



# Subdivision Report

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

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Through a lot line revision, Billy and Lisa Shupe recently resubdivided their property of two lots totaling approximately 9.878 acres located along SR 669, Huckleberry Road, in the Speedwell Magisterial District to create two revised lots. Revised Lot 1 is 0.635 acres with an existing home that is served by private water and private sewer. This lot will continue to be utilized for residential purposes.

Revised Lot 2 is approximately 9.243 acres and will continue to be utilized for agricultural purposes. Any future development will also be served by private water and private sewer.

Both lots have adequate state road frontage to meet the ordinance requirements.

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

**BUILDING SETBACKS**  
 10' Sides and rear  
 35' Front

**UTILITY EASEMENTS**  
 10' Public Utility Easements along each property line, except the outside boundary, where 20' shall be required.

**DATUM REFERENCE**  
 Horizontal NAD83

**NOTE FOR SUBDIVIDERS**

Subdividing property will affect real estate taxation, including land use taxation, if applicable. Contact the Commissioner to discuss tax implications, at 276-223-6015.

**APPROVED**  
 By Michelle Cassell at 8:49 am, Mar 21, 2018

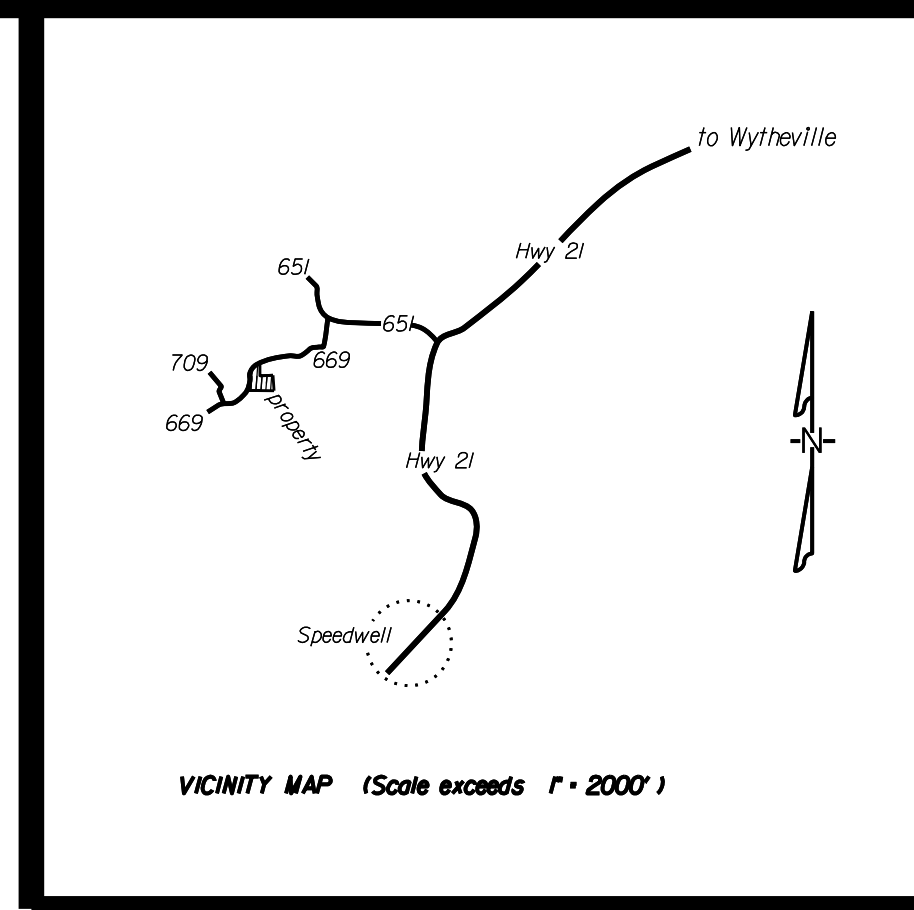
**OWNERS CONSENT AND APPROVAL**

The hereon platted subdivision of real estate in Wythe County, Virginia, is with the free consent and approval of, and in accordance with the wishes and desires of the undersigned owners. Given under my hand this \_\_\_ day of \_\_\_\_\_ 201\_\_

**NOTARY STATEMENT**

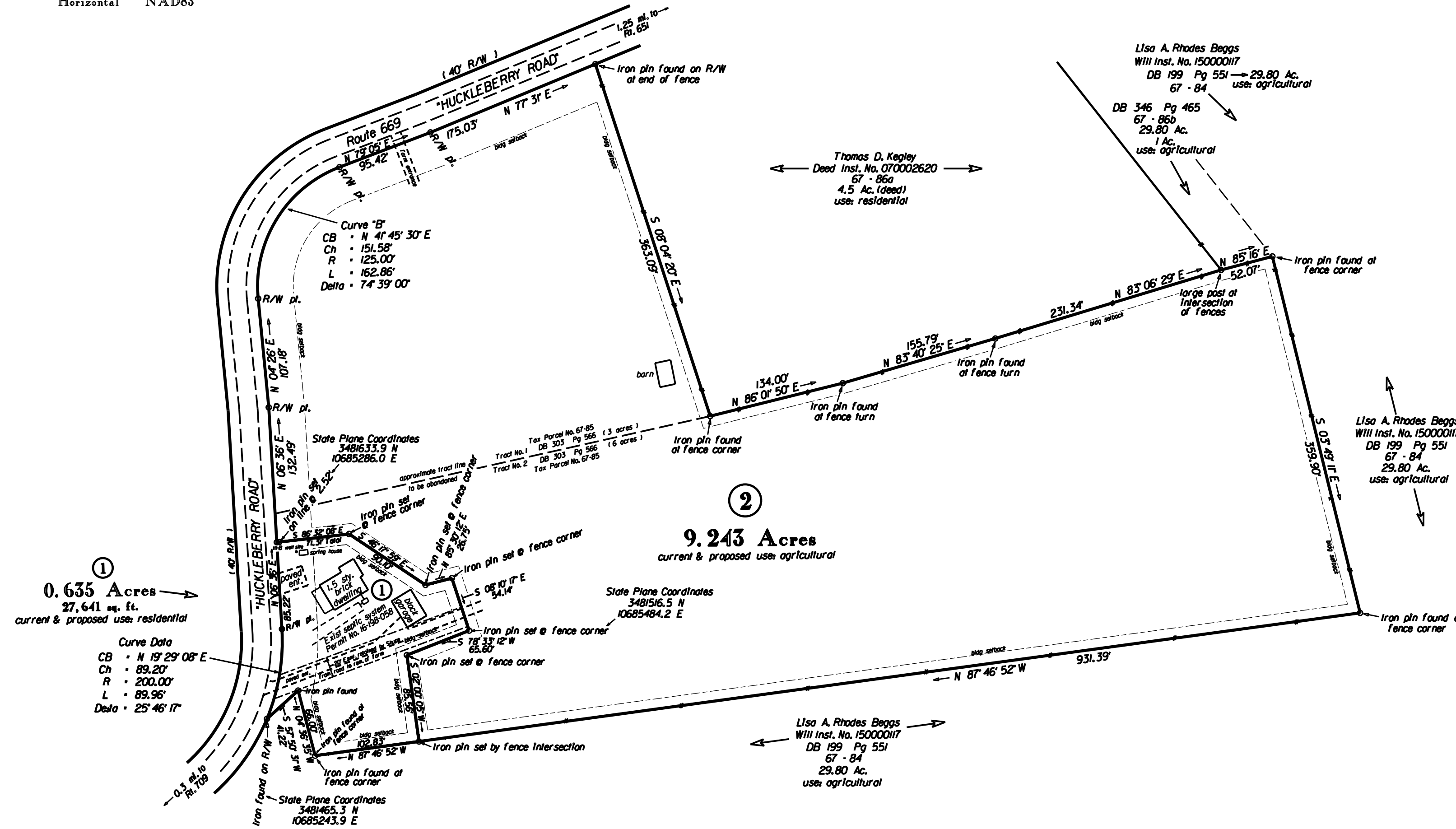
State of Virginia, County-City of \_\_\_\_\_ I, \_\_\_\_\_ a Notary Public in the aforesaid state and county-city, do certify that \_\_\_\_\_ whose names are signed above, personally appeared before me and acknowledged the same, this \_\_\_\_\_ day of \_\_\_\_\_ 201\_\_ My commission expires \_\_\_\_\_

Notary Public

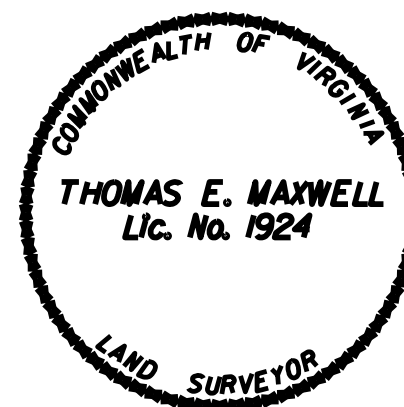


This subdivision plat, known as the "Billy Shupe Division" is approved by the undersigned in accordance with the existing subdivision regulations, and may be committed to record.

Date \_\_\_\_\_ Administrator \_\_\_\_\_  
 Date \_\_\_\_\_ Planning Commission \_\_\_\_\_



- NOTES :**
1. Survey precision exceeds 1 : 25,000
  2. This plat subject to any prior right - of - way, easement, or agreement of record.
  3. Property does not lie in any flood zone ( Lot is in Flood Zone " C " ).
  4. There are no existing public water or sewer mains, storm drains, or other drainage structures found on or adjacent to the property.
  5. There are no existing or proposed restrictive covenants placed on the property.
  6. Lot is to be residential use, and the residual is to be agricultural use.
  7. This subdivision creates 2 revised lots.
  8. Acreage before subdivision - 9.878 Acres
  9. No title report furnished
  10. Lot No. 1 will be served by private water and sewer.



**SURVEYOR'S STATEMENT**

The property shown hereon is the same property acquired by Billy J. Shupe and Lisa M. Shupe, on January 12, 2016, in Deed Inst. Number 160000080, recorded in the office of the Clerk of Court of Wythe County, VA.

I hereby certify, to the best of my knowledge and belief, that all of the requirements of the Board of supervisors and the ordinances of Wythe County, Virginia, regarding the platting of subdivisions within the County, have been complied with. I certify that this map was drawn from a current field survey under my direct supervision, and is true and correct to the best of my knowledge and belief.

Thomas E. Maxwell L. S. # 001924

**SHEET NO.1 OF 1**  
**PLAT OF THE**  
**"BILLY SHUPE Minor Division"**

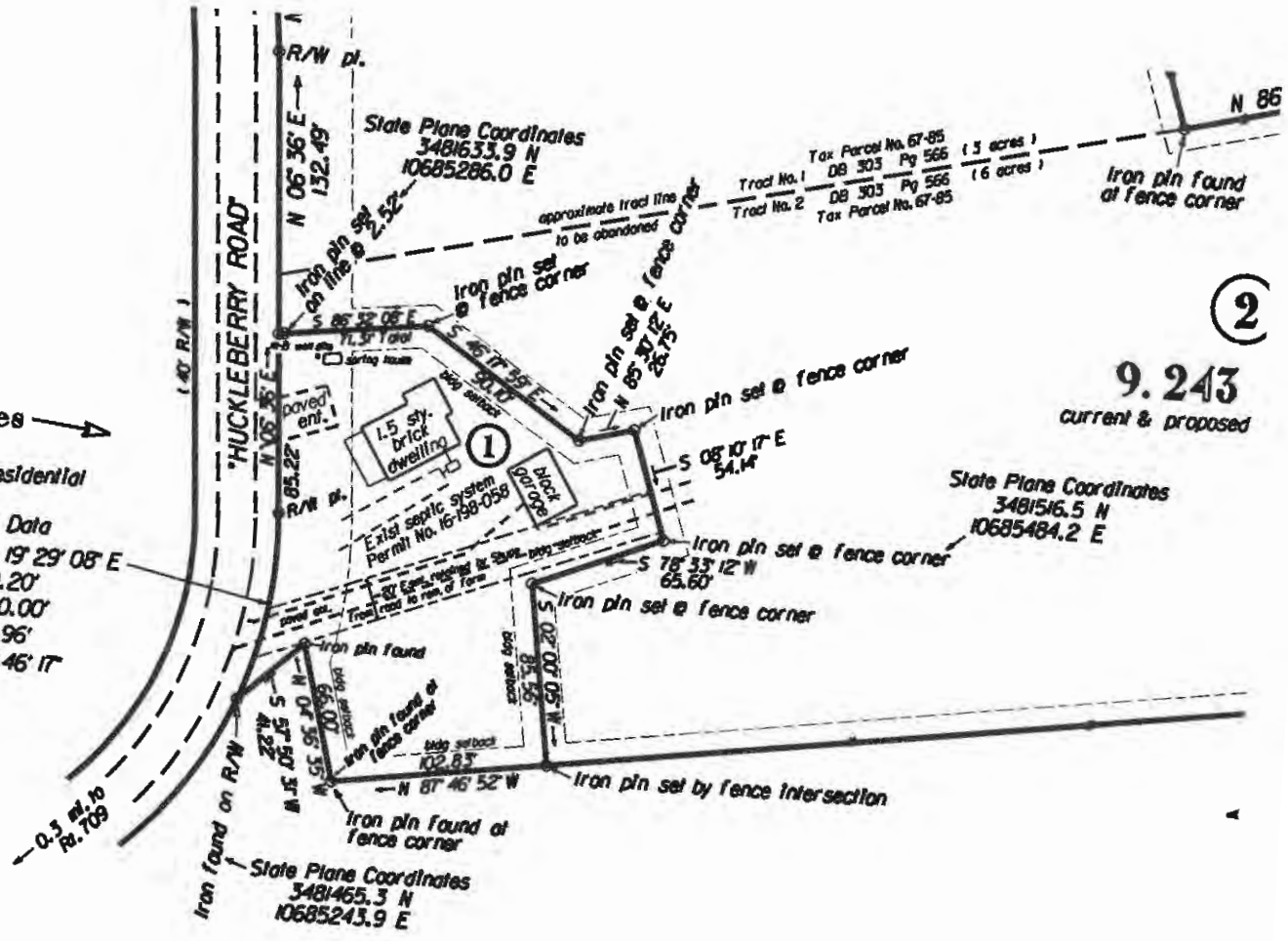
**9.878 Acres Total**  
**0.635 Ac. to be conveyed to Foster Walters**

Property Of <b>Billy J. and Lisa M. Shupe</b>	STATE	COUNTY	MAG. DIST.	TOWNSHIP
	Virginia	Wythe	Speedwell	-----
Deed Inst. No. 160000080 Tax ID 67 - 85	SCALE	NOTE FILE	DATE	DRAWING
	1" = 40'	2017 - 10	October 2017	201735wy
THOMAS E. MAXWELL LAND SURVEYING				
180 W. Main St. P.O. Box 598		Independence, Va. 24348		
( 276 ) 773 - 3479		Licensed in Va. and N. C.		

Owners  
 Billy & Lisa Shupe  
 1014 Huckleberry Road, Crockett, VA 24323  
 Tel. 276-617-1825 ( Billy Shupe )  
 Tel. 276-617-0290 ( Lisa Shupe )

①  
**0.635 Acres** →  
 27,641 sq. ft.  
 current & proposed use: residential

Curve Data  
 CB • N 19° 29' 08" E  
 Ch • 89.20'  
 R • 200.00'  
 L • 89.96'  
 Delta • 25° 46' 17"



②  
**9.243**  
 current & proposed

# May 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 ARECA 7 pm	2 Staff Mtg 8 am	3 Economic Development 8 am	4	5
6	7 Planning Commission 7 pm	8 BoS Meeting 7 pm	9	10	11	12
13	14	15 Water Committee 9:30 am	16	17 Budget Committee 4 pm	18	19
20	21 Fire & Rescue 4 pm	22 BoS Meeting 9 am	23	24	25	26
27	28 County Offices Closed	29	30	31		

# June 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 Planning Commission 7 pm	5 ARECA 7 PM	6 Staff Meeting 8 am	7 Economic Develop 8 am	8	9
10	11	12 BoS Meeting 7 pm	13	14	15	16
17	18 Fire & Rescue 4 pm	19 Water Committee 9:30 am	20	21 Budget Committee 4 pm	22	23
24	25	26 BoS Meeting 9 am	27	28	29	30