



**Blue Ridge Land
& Auction Co., Inc**

TERMS OF AUCTION

AUCTION FOR – Thomas Dale Vest

AUCTION LOCATION – Conner Road, Copper Hill VA 24079

AUCTION DATE – SATURDAY, OCTOBER 29TH 2016 @ 10AM. LIVE & ONLINE
BIDDING

AUCTIONEER – Matt Gallimore (Broker/Auctioneer) of Blue Ridge Land & Auction Company located at 102 South Locust Street, Floyd VA 24091 (540-745-2005) has contracted with Thomas Dale Vest “Seller” to offer to sell at public auction certain real property located on Conner Road and Floyd Highway North in the County of Floyd VA.

TRACT # 1 – 16.291 Acres located on Conner Road, Copper Hill VA 24079; Portion of Tax Map 10-102D; Portion of Instrument # W990000006;

TRACT # 2 – 22.136 Acres located on Conner Road, Copper Hill VA 24079; Portion of Tax Map 10-102D; Portion of Instrument # W990000006;

TRACT # 3 – 29.606 Acres located on Conner Road and Floyd Highway North, Copper Hill VA 24079; Portion of Tax Map 10-102D and Tax Map 10-102B; Portion of Instrument # W990000006;

TRACT # 4 – 10.467 Acres located on Conner Road and Floyd Highway North, Copper Hill VA 24079; Portion of Tax Map 10-102D; Portion of Instrument # W990000006;

TRACT # 5 – 14.320 Acres located on Conner Road and Floyd Highway North, Copper Hill VA 24079; Portion of Tax Map 10-102D; Portion of Instrument # W990000006;

AGENCY DISCLOSURE – Auctioneer / Broker is acting exclusively as an agent for Seller and not as an agent for any bidder or buyer. No third-party broker / agent is acting as a subagent of Auctioneer.

COLLUSION – Bid-rigging is a federal felony punishable by imprisonment and fine. Auctioneer will report all suspected, illegal conduct to the F.B.I and cooperate with any investigation and prosecution

COPYRIGHT FOR AUCTION – The Auction is the exclusive intellectual property of Auctioneer, covered by copyright protection, and may not be recorded, reproduced, or used in any form by anyone other than Auctioneer.

DUE DILIGENCE – Seller and Auctioneer, Realtor(s), and/or Broker(s) do not attempt to provide Bidder with all of the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice, inspect, and conduct due diligence on the Property, any occupancy of it, title, surrounding area, all information provided by Seller or Auctioneer, public records, Terms of Auction, Sale Contract, transaction contemplated, and all circumstances, defects, facts, issues, problems, and other relevant matter (collectively “Property Issues”). All information provided by Auctioneer came from Seller and Public Record and is believed to be accurate, but neither Seller nor Auctioneer guarantees, represents, or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable. Bidder has either performed all inspections and other due diligence that it deems necessary in advance of bidding in the Auction, Bidder understands and fully accepts the risk of not having done so. No Property will be open for inspection following the Auction and through the time of closing the sale. Seller and Auctioneer, Realtor(s), and / or Broker(s) are not required to updated any information provided or published and will have no liability whatsoever for failing to do so.

DISCLAIMERS – Participation in the Auction is at Bidder’s sole risk and Seller and Auctioneer, plus their agents, contractors, directors, employees, members, officers, and representatives will have no liability whatsoever. The Property will be offered **“AS IS, WHERE IS, WITH ALL FAULTS.”** To the fullest extent allowed by law, Seller and Auctioneer unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied, or statutory, whether oral or written, whether past, present, or future, with respect to all Property Issues, except as expressly provided in the terms of the Auction and the Sale Contract.

DISCLOSURES - Unless otherwise disclosed, the Property will be offered for sale and conveyed by deed free and clear of all liens, mortgages, deeds of trust, delinquent taxes, assessments and warrants, but subject to all non-monetary encumbrances such as conditions, covenants, deeds, easements, reservations, restrictions, right-of-ways, title exceptions, zoning regulations and matters of record. Maps, depictions, and sketches in any materials related to the Property are for illustration purposes only and Seller, Realtor, and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness.

BIDDER REGISTRATION – Auctioneer may refuse to register or expel any person who is disruptive, noncompliant, or previously caused a problem of any kind for Seller or Auctioneer. The requirements for Bidder registration may be waived by Auctioneer with respect to any Bidder, without waiving same for any other Bidder. By registering, Bidder acknowledges receipt of the Terms of Auction and access to the Sale Contract and unconditionally and irrevocably agrees to be bound by both.

AUCTION METHOD – Auction will be “Sold Absolute without Reserve” and conducted on – site on Conner Road at Tract # 5, with live bids and internet bids being considered until bids are complete starting at approximately **10am EDT on Saturday October 29th, 2016**. Final high bid amount will be the Contract Price. Purchaser will be required to sign a Contract of Purchase, where the final Contract Price will be the final bid. Purchaser will be required to make a 10% Earnest Money Deposit and close within 45 days.

OFFERING AND GROUPING – Each Tract, Tracts # 1 through # 5 will be offered individually first in the order determined by Auctioneer. Grouping will be offered with a 5% increase. For example, if the sum of all four tracts equals \$500,000 then the starting bid for all four tracts will be \$525,000. In order to group and bid on any combination of groupings, a bidder must be the high bidder on at least one tract. Grouping will not be allowed where an upset bid takes a single tract from another bidder leaving a bidder with only a portion of what they are the high bidder on. Grouping requests will need to include all tracts of another high bidder. For example, if Bidder # 1 groups Tracts # 1 and # 2, Bidder # 2 will not be able to group Tracts # 2 and # 3 only. Bidder # 2 will be required to group Tracts #1, #2, and #3 so that Bidder # 1 will not be left with Tract # 1 only. Groupings will not be available online. Winning Online Bidder(s) who wish to group or combine tracts will need to proxy bid by phone during grouping segment of auction because the online bid platform will not be active for grouping. Online bidder's should contact Auctioneer prior to Auction if they plan on grouping to make arrangements.

SALE CONTRACT – Bidder should carefully read and understand the Sale Contract before bidding in the Auction. The Property will be offered subject to the terms of the Sale Contract which is not negotiable. This is a cash sale and not contingent upon any matter, including Buyer obtaining financing. Buyer will immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to a sale of the Property and no addition, deletion, or revision will be permitted. The Sale Contract will exclusively govern the Parties' rights, responsibilities, and remedies with respect to any sale of the Property and all related matters. The sale must close within 45 days following the Auction.

EARNEST MONEY DEPOSIT – Purchaser will be required to make 10% Earnest Money Deposit on October 29th, 2016. The 10% Earnest Money Deposit is calculated as 10% of final Contract Price which is the high and final bid. The Earnest Money Deposit shall be made with certified funds or funds authorized by Seller. If Purchaser defaults under the terms of the Sale Contract, Earnest Money will be forfeited to Seller and Auction Company. If Seller defaults under the terms of the Sale Contract, Earnest Money will be returned to Purchaser.

TITLE - At Settlement, Seller shall convey to Purchaser good and marketable fee simple title to the Property by **Deed of General Warranty**, free of all liens, tenancies, defects and encumbrances, except as otherwise indicated herein, and subject only to such restrictions and easements as shall then be of record which do not affect the use of the Property for residential purposes or render the title unmarketable. If a defect is found which can be remedied by legal action within a reasonable time, Seller shall, at Seller's expense, promptly take such action as is necessary to cure the defect. If Seller, acting in good faith, is unable to have such defect corrected within 60 days after notice of such defect is given to Seller, then this Contract may be terminated by either Seller or Purchaser. Purchaser may extend the date for Settlement to the extent necessary for Seller to comply with this Paragraph but not longer than 60 days.

RELEASE FOR USE – Bidders, Buyers, and other persons present at the Auction (collectively “Attendees”) are advised that Auctioneer and its agents, contractors, employees, and/or representatives may record the Auction related matter, and Attendees through audiotape, photography, motion pictures, and/or videotape for advertising, marketing, promotion, publicity, record, and/or trade purposes, and in consideration of being allowed to attend the Auction, Attendees unconditionally and irrevocably agree that their images and voices may be so recorded and used by Auctioneer in all types of media without territorial, time, or use limitation, and without compensation being owed or paid to Attendees by Auctioneer or Seller.

DISPUTE RESOLUTION – There shall be an attempt for any dispute resulting from Auction to be resolved by non-binding mediation.

Any action must be commenced within two (2) years from the date when the cause of action accrues or it will be forever barred. The right of action will accrue, and the two (2) year limitation period will begin to run, on the date the breach, damage, or injury is sustained and not when the resulting damage or harm is discovered.

To the fullest extent allowed by law, neither Seller, Realtor, nor Auctioneer will be liable for any consequential, exemplary, incidental, indirect, punitive, or special loss or damage, including, but not limited to, damage to property or loss of

income, revenues, time, or use that might arise out of the Auction, offering or sale of the Property, or any related matter, whether such action be in contract, tort, strict liability, or other legal or equitable theory.

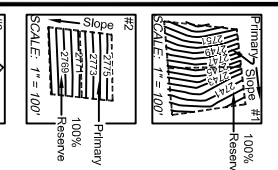
Choice of Law, Jurisdiction, and Venue – Any Auction matter will be exclusively construed and governed in accordance with the laws of the State of Virginia, without regard to its conflict of laws principles. The exclusive jurisdiction and venue for any controversy or claim between the Parties will be the County of Floyd in the State of Virginia.

MISCELLANEOUS – The Terms of Auction will bind Bidders and their agents, assigns, attorneys, beneficiaries, brokers, directors, distributes, employees, executors, heirs, legatees, officers, representatives, shareholders, and successors in interest. No deletion, modification, supplement, or waiver of any provision of the Terms of Auction will be made, except by Auctioneer's written revision or announcement at the Auction.



0 250 500 1,000 Feet





BEFORE SUBDIVISION	AFTER SUBDIVISION
TRACT 1 16.291 AC.	TRACT 1 16.291 AC.
TRACT 2 22.136 AC.	TRACT 2 22.136 AC.
TRACT 3 29.606 AC.	TRACT 3 29.606 AC.
TRACT 4 14.320 AC.	TRACT 4 14.320 AC.
TRACT 5 10.467 AC.	TRACT 5 10.467 AC.

LEGEND	
—x—x—	Fence
—R—R—	Aspiner
—C—C—	Overhead Electric Line
—U—U—	Utility Pole
—P—P—	Approximate Proposed Well Site
—C—C—	Crealbranch
—P—P—	Approximate Proposed House Site

INFORMATION FOR THE TWO (2) INTERIOR ADJOINERS	
TAX SECTION 10, PARCEL 102C	PROPERTY OF THOMAS DALE VEST DEED BOOK 192 PAGE 613 PLAT CABINET 1, SLIDE 607
TAX SECTION 10, PARCEL 102A	PROPERTY OF MICHAEL D. MURRAY JACKEL TOWN R. MURRAY DEED INSTRUMENT NO. 120001465 PLAT CABINET 1, SLIDE 607

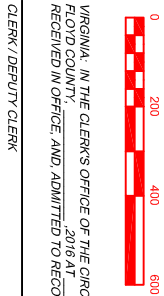
RECORD NORTH 1993
PLAT CABINET 1, SLIDE 607
(SEE JOB #6116 BY
DAVID B. SCOTT, C.L.S.
DATED MAY 12, 1993)

92.819 AC. TOTAL

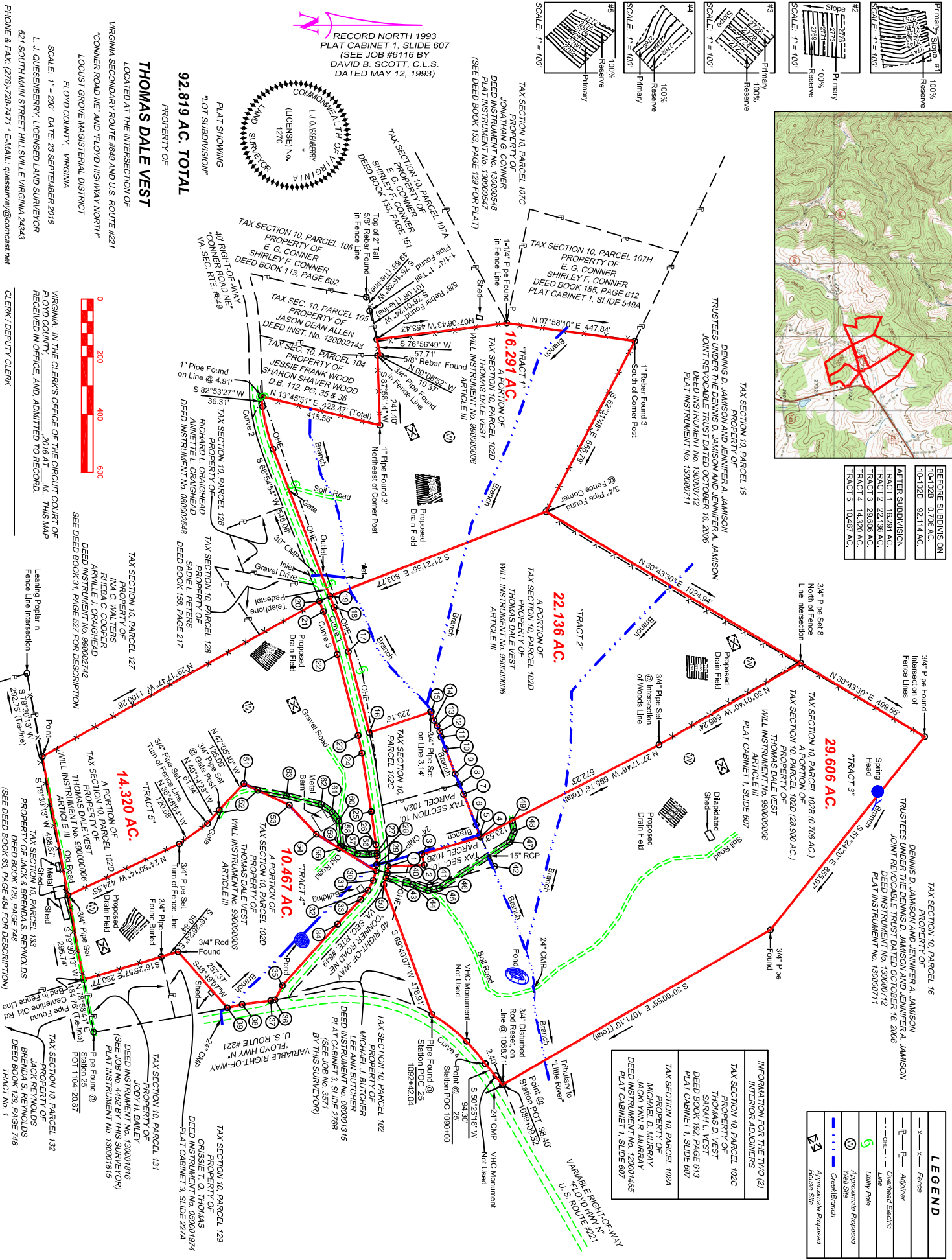
THOMAS DALE VEST

LOCATED AT THE INTERSECTION OF
VIRGINIA SECONDARY ROUTE #49 AND U.S. ROUTE #221
"CONNER ROAD NE" AND "FLOYD HIGHWAY NORTH"
FLOYD COUNTY, VIRGINIA

SCALE: 1" = 200' DATE: 23 SEPTEMBER 2016
L. J. QUINN, LICENSED LAND SURVEYOR
621 SOUTH MAIN STREET HILLSVILLE VIRGINIA 24343
PHONE & FAX: (270)-728-1471 E-MAIL: quinnl@comcast.net



VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF
FLOYD COUNTY, 2016 AT 11:00 A.M. THIS MAP
RECEIVED IN OFFICE AND ADMITTED TO RECORD.
CLERK / DEPUTY CLERK





Copyright:© 2011 National Geographic Society, i-cubed

0 500 1,000 2,000 Feet



CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of October 29th, 2016, between Thomas Dale Vest owner of record of the Property sold herein (hereinafter referred to as the "Seller"), and

(hereinafter referred to as the "Purchaser", whether one or more). The Purchaser was the successful bidder at a public auction of the Property held on this date and this Contract restates the terms of sale announced prior to the auction sale.

1. **Real Property.** Purchaser agrees to buy and Seller agrees to sell the land and all improvements thereon and appurtenances thereto which fronts upon a public street or has a recorded access easement to a public street (hereinafter referred to as the "Property"), located in the County of Floyd, Virginia, and described as:

TRACT # _____ – _____ Acres located on Conner Road, Copper Hill VA 24079; Portion of Tax Map 10-102D; Instrument # W990000006;

2. **Personal Property:** The following items of personal property, which are free of all liens and encumbrances, are included in this sale "As-Is": NO PERSONAL PROPERTY
3. **Purchase Price:** The purchase price of the Property is equal to the auction bid price which is as follows:

(hereinafter referred to as the "Purchase Price"), which shall be paid to the Settlement Agent (designated below) at settlement ("Settlement") by certified or cashier's check, or wired funds, subject to the prorations described herein.

4. **Deposit.** Purchaser has made a deposit with Seller, of

(hereinafter referred to as the "Deposit"). The Deposit shall be held by the Seller, pursuant to the terms of this Contract, until Settlement and then applied to the Purchase Price.

5. **Settlement Agent and Possession.** Settlement shall be made at _____ on or before **December 16th, 2016** ("Settlement Date"). Time is of the essence. Possession shall be given at Settlement.

Sellers' Initials _____

Purchasers' Initials _____

6. **Required Disclosures.**

(a) **Property Owners' Association Disclosure.** Seller represents that the Property is not located within a development that is subject to the Virginia Property Owners' Association Act ("Act") (Virginia Code § 55-508 through § 55-516). If the Property is within such a development, the Act requires Seller to obtain an association disclosure packet from the property owners' association and provide it to Purchaser.

The information contained in the association disclosure packet shall be current as of a specified date which shall be within 30 days of the date of acceptance of the Contract by the Seller. Purchaser may cancel this Contract: (i) within 3 days after the date of the Contract, if on or before the date that Purchaser signs the Contract, Purchaser receives the association disclosure packet or is notified that the association disclosure packet will not be available; (ii) within 3 days after hand-delivered receipt of the association disclosure packet or notice that the association disclosure packet will not be available; or (iii) within 6 days after the post-marked date, if the association disclosure packet or notice that the association disclosure packet will not be available is sent to Purchaser via the United States mail. Purchaser may also cancel the Contract, without penalty, at any time prior to Settlement if Purchaser has not been notified that the association disclosure packet will not be available and the association disclosure packet is not delivered to Purchaser. Purchaser's notice of cancellation shall be either hand-delivered or sent via United States mail, return receipt requested, to Seller. Purchaser's cancellation pursuant to this subsection shall be without penalty. This Contract shall become void upon cancellation and the Deposit shall be refunded in full to Purchaser upon Purchaser's notice of cancellation.

If more than 6 months have elapsed between the date of ratification of this Contract and the Settlement Date, Purchaser may submit a copy of the Contract to the property owners' association along with a request for assurance that the information required by Virginia Code § 55-512 previously furnished to Purchaser in the association disclosure packet remains materially unchanged; or, if there have been material changes, a statement specifying such changes. Purchaser shall be provided with such assurances or such statement within 10 days of the receipt of such request by the property owner's association. Purchaser may be required to pay a fee for the preparation and issuance of the requested assurances. Said fee shall reflect the actual costs incurred by the property owners' association in providing such assurances but shall not exceed \$100.00 or such higher amount as may now or hereafter be permitted pursuant to applicable statutes.

Any rights of Purchaser to cancel the Contract provided by the Act are waived conclusively if not exercised prior to Settlement.

Sellers' Initials _____

Purchasers' Initials _____

(b) **Mechanics' and Materialmen's Liens.**

NOTICE

Virginia law (Virginia Code § 43-1 *et seq.*) permits persons who have performed labor or furnished materials for the construction, removal, repair or improvement of any building or structure to file a lien against the Property. This lien may be filed at any time after the work is commenced or the material is furnished, but not later than the earlier of (i) 90 days from the last day of the month in which the lienor last performed work or furnished materials or (ii) 90 days from the time the construction, removal, repair or improvement is terminated. (See Standard Provision J on Exhibit A.)

AN EFFECTIVE LIEN FOR WORK PERFORMED PRIOR TO THE SETTLEMENT DATE MAY BE FILED AFTER SETTLEMENT. LEGAL COUNSEL SHOULD BE CONSULTED.

(c) **Notice of Principal Residence.** Purchaser does ____ or does not ____ intend to occupy the Property as Purchaser's principal residence.

(d) **Title Insurance Notification.** Purchaser may wish at Purchaser's expense to purchase owner's title insurance. Depending on the particular circumstances of the transaction, such insurance could include affirmative coverage against possible mechanics' and materialmen's liens for labor and materials performed prior to Settlement and which, though not recorded at the time of recordation of Purchaser's deed, could be subsequently recorded and would adversely affect Purchaser's title to the Property. The coverage afforded by such title insurance would be governed by the terms and conditions thereof, and the premium for obtaining such title insurance coverage will be determined by its coverage.

(e) **Choice of Settlement Agent.** Virginia's Consumer Real Estate Settlement Protection Act provides that the purchaser or borrower has the right to select the settlement agent to handle the closing of this transaction. The settlement agent's role in closing this transaction involves the coordination of numerous administrative and clerical functions relating to the collection of documents and the collection and disbursement of funds required to carry out the terms of the contract between the parties. If part of the purchase price is financed, the lender for the purchaser will instruct the settlement agent as to the signing and recording of loan documents and the disbursement of loan proceeds. No settlement agent can provide legal advice to any party to the transaction except a settlement agent who is engaged in the private practice of law in Virginia and who has been retained or engaged by a party to the transaction for the purpose of providing legal services to that party.

Variation by agreement: The provisions of the Consumer Real Estate Settlement Protection Act may not be varied by agreement, and rights conferred by this chapter may not be waived. The Seller may not require the use of a particular settlement agent as a condition

Sellers' Initials _____

Purchasers' Initials _____

of the sale of the property.

Escrow, closing and settlement service guidelines: The Virginia State Bar issues guidelines to help settlement agents avoid and prevent the unauthorized practice of law in connection with furnishing escrow, settlement or closing services. As a party to a real estate transaction, the purchaser or borrower is entitled to receive a copy of these guidelines from your settlement agent, upon request, in accordance with the provisions of the Consumer Real Estate Settlement Protection Act.

7. Standard Provisions.

(a) **Deposit.** If Purchaser fails to complete settlement on or before the Settlement Date, time being of the essence, the Deposit shall be forfeited to the Seller. Such forfeiture shall not limit any liability of the defaulting Purchaser or any rights or remedies of the Seller with respect to any such default, and the defaulting Purchaser shall be liable for all costs of re-sale of the Property (including attorney's fees of Seller), plus any amount by which the ultimate sale price for the Property is less than the defaulting purchaser's bid. After any such default and forfeiture, the Property may, at the discretion of the Seller, be conveyed to the next highest bidder of the Property whose bid was acceptable to the Seller. In the event the Seller does not execute a deed of conveyance for any reason, the Purchaser's sole remedy shall be the refund of the deposit. Immediately upon delivery of the deed for the Property by the Seller, all duties, liabilities, and obligations of the Seller, if any, to the purchaser with respect to the Property shall be extinguished.

(b) **Expenses and Prorations.** Seller agrees to pay the costs of preparing the deed, certificates for non-foreign status and state residency and the applicable IRS Form 1099, and the recordation tax applicable to grantors. Except as otherwise agreed herein, all other expenses incurred by Purchaser in connection with the Contract and the transaction set forth therein, including, without limitation, title examination costs, insurance premiums, survey costs, recording costs, loan document preparation costs and fees of Purchaser's attorney, shall be borne by Purchaser. All taxes, assessments, interest, rent and mortgage insurance, if any, shall be prorated as of Settlement. In addition to the Purchase Price, Purchaser shall pay Seller (i) for all propane remaining on the Property (if any) at the prevailing market price as of Settlement and (ii) any escrow Deposits made by Seller which are credited to Purchaser by the holders thereof.

(c) **Title.** At Settlement, Seller shall convey to Purchaser good and marketable fee simple title to the Property by **Deed of General Warranty**, free of all liens, tenancies, defects and encumbrances, except as otherwise indicated herein, and subject only to such restrictions and easements as shall then be of record which do not affect the use of the Property for residential purposes or render the title unmarketable. If a defect is found which can be remedied by legal action within a reasonable time, Seller shall, at Seller's expense, promptly take such action as is necessary to cure the defect. If Seller, acting in good faith, is unable to have such defect corrected within 60 days after notice of such defect is given to Seller, then this Contract may be terminated by either Seller or Purchaser. Purchaser may

Sellers' Initials _____

Purchasers' Initials _____

extend the date for Settlement to the extent necessary for Seller to comply with this Paragraph but not longer than 60 days.

(d) **Land Use Assessment.** In the event the Property is taxed under land use assessment and this sale results in disqualification from land use eligibility, Seller shall pay, when assessed, whether at or after Settlement, any rollback taxes assessed. If the Property continues to be eligible for land use assessment, Purchaser agrees to make application, at Purchaser's expense, for continuation under land use, and to pay any rollback taxes resulting from failure to file or to qualify.

(e) **Risk of Loss.** All risk of loss or damage to the Property by fire, windstorm, casualty or other cause, or taking by eminent domain, is assumed by Seller until Settlement. In the event of substantial loss or damage to the Property before Settlement, Purchaser shall have the option of either (i) terminating this Contract, or (ii) affirming this Contract, with appropriate arrangements being made by Seller to repair the damage, in a manner acceptable to Purchaser, or Seller shall assign to Purchaser all of Seller's rights under any applicable policy or policies of insurance and any condemnation awards and shall pay over to Purchaser any sums received as a result of such loss or damage.

(f) **Property Sold "As Is".** Purchaser agrees to accept the Property at Settlement in its present physical condition. No representations or warranties are made as to zoning, structural integrity, physical condition, environmental condition, construction, workmanship, materials, habitability, fitness for a particular purpose, or merchantability of all or any part of the Property.

(g) **Counterparts.** This Contract may be executed in one or more counterparts, with each such counterpart to be deemed an original. All such counterparts shall constitute a single agreement binding on all the parties hereto as if all had signed a single document. It is not necessary that all parties sign all or any one of the counterparts, but each party must sign at least one counterpart for this Contract to be effective.

(h) **Assignability.** This Contract may not be assigned by either Seller or Purchaser without the written consent of the other.

(i) **Miscellaneous.** The parties to this Contract agree that it shall be binding upon them, and their respective personal representatives, successors and assigns, and that its provisions shall not survive Settlement and shall be merged into the deed delivered at Settlement except for the provisions relating to rollback taxes. This Contract contains the final agreement between the parties hereto, and they shall not be bound by any terms, conditions, oral statements, warranties or representations not herein contained. This Contract shall be construed under the laws of the Commonwealth of Virginia.

IN WITNESS WHEREOF, the Purchaser and the Seller have duly executed this Contract as of the day and year first above written.

Thomas Dale Vest (Seller) (Date)

(Seller) (Date)

(Purchaser) (Date)

(Purchaser) (Date)

Sellers' Initials _____

Purchasers' Initials _____

SETEC

SOIL AND ENVIRONMENTAL TECHNOLOGY, INC
 111 N. Franklin Street, Christiansburg, VA 24073
 Phone: (540) 381-0309 Fax: (540) 381-9430
 E-mail: setec@soilandenvironmentaltechnology.com

OSE Report for Subdivision

Property Identification:

County: Floyd
 Subdivision:
 Lot #: 1-5
 Parcel ID: 10-102D (part of)

Directions to the Property:

Take US-221 N; Left onto Conner Rd NE; Property 0.2 miles down on Right.

Applicant and Their Address:

Thomas Dale Vest
 7951 Conner Rd NE
 Copper Hill, VA 24079

Applicants Phone Number:

C/O Blue Ridge Land and Auction
 P. O. Box 234
 Floyd VA 24091
 Matt Gallimore 745-2005

Date of this report:

9/15/16

Contents of this report:

OSE Cover Page & Certification Statement (Page 1)
 Soil Information Summary (Page 2, 6, 10, 14, 18)
 Soil Profile Descriptions (Page 3, 7, 11, 15, 19)
 Primary/Reserve Design Specifications (Page 4, 8, 12, 16, 20)
 Copy of Plat Showing Drainfield with Boring Locations & Slope (Page 5, 9, 13, 17, 21)

Copy of Subdivision Plat (Page 22)

Certification Statement:

I hereby certify that the evaluations and/or designs contained herein were conducted in accordance with the *applicable provisions of the Sewage Handling and Disposal Regulations (12 VAC5-610), the Private Well Regulations (12 VAC5-630), The Regulations for Alternative Onsite Sewage Systems (12VAC5-613)* and all other applicable laws, regulations and policies implemented by the Virginia Department of Health. I further certify that I currently possess any professional license required by the laws and regulations of the Commonwealth that have been duly issued by the applicable agency charged with licensure to perform the work contained herein.

The work attached to this cover page has been conducted under an exemption to the practice of engineering, specifically the exemption in Code of Virginia Section 54.1-402.A.11

I recommend a **subdivision** be approved.

OSE David Hall #1127



SETEC

SOIL AND ENVIRONMENTAL TECHNOLOGY, INC
 111 N. Franklin Street, Christiansburg, VA 24073
 Phone: (540) 381-0309 Fax: (540) 381-9430
 E-mail: setec@soilandenvironmentaltechnology.com

General Information

Date: 9/15/16
 Applicant: Floyd County Health Department
 Address: Telephone #:
 Directions to the Property: Take US-221 N; Left onto Conner Rd NE; Property 0.2 miles down on Right
 Subdivision: Thomas Dale Vest Lot: 1
 Tax Map ID: 10-102D (part of)

Soil Information Summary

1. Position in landscape satisfactory Yes ☒ No Describe: Sideslope
2. Slope 12 %
3. Depth to rock/impervious strata: Max. Min. >60 None
4. Depth to seasonal water table (gray mottling or gray color) No ☒ Yes
5. Free water present No ☒ Yes range in inches
6. Soil percolation rate estimated Yes ☒ No Texture group 3
Estimated rate 50 Min/inch
7. Percolation test performed Yes Number of percolation test holes
No ☒ Depth of percolation test holes
Average percolation rate

Name and title of evaluator: David Hall

Soil Scientist

Signature:



- ☒ Site Approved: Absorption trenches dispersing septic tank effluent to be placed at 36" depth at site designated on permit. Site provides a total of 1200 square feet of absorption area for primary and 1200 square feet of absorption area for reserve.

Site Disapproved:

Reason for rejection: (check all that apply)

- 1 Position in landscape subject to flooding or periodic saturation.
- 2 Insufficient depth of suitable soil over hard rock.
- 3 Insufficient depth of suitable soil to seasonal water table.
- 4 Rates of absorption too slow.
- 5 Insufficient area of acceptable soil for required drainfield, and/or reserve area
- 6 Proposed system too close to well
- 7 Other (Specify)

PROFILE DESCRIPTION SOIL EVALUATION REPORT

Date of Evaluation: 9/14/16

Floyd County Health Department
Identification No.

x See application sketch

See construction permit

Applicants:

Subdivision: Thomas Dale Vest Lot: 1

Hole #	Horizon	Depth	Description	Texture Group
1 Auger	Ap	0-10	Brown (7.5YR 4/3) loam	2
	Bt1	10-23	Reddish Yellow (7.5YR 6/8) loam	2
	Bt2	26-40	Yellowish Red (5YR 5/8) clay loam; moderate medium subangular blocky structure	3
	C	40-60	Strong Brown (7.5YR 5/8) silt loam	3
2 Auger	Ap	0-4	Brown (7.5YR 4/3) loam	2
	Bt	4-36	Yellowish Red (5YR 5/8) clay loam; moderate medium subangular blocky structure	3
	C	36-60	Yellowish Red (5YR 5/8) silt loam	3
3 Auger	Ap	0-6	Brown (7.5YR 4/3) loam	2
	Bt	6-30	Reddish Yellow (7.5YR 6/8) clay loam	3
	BC	30-42	Strong Brown (7.5YR 5/8) gravelly silt loam; 25% weathered basic rock	3
	C	42-60	Yellowish Red (5YR 5/8) silt loam	3
4 Auger	Ap	0-4	Brown (7.5YR 5/4) loam	2
	Bt1	4-16	Yellowish Red (5YR 5/8) silt loam	3
	Bt2	16-36	Yellowish Red (5YR 5/8) clay loam	3
	C	36-60	Strong Brown (7.5YR 5/8) silt loam	3

Applicant:

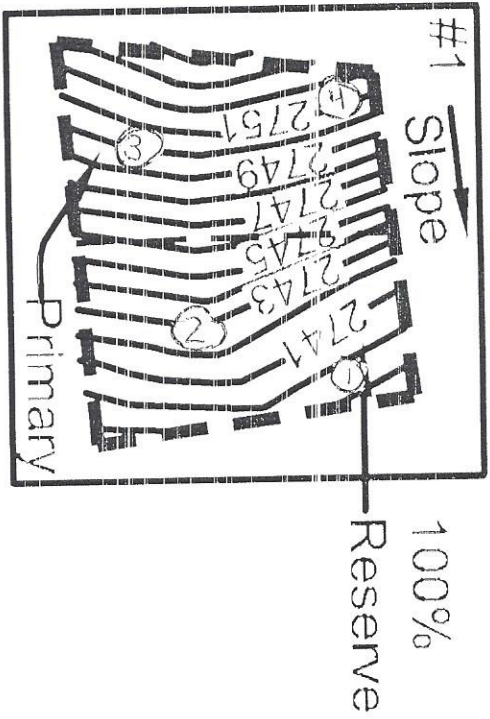
Subdivision:

Thomas Dale
Vest

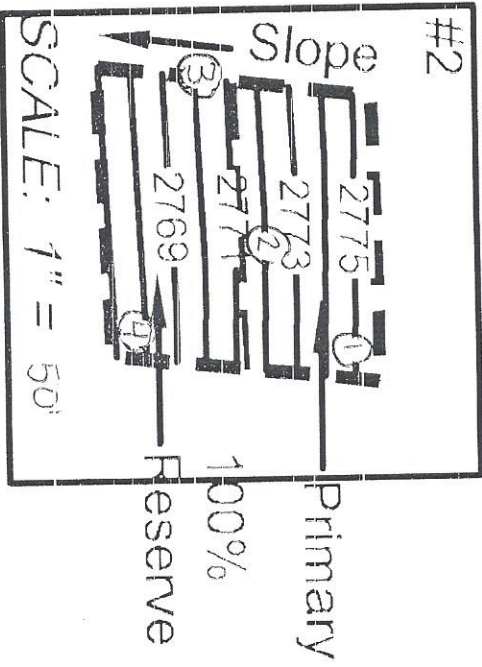
Lot: 1

**DRAINFIELD RECOMMENDATIONS, DESIGN BASIS, & AREA CALCULATIONS
AND WELL RECOMMENDATION & SPECIFICATIONS**

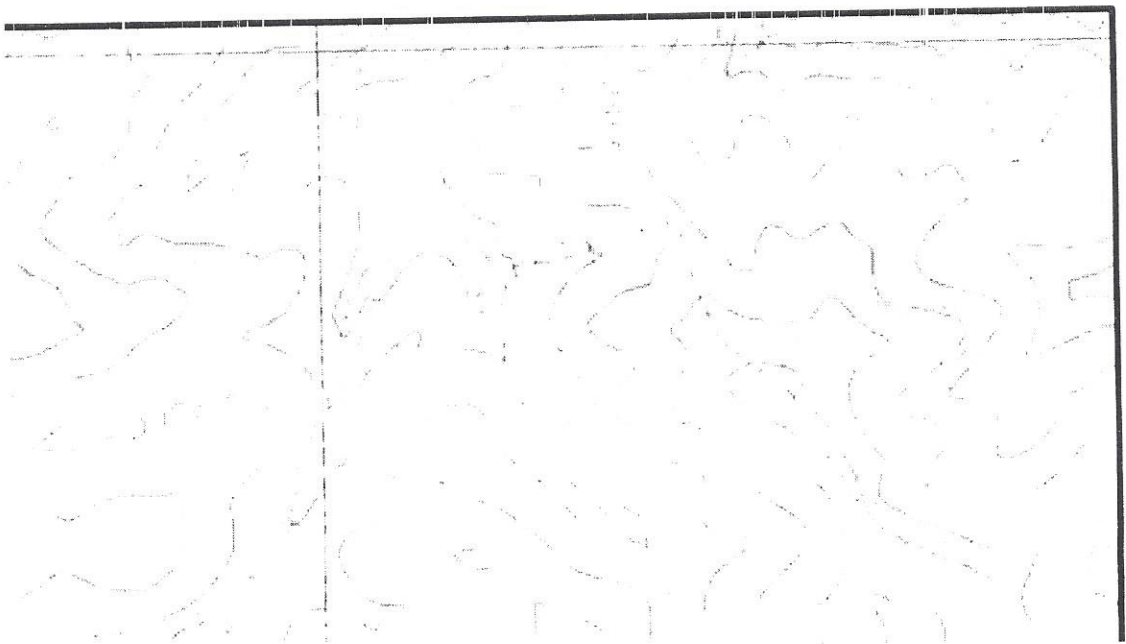
Main DF		Reserve DF	
Type of system	Gravity	Reserve Area Required	Yes
EPR	50	Type of Reserve	Gravity
Slope %	12	EPR	50
# Bedrooms	3	Slope %	12
Gallons/Day	450	Gallons/Day	450
Width of Trench (ft.)	3	Width of Trench (ft.)	3
Total Square Ft. of Trench Bottom Required per BR	376	Total Square Ft. of Trench Bottom Required	1128
Total Square Ft. of Trench Bottom per BR in Design	400	Total Square Ft. of Trench Bottom in Design	1200
Total Square Ft. of Trench Bottom Required	1128	# Lines of Reserve	5
Total Square Ft. of Trench Bottom in Design	1200	Line Length (ft.)	80
Absorption Area Reduction (%)	N/A	Installed <24" from Rock or Other Impervious Strata	No
# Lines Installed	5	Centers (ft)	9
Length of Line Installed (ft)	80	Width Required (ft.)	39
Installed <24" from Rock or Other Impervious Strata	No	Width in Design (ft.)	39
Centers (ft.)	9	Installation Depth (inches into natural soil)	36
Width Required (ft.)	39	Amount of Backfill Required (inches)	12
Installation Depth (inches into natural soil)	36		
Amount of Backfill Required (inches)	12	Type of Well Recommended	3C
		Amount of Casing & Grout (ft.)	20



SCALE: 1" = 50'



SCALE: 1" = 50'



SETEC

SOIL AND ENVIRONMENTAL TECHNOLOGY, INC
 111 N. Franklin Street, Christiansburg, VA 24073
 Phone: (540) 381-0309 Fax: (540) 381-9430
 E-mail: setec@soilandenvironmentaltechnology.com

General Information

Date: 9/15/16
 Applicant: Floyd County Health Department
 Address: Telephone #:
 Directions to the Property: Take US-221 N. Left onto Conner Rd NE: Property 0.2 miles down on Right.
 Subdivision: Thomas Dale Vest Lot: 2
 Tax Map ID: 10-102D (part of)

Soil Information Summary

1. Position in landscape satisfactory Yes ☒ No Describe: Sideslope
2. Slope 13 %
3. Depth to rock/imperious strata: Max. Min. >60 None
4. Depth to seasonal water table (gray mottling or gray color) No ☒ Yes
5. Free water present No ☒ Yes range in inches
6. Soil percolation rate estimated Yes ☒ No Texture group 2
Estimated rate 30 Min/inch
7. Percolation test performed Yes Number of percolation test holes
No ☒ Depth of percolation test holes
Average percolation rate

Name and title of evaluator: David Hall Soil Scientist

Signature:



- ☒ Site Approved: Absorption trenches dispersing septic tank effluent to be placed at 30" depth at site designated on permit. Site provides a total of 840 square feet of absorption area for primary and 840 square feet of absorption area for reserve.

Site Disapproved

Reason for rejection: (check all that apply)

- 1 Position in landscape subject to flooding or periodic saturation.
- 2 Insufficient depth of suitable soil over hard rock.
- 3 Insufficient depth of suitable soil to seasonal water table.
- 4 Rates of absorption too slow.
- 5 Insufficient area of acceptable soil for required drainfield, and/or reserve area
- 6 Proposed system too close to well
- 7 Other (Specify)

PROFILE DESCRIPTION SOIL EVALUATION REPORT

Date of Evaluation: 9/15/16

Floyd County Health Department
Identification No.

x See application sketch

See construction permit

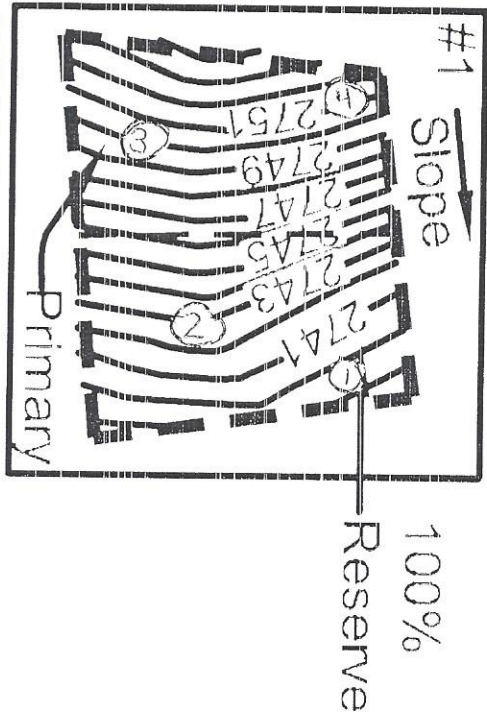
Applicants:

Subdivision: Thomas Dale Vest Lot: 2

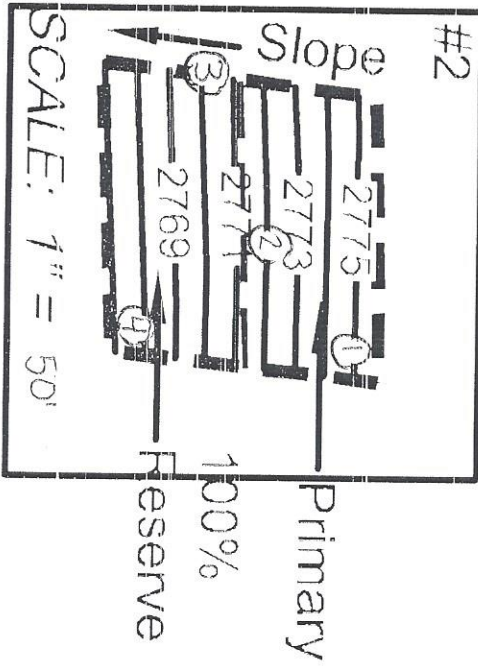
Hole #	Horizon	Depth	Description	Texture Group
1 Auger	Ap	0-12	Brown (7.5YR 4/4) gravelly sandy loam	2
	Bw	12-30	Reddish Yellow (7.5YR 6/8) gravelly sandy loam	2
	C	30-60	Yellowish Red (5YR 5/8) sandy loam	2
2 Auger	Ap	0-4	Brown (10YR 4/3) sandy loam	2
	BE	4-10	Light Yellowish Brown (10YR 6/4) sandy loam	2
	Bt	10-16	Reddish Yellow (5YR 6/8) loam	2
	BC	16-42	Reddish Yellow (7.5YR 6/8) sandy loam	2
	Bt	42-48	Reddish Yellow (7.5YR 7/8) sandy clay loam	3
	C	48-60	Reddish Yellow (5YR 6/6) sandy loam	2
3 Auger	Ap	0-6	Reddish Brown (5YR 4/3) sandy loam	2
	Bt	6-20	Strong Brown (7.5YR 5/6) loam	2
	C1	20-50	Reddish Yellow (5YR 6/8) sandy loam	2
	C2	50-60	Light Reddish Brown (5YR 6/4) sandy loam	2
4 Auger	Ap	0-6	Brown (7.5YR 4/3) sandy loam	2
	Bt1	6-16	Strong Brown (7.5YR 5/6) loam	2
	Bt2	16-24	Yellowish Red (5YR 5/8) sandy loam	2
	C	24-60	Reddish Yellow (5YR 6/8) sandy loam	2

**DRAINFIELD RECOMMENDATIONS, DESIGN BASIS, & AREA CALCULATIONS
AND WELL RECOMMENDATION & SPECIFICATIONS**

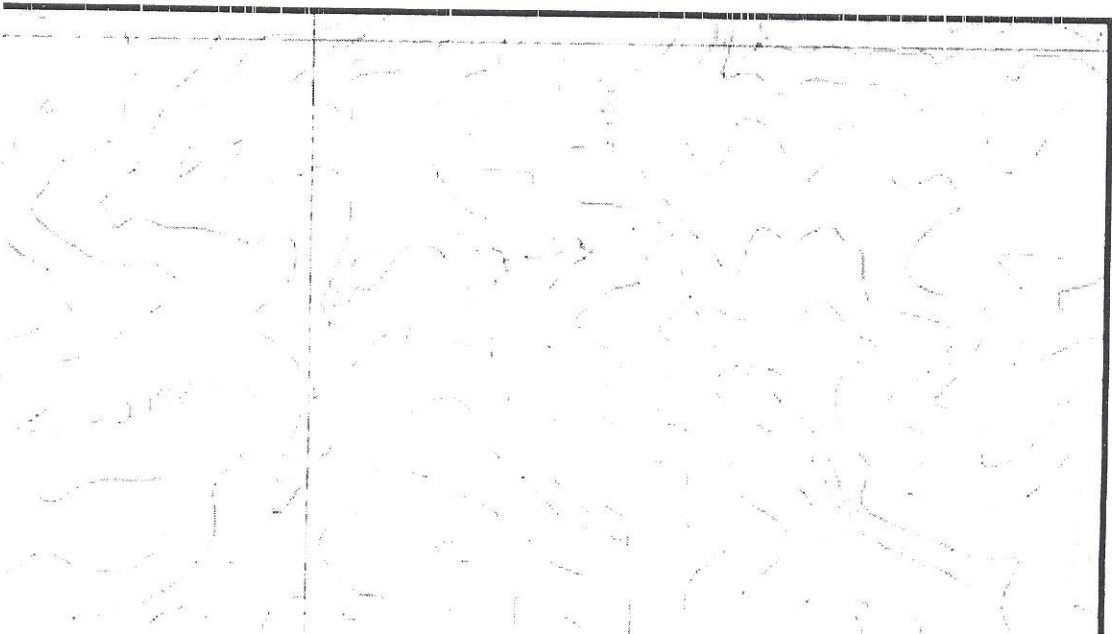
Main DF		Reserve DF	
Type of system	Gravity	Reserve Area Required	Yes
EPR	30	Type of Reserve	Gravity
Slope %	13	EPR	30
# Bedrooms	3	Slope %	13
Gallons/Day	450	Gallons/Day	450
Width of Trench (ft.)	3	Width of Trench (ft.)	3
Total Square Ft. of Trench Bottom Required per BR	263	Total Square Ft. of Trench Bottom Required	790
Total Square Ft. of Trench Bottom per BR in Design	280	Total Square Ft. of Trench Bottom in Design	840
Total Square Ft. of Trench Bottom Required	790	# Lines of Reserve	4
Total Square Ft. of Trench Bottom in Design	840	Line Length (ft.)	70
Absorption Area Reduction (%)	N/A	Installed <24" from Rock or Other Impervious Strata	No
# Lines Installed	4	Centers (ft.)	9
Length of Line Installed (ft.)	70	Width Required (ft.)	30
Installed <24" from Rock or Other Impervious Strata	No	Width in Design (ft.)	30
Centers (ft.)	9	Installation Depth (inches into natural soil)	30
Width Required (ft.)	30	Amount of Backfill Required (inches)	N/A
Installation Depth (inches into natural soil)	30		
Amount of Backfill Required (inches)	N/A	Type of Well Recommended	3C
		Amount of Casing & Grout (ft.)	20



SCALE: 1" = 50'



SCALE: 1" = 50'



SETEC

SOIL AND ENVIRONMENTAL TECHNOLOGY, INC
 111 N. Franklin Street, Christiansburg, VA 24073
 Phone: (540) 381-0309 Fax: (540) 381-9430
 E-mail: setec@soilandenvironmentaltechnology.com

General Information

Date 9/15/16
 Applicant
 Address
 Directions to the Property Take US-221 N. Left onto Conner Rd NE. Property 0.2 miles down on Right.
 Subdivision Thomas Dale Vest Lot 3
 Tax Map ID 10-102D (part of)

Floyd County Health Department

Telephone #

Soil Information Summary

1. Position in landscape satisfactory Yes ☒ No Describe: Sideslope
2. Slope 14 %
3. Depth to rock/impervious strata: Max Min >60 None
4. Depth to seasonal water table (gray mottling or gray color) No ☒ Yes
5. Free water present No ☒ Yes range in inches
6. Soil percolation rate estimated Yes ☒ No Texture group 2
Estimated rate 30 Min/inch
7. Percolation test performed Yes Number of percolation test holes
No ☒ Depth of percolation test holes
Average percolation rate

Name and title of evaluator: David Hall

Soil Scientist

Signature:



- X Site Approved: Absorption trenches dispersing septic tank effluent to be placed at 36" depth at site designated on permit. Site provides a total of 840 square feet of absorption area for primary and 840 square feet of absorption area for reserve

Site Disapproved

Reason for rejection: (check all that apply)

- 1 Position in landscape subject to flooding or periodic saturation
- 2 Insufficient depth of suitable soil over hard rock
- 3 Insufficient depth of suitable soil to seasonal water table
- 4 Rates of absorption too slow
- 5 Insufficient area of acceptable soil for required drainfield, and/or reserve area
- 6 Proposed system too close to well
- 7 Other (Specify)

PROFILE DESCRIPTION SOIL EVALUATION REPORT

Date of Evaluation: 9/15/16

Floyd County Health Department
Identification No.

x See application sketch

See construction permit

Applicants:

Subdivision: Thomas Dale Vest Lot: 3

Hole #	Horizon	Depth	Description	Texture Group
1 Auger	Ap	0-8	Brown (7.5YR 4/3) loam	2
	Bw	8-24	Reddish Yellow (7.5YR 6/8) loam	2
	C	24-60	Yellowish Red (5YR 5/8) sandy loam	2
2 Auger	Ap	0-8	Brown (7.5YR 4/3) loam	2
	Bw	8-20	Strong Brown (7.5YR 5/6) loam	2
	C	20-60	Reddish Yellow (7.5YR 6/8) loam	2
3 Auger	Ap	0-8	Brown (7.5YR 4/3) loam	2
	Bw	8-24	Reddish Yellow (7.5YR 6/8) loam	2
	C1	24-48	Reddish Yellow (7.5YR 6/8) sandy loam	2
	C2	48-60	Reddish Yellow (7.5YR 6/8) loam	2
4 Auger	Ap	0-8	Brown (10YR 4/3) loam	2
	Ab	8-16	Dark Yellowish Brown (10YR 4/4) loam	2
	Bw	16-30	Reddish Yellow (7.5YR 6/6) sandy loam	2
	C	30-60	Reddish Yellow (7.5YR 6/8) sandy loam	2

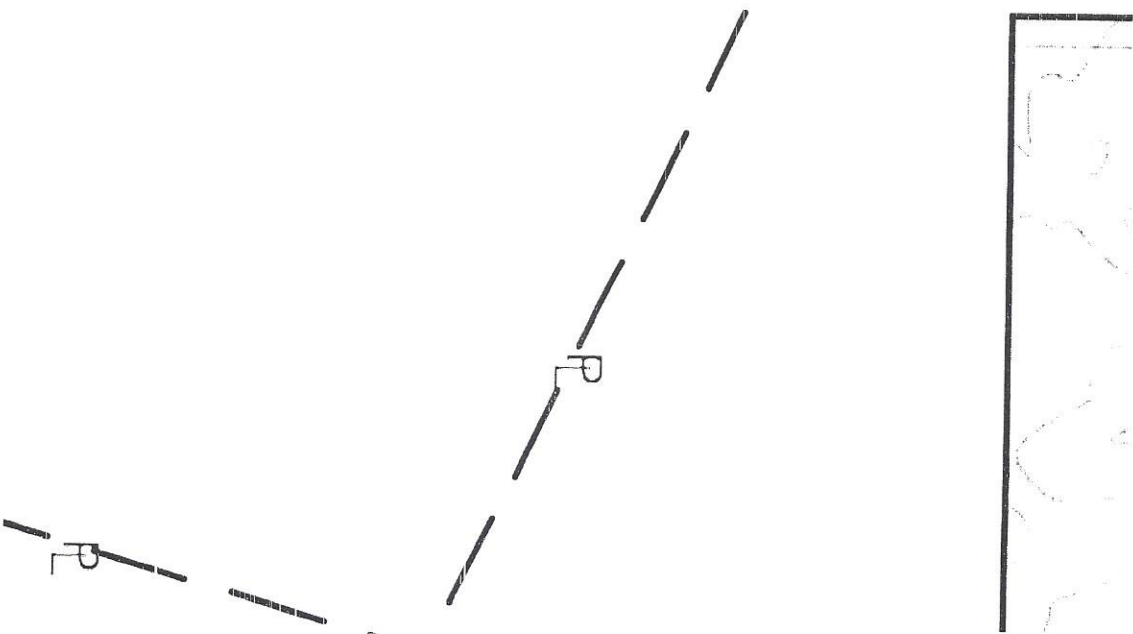
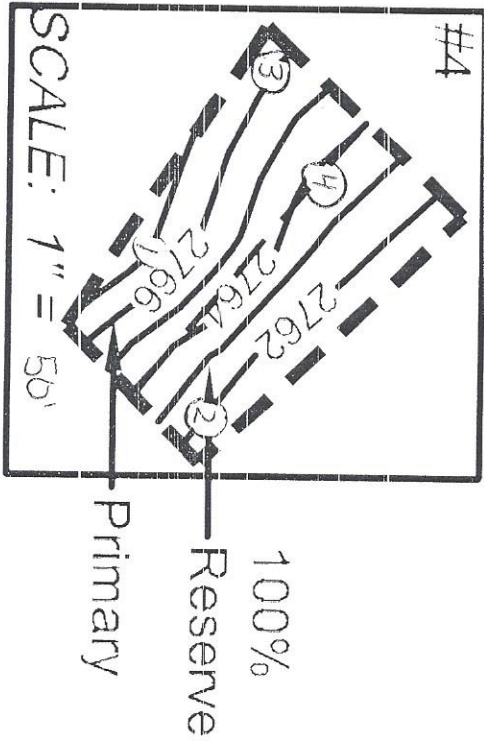
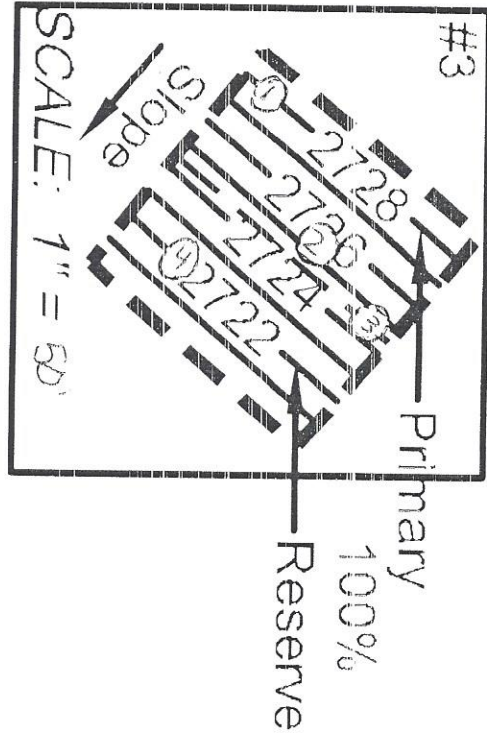
Applicant: Thomas Vest

Subdivision: Thomas Dale Vest

Lot: 3

**DRAINFIELD RECOMMENDATIONS, DESIGN BASIS, & AREA CALCULATIONS
AND WELL RECOMMENDATION & SPECIFICATIONS**

Main DF		Reserve DF	
Type of system	Gravity	Reserve Area Required	Yes
EPR	30	Type of Reserve	Gravity
Slope %	14	EPR	30
# Bedrooms	3	Slope %	14
Gallons/Day	450	Gallons/Day	450
Width of Trench (ft.)	3	Width of Trench (ft.)	3
Total Square Ft. of Trench Bottom Required per BR	263	Total Square Ft. of Trench Bottom Required	790
Total Square Ft. of Trench Bottom per BR in Design	280	Total Square Ft. of Trench Bottom in Design	840
Total Square Ft. of Trench Bottom Required	790	# Lines of Reserve	4
Total Square Ft. of Trench Bottom in Design	840	Line Length (ft.)	70
Absorption Area Reduction (%)	N/A	Installed <24" from Rock or Other Impervious Strata	No
# Lines Installed	4	Centers (ft.)	9
Length of Line Installed (ft.)	70	Width Required (ft.)	30
Installed <24" from Rock or Other Impervious Strata	No	Width in Design (ft.)	30
Centers (ft.)	9	Installation Depth (inches into natural soil)	36
Width Required (ft.)	30	Amount of Backfill Required (inches)	N/A
Installation Depth (inches into natural soil)	36		
Amount of Backfill Required (inches)	N/A	Type of Well Recommended	3C
		Amount of Casing & Grout (ft.)	20



SETEC

SOIL AND ENVIRONMENTAL TECHNOLOGY, INC
 111 N. Franklin Street, Christiansburg, VA 24073
 Phone: (540) 381-0309 Fax: (540) 381-9430
 E-mail: setec@soilandenvironmentaltechnology.com

General Information

Date: 9/15/16
 Applicant: Floyd County Health Department
 Address: 7951 Conner Rd NE, Copper Hill, VA 24079
 Directions to the Property: Take US-221 N; Left onto Conner Rd NE; Property 0.2 miles down on Left.
 Subdivision: Thomas Dale Vest Lot: 4
 Tax Map ID: 10-102D (part of)

Soil Information Summary

1. Position in landscape satisfactory Yes ☒ No Describe: Sideslope
2. Slope 11 %
3. Depth to rock/impervious strata: Max. Min. >60 None
4. Depth to seasonal water table (gray mottling or gray color) No ☒ Yes
5. Free water present No ☒ Yes range in inches
6. Soil percolation rate estimated Yes ☒ No Texture group 2
Estimated rate 30 Min/inch
7. Percolation test performed Yes Number of percolation test holes
No ☒ Depth of percolation test holes
Average percolation rate

Name and title of evaluator: David Hall Soil Scientist

Signature:



- X Site Approved: Absorption trenches dispersing septic tank effluent to be placed at 36" depth at site designated on permit. Site provides a total of 810 square feet of absorption area for primary and 810 square feet of absorption area for reserve.

Site Disapproved:

Reason for rejection: (check all that apply)

- 1 Position in landscape subject to flooding or periodic saturation.
- 2 Insufficient depth of suitable soil over hard rock.
- 3 Insufficient depth of suitable soil to seasonal water table.
- 4 Rates of absorption too slow.
- 5 Insufficient area of acceptable soil for required drainfield, and/or reserve area.
- 6 Proposed system too close to well.
- 7 Other (Specify)

PROFILE DESCRIPTION SOIL EVALUATION REPORT

Date of Evaluation: 9/14/16

Floyd County Health Department
Identification No.

x See application sketch

See construction permit

Applicants:

Subdivision: Thomas Dale Vest Lot: 4

Hole #	Horizon	Depth	Description	Texture Group
1 Auger	Ap	0-6	Dark Yellowish Brown (10YR 3/4) loam	2
	Bt	6-18	Dark Yellowish Brown (10YR 4/6) loam	2
	C1	18-50	Yellowish Brown (10YR 5/6) sandy loam	2
	C2	50-60	Dark Yellowish Brown (10YR 3/6) loam with many mica flakes	2
2 Auger	Ap	0-6	Dark Yellowish Brown (10YR 4/4) loam	2
	BA	6-14	Dark Yellowish Brown (10YR 4/6) loam	2
	Bt	14-30	Strong Brown (7.5YR 5/6) loam	2
	C	30-60	Strong Brown (7.5YR 5/6) sandy loam with many mica flakes; bands of C throughout horizon	2
3 Auger	Ap	0-12	Dark Yellowish Brown (10YR 4/4) silt loam	3
	Bw	12-24	Dark Yellowish Brown (10YR 4/6) loam	2
	BC	24-30	Strong Brown (7.5YR 5/6) loam	2
	C	30-60	Brownish Yellow (10YR 6/6) loam with many mica flakes	2
4 Auger	Ap	0-4	Dark Yellowish Brown (10YR 4/4) loam	2
	BA	4-16	Dark Yellowish Brown (10YR 4/6) loam	2
	Bt	16-30	Strong Brown (7.5YR 5/6) loam	2
	BC	30-42	Brown (7.5YR 4/4) loam	2
	C	42-60	Brownish Yellow (10YR 6/6) sandy loam with many mica flakes	2

Applicant:

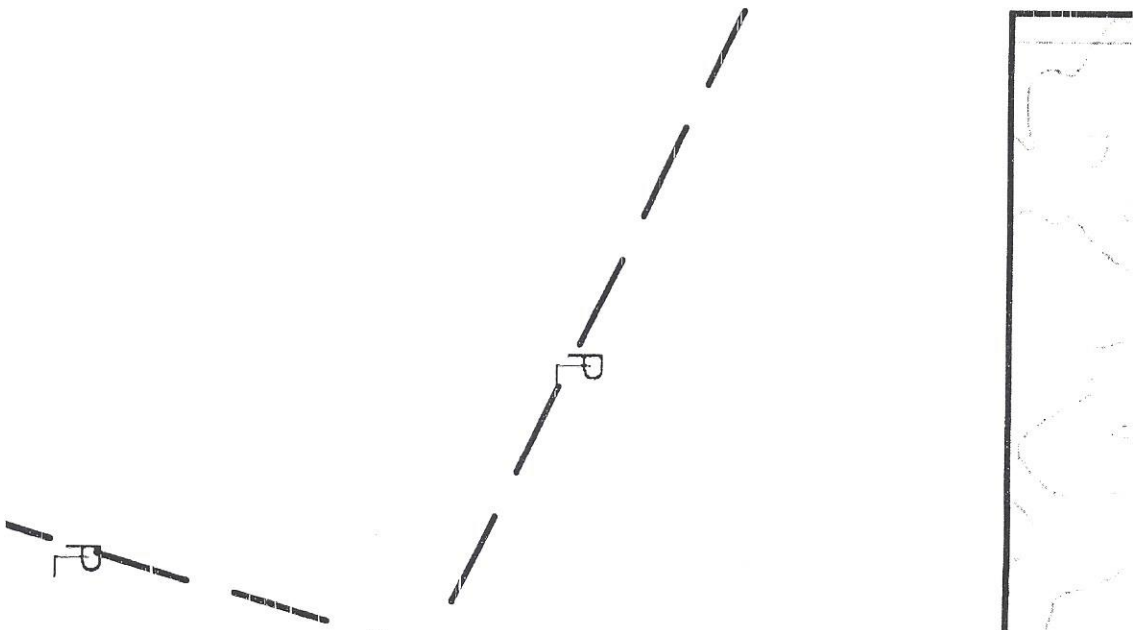
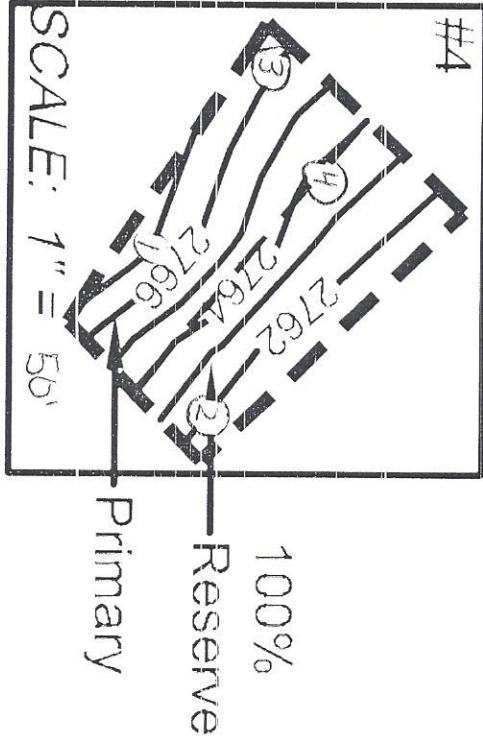
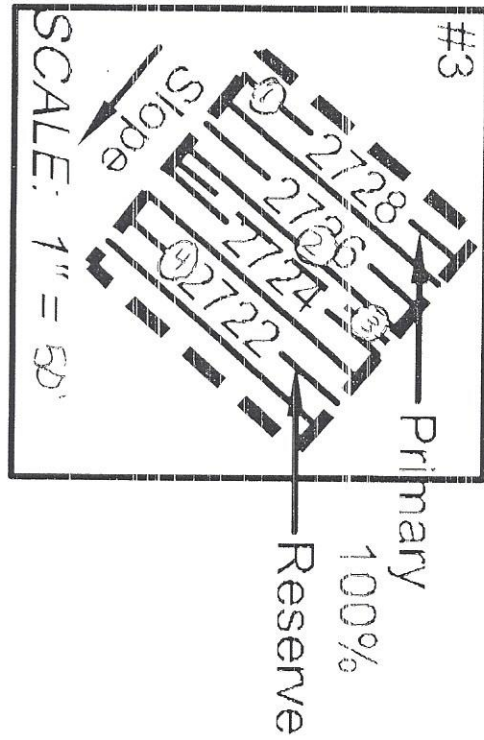
Subdivision:

Thomas Dale
Vest

Lot: 4

**DRAINFIELD RECOMMENDATIONS, DESIGN BASIS, & AREA CALCULATIONS
AND WELL RECOMMENDATION & SPECIFICATIONS**

Main DF		Reserve DF	
Type of system	Gravity	Reserve Area Required	Yes
EPR	30	Type of Reserve	Gravity
Slope %	11	EPR	30
# Bedrooms	3	Slope %	11
Gallons/Day	450	Gallons/Day	450
Width of Trench (ft.)	3	Width of Trench (ft.)	3
Total Square Ft. of Trench Bottom Required per BR	263	Total Square Ft. of Trench Bottom Required	790
Total Square Ft. of Trench Bottom per BR in Design	270	Total Square Ft. of Trench Bottom in Design	810
Total Square Ft. of Trench Bottom Required	790	# Lines of Reserve	3
Total Square Ft. of Trench Bottom in Design	810	Line Length (ft.)	90
Absorption Area Reduction (%)	N/A	Installed <24" from Rock or Other Impervious Strata	No
# Lines Installed	3	Centers (ft.)	9
Length of Line Installed (ft.)	90	Width Required (ft.)	21
Installed <24" from Rock or Other Impervious Strata	No	Width in Design (ft.)	21
Centers (ft.)	9	Installation Depth (inches into natural soil)	36
Width Required (ft.)	21	Amount of Backfill Required (inches)	N/A
Installation Depth (inches into natural soil)	36		
Amount of Backfill Required (inches)	N/A	Type of Well Recommended	3C
		Amount of Casing & Grout (ft.)	20





SOIL AND ENVIRONMENTAL TECHNOLOGY, INC
 111 N. Franklin Street, Christiansburg, VA 24073
 Phone: (540) 381-0309 Fax: (540) 381-9430
 E-mail: setec@soilandenvironmentaltechnology.com

General Information

Date: 9/15/16
 Applicant: Floyd County Health Department
 Address: Telephone #:
 Directions to the Property: Take US-221 N; Left onto Conner Rd NE; Property 0.2 miles down on Left.
 Subdivision: Thomas Dale Vest Lot: 5
 Tax Map ID: 10-102D (part of)

Soil Information Summary

1. Position in landscape satisfactory Yes ☒ No Describe: Sideslope
2. Slope 15 %
3. Depth to rock/impervious strata: Max. Min. 54" None
4. Depth to seasonal water table (gray mottling or gray color) No ☒ Yes
5. Free water present No ☒ Yes range in inches
6. Soil percolation rate estimated Yes ☒ No Texture group 2
Estimated rate 35 Min/inch
7. Percolation test performed Yes Number of percolation test holes
No ☒ Depth of percolation test holes
Average percolation rate

Name and title of evaluator: David Hall Soil Scientist

Signature:

- ☒ Site Approved: Absorption trenches dispersing septic tank effluent to be placed at 30" depth at site designated on permit. Site provides a total of 900 square feet of absorption area for primary and 900 square feet of absorption area for reserve.

Site Disapproved:

Reason for rejection: (check all that apply)

- 1 Position in landscape subject to flooding or periodic saturation.
- 2 Insufficient depth of suitable soil over hard rock.
- 3 Insufficient depth of suitable soil to seasonal water table.
- 4 Rates of absorption too slow.
- 5 Insufficient area of acceptable soil for required drainfield, and/or reserve area
- 6 Proposed system too close to well
- 7 Other (Specify)

PROFILE DESCRIPTION SOIL EVALUATION REPORT

Date of Evaluation: 9/14/16

Floyd County Health Department
Identification No.

x See application sketch

See construction permit

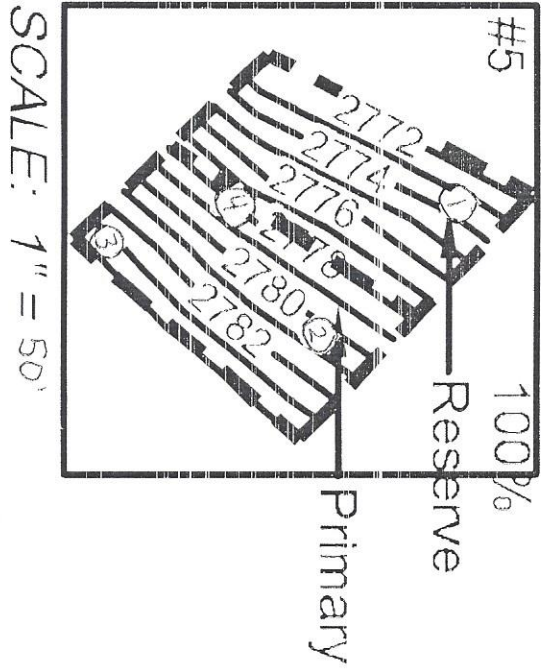
Applicants:

Subdivision: Thomas Dale Vest Lot: 5

Hole #	Horizon	Depth	Description	Texture Group
1 Auger	Ap	0-4	Brown (7.5YR 4/3) loam	2
	Bt	4-30	Strong Brown (7.5YR 4/6) loam	2
	C	30-54	Dark Yellowish Brown (10YR 4/6) sandy loam	2
	AR	54	Auger Refusal on loose rock	
2 Auger	Ap	0-4	Brown (7.5YR 4/3) loam	2
	Bt	4-30	Strong Brown (7.5YR 4/6) loam	2
	C	30-56	Dark Yellowish Brown (10YR 4/6) sandy loam	2
3 Auger	Ap	0-10	Brown (7.5YR 4/3) loam	2
	Bt	10-24	Strong Brown (7.5YR 4/6) loam	2
	BC	24-30	Strong Brown (7.5YR 4/6) loam with many mica flakes	2
	C	30-60	Yellowish Brown (10YR 5/6) loam with many mica flakes	2
4 Auger	Ap	0-10	Brown (7.5YR 4/3) loam	2
	Bw	10-24	Strong Brown (7.5YR 4/6) loam	2
	BC	24-48	Strong Brown (7.5YR 4/6) loam with many mica flakes	2
	C	48-56	Dark Yellowish Brown (10YR 4/6) loam with many mica flakes	2

**DRAINFIELD RECOMMENDATIONS, DESIGN BASIS, & AREA CALCULATIONS
AND WELL RECOMMENDATION & SPECIFICATIONS**

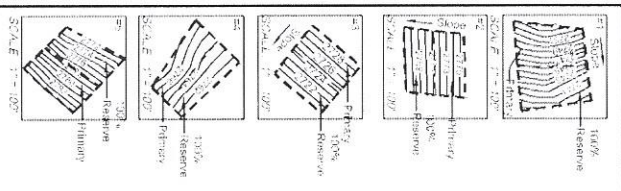
Main DF		Reserve DF	
Type of system	Gravity	Reserve Area Required	Yes
EPR	35	Type of Reserve	Gravity
Slope %	15	EPR	35
# Bedrooms	3	Slope %	15
Gallons/Day	450	Gallons/Day	450
Width of Trench (ft.)	3	Width of Trench (ft.)	3
Total Square Ft. of Trench Bottom Required per BR	286	Total Square Ft. of Trench Bottom Required	858
Total Square Ft. of Trench Bottom per BR in Design	300	Total Square Ft. of Trench Bottom in Design	900
Total Square Ft. of Trench Bottom Required	858	# Lines of Reserve	4
Total Square Ft. of Trench Bottom in Design	900	Line Length (ft.)	75
Absorption Area Reduction (%)	N/A	Installed <24" from Rock or Other Impervious Strata	No
# Lines Installed	4	Centers (ft.)	9
Length of Line Installed (ft.)	75	Width Required (ft.)	30
Installed <24" from Rock or Other Impervious Strata	No	Width in Design (ft.)	30
Centers (ft.)	9	Installation Depth (inches into natural soil)	30
Width Required (ft.)	30	Amount of Backfill Required (inches)	N/A
Installation Depth (inches into natural soil)	30		
Amount of Backfill Required (inches)	N/A	Type of Well Recommended	3C
		Amount of Casing & Grout (ft.)	20



TAX SECTION 10, PARCEL 107C
PROPERTY OF
JONATHAN G. CONNER
DEED INSTRUMENT No. 130000548
PLAT INSTRUMENT No. 130000547
(SEE DEED BOOK 153, PAGE 129 FOR PLAT)

TAX SECTION 10

1-1
in F



RECORD NORTH 1993
PLAT CABINET 1, SLIDE 607
(SEE JOB 88711 BY
DAVID R. SCOTT, C.E.
DATED MAY 12, 1983)



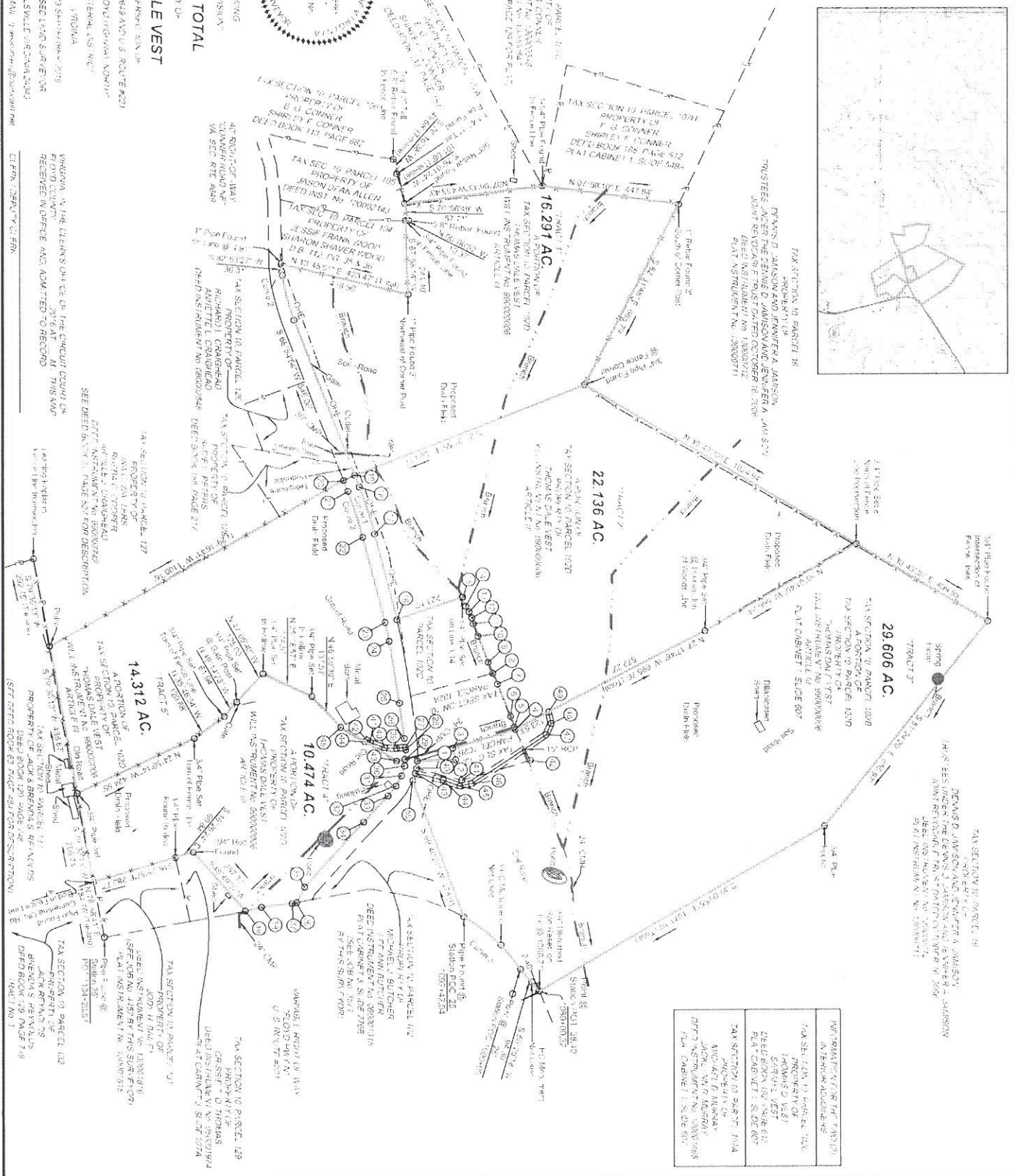
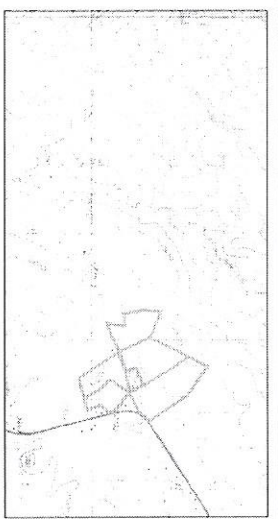
PLAT SHOWING
LOT SUBDIVISION
92,819 AC. TOTAL

THOMAS DALE VEST

LOCATED AT THE INTERSECTION OF
VIRGINIA SECONDARY ROUTE 648 AND U.S. ROUTE 622
TOWNSHIP 4 NORTH AND RANGE 10 WEST
LOCAL GEOGRAPHICAL AREA

FLORIDA COUNTY, VIRGINIA
SCALE: 1" = 200' DATE: 10/11/2019
L. J. QUIGLEY, LICENSED LAND SURVEYOR
52 SOUTH MAIN STREET, HILLSVILLE, VIRGINIA 22643
PHONE & FAX: (703) 728-1411 E-MAIL: lquigley@quigley.com

VIRGINIA IS THE CLERK OF THE CIRCUIT COURT OF
FLORIDA COUNTY
RECEIVED IN OFFICE AND ADMITTED TO RECORD
THIS 11TH DAY OF OCTOBER 2019
CLERK, CIRCUIT COURT



THOMAS DALE VEST	16,291 AC.
THOMAS DALE VEST	22,136 AC.
THOMAS DALE VEST	29,606 AC.
THOMAS DALE VEST	14,312 AC.
THOMAS DALE VEST	10,474 AC.
THOMAS DALE VEST	92,819 AC. TOTAL