

~~DISE LARRY & JANIE B~~
~~RT 1 BOX 209B~~
~~CLINTWOOD VA~~

~~24228~~

DATE RECORDED **6-9-73**
 DEED OR WILL BOOK DB 0161 0535

CONSIDERATION

Porter, Michael & Christy
 Rt. 1 Box 208H
 Clintwood, VA 24228

DATE RECORDED **6-10-99**

DEED OR WILL BOOK **346,409**

CONSIDERATION **120,000**

DATE RECORDED

DEED OR WILL BOOK

CONSIDERATION

DATE RECORDED

DEED OR WILL BOOK

CONSIDERATION

DATE RECORDED

DEED OR WILL BOOK

CONSIDERATION

BUILDING PERMITS

NO.	TYPE	DATE	APPLICANT	VAL.	PERM. NO.

NOTES: 13,300 80,500

4.54 AC To Jimmie & Betty Baker
 10 B 235 PG 299

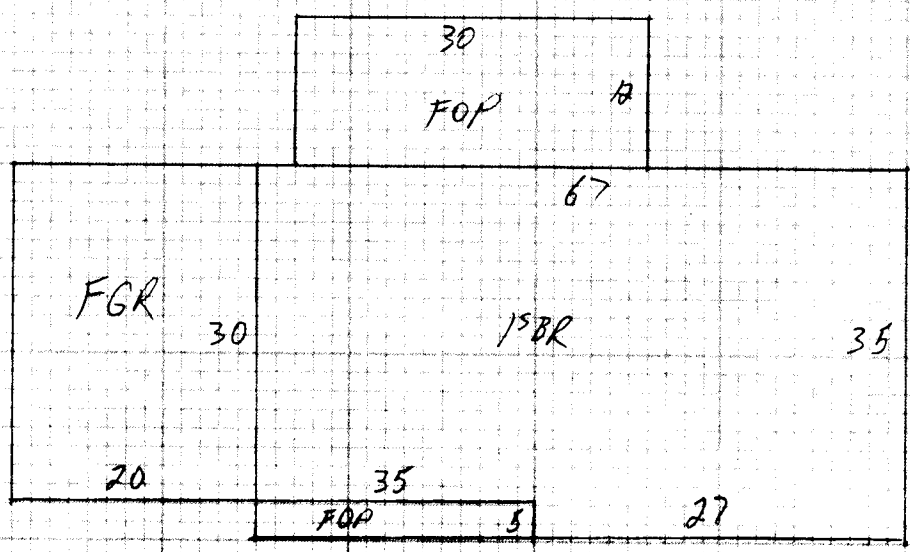
2.317 AC TO Jimmy BAKER 30452 9-29-94
 New Survey. See attached plot, other house

& land to Card # 19927

CLASS 2
 ZONING
 DISTRICT 02

LEGAL DESCRIPTION
 REEDY RIDGE
~~5.17 AC~~ 2.87 4.172 AC
 178-189B (A) 1210

Year	Value 1	Value 2	Value 3
1992			
1993			
1994	9,700	60,400	70,100
1995	8100	87400	95,500
1996			
1997			
1998			
1999			
2000	7,800	60,400	68,200
2001			
2002			
2003			



Dwelling <input checked="" type="checkbox"/>	Comp. Sh. <input checked="" type="checkbox"/>	Wood Siding	Yr. Built 72 Remod.	Bemt. [] 2nd []	Plaster	BATH(S) / Full / 1/2 Bath(s)
	Slate	Brick	No. Stories	1st [7] 3rd []	Sheet rock <input checked="" type="checkbox"/>	Modern Bath <input type="checkbox"/> Modern Kitchen <input type="checkbox"/>
	Asbestos	Asb. Wood Shg.	S. Level <input type="checkbox"/> S. Foyer <input type="checkbox"/>	Total No. Bedrooms	Ceiled	Cent. Heat HP A/C
	Metal	Cin. Block <input type="checkbox"/> Stone <input type="checkbox"/>	Panel			Fir. or Wall Furnace <input type="checkbox"/> Stove(s) <input type="checkbox"/>
Wood Frame <input checked="" type="checkbox"/>	Tar & Grav.	Stucco <input type="checkbox"/> Con. Block <input type="checkbox"/>	Crawl <input type="checkbox"/> Conc. <input type="checkbox"/>	HW <input type="checkbox"/> Pine <input type="checkbox"/> Carp. <input type="checkbox"/> Tile <input type="checkbox"/>	Unfinished	
Cin. Block	Tile	Aluminum <input type="checkbox"/> Masonite <input type="checkbox"/>	Riers <input type="checkbox"/> Cin. Blk. <input type="checkbox"/>			Number 270
Steel Frame	Shakes	Storm Doors <input type="checkbox"/> Storm Win. <input type="checkbox"/>	Slab <input type="checkbox"/> Brick <input checked="" type="checkbox"/>	Disappearing Stairs	Gd. <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> VP <input type="checkbox"/>	Number Chimneys

Basement Size 270	Attic Floor & Stairs	Brick [] C. Block []
Basmt. Finish	1/4 <input type="checkbox"/> 1/2 <input type="checkbox"/> 3/4 <input type="checkbox"/> Full <input type="checkbox"/>	Attic <input type="checkbox"/> Walls <input type="checkbox"/> Fl. <input type="checkbox"/>
Gd. <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> VP <input type="checkbox"/>	Basmt. Finish	Stone [] Metal []

TYPE	DATE	AREA	VALUE	TYPE	DATE	AREA	VALUE
PBR	1995	33	65835				
Dwelling							
Porch	535	10	5350				
Porch							
Carport							
Garage	600	13	7800				
Cent. A/C	1995	1	1995				

Barn
2 pond driven
LEFT OFF SEE ATTACHED CARD

EV 300
EV 2000
27000

M & L	M & L	OWNER	Market Value All Improvements 60400	Market Value All Land 9700	TOTAL MARKET VALUE 70100	USE VALUE APPROXIMATE RECAP 2500	60,400	8,700	69,100
DATE	DATE	Make Year	TOTAL MARKET VALUE			USE VALUE APPROXIMATE RECAP			
APPR. M.S.	APPR.	Size Cond.	USE VALUE APPROXIMATE RECAP						

Total 80980	DATE 2-7-94	Not Home <input type="checkbox"/> Time	Average	Use Value
Factor .1	CLASSIFICATION 2	AM <input type="checkbox"/> PM <input type="checkbox"/>		
Replacement 80980	ZONING	INFORMATION BY		

FRONTAGE	DEPTH	SQUARE FOOTAGE	UNIT PRICE	DEPTH FACTOR	FRONT FT. RATE	TOTAL	ADJ.	100% TOTAL APPRAISAL	UNIT PRICE	DEPTH FACTOR	FRONT FT. RATE	TOTAL	ADJ.	100% TOTAL APPRAISAL

PROPERTY FACTORS:			CLASSIFICATION				CLASSIFICATION							
Public Water	Public Sewer	Well	Home Site	ACRES	RATE	ADJ.	Home Site	ACRES	RATE	ADJ.				
Paved	Gravel	Dirt	1		4000									
			open good	2.60	1200									
			1/4											
			3.172		1200									
			2.87											
			5.19											

General Remarks:

LEVEL SLOPES UP SLOPES DOWN

LOW STEEP UP STEEP DOWN

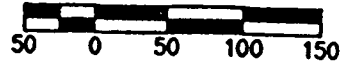
8700
7800

BOARD REVIEW NOTES

LEGEND

STANDARD SYMBOLS THAT MAY APPEAR ON THIS DRAWING:

- IRON PIN SET THIS SURVEY UNLESS OTHERWISE SHOWN
- NO MONUMENT SET
- *— FENCE



SCALE 1"=100'

THE BASIS OF BEARINGS WAS A SOLAR OBSERVATION USING THE HOUR ANGLE METHOD

SURVEY PLAT NOTES:

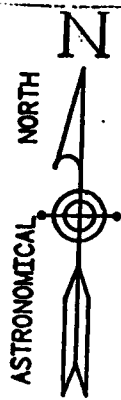
- (1) THIS FIELD SURVEY WAS PERFORMED WITHOUT AN ABSTRACT OF TITLE, TITLE OPINION OR TITLE SEARCH BEING FURNISHED TO THE SURVEYOR. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH.
- (2) NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ANY EASEMENTS AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINING LANDOWNERS TO THE LANDS SHOWN BY THIS SURVEY.
- (3) NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ANY CEMETERIES OR GRAVES.
- (4) NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ANY UTILITIES OF ANY TYPE OR ANY BURIED PIPELINES AND TANKS OF ANY TYPE OR ANY UNDERGROUND LINES, TUNNELS, CULVERTS OR STRUCTURES OF ANY TYPE.
- (5) NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ANY RESTRICTIVE COVENANTS OF ANY TYPE.

SURVEYOR'S REPORT

I, ROY K. BALTHIS, A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY REPORT, SUBJECT TO THE SURVEY PLAT NOTES SHOWN HEREON, THAT THE FIELD SURVEY AND MAP PREPARED BY MYSELF OR UNDER MY SUPERVISION SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN VIRGINIA. THE BOUNDARY SURVEY SHOWN HEREON WAS BASED ON A CURRENT FIELD SURVEY COMPLETED ON 10 MAY, 1999.

Roy K. Balthis, LS 1449

5-17-99



CHARLES KIRUM
TRACT NO. 1
DB 192, PG 113

PLASTAKE
(FOUND)

JIMMY BAKER
DB 304, PG 52

IRON PIN
(SET)

ROOF BOLT
(FOUND)

IRON PIN
(SET)

LARRY O. BIASE
JANIE B. BIASE
DB 161, PG 535

ROOF BOLT
(FOUND)

LARRY O. BIASE
JANIE B. BIASE
DB 161, PG 535

PEWTER CHAPEL
CEMETERY

IRON PIN
(SET)

IRON PIN
(SET)

IRON PIN
(SET)

IRON PIN
(SET)

IRON PIN
(SET)

NOTE:
ROUTE 639 RIGHT-OF-WAY
DB 225, PG 30



PLAT PREPARED FOR: LARRY BIASE

SHOWING A BOUNDARY SURVEY OF A 4.172 ACRE PARCEL OF THE LARRY O. BIASE
JANIE B. BIASE PARCEL (DB 161, PG 535) SITUATED ON REEDY RIDGE IN THE
MAGISTERIAL DISTRICT OF DICKENSON COUNTY, VIRGINIA

PLAT PREPARED BY: ROY K. BALTHIS, LS
7923 S. MTN. ROAD
POUND, VA. 24279

17 MAY, 1999

SCALE 1"=100'

LINE	QUAD	BEAR
1.	N	76°12'
2.	N	31°13'
3.	N	67°39'
4.	S	35°11'
5.	S	10°32'
6.	S	04°01'
7.	N	89°55'
8.	S	84°14'
9.	S	72°17'
10.	S	64°22'
11.	S	72°09'
12.	S	84°33'
13.	N	81°46'
14.	N	80°26'
15.	N	84°35'
16.	N	00°32'
17.	S	64°22'

VIRGINIA: IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF DICKENSON COUNTY, 6-10 1999. This deed was this day presented in said office, and upon the certificate of acknowledgment thereto annexed, admitted to record at 1:16 o'clock P.M. after payment of \$ 1200 tax imposed by Sec. 58.1-802.

Original returned this date to: Buddy Waller

TESTE: JOE TAYLOR
BY: [Signature] D CLERK