

PROPERTY OWNER CONSENT AND AUTHORIZATION

This consent is required for all Planning, Building, and Engineering applications. A completed copy must be included with every application, if the applicant is not the property owner.

If the Property Owner is a corporation/other legal entity, then the corporation/other legal entity should be listed as the owner. In such cases, proof of signature authority must be attached as well. If the Property is owned by multiple entities (as in a family trust, or otherwise co-owners), a signed consent form is required to be completed by each individual.

The Property Owner may designate a representative for the application review process.

- The Owner or Representative is solely responsible for the accuracy of the application documentation (electronic and paper forms/drawings/exhibits/narratives, etc.).
- The Owner or Representative is solely responsible for the accuracy and coordination of the submitted application documentation (electronic and paper forms/drawings/exhibits/narratives, etc.) to the Town or other jurisdictions requiring permit approval.
- The Owner or Representative is solely responsible for scheduling any required inspections and approvals prior to the commencement of the use and/or the completion of improvements to the property.

AUTHORIZATION BY PROPERTY OWNER(S)

I, James A Burger; Carol J. Burger or the authorized representative(s) listed below are submitting this Application, and am solely responsible for its accuracy and completeness. I understand that incomplete or inaccurate applications can lead to a delay in review and processing. I further confirm that I am the owner of the property at 701 Bishop Road, (Parcel IDs 006339), that is/are the subject of this application. I further confirm that I am fully aware of the Town's application fee(s) and procedural requirements, and *I hereby* consent to this application.

James A Burger Carol J. Burger
Property Owner Signature

February 24, 2024
Date

AUTHORIZED REPRESENTATIVE INFORMATION*

I, Eric G. Gentry, LS
confirm that I am the authorized representative for this Application and understand the requirements as noted above.

Eric G. Gentry, LS
Digitally signed by Eric G. Gentry, LS
DN: C=US,
E=egentry100@gmail.com, O=Eric
Gentry Land Surveyor, CN=Eric G.
Gentry, LS*
Date: 2024.02.22 21:14:19-05'00'

Authorized Representative Signature

02/22/2024
Date

**Only used when someone other than the property owner is submitting the application.*

§ 15.2-4314. Withdrawal of land from a district; termination of a district

A. At any time after the creation of a district within any locality, any owner of land lying in such district may file with the program administrator a written request to withdraw all or part of his land from the district for good and reasonable cause. The program administrator shall refer the request to the advisory committee for its recommendation. The advisory committee shall make recommendations concerning the request to withdraw to the local planning commission, which shall hold a public hearing and make recommendations to the local governing body. Land proposed to be withdrawn may be reevaluated through the Virginia or local Land Evaluation and Site Assessment (LESA) System. The landowner seeking to withdraw land from a district, if denied favorable action by the governing body, shall have an immediate right of appeal de novo to the circuit court serving the territory wherein the district is located. This section shall in no way affect the ability of an owner to withdraw an application for a proposed district or withdraw from a district pursuant to clause (v) of subdivision 1 of § 15.2-4307 or § 15.2-4311.

B. Upon termination of a district or withdrawal or removal of any land from a district created pursuant to this chapter, land that is no longer part of a district shall be subject to and liable for roll-back taxes as are provided in § 58.1-3237. Sale or gift of a portion of land in a district to a member of the immediate family as defined in § 15.2-2244 shall not in and of itself constitute a withdrawal or removal of any of the land from a district.

C. Upon termination of a district or upon withdrawal or removal of any land from a district, land that is no longer part of a district shall be subject to those local laws and ordinances prohibited by the provisions of subsection B of § 15.2-4312.

D. Upon the death of a property owner, any heir at law, devisee, surviving cotenant or personal representative of a sole owner of any fee simple interest in land lying within a district shall, as a matter of right, be entitled to withdraw such land from such district upon the inheritance or descent of such land provided that such heir at law, devisee, surviving cotenant or personal representative files written notice of withdrawal with the local governing body and the local commissioner of the revenue within two years of the date of death of the owner.

E. Upon termination or modification of a district, or upon withdrawal or removal of any parcel of land from a district, the local governing body shall submit a copy of the ordinance or notice of withdrawal to the local commissioner of revenue, the State Forester and the State Commissioner of Agriculture and Consumer Services for information purposes. The commissioner of revenue shall delete the identification of such parcel from the land book and the tax map, and the local governing body shall delete the identification of such parcel from the zoning map, where applicable.

F. The withdrawal or removal of any parcel of land from a lawfully constituted district shall not in itself serve to terminate the existence of the district. The district shall continue in effect and be subject to review as to whether it should be terminated, modified or continued pursuant to § 15.2-4311 of this chapter.

1977, c. 681, § 15.1-1513; 1979, c. 377; 1985, c. 13; 1987, c. 552; 1997, c. 587; 2000, c. 521; 2011, cc. 344, 355.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

Section 3-210. Withdrawal of land from District.

- (a) At any time after the creation of a district under this chapter any owner of land lying in such district may file a written request to withdraw all or part of his or her land from the district for good and reasonable cause. Code of Virginia, § 15.2-4314 shall govern the procedure and criteria for review of the application, and the effects of any such withdrawal.
- (b) When a district is reviewed, land within the district may be withdrawn at the owner's discretion by filing a written notice with the town council at any time before it acts to continue, modify or terminate the district.

State law reference(s)—Code of Virginia, §§ 15.2-4314, 15.2-4311.

Owner's Consent, Conforming & Dedication Statement:

The Platting Or Dedication Of The Following Land "Subdivision Of Tax Map 137-T-A-1", Is With The Free Consent And In Accordance With The Desire Of The Undersigned Owners, Proprietors, And Trustees, If Any.

The Undersigned Owners Dedicate The Public Utility Easements And Right Of Way As Shown Hereon Per Town Code 4-405(e) And 5-309.

This Is To Certify That This "Subdivision Of Tax Map 137-T-A-1" Is Established To Conform To All The Requirements And Provisions Of The Subdivision And Zoning Ordinances, As Applicable For The Town Of Blacksburg, Virginia.

James A. Burger _____ Date _____

Carol J. Burger _____ Date _____

Notary's Certificate:

I, _____ A Notary Public In And For The Commonwealth Of Virginia, County Of Giles Do Hereby Certify That James A. Burger And Carol J. Burger Have Appeared Before Me And Acknowledged The Same In The County And State Aforesaid, Given Under My Hand On This _____ Day Of _____, 2023

My Commission Expires _____

Notary Public _____ Registration Number _____

Flood Hazard Overlay:

Subject Parcel Lies Within The Flood Hazard Overlay

Agricultural & Forestal Overlay District

Subject Parcel Currently Lies Within The Agricultural & Forestal Overlay District, But Will Be Withdrawn Per Town Of Blacksburg Requirements.

N/F
Tax Map 137-T-11-53 (ID#100723)
Bradley L. Glenn
L.R. 20220002832
P.B. 24, Pg. 130

Town Of Blacksburg

Rural Residential 1 Zoning District (RR-1)

Minimum Lot Size = No Minimum Lot Size
Minimum Lot Frontage = 20'
Minimum Setbacks:
Front Yard = 60' From Centerline
Rear Yard = 20' Principal Structure
Side Yard = 10'
Minimum Open Space = 50%
Max. Height = 35'
Max. F.A.R. = 0.30
Density = One Dwelling Per Unit Acre
All Utility Lines Shall Be Place Underground

Notes:

- 1. This Plat Was Prepared Without The Benefit Of A Title Report.
- 2. Subject Property Does Lie Within Flood Zone X, Per FEMA Map 51121C0045C, Effective Date 09/25/2009.
- 3. References: Montgomery County Tax Map 137-T-A-1, D.B. 506, Pg. 730; L.R. 20030016802; P.B. 24, Pg. 61; P.B. 9, Pg. 48; L.R. 20180008564 (Plat).
- 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. Properties Are Served By Public Water And Private Septic.
- 7. No Identification Of Graves, Objects, Or Structures Marking A Place Of Human Burial Were Found At Time Of Survey.
- 8. 15' Public Utility Easements Hereby Dedicated To The Town Of Blacksburg. 15' PUE To Be Interior To Exterior Lot Lines And Centered On Interior Lot Lines.
- 9. Owner/Physical Address: James A. & Carol J. Burger
701 Bishop Road
Blacksburg, Va. 24060
- 10. This Plat Is The Result Of An Actual Field Survey Performed February 2023 By Eric Gentry, Land Surveyor.
- 11. New Parcels A, B, & C Will Be Accessed From Outside Town Limits, As Treetop Ridge Road Is A County Road.
- 12. No Karst, Existing Sinkholes, Or Wetlands Found During Field Survey.
- 13. Stormwater Management Has Been Addressed Per Calculations By Premier Group And On File With Town Of Blacksburg. Future Homebuilder Shall Contact Town Of Blacksburg On Stormwater Management Requirements.

Surveyor's Certificate:

I Hereby Certify That This Plat Is Based On A Current Field Survey Made By Me At The Direction Of The Owners; That The Monuments Have Actually Been Placed And Their Location And Character Are Correctly Shown; That This Survey Is Correct To The Best Of My Knowledge And Belief And Complies With The Minimum Standards And Procedures As Established By VA DPOR, And That This Plat Has Been Prepared In Compliance With The Requirements And Provisions Of The Subdivision And Zoning Ordinance Of The Town Of Blacksburg, As Applicable.

Eric G. Gentry, L.S. #2583 _____ Date _____

Septic Drainfield Note:

New Parcels A, B & C Drainfields Are 4 Bedroom TL-2 ATL Primary And TL-3 Drip Irrigation Reserve

Statement Of Intent:

The Purpose Of This Plat Is To Subdivide Existing Tax Map 137-T-A-1 To Create 3 New Parcels With A Remainder, As Shown Hereon, Per The Requirements And Provisions Of The Subdivision And Zoning Ordinance Of The Town Of Blacksburg.

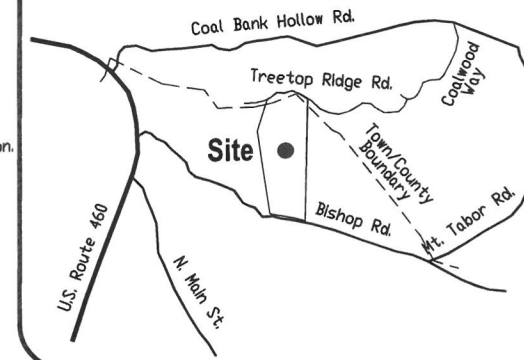
Source Of Title:

This Is To Certify That The Property As Shown Hereon On This "Subdivision Of Tax Map 137-T-A-1" Is All Of The Properties Acquired By James A. Burger And Carol J. Burger From Kerry W. McCluney Recorded By An Instrument Dated 9 May 1985 In Deed Book 506, At Page 730; And Is All The Property Acquired By James A. Burger And Carol J. Burger From Coal Bank Ridge, L.L.C.; Recorded By An Instrument Dated 19 September 2003, Recorded In Land Record 20030016802; In The Clerk's Office Of Montgomery County Virginia; Which Instruments Are The Last Records To The Properties As Shown Hereon.

Eric G. Gentry, L.S. #2583 _____ Date _____

Curve Table:

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	39°38'30"	86.48'	125.00'	N68°46'44"E	84.77'
C2	7°21'54"	106.05'	825.00'	N84°55'00"E	105.97'
C3	1°25'27"	20.51'	825.00'	N80°31'20"E	20.51'
C4	33°11'04"	72.40'	125.00'	S83°35'51"E	71.39'
C5	16°32'43"	36.10'	125.00'	S58°43'57"E	35.97'
C6	6°01'59"	191.41'	1817.76'	N78°21'36"W	191.32'
C7	3°44'13"	118.88'	1822.76'	N78°21'52"W	191.85'



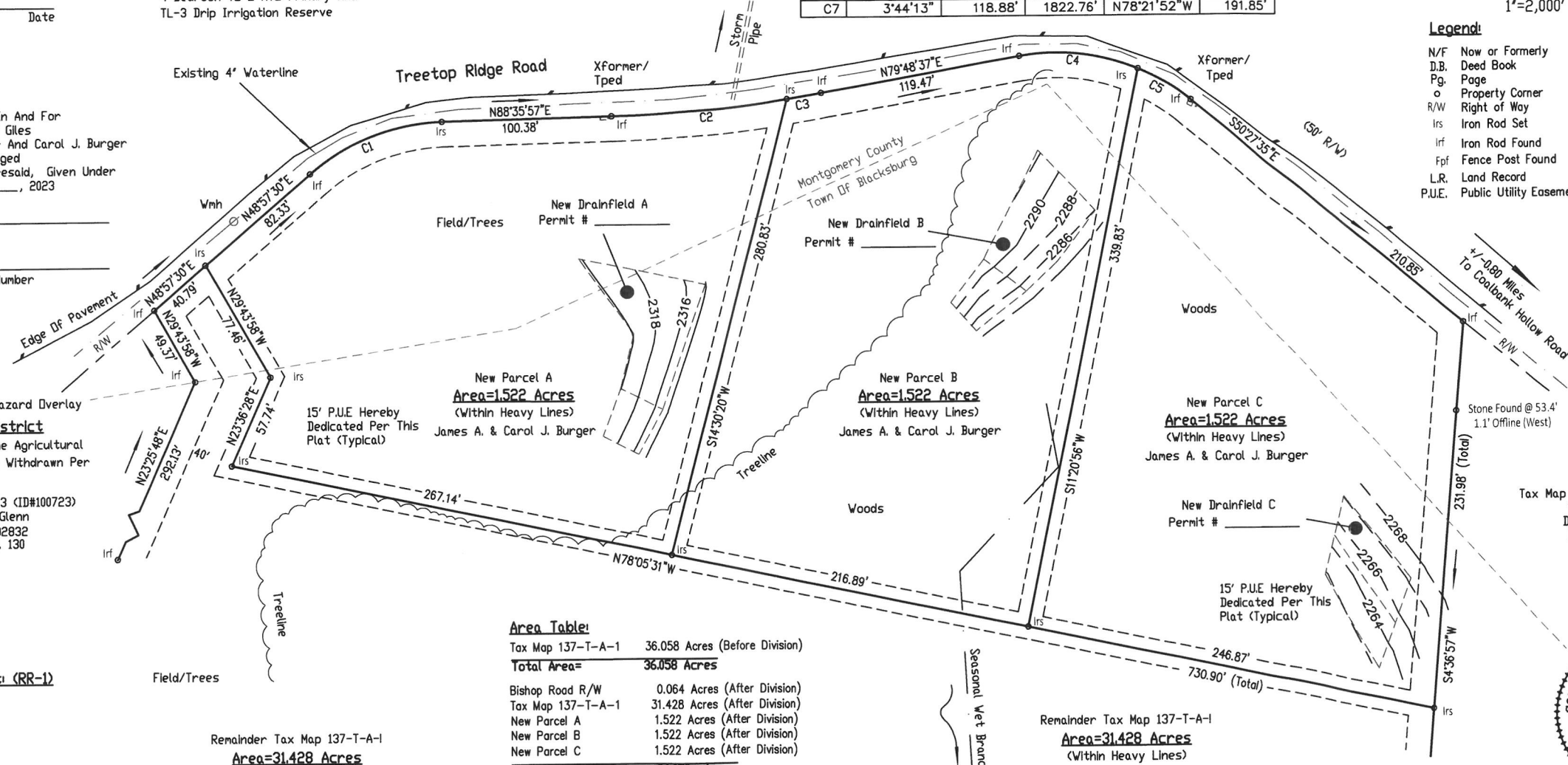
Vicinity Map

1"=2,000'

Legend:

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- D.B. Deed Book
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- Irs Iron Rod Set
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- L.R. Land Record
- P.U.E. Public Utility Easement

VA State Plane Coordinate System
NAD-83 Grid North (U.S. Survey Feet)



Area Table:

Tax Map 137-T-A-1	36.058 Acres (Before Division)
Total Area=	36.058 Acres
Bishop Road R/W	0.064 Acres (After Division)
Tax Map 137-T-A-1	31.428 Acres (After Division)
New Parcel A	1.522 Acres (After Division)
New Parcel B	1.522 Acres (After Division)
New Parcel C	1.522 Acres (After Division)
Total Area=	36.058 Acres

Town Of Blacksburg Approval(s):

Town Engineer	_____	Date	_____
Town Planner	_____	Date	_____

Montgomery County Approval:

Subdivision Agent	_____	Date	_____
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50 25 0 50 100 150

SCALE IN FEET

Remainder Tax Map 137-T-A-1
Area=31.428 Acres
(Within Heavy Lines)
James A. & Carol J. Burger
(See Sheet 2 For Remainder Metes & Bounds)

Subdivision Plat
Of

Tax Map 137-T-A-1 (ID #006339)

Creating

New Parcels A, B & C

And

Remainder Tax Map 137-T-A-1 (ID #006339)

For

James A. & Carol J. Burger

Town Of Blacksburg

Mt. Tabor Magisterial District

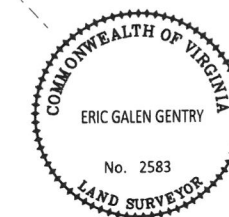
Montgomery County, Virginia

Drawing Revision(s):

Original Drawing: 16 Mar 2023
Revision 001: 13 Oct 2023
Revision 002: 15 Feb 2024

Rev 002 - Sheet 1 of 2

Date of Field Survey: 11 Feb 2023 / Project No. 2022-065 (1"=50'/17x22)
Eric Gentry, Land Surveyor / 201 Lyda Lane Pembroke VA / 540.922.2030



VDH Approval Statement:

This subdivision is approved for the individual onsite sewage systems in accordance with the provisions of the Code of Virginia, and the Sewage Handling and Disposal Regulation (12 VAC 5-610-10 et seq., the "Regulations"), (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with the local ordinances. This subdivision was submitted to the Health Department for review pursuant to 32.1-163.5 of the Code of Virginia which requires the Health Department to accept private soil evaluations and designs from an Authorized Soil Evaluator (ADSE) or a Professional Engineer working in consultation with an ADSE for residential development. The Department is not required to perform a field check of such evaluations. This subdivision was certified as being in compliance with the Board of Health's regulations by: Stephen D. Dalton, Cert. #1940001068, 276-728-3222. This subdivision approval is issued in reliance upon that certification. Pursuant to 360 of the Regulations this approval is not an assurance that the Sewage Disposal System Construction Permits will be issued for any lot in the subdivision unless that lot is specifically identified as having an approved site for onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time of approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems. This Subdivision approval is issued in reliance upon the certification that approved lots are suitable for 'TL-2 ATL Primary and TL-3 Drip Irrigation Reserve systems', however actual system designs may be different at the time construction permits are issued.

Montgomery County Department Of Health _____ Date _____

Tie-Line Metes/Bounds:

A - B N5°31'13"W 605.83'
C - D N4°36'57"E 693.47'

Flood Hazard Overlay:

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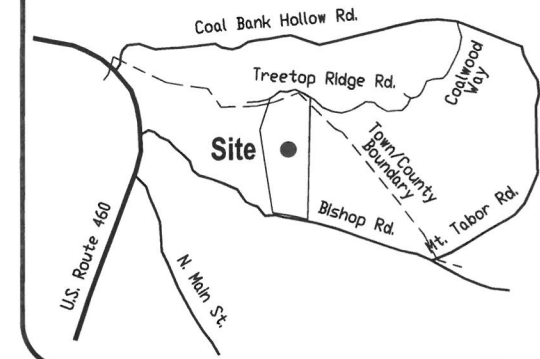
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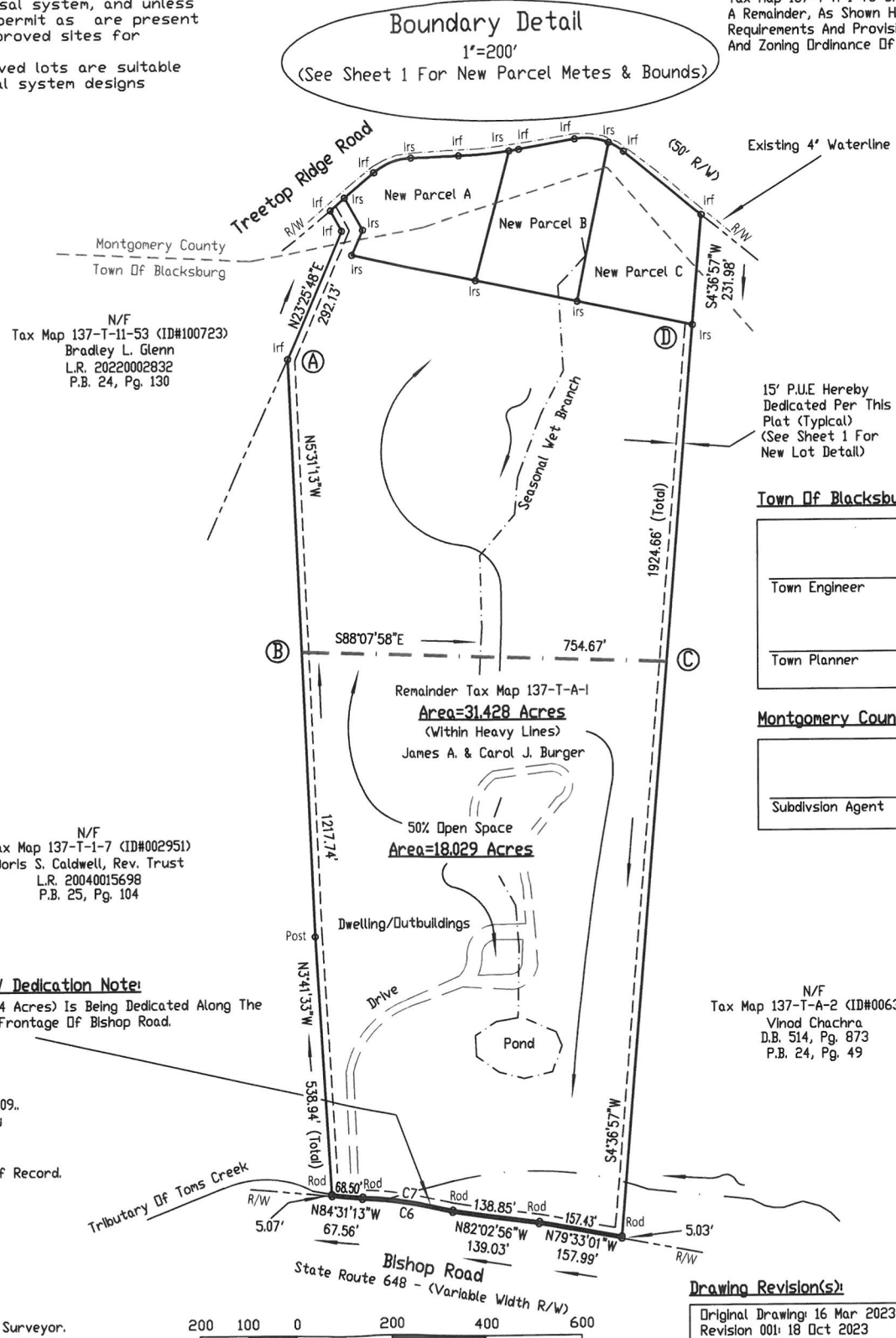


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VA State Plane Coordinate System
NAD-83 Grid North (U.S. Survey Feet)



Town Of Blacksburg Approval(s):

Town Engineer _____	Date _____
Town Planner _____	Date _____

Montgomery County Approval:

Subdivision Agent _____	Date _____
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Bishop Road R/W Dedication Note:

A Width Of 5' (0.064 Acres) Is Being Dedicated Along The Subject Property Frontage Of Bishop Road.

Minor Subdivision Plat
Of

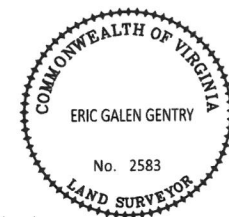
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