



Subdivision Report

To: Planning Commission
From: Michelle Cassell, Assistant Department Head
Date: 5/2/2018
Re: Lot Line Revision – Coyote Springs

Through a lot line revision, Coyote Springs LLC recently resubdivided their property of two lots located along Lovers Lane, State Route 647, located in the Fort Chiswell Magisterial District and the Town of Wytheville.

Coyote Springs LLC combined a 1.50 acre lot and a 152.749 acre tract to create a revised tract of 154.249 acres.

The property will continue to be utilized for agriculture purposes and any future development will be served by private water and private sewer. The revised parcel has adequate state road frontage to meet the ordinance requirements.

Staff will answer any questions that the Commission may have regarding this division.

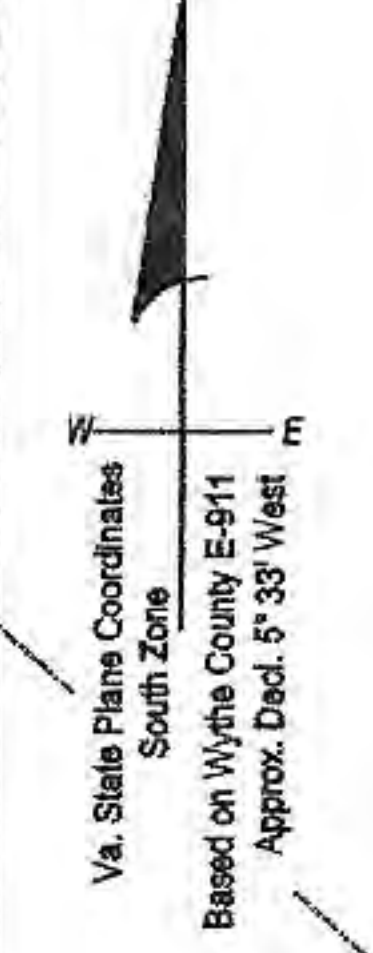
Plan No. P-5444

Wythe County, Virginia
CERTIFICATE OF APPROVAL AND ACCEPTANCE

This Plat of the Coyote Springs, LLC. property is approved by the undersigned in accordance with existing platting regulations and may be committed to record.

Administrator _____ Date _____

Planning Commission _____ Date _____



June B. Crockett
Inst: 130002381
D.B.137,Pg.141-Tr.1
Use is Agriculture
Forest & Pasture

Town of Wytheville, Virginia
CERTIFICATE OF APPROVAL AND ACCEPTANCE

This Plat of the Coyote Springs, LLC. property is approved by the undersigned in accordance with existing platting regulations and may be committed to record.

C. Wayne Sutherland, Jr. Town Manager _____ Date _____

APPROVED
By Michelle Cassell at 2:29 pm, Mar 15, 2018

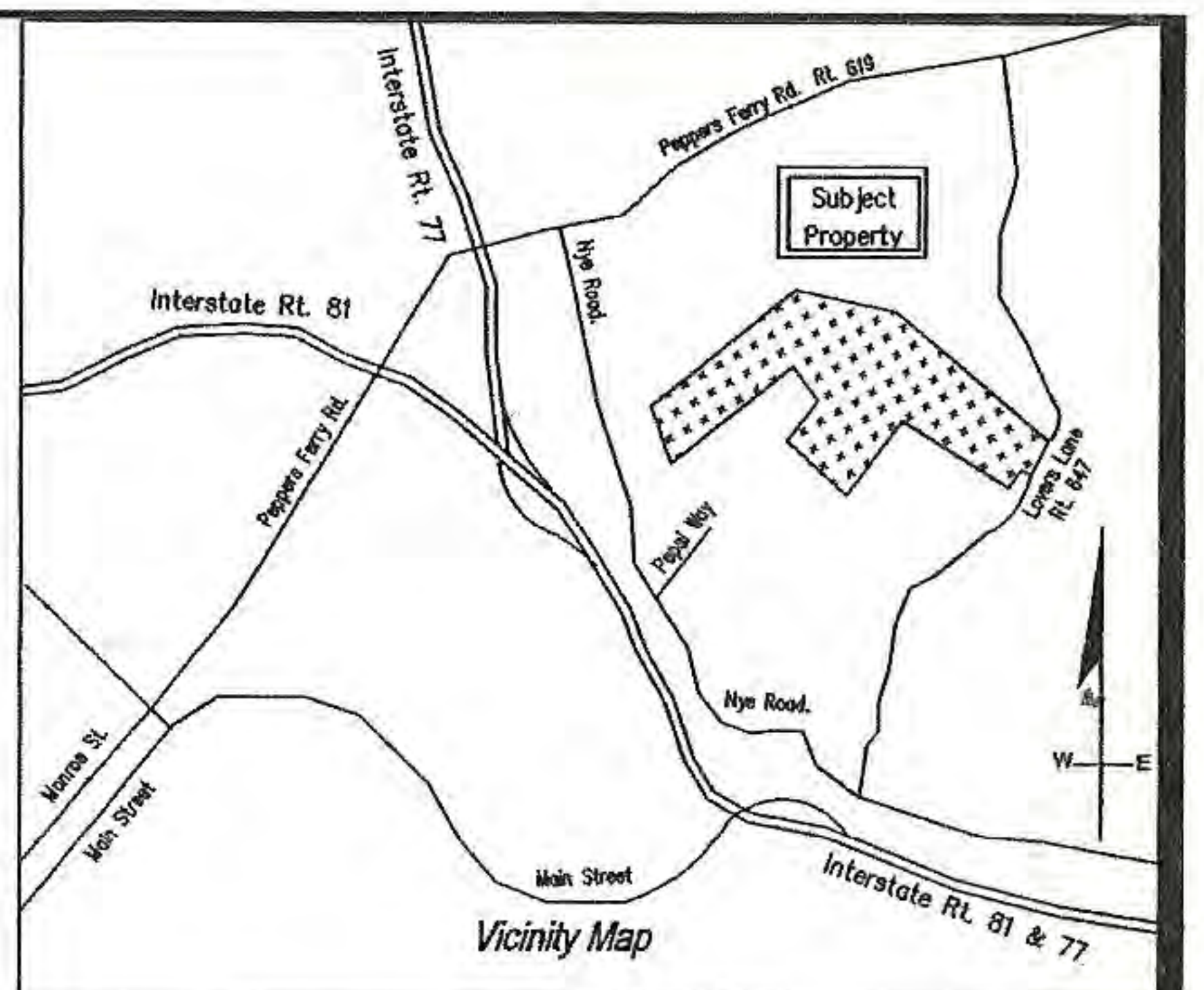
June B. Crockett
Inst: 130002381
D.B.137,Pg.141,Tr.2
Use is Agriculture
Forest & Pasture

Dennis Cassell
D.B.427,Pg.491
Use is Agriculture
Pasture

Sheet 1 of 1
PLAT
OF LOT LINE REVISION
Coyote Springs, LLC
Town of Wytheville
Fort Chiswell Magisterial District
Wythe County, Virginia



Scale: 1"=300' 1 February 2018
Revised 13 March 2018



The Land Surveyor has advised Mr. Crowgey that Subdividing property will effect real estate taxation including land use taxation if applicable. The Surveyor has advised Mr. Crowgey to contact the Wythe County Commissioner of the Revenue to discuss tax implications at telephone number 276-223-6015.

Virginia State Plane Coordinates

CORNER NUMBER	NORTH	EAST
①	3519148.62	10741673.57
②	3521401.87	10738678.59
③	3521517.12	10737505.40

LINE	BEARING	DISTANCE
L1	S 28°48'46" W	286.20'
L2	S 29°09'12" W	167.38'
L3	S 82°53'29" W	29.82'
L4	N 46°35'25" W	189.47'
L5	S 38°49'34" W	146.27'
L6	N 64°42'57" W	74.56'
L7	S 34°11'54" W	116.09'

Interstate Developments
D.B. 267,Pg.92
Use is Agriculture
Hay Field

Iron Rod Found by a Small White Oak

1 1/4" Iron Pipe Found

Samuel H. Cassell
D.B.309,Pg.831
Use is Agriculture

Samuel H. Cassell
Inst: 0200002529
Use is Agriculture

NOTES:

- 1.) This plat is the result of a current survey.
- 2.) Owner of Record: Coyote Springs, LLC. 465 Richdale Rd. Wytheville, VA 24315 Telephone: 276-228-3586
- 3.) Reference :Deed Instrument 160001047.
- 4.) Tax Parcel :26-39 & 26-39F. Tax Parcel Recited in Referenced Deed: 26-39,26-39A,&26-39F. Tax Parcel 26-39A is NOT a part of this lot line revision.
- 5.) LEGEND: RS=Iron Rod Set; RF=Iron Rod Found; PS=Iron Pipe Found; CFP=Corner Fence Post.
- 6.) This plat was prepared without the benefit of a lawyers title report and is subject to all rights, right-of-way, and easements
- 7.) The information for the names and reference of the adjoining property owners was taken from the Commissioner of the Revenue tax identification maps.
- 8.) Survey and Plat By: N. Keith Niday, Land Surveyor 42 Dominion Circle, P.O. Box 128 Bland, Virginia 24315 Telephone 276-688-4532 E-mail: nkniday57@embarqmail.com
- 9.) There are no restrictive covenants recited in the current deed. There are no proposed covenants to be imposed by the owners to this surveyor's knowledge.

Plan No. P-5444

Capped Iron Rod Found 8' East of a Angle Fence Post

3/4" Iron Pipe Found by a Corner Fence Post

Iron Rod Found by a Corner Fence Post

(±25.397 Ac. Located in Town of Wytheville)

1" Iron Rod Found

2" Iron Pipe Found

1 1/2" Iron Pipe Found

Iron Rod Found by a Stream

Iron Rod Found by a Stream

Iron Rod Found by a Stream

Iron Rod Found by a Stream

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Iron Rod Found by a Stream

Iron Rod Found by a Stream

Iron Rod Found by a Corner Fence Post

Iron Rod Found

Stone Found

2" Iron Pipe Found

2" Iron Pipe Found

2" Iron Pipe Found

2" Iron Pipe Found

2" Iron Pipe Found

2" Iron Pipe Found

2" Iron Pipe Found

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Parent Tract Size
Tax Parcel 26-39-152.749 Ac.
Tax Parcel 26-39F-1.59 Ac.

Lot 1
Coyote Springs, LLC
Inst: 160001047
Tract No. 1
Current Use is Agriculture
Pasture & Corn Field
Tax Parcel 26-39
152.749 Ac.

One Revised Lot to be Created
±154.249 Ac.
(±111.789 Ac. Located in Wythe County)
Proposed Use is Agriculture

Iron Rod Found by a Stream

Iron Rod Found by a Stream

Iron Rod Found by a Stream

Iron Rod Found by a Stream

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Iron Rod Found by a Stream

Iron Rod Found by a Corner Fence Post

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Carolyn Arnold
Inst: 000002319
Use is Agriculture
Pasture

Margaret Folden
Inst: 000002320
Use is Agriculture
Pasture

Richard L. Eversole
Inst: 170001689
Use is Agriculture
Pasture

Brenner Properties, LLC
Inst: 090002235
Use is Agriculture

Richard Brenner
Inst: 090001392
Use is Agriculture

Doug Collins
Inst: 100001741
Use is Residential

Eric Crowgey, Managing Member _____ Date _____

N. Keith Niday, Land Surveyor _____ Date _____

N. Keith Niday, Land Surveyor _____ Date _____

N. Keith Niday, Land Surveyor _____ Date _____

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OWNERS CONSENT AND DEDICATION

The platting and dedication of the following described land showing the survey of Coyote Springs, LLC property is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees, if any.

NOTARY STATEMENT

State of Virginia
County of Wythe
I, _____ Notary Public in the State and County/City aforesaid, do hereby certify that Eric Crowgey whose name are signed to the foregoing Plat, dated 02/03/2018 personally appeared before me and acknowledged the same. Given under my hand and seal this _____ day of February 2018. My commission expires: _____
Notary Public _____

SURVEYORS TITLE STATEMENT

This is to certify that the property embraced within the limits of the hereon plat dated 02/03/2018 is all of the same properties conveyed to Coyote Springs, LLC by deed dated 3 May 2016 as Inst: 160001047.

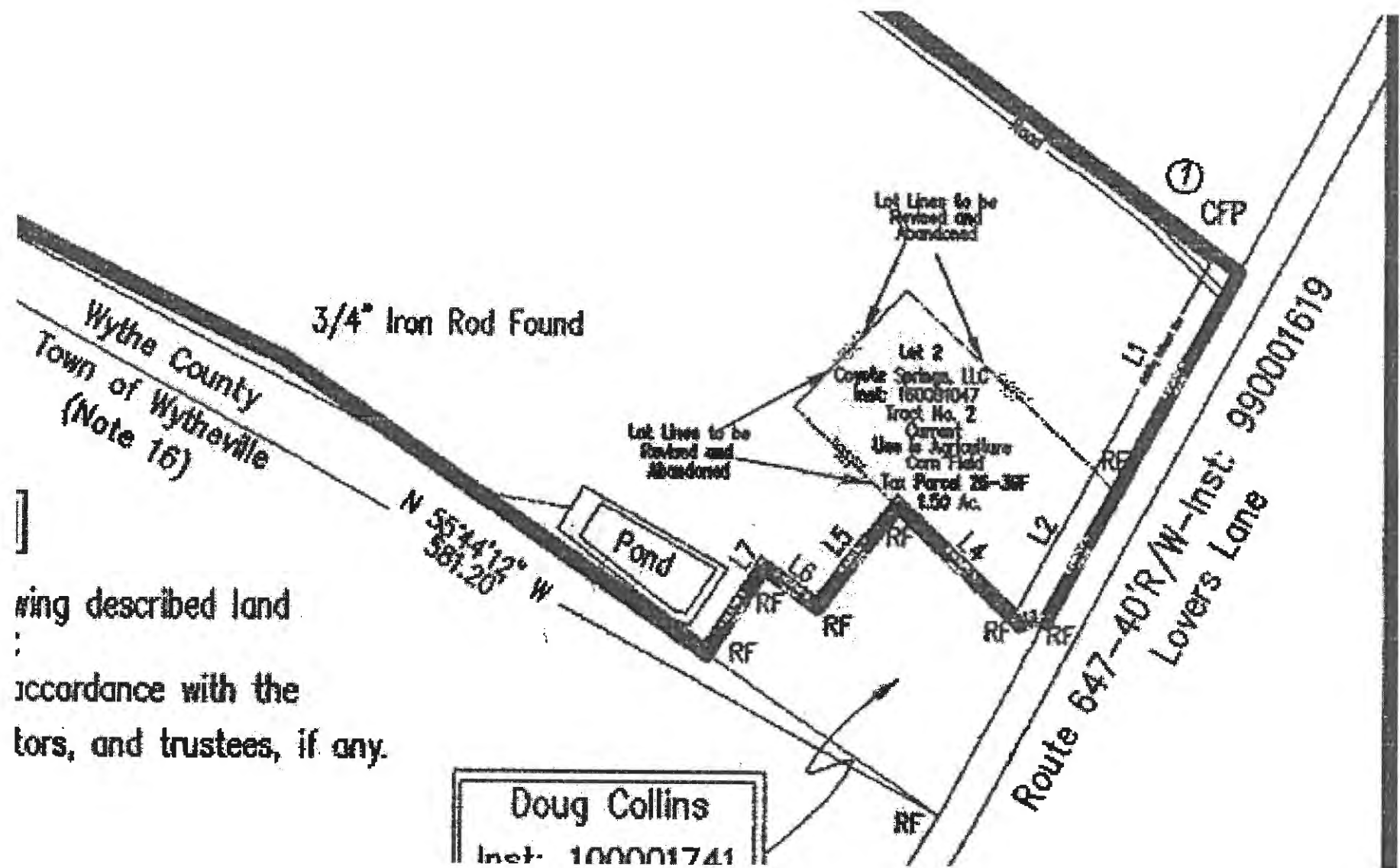
13 March 2018
N. Keith Niday, Land Surveyor _____ Date _____

SURVEYORS CERTIFICATE

I hereby certify that to the best of my knowledge and belief, all of ordinances of Wythe County, Virginia regarding the platting of Subdivisions have been complied with. Given under my hand this 3rd. day of February 2018.

13 March 2018
N. Keith Niday, Land Surveyor _____ Date _____

Plan No. P-5444



Wythe County
Town of Wytheville
(Note 16)

ring described land
accordance with the
tors, and trustees, if any.

Doug Collins
Inst: 100001741