # 510009 0036 B.
- 11) SEE SHEET 2 FOR ALL HEALTH DEPARTMENT NOTES.

PD 30/850



OWNER'S CONSENT:  
THE DIVISION OF PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS THEREOF:  
GIVEN UNDER OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FRANK E. SPONAUER, JR.  
W.B. 29 P. 104  
TAX# 24-12,13

NOTARY CLAUSE:  
COUNTY OF ALLEGHANY  
COMMONWEALTH OF VIRGINIA  
THE FOREGOING INSTRUMENT WAS DULY ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

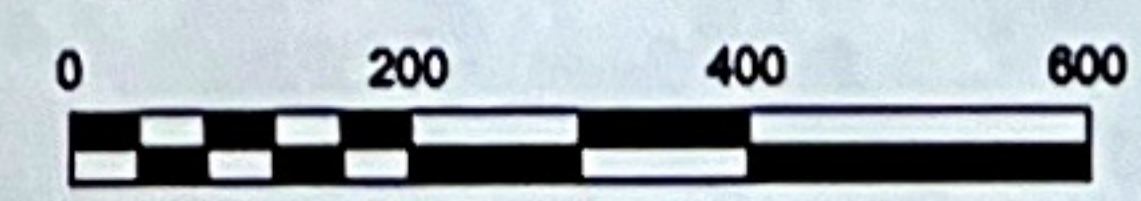
BY: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED \_\_\_\_\_  
SUBDIVISION AGENT  
\_\_\_\_\_  
HEALTH DEPARTMENT

- RODS RELOCATE RECOVERED OR RE-STAKED (69)
- THE 23 LOTS CONVEYED TO SERENITY PROPERTIES AND FARMS, LLC BY DSSD # 202301495.

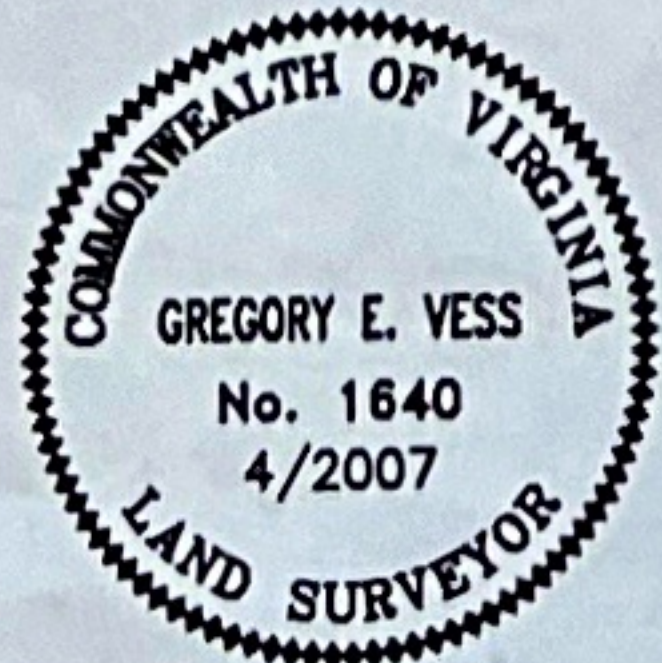
MARCH 2024

SUBDIVISION PLAT OF  
**THE RIVER'S EDGE**  
FALLING SPRING MAGISTERIAL DISTRICT  
ALLEGHANY COUNTY, VIRGINIA  
SURVEYED APRIL 2007  
REVISED 5 JUNE 2007  
SCALE 1" = 200'



SHEET 1 OF 2

REVISED 26 AUGUST 2008 - HEALTH DEPARTMENT NOTES  
REVISED 23 JANUARY 2009 - LOTS 23-31 REVISED



**Vess Surveying, Inc.**

132 North Maple Avenue - P.O. Box 1112  
Covington, VA 24428  
phone (540) 962-3900 - fax (540) 962-3870

3995-2	3	4	STAFF
JOB NO.	SIZE	REV.	DWN.BY

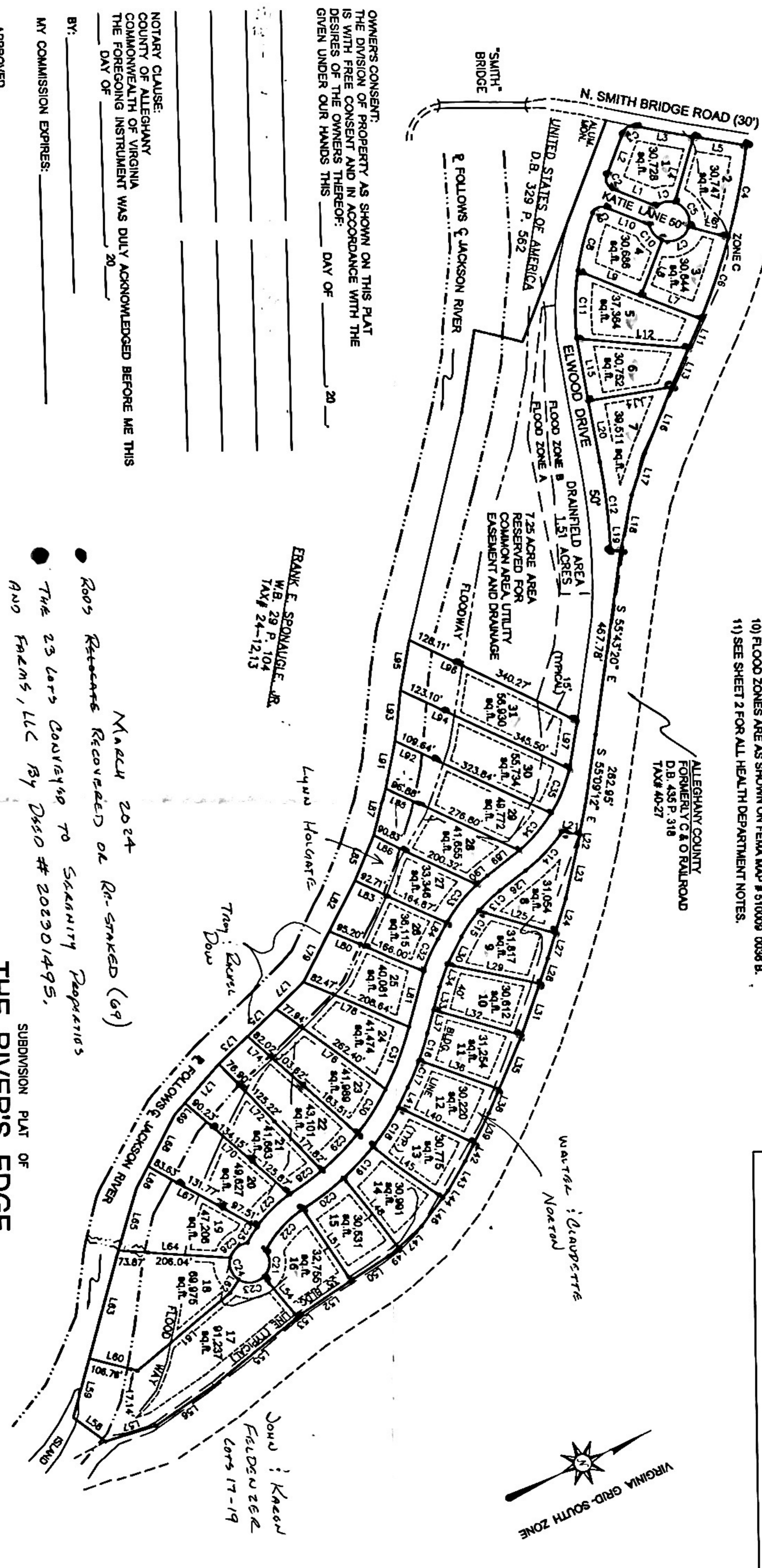
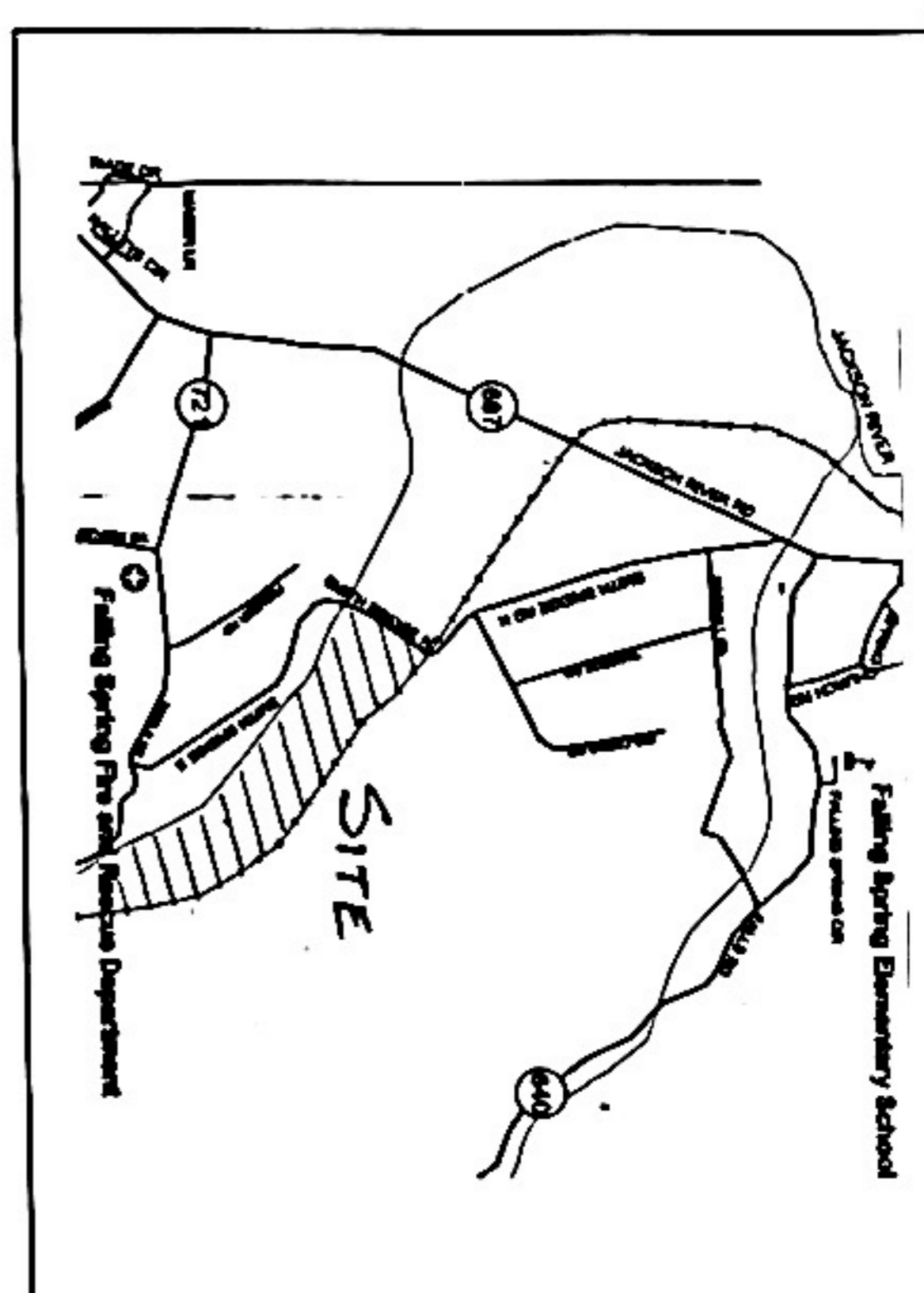


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- 5) ALL LOT LINES SUBJECT TO 30 FT. WIDE DRAINAGE, UTILITY, AND RIVER ACCESS EASEMENT. 16 FT. EACH SIDE OF LOT LINE.
- 6) LOTS ADJOINING THE ALLEGHANY COUNTY TRAIL ARE SUBJECT TO 35 FT. EASEMENT FOR DRAINAGE, UTILITIES, AND TRAIL ACCESS.
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- 8) LOTS 17-30 ARE SUBJECT TO 10 FT. WIDE EMERGENCY ACCESS EASEMENT, ALONG HIGH WATER MARK OF JACKSON RIVER.
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- 11) SEE SHEET 2 FOR ALL HEALTH DEPARTMENT NOTES.

PN 30 / 050



**OWNER'S CONSENT:**  
THE DIVISION OF PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS THEREOF.  
DAY OF \_\_\_\_\_ 20\_\_

**NOTARY CLAUSE:**  
COUNTY OF ALLEGHANY  
COMMONWEALTH OF VIRGINIA  
THE FOREGOING INSTRUMENT WAS DULY ACKNOWLEDGED BEFORE ME THIS  
DAY OF \_\_\_\_\_ 20\_\_

BY: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
APPROVED \_\_\_\_\_  
SUBDIVISION AGENT \_\_\_\_\_  
HEALTH DEPARTMENT \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY AND IS INTENDED TO REPRESENTS A DIVISION OF THAT PROPERTY CONVEYED TO NORTH SOUTH DEVELOPMENT, LLC BY DEED # 060002566, TAX # S 24C-1-6,7,8.



March 2024  
Roo's Retains Recovered or Re-staked (69)  
The 23 lots conveyed to Scannity Properties and Farms, LLC by Deed # 202301495.

FRANK E. SPONAUER, JR.  
W.B. 29 P. 104  
TAX# 24-12,13

ALLEGHANY COUNTY  
FORMERLY C & O RAILROAD  
D.B. 435 P. 318  
TAX# 40-27

**THE RIVER'S EDGE**

SUBDIVISION PLAT OF  
FALLING SPRING MAGISTERIAL DISTRICT  
ALLEGHANY COUNTY, VIRGINIA  
SURVEYED APRIL 2007  
REVISED 5 JUNE 2007  
SCALE 1" = 200'



SHEET 1 OF 2

REVISED 26 AUGUST 2008 - HEALTH DEPARTMENT NOTES  
REVISED 23 JANUARY 2009 - LOTS 23-31 REVISED

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