

- NOTES:
- OWNER: TOWN & COUNTY PROPERTIES, INC.  
P.O. BOX 392  
BLACKSBURG, VIRGINIA 24063
  - IRON RODS SET AT ALL LOT CORNERS AND AT ALL STREET POINTS OF CURVATURE AND POINTS OF TANGENCY.
  - 15' PUBLIC AND/OR PRIVATE UTILITY AND DRAINAGE EASEMENTS ARE DEDICATED AS SHOWN.
  - MINIMUM BUILDING SETBACKS:  

TOWN OF BLACKSBURG	Montgomery County
Front: 27'	Front: 40'
Side: 7'	Side: 15'
Rear: 15'	Rear: 40'
Minimum Lot Size: 9,750 sq ft	Side Set: 35'
Minimum Lot Width: 37.5' @ R/L	

Oakton Smallest Lot Size - 1.806 Ac.  
Average Lot Size - 5.558 Ac.  
Oakton Smallest Lot Width - 80.48 (lot 19 @ R/W line)
  - SEWING DISTRICTS:  
TOWN OF BLACKSBURG FOR MONTGOMERY COUNTY A-1
  - LOTS ARE SERVED BY PUBLIC WATER AND PRIVATE SEWER.
  - EACH LOT IS TO BE EVALUATED FOR A SEPTIC DRAINFIELD AND APPROVED FOR SUCH BY THE MONTGOMERY COUNTY HEALTH DEPARTMENT.
  - TOTAL AREA OF SUBDIVISION: 114.1690 ACRES (EXCLUDING 40.8474 AC. RESERVED FOR FUTURE).  
TOTAL AREA FOR (IN TOWN) = 75.334 AC. (66.854 OF SUBDIVISION).  
TOTAL RIGHT-OF-WAY AREA = 4.489 ACRES.  
TOTAL OPEN SPACE = 16.583 ACRES.  
NONRESIDENTIAL PARK = 7.951 ACRES.  
COMMON OPEN SPACE EASEMENT = 0.431 ACRES.  
REMARK: PARCEL = 40.8474 ACRES.  
AREA IN COUNTY = 79.660 ACRES.  
TOTAL LOT AREA = 101.4476 ACRES.  
TOTAL AREA OF NON-RESIDENTIAL AREA = 21.099 ACRES (INCLUDING OPEN SPACE)
  - SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN IS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
  - AT THE DEVELOPER'S REQUEST, NO LOT HAS BEEN DESIGNATED NUMBER 13.
  - THE OAKTON HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION POND, WALKING TRAIL AND THE HOMEOWNERS' PARK. A MAINTENANCE PLAN FOR THE DETENTION POND IS PART OF THE HOMEOWNERS' ASSOCIATION DOCUMENTS.
  - TAX PARCEL NO. OF THE PROPERTY IS SECTION 288-((A))-57 WITHIN THE TOWN OF BLACKSBURG AND 55-((A))-17A IN THE COUNTY OF MONTGOMERY.
  - THE DATUM OF THE STATE PLANE COORDINATES SHOWN ON SHEET 1 & 2 OF THE PLANS IS NAD 1983.
  - NO VISIBLE EVIDENCE OF HUMAN BURIAL WAS FOUND ON THE PROPERTY.
  - The drainfield access easements for Lot 19 are subject to the utility easement along the property line. It is the responsibility of the Owner of Lot 19 to maintain the operation of the drainfield at all times.
  - The drainfield of Lot 6 is subject to the APCO easement which crosses the lot. It is the responsibility of the Owner of Lot 6 to maintain the operation of the drainfield at all times.
  - Lots 11, 12, 14, 17, 18 and 19 are approved for low pressure sewage design systems. Lots 4 and 19 have been approved for enhanced sewage flow disposal systems.

SOURCE OF TITLE:  
This is to certify that the property embraced within the limits of the hereon delineated "Final Plat of Oakton Subdivision", dated 14 March, 1991, is a portion of that land which was acquired by Town Development Corporation, a Virginia Corporation, W.B.P.C. and County Properties, Inc., a Virginia Corporation, and Gumbel Herbert, unmarried, by deed dated 11 April, 1990, and recorded in Deed Book 674, page 822. The above referred to deed is of record in the Clerk's Office of the Circuit Court of Montgomery County, Virginia, and is the last instrument in the chain of title to said land.

*W. C. Tabor, L.S. 1547*

OWNER'S STATEMENT:  
The subdivision of land described is made with the free consent and in accord with the desire of the undersigned owners. This is to certify that the hereon delineated "Final Plat of Oakton Subdivision", dated 14 March, 1991, and revised April 17, 1991, has been prepared in strict accordance with the wishes and desires of the undersigned owners thereof, and the undersigned owners hereby dictate and grant to the Town of Blacksburg, Montgomery County and public utility easements thereon described on this subdivision plat in their respective jurisdictions. The Town of Blacksburg's interests hereon dedicated, but not improvements or facilities thereon or therein. Acceptance of street improvements and public facilities must be accomplished by resolution of the Blacksburg Town Council.

*William E. Eilenbogen* 4/23/91  
William Eilenbogen, Vice President Date  
Trustee Date  
Trustee Date  
Trustee Date

CONFORMING STATEMENT:  
This is to certify that the undersigned owners propose to establish the hereon delineated "Final Plat of Oakton Subdivision", dated 14 March, 1991, in accordance with the requirements and provisions of the subdivision and zoning ordinances of Montgomery County and the Town of Blacksburg, Virginia.

*William E. Eilenbogen* 4/23/91  
William Eilenbogen, Vice President Date  
Trustee Date  
Trustee Date  
Trustee Date

NOTARY'S STATEMENT:  
State of Virginia  
County of Montgomery, To Wit:  
I, John R. Sturgill, a Notary Public in and for the State and County aforesaid, do hereby certify that James H. Eilenbogen & William E. Eilenbogen whose names are signed to the foregoing plat, bearing the date of 4-22-91, 1991, have each personally appeared before me and acknowledged the same.

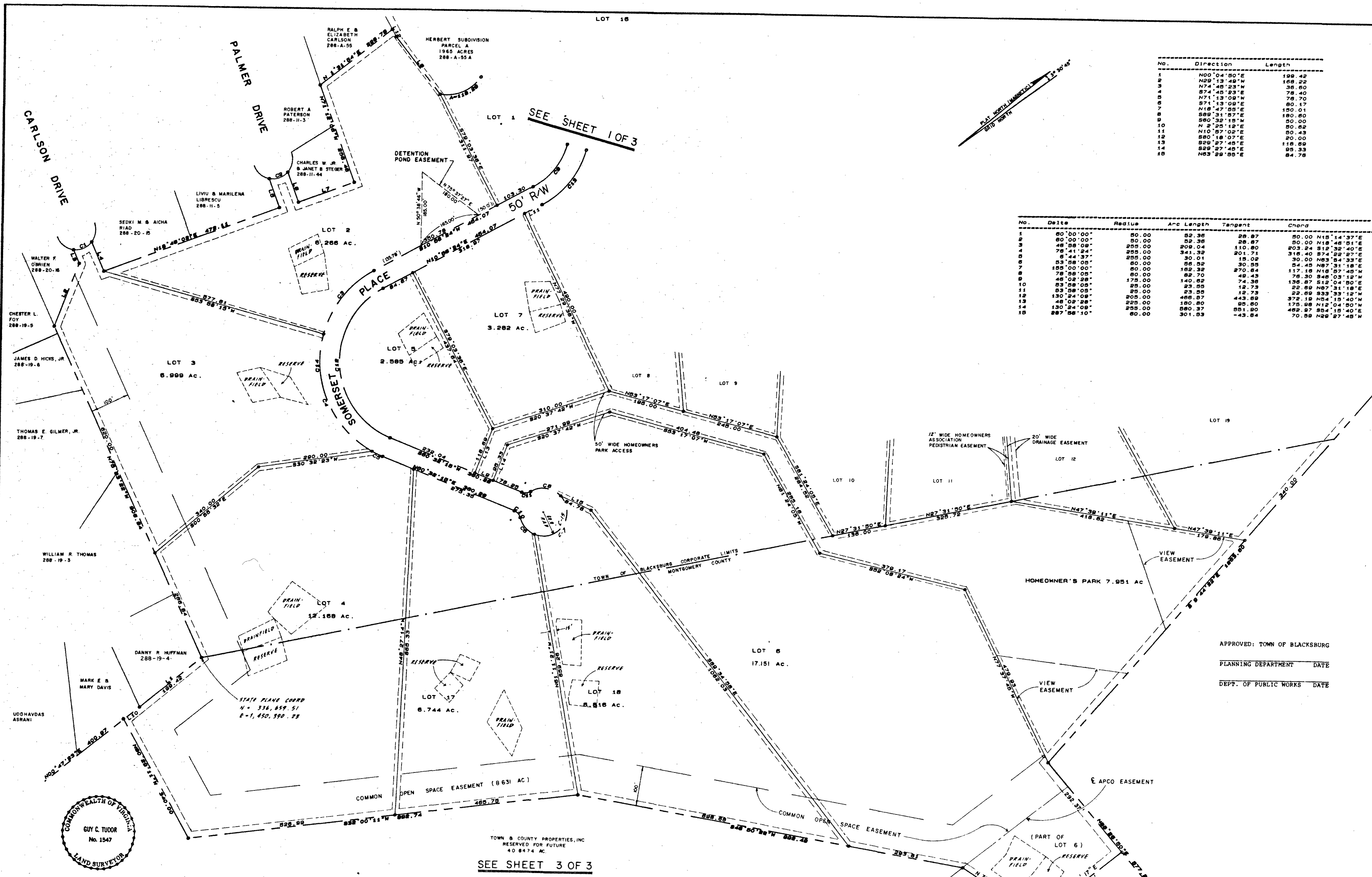
Given under my hand on this 22 day of April, 1991.  
My Commission expires 4-28-1993  
*John R. Sturgill* 4-22-91  
Notary Public Date

HEALTH DEPARTMENT APPROVAL:  
This subdivision is approved by the Montgomery County Health Department with the stipulation that this is not a blanket approval; that each lot must be individually evaluated for sewer and water before final approval is granted.

*John R. Sturgill* 5-97-91  
Health Director Date

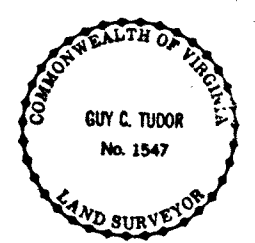
TOWN OF BLACKSBURG APPROVAL AND ACCEPTANCE:  
The hereon delineated "Final Plat of Oakton Subdivision", dated 14 March, 1991, has been submitted to, and approved for recordation by, the Town of Blacksburg, Virginia.

Planning Department Date  
Department of Public Works Date



No.	Direction	Length
1	N00°04'50"E	199.42
2	N89°13'49"W	168.22
3	N74°45'23"W	36.60
4	S74°45'23"E	78.40
5	N71°13'09"W	78.70
6	S71°13'09"E	80.17
7	N18°47'55"E	150.01
8	S89°31'57"E	180.60
9	S80°32'18"W	50.00
10	N 2°25'12"E	50.62
11	N10°57'02"E	50.43
12	S80°18'07"E	20.00
13	S29°27'45"E	118.69
14	S29°27'45"E	95.33
15	N83°29'55"E	84.78

No.	Delta	Radius	Arc Length	Tangent	Chord
1	60°00'00"	50.00	52.36	28.87	50.00 N18°14'37"E
2	60°00'00"	50.00	52.36	28.87	50.00 N18°48'51"E
3	48°58'08"	255.00	209.04	110.80	203.24 S12°32'40"E
4	78°41'24"	255.00	341.32	201.71	318.40 S74°22'27"E
5	6°44'37"	255.00	30.01	15.02	30.00 N83°54'33"E
6	53°58'05"	80.00	56.52	30.55	54.48 N87°31'18"E
7	155°00'00"	80.00	162.32	270.64	117.18 N16°27'45"W
8	78°58'05"	80.00	62.70	49.43	76.30 S48°03'15"W
9	46°02'28"	175.00	140.62	74.36	138.87 S12°04'50"E
10	53°58'05"	80.00	56.52	30.55	22.69 N87°31'18"E
11	53°58'05"	80.00	56.52	30.55	22.69 S33°33'12"W
12	130°24'09"	205.00	488.87	443.66	372.18 N54°15'40"W
13	48°02'28"	225.00	180.80	85.60	175.08 N12°04'50"W
14	130°24'09"	225.00	580.37	551.80	482.97 S54°15'40"E
15	287°58'10"	60.00	301.83	-43.84	70.59 N26°27'45"W



**Draper Aden Associates**  
 CONSULTING ENGINEERS  
 Blacksburg, Richmond, Virginia

DESIGNED GCT  
 DRAWN  
 CHECKED  
 DATE MARCH 14, 1991

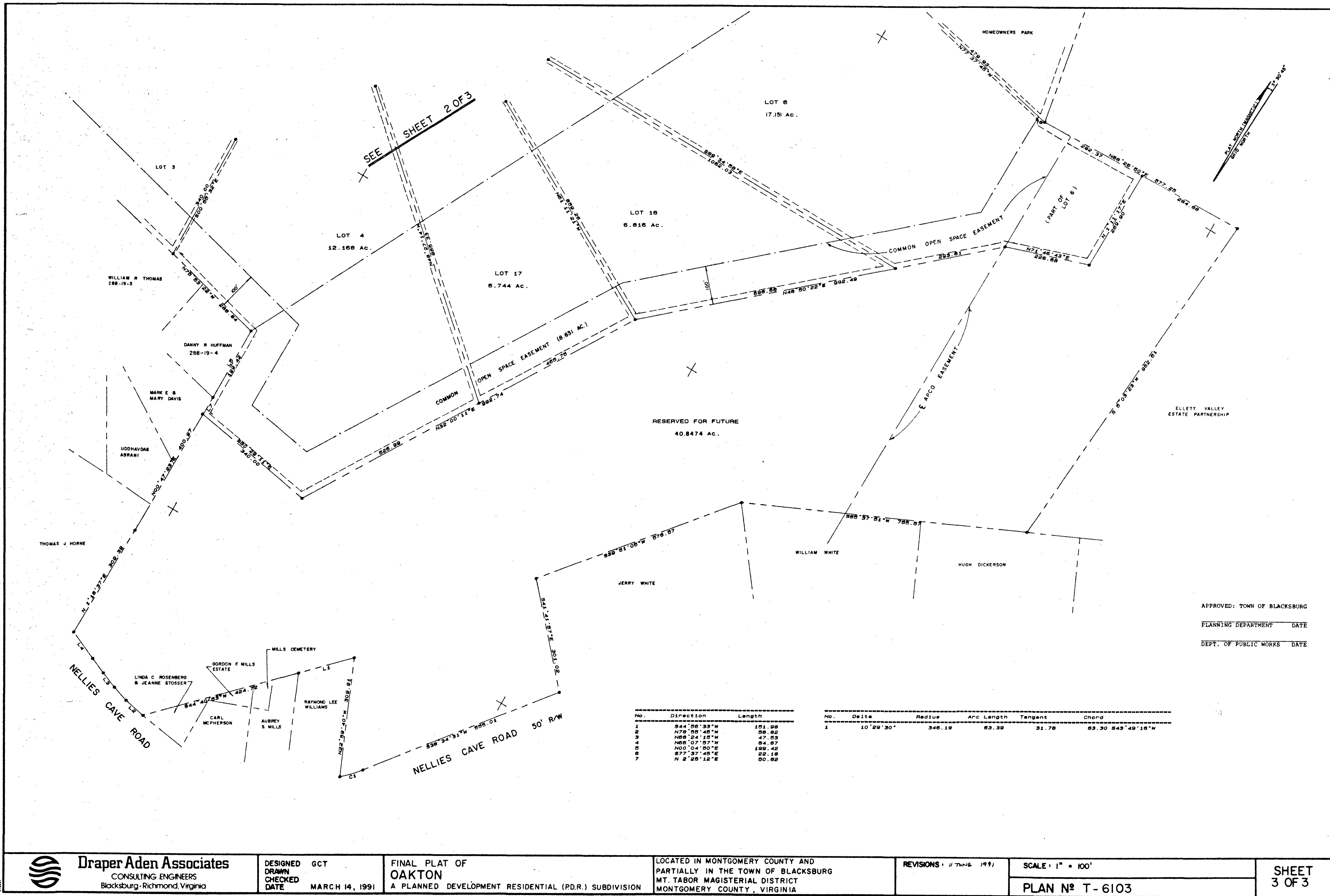
**FINAL PLAT OF OAKTON**  
 A PLANNED DEVELOPMENT RESIDENTIAL (P.D.R.) SUBDIVISION

LOCATED IN MONTGOMERY COUNTY AND PARTIALLY IN THE TOWN OF BLACKSBURG MT. TABOR MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA

REVISIONS:  
 17 APRIL 1991  
 11 JUNE 1991

SCALE 1"=100' (BEFORE REDUCTION)  
 PLAN N° T-6103

SHEET 2 OF 3



APPROVED: TOWN OF BLACKSBURG  
PLANNING DEPARTMENT      DATE  
DEPT. OF PUBLIC WORKS      DATE

No.	Direction	Length
1	S44°58'33"W	151.98
2	N79°55'45"W	58.02
3	N88°24'15"W	47.53
4	N86°07'57"W	84.67
5	N00°04'50"E	199.42
6	S77°37'45"E	22.19
7	N 2°28'12"E	50.62

No.	Bearing	Radius	Arc Length	Tangent	Chord
1	10°29'30"	346.19	63.39	31.78	63.30 S43°49'16"W



**Draper Aden Associates**  
CONSULTING ENGINEERS  
Blacksburg, Richmond, Virginia

DESIGNED GCT  
DRAWN  
CHECKED  
DATE MARCH 14, 1991

FINAL PLAT OF  
**OAKTON**  
A PLANNED DEVELOPMENT RESIDENTIAL (P.D.R.) SUBDIVISION

LOCATED IN MONTGOMERY COUNTY AND  
PARTIALLY IN THE TOWN OF BLACKSBURG  
MT. TABOR MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA

REVISIONS: 11/2/91

SCALE: 1" = 100'

PLAN NO T-6103

SHEET  
3 OF 3