

**Owner's Consent Statement:**

The Hereon Shown "Lot Line Revision"  
As Shown, Has Been Prepared With The Free Consent  
And In Strict Accordance With The Undersigned Owner(s).

Pippa Chapman 12/16/2025  
Pippa Chapman Date

**Notary's Certificate:**

I, Jeffrey L. Tickle A Notary Public In And For  
The Commonwealth Of Virginia, County Of Giles  
Do Hereby Certify That:  
Pippa Chapman

Have Appeared Before Me And Acknowledged  
The Same In The County And State Aforesaid, Given Under  
My Hand On This 18 Day Of December, 2025

Sept 30, 2029  
My Commission Expires

Jeffrey L. Tickle 155820  
Notary Public Registration Number



VA State Plane Coordinate System  
NAD 83 - Grid North U.S. Survey Foot

**Source Of Title:**

This Is To Certify That The Properties As Shown Hereon On This "Lot Line Revision" Is All Of The  
Property Acquired By P.R. Chapman, From John P. And Patricia R. Stone, By An Instrument Dated 06  
April 1998, In Deed Book 293, At Page 82; And All Of The Property Acquired By Pippa Chapman, From  
Beth A. Murray And Pippa Chapman, By An Instrument Dated 07 October 2014, Recorded In Land  
Record 20140001483; In The Clerk's Office Of Giles County, Virginia; Which Instruments Are The Last  
Records To The Properties As Shown Hereon.

Eric G. Gentry, L.S. #2583 12/19/25  
Eric G. Gentry, L.S. #2583 Date

**Area Table (Pre-Revision):**

Tax Map 40D(7)2	5.222 Acres
Tax Map 40D(7)2A	0.396 Acres
<b>Total Area=</b>	<b>5.618 Acres</b>

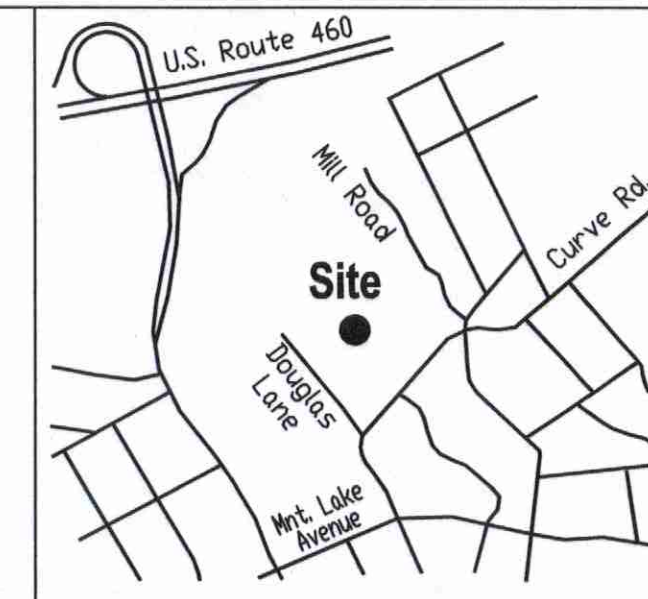
**Area Table (Post-Revision):**

Tax Map 40D(7)2	4.777 Acres
Tax Map 40D(7)2A	0.841 Acres
<b>Total Area=</b>	<b>5.618 Acres</b>

N/F  
Tax Map 40D(7)4  
Regina R. Montgomery  
L.R. 200001529  
P.S. 2-178

**New Line Note:**

New Lines Created Clockwise From Points (A) To (B)

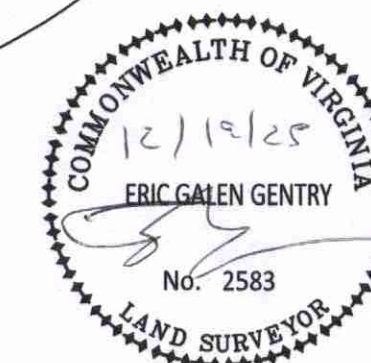


**Vicinity Map**  
(1"=3,000')

**Legend:**

N/F Now or Formerly  
D.B. Deed Book  
Pg. Page  
o Property Corner  
R/W Right of Way  
Irs Iron Rod Set  
L.R. Land Record  
■ Power Pole  
● Water Meter  
⊠ Electric Meter  
⊞ Electric Hookup  
Ss Sewer Cleanout  
○ Water Spigot

INSTRUMENT 250001670  
RECORDED IN THE CLERK'S OFFICE OF  
GILES CIRCUIT COURT ON  
DECEMBER 19, 2025 AT 02:19 PM  
SHERRY E. GAUTIER, CLERK  
RECORDED BY: EBH



Adjusted Tax Map 40D(7)2

**Area=4.777 Acres**  
(Within Heavy Lines)  
"204 Douglas Ln."

NUM	BEARING	DISTANCE
L1	N34°24'32"W	13.70'
L2	N55°35'28"E	25.63'

**Agriculture/Residential District Zoning: (AR-1)**

Minimum Lot Size = 0.333 Acres W/Two Utilities  
Front SBL = 35'  
Side SBL = 20'  
Rear SBL = 35'  
Frontage = 100'

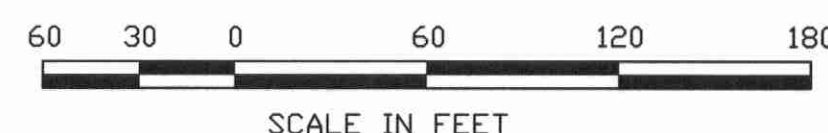
**Statement Of Purpose:**

The Purpose Of This Lot Line Revision Is To Increase  
Tax Map 40D(7)2A By 0.445 Acres And To Reduce Tax Map  
40D(7)2 By 0.445 Acres.

**Town Approval:**

This Conveyance Is Made In Compliance With The Lotline  
Revision Provisions Of The Town Of Pearisburg Subdivision  
Ordinance (Section 25-11 Or Its Replacement). For The  
Purposes Of Such Ordinance, The Tract Herein Conveyed  
Becomes A Part Of That Certain Tract Of Real Estate  
Described In Instrument 20140001483 And Deed Book 293 At  
Page 82  
Any Future Conveyance Of This Tract Must Comply Fully  
With The Provisions Of The Town Of Pearisburg Subdivision  
Ordinance In Effect At The Time Of Such Future Sale.

ab 12/19/25  
Town Of Pearisburg Subdivision Agent Date



**Vacated Lines Detail**  
(1"=60')

Lot Line Revision Plat  
Between

Tax Maps 40D(7)2 & 40D(7)2A

For  
Pippa Chapman  
Creating

Adjusted Tax Maps 40D(7)2 & 40D(7)2A

At  
"Angel's Rest Hiker's Haven"

Central Magisterial District  
Giles County, Virginia

Date of Field Survey: 01 Nov 2025 / Project No. 2025-036 (1"=60'/17x22)  
Eric Gentry, Land Surveyor / 201 Lyda Lane Pembroke VA / 540.922.2030

N/F  
Tax Map 40D(7)3  
Kathleen Anderson  
L.R. 060000777  
P.S. 2-178

**AT 1**

Adjusted Tax Map 40D(7)2A  
**Area=0.841 Acres**  
(Within Heavy Lines)  
"200 Douglas Ln."

**AT 2**

**Road Statement:**

The Streets In This Subdivision Do Not Meet The  
Standards Necessary For The Inclusion In The  
System Of State Highways And Will Not Be Maintained  
By The Department Of Transportation Or The Town  
Of Pearisburg And Are Not Eligible For Rural Addition  
Funds Or Any Other Funds Appropriated By The  
Commonwealth Transportation Board. Prior To Any  
Future Request For Their Addition To The State  
Highway System They Shall Be Constructed In Full  
Compliance With Virginia Department Of  
Transportation Requirements In Effect Of That Time

**Note A:**

New 20'  
Ingress/Egress  
Easement Hereby  
Reserved Over Parcel 2A For  
Parcel 2 Use

**Note B:**

New 20'  
Ingress/Egress  
Easement Hereby  
Reserved Over Parcel 2 For  
Parcel 2A Use

**Notes:**

1. This Plat Was Prepared Without The Benefit Of A Title Report.
2. Subject Property Does Not Lie Within A FEMA Flood Hazard Zone.
3. References: Giles County Tax Map 40D(7)2, L.R. 140001483; Tax Map 40D(7)2A, D.B. 293, Pg. 82; D.B. 264, Pg. 2; Slide B-181; P.S. 2-178; P.B. 6, Env. 194; VDH Book 4, Pg. 57.
4. 1/2" Iron Rods Set Unless Noted Otherwise.
5. This Plat Is The Result Of An Actual Field Survey And May Not Agree To Deeds And Instruments Of Record.
6. Parcel 2 Is Served By Public Water/Sewer; Parcel 2A Is Served By Private Septic And Public Water.
7. Adjoiners Use Subject Parcel Drive For Access