



Special Use Permit Application Form

Montgomery County, Virginia
755 Roanoke St. Suite 2A, Christiansburg, VA 24073
540-394-2148 | mcplan@montgomerycountyva.gov

Applicant Information: (PLEASE PRINT – if additional owners, please attach additional sheets)

Owner of Record (attach separate page for add'l owners): Brewster A Griffith 2014 Revocable Trust	Address: 1284 Charity Highway Woolvine, VA 24185
Telephone: William Paul Griffith, Sr. 2014 Revocable Trust	Email: 783 Charity Highway Woolvine, VA 24185

Applicant Name: Owner Contract Purchaser/Lessee Gap Mountain Brushdown LLC	Address: 1704 Lark Lane Blacksburg VA 24060
Telephone: 540-235-4788	Email: toddpriest@gmail.com

Representative Name and Company:	Address:
Telephone:	Email:

Property Description:

Location or Address: (Describe in relation to nearest intersection) 0 Norris Run Road Blacksburg VA 24060 property entrance is 760 ft west of 5841 NORRIS RUN RD, BLACKSBURG		
Parcel ID Number(s): 025503	Acreage: 225.25	Existing Zoning: A-1
Comprehensive Plan Designation: Resource Stewardship	Existing Use: Ag/undeveloped vacant 100+ acres	

Description of Request: (Please provide additional information on attached sheet if necessary)

Proposed Use(s) including acreage: Proposed uses Campground, Camp, boarding, recreational vehicle park with a full build out of 36 acres

I certify that the information supplied on this application and on the attachments provided (maps or other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of Montgomery County and State of Virginia to enter the above property for the purposes of processing and reviewing the above application.

<u>Bruce A. Griffith</u> Owner 1 Signature	Brewster A. Griffith Trustee Brewster A. Griffith 2014 Revocable Trust 04/21/2021 Date
<u>William Griffith Jr.</u> Owner 2 Signature (for add'l owners please attach separate sheet)	William Paul Griffith Jr. Trustee William Paul Griffith Sr., Revocable Trust 04/21/2021 Date
<u>Todd Priest</u> Applicant Signature	5/06/2021 Date
Representative/Agent Signature	Date



Audit Trail

DigiSigner Document ID: af9cbca4-bbc1-4aed-b6a3-6e1bb541a6b1

Signer

Email: charitybudman@gmail.com
IP Address: 71.219.162.212

Email: bagriffith@embarqmail.com
IP Address: 71.219.238.61

Signature

William Griffith Jr

Bruce A. Griffith

Event	User	Time	IP Address
Upload document	gallimore.matt@gmail.com	4/21/21 11:11:41 AM EDT	172.93.60.70
Open document	gallimore.matt@gmail.com	4/21/21 11:11:47 AM EDT	172.93.60.70
Sign document	gallimore.matt@gmail.com	4/21/21 11:18:51 AM EDT	172.93.60.70
Close document	gallimore.matt@gmail.com	4/21/21 11:18:51 AM EDT	172.93.60.70
Send for signing	gallimore.matt@gmail.com	4/21/21 11:19:43 AM EDT	172.93.60.70
Open document	charitybudman@gmail.com	4/21/21 12:21:05 PM EDT	71.219.162.212
Sign document	charitybudman@gmail.com	4/21/21 12:21:51 PM EDT	71.219.162.212
Close document	charitybudman@gmail.com	4/21/21 12:21:51 PM EDT	71.219.162.212
Open document	bagriffith@embarqmail.com	4/21/21 1:15:20 PM EDT	71.219.238.61
Sign document	bagriffith@embarqmail.com	4/21/21 1:17:54 PM EDT	71.219.238.61
Close document	bagriffith@embarqmail.com	4/21/21 1:17:54 PM EDT	71.219.238.61

Gap Mountain Cabins and Campground Concept Plan

Landowners: Brewster A Griffith and William Paul Griffith Jr.

Applicants: Gap Mountain Brushdown, LLC (Todd Priest and Thomas Oravetz)

Executive Summary

Gap Mountain Cabins and Campground is an eco-camping destination designed to draw outdoor enthusiasts to the region. The campground will be designed to minimize its impact on the land, use minimal water and work towards net-zero energy consumption utilizing photovoltaic systems. The campground will be developed in phases, with roughly 100 sites at full development on over 225 acres of beautiful mountain forest overlooking the New River and Gap/Brush Valley. The accommodations will consist of a mix of cabins, primitive tent sites, campervan (small RV) and small trailer sites, and luxury camping (glamping) tent sites.

Gap Mountain Cabins and Campground will have hiking and biking trails, and designated birding and wildlife viewing areas that will be managed to maximize wildlife habitat. A portion of the land will be used for forest farming (farming native crops under the forest canopy). The campground will host events on the property that will allow visitors to enjoy the property's unique features, local attractions, and recreation opportunities.

Most of the campground will operate from March to November, with a few cabins and sites remaining open on a limited basis year-round.

1.0 Background

The property is located off Norris Run, approximately half a mile from the New River. The Parcel ID is 025503 and the Tax Map ID is 036-A3. This property is 225.25 and zoned A-1. The property currently has a gravel entrance and a roughly 1,400 foot gravel road. There are currently two trailers on the property that will be removed prior to the sale closing date.

The parcel borders two properties to the west, parcel ID 120003 is undeveloped and 017344 with a single family house. There are four parcels to the south. Parcel ID 036039 is undeveloped, 015483 has a single family house, 015145 has a house, and 021957 also has a single family house. There is also a property to the south across Norris Run (006229) which has a house and small-scale farm. There is one property to the east (012206) that is undeveloped. All of the adjoining properties in Montgomery County are zoned A1.

The property borders four Giles County properties at the ridge line on the north side (Parcel IDs 58-94, 58-83, 58-95, 58-96). These are all zoned RRA-1.

2.0 Comprehensive Plan Justification

Our concept plan matches many of the goals set forth in the County's Comprehensive Plan. The proposed site for the campground falls in a Resource Stewardship Land Use Area. Eighty-four percent of the property (188.65 acres of the 225.25 acres) is planned to be set aside for outdoor recreation, or wildlife habitat and will

be relatively untouched, other than hiking and biking trails through these areas. We intend to preserve as much of the tree canopy as possible. This overall land management strategy aligns with goal PLU 1.2.1.

The campground will also help the county meet their Economic Resources goals, specifically ECD 1.0. Our plan will directly and indirectly promote economic development in the area with a very sustainable approach that will actively work to connect visitors and locals to social and cultural opportunities in the region. The camping, trails, and events on the property will provide opportunities that can improve quality of life for the regions' residents. These recreational opportunities also work to meet PRC 1.0 goals.

The property will also align well with Environmental Resource goal ENV 1.0. Much of the property will be managed to preserve and conserve the natural resources for current and future visitors and residents. Goal ENV 1.4 is also well aligned with our vision, as we intend to develop areas on the property that promote wildlife habitat.

3.0 Campground Details

3.1 Tourism

This campground is designed for those campers that want a "back to nature" experience. The campsites and cabins will be in very wooded areas with plenty of spacing between sites, except for those built to be group sites. The target market will be visitors to the region wanting to experience the amazing outdoor recreational opportunities. An additional market will be local residents seeking access to camping and local events. The campground will provide guests with information about local recreational opportunities and connect them with various guides, outfitters, as well as restaurants, events, and retail stores. One of the main intentions with this campground is to bring outdoor adventurers to the area to help grow and support local businesses, especially those that support outdoor recreation.

3.2 Trails and Wildlife Viewing

Trail systems will allow guests and visitors to explore the property. The trails will showcase the property's amazing views and wildlife as well as its unique geological features. The ridge offers amazing 320 degree views of the New River flowing towards the property to the south and meandering downriver to the north. The height of the ridge, at over 2,800 feet, allows for commanding views of several mountain ranges to the south and north. A 35-acre timber harvest to support a golden-winged warbler habitat is planned for the first 0-3 years. This will create ideal wildlife viewing and birding opportunities for visitors.

3.3 Forest Farming

We intend to work with a group of local forest farming enthusiasts to set aside a portion of land that can be used for forest farming. This area is ideal for many high-demand forest farming crops, such as ramps and ginseng, that are native to this region.

3.4 Sustainability

Sustainability will drive both design and build of the infrastructure. Low flow toilets, showers, and sinks will be used. LED lighting and highly efficient appliances will be installed when feasible. The long-term goal is to be a net-zero energy campground. This will be accomplished by installing photovoltaic systems on cabin roofs and building a solar field to produce electricity sufficient to cover campground usage.

3.5 Employment and the Local Economy

The campground will employ a campground manager and campground hosts, at a minimum. As the campground works towards full development, other positions may be needed. The campground will also have local contractors build and maintain the campground. These will be direct employment opportunities for the region. The campground will draw tourists to the area which will be an economic driver for supporting industries as well.

3.6 Infrastructure

3.6.1 Campsites and Cabins

The campground layout has usable areas in clearly delineated areas. This creates logical phases of the build-out and allows less land to be disturbed at one time. The campsites will offer sufficient space to allow for two car parking, a single Campervan (Class B or small Class C RV), or a car/truck with a small trailer (Travel, Teardrop, Pop-up, or Stand Up Trailers). All campsites will have tent pads, a fire circle, and a picnic table. Some sites will have covered picnic areas. Many will have electricity and water at the site. Some of the tent pads will be raised wooden decks. Others will have yurts or canvas tents for “glamping”, where beds and some amenities are provided.

The cabins will range from hike-in primitive cabins with no water or electric provided, to multiple room cabins with bathrooms and kitchenettes. Included in this document are three concept drawings for cabins. The first is the Small Cabin that is 168 square feet with a small loft. The Two Bedroom Cabin is 480 square feet and contains a small kitchen. The Four Bedroom Cabin is two floors with a 1500 square foot footprint (including porch). Where feasible, photovoltaic systems will be added to the roof. Campsites, cabins, and bathhouses will be at least 30 feet from neighboring properties.

3.6.1.1 ADA Compliance

The campground will meet or exceed the minimum number of camping units with mobility features. The camping units will be integrated with other units, with varying types of units offered, from primitive sites to cabins.

3.6.2 Bathhouses and Gathering Spaces

The bathhouses are centrally located in camping sections. Bathhouses will provide clean, well-lit spaces with individual, locking showers with change rooms and plenty of toilets and urinals meeting VDH regulations. Each bathhouse will also provide at least 1 slop sink for washing dishes. Central gathering spaces for guests to mingle will be located near the bathhouses. There will be covered sitting areas and a group fire pit in these central areas. These spaces will be ideal gathering spots when the weather would otherwise keep guests trapped in their tents or vehicles.

3.6.3 Lighting

The campground will use dark sky lighting to minimize light pollution. Lights for walkways will be kept low to the ground to minimize ambient light. Exterior lights for structures will be covered, directing the light down. This will benefit neighboring property owners since less light will be visible from the property. It will also benefit guests that want to view stars or nighttime wildlife with minimal light interference.

3.6.4 Roads

The roads on the property will be designed to allow for emergency vehicles access. The road grades will be below 10% with a mix of one-way and two-way traffic, where feasible. Speed limit signage will be used to keep vehicles at 15 mph near campsites and pedestrian traffic and no more than 25 mph anywhere on the property. This will help keep pedestrians safe and will keep gravel-road-dust down. Roads will be at least 40 feet from adjoining properties.

3.6.5 Fire Safety

All areas with campsites and cabins with fireplaces or fire pits will be accessible by emergency vehicles. Fires will only be allowed in fireplaces or fire pits provided by the campground. We intend to use high-quality fire pits that can easily be cleaned out between guests. Each campsite will be graveled, with leaves kept clear of the camping areas. This will reduce fire risks. We intend to work with Longshop McCoy Fire and Rescue prior to development to ensure we are employing best practices on the property.

3.6.6 Activity Barn

The campground will have a large Activity Barn with views of the bend in the New River as it approaches McCoy Falls. The concept drawings include a sketch of this structure. The proposed barn is 40 x 100 feet (4000 square feet). This structure will support events at the campground and will be available for use by guests when not in event-use. The structure will have bathrooms and sufficient parking.

3.6.7 Decked Pavilion

The camping area with the highest elevation has some of the best views of the New River and surrounding mountains. A decked pavilion in this area will allow guests or visitors to gather with friends or other guests, exercise on the large deck, take a break from the trails, or just enjoy the views. The pavilion will also have a bathroom. A concept drawing is included for this 40 X 60 structure (2400 square feet).

3.6.8 Trash and Recycling

Bear-proof trash and recycling containers will be available in central areas near the bathhouses. These will be emptied by staff on a regular basis to ensure they are not overflowing and attracting wildlife. Central trash collection is handled at the Entrance. See section 3.6.9.

3.6.9 Entrance and Check-in/Check-out Area

The entrance will be in the southeast corner of the property where the property adjoins Norris Run. A VDOT approved paved commercial entrance will be built at the current location of the gravel entrance to the property. A lighted sign will be at the entrance. This light will be covered and directed down, to minimize light pollution.

Ample parking for day use visitors and for any events at the property will be provided. The entrance will contain a camp store and check-in desk, as well as a storage building for maintenance supplies and equipment. Outside the camp store will be a bike repair stand and bike cleaning station as well as picnic tables. This area will also contain a dump station for those campervans and trailers that have black and grey water systems.

Trash and recycling collection and pick up will also be in the Entrance Area. Trash and recycling from campsites can be dropped here on the way out by guests. Camp employees will empty trash and recycling cans from around the campgrounds to add to this central collection area. This area will be fenced and lockable when not in use.

4.0 – Additional Special Use Permit Requirements

Although many of the items are answered in earlier sections with more detail, compiled below are answers to “(g) Issues for Consideration:

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan (Addressed under “3. Comprehensive Plan Justification”).
 - a. We believe this proposal is very consistent with the Comprehensive Plan. See section 2.0 for more details.
2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.
 - a. We take safety very seriously, including fire hazards. We plan to work closely with Longshop McCoy Fire and Rescue to develop the property using best practices. See section 3.6.5
3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.
 - a. We intend to have quiet hours from 10pm to 8am. The property is large with most planned infrastructure centrally located. The closest planned campsite will be 443 feet in distance and 180 feet in elevation from the nearest home. Most of the forest will be left undisturbed, dampening sound.
4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.
 - a. The campground intends to keep ambient light to a minimum and to install dark-sky lighting that is low to the ground or sufficiently covered to keep light glare down. See section 3.6.3 for more detail.
5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.
 - a. There will be an entrance sign that is lighted in such a manner to shield light just onto the sign. It will be very minimal lighting. All sign requirements will be followed. See section 3.6.8 for more detail.
6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.
 - a. The campground will be clustered development and centrally located on the property matching well with rural residential and properties used in agriculture. Only 36 acres of the property is planned for development at full development. No structures will be constructed near existing adjacent property owner’s homes. The proposed infrastructure will be built to minimize the impact on the existing tree canopy. Earth tones will be used in all exterior buildings and structures.
7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.
 - a. There are two existing trailers on the property, these will be removed prior to the closing of the property sale. In Sections 5 through 7 below we include proposed structures dimensions, drawings and maps showing their locations to scale. No structure will exceed 35 feet in height.
8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.
 - a. The campground will keep a large buffer between any buildings and a neighboring parcel. Most of the infrastructure will be centrally located. The closest building will be 760 feet in distance and 110 feet in elevation from the nearest home. All infrastructure will be at least 30 feet from the property line. We intend to keep the natural forest as undisturbed as possible, keeping this natural buffer in place between our infrastructure and the neighboring parcels.
9. The timing and phasing of the proposed development and the duration of the proposed use.

- a. The campground buildout will be a phase development. See phase development map below for more detail.
10. Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.
 - a. This campground will work to preserve the topographic, natural, and scenic highlights on this property. This is a major intention of the campground. Road grading and grading for development will be designed to minimize the impact on the topography.
11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.
 - a. Allowing guests to access the trails on the property will greatly promote the welfare and convenience for local residents looking for outdoor recreation opportunities.
12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement.
 - a. With Phase 1 we expect 50 trips per day (1 car trip in and out for each site) to service 25 sites. Meeting VDOTs low volume commercial entrance.
 - b. At full development we expect 200 trips per day (1 car trip in and out for each site) to service the roughly 100 sites.
13. Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of Montgomery County.
 - a. The existing trailers on the property will be removed before our closing of purchase. There are no other existing structures.
14. Whether the proposed Special Use Permit will be served adequately by essential public facilities and services.
 - a. The campground will use wells and septic to handle its water and wastewater needs.
15. The effect of the proposed Special Use Permit on groundwater supply.
 - a. The campground will use wells to supply water for the campground. The septic and wells will meet Virginia Department of Health standards and requirements.
16. The effect of the proposed Special Use Permit on the structural capacity of the soils.
 - a. We will work with Site Plan engineers and soil scientists to ensure our infrastructure is built in areas with soil that can handle the proposed buildings and septic systems.
17. Whether the proposed use will facilitate orderly and safe road development and transportation.
 - a. We want to make sure all guests on the property feel safe driving on the roads in any car or truck. The plan is to keep all road grades less than 10%, with a mix of one-way and two-way traffic when possible.
18. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.
 - a. We are striving to be a net-zero, eco campsite. One of our major goals is to be very environmentally sensitive to both the land and wildlife. We intend to have areas specifically designated for wildlife habitat. We also want to ensure that we are not contributing to water run-off or negatively impacting water quality. We intend to use high standards for water treatment for septic.
19. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

- a. The campground will employ (at a minimum) a campground manager and camp hosts. Additional employees may be needed as additional phases are introduced. The campground will also look to attract visitors to the area that will be directed to regional outfitters, cultural activities, events, restaurants, and businesses. See section 3.5 for more details.
20. Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth.
 - a. As stated in question 19, the campground will direct visitors to local businesses. Once the campground store is open, we envision selling products from local farms.
21. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the County.
 - a. The campground will enhance camping opportunities for residents of the county.
22. The location, character, and size of any outdoor storage.
 - a. The main storage will be located in the Phase 1 section. This storage/utility building will be approximately 1200 square feet.
23. The proposed use of open space.
 - a. The open space on the property will remain undeveloped in its existing forest state, other than trails built. Our proposed clustered development only impacts 36 acres (16% of total), leaving 188.65 acres (84% of total) in open space.
24. The location of any major floodplain and steep slopes.
 - a. This property is not in the floodplain. There are some very steep slopes on the property. See map with contour lines below.
25. The location and use of any existing non-conforming uses and structures.
 - a. There are no existing non-conforming uses or structures.
26. The location and type of any fuel and fuel storage.
 - a. Propane may be used for on-demand water heating and stove gas for the bathhouses and cabins.
27. The location and use of any anticipated accessory uses and structures.
 - a. The campground will have a check-in office and workshop/storage facility near the entrance. There will be an activity barn and pavilion near the central campsites. See maps and drawings below.
28. The area of each use; if appropriate.
 - a. The dimensions and square footage are in Section 5 below.
29. The proposed days/hours of operation.
 - a. We expect most campsites will be open from March 15th – November 31st. Some cabins and campsites may be open year-round. The check-in office and camp store will be open from noon to 8pm between March 15th – November 31st.
30. The location and screening of parking and loading spaces and/or areas.
 - a. Parking areas will be dispersed throughout the property and the closest will be approximately 52 feet from the property boundary. Area of planned parking is 6.6 acres.
31. The location and nature of any proposed security features and provisions.
 - a. There will be a gate at the entrance when the property is not in use. There will also be a restricted access gate for entering guest campsites and cabins.
32. The number of employees.
 - a. This will vary by phase. At max development it is estimated 2 to 7 employees will be employed.
33. The location of any existing and/or proposed adequate on and off-site infrastructure.
 - a. Proposed septic fields are planned below each bathhouse. Cabins will also be clustered to share septic fields. Electrical lines are not yet figured out. See maps for location of bathhouses.

34. Any anticipated odors, which may be generated by the uses on site.
 - a. The only anticipated odor may be the distant smell of campfire smoke.
35. Whether the proposed Special Use Permit uses have sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.
 - a. Construction traffic will be minimal and should not have much impact on existing neighborhoods. The owners plan to do much of the construction themselves. Most all construction will be centrally located. Most construction will not be visible off-site.

5.0 Proposed Structures Dimensions

Structure	Number of Proposed Units	Dimensions (in feet)	Square Footage
Primitive Campsite (no water/electric)	30	25 x 76 (including parking)	1900
Campsite or Yurt or Canvas Tent (Water and Electric)	51	25 x 76 (including parking)	1900
Small Cabin	20	8 x 21	168
Two Bedroom Cabin	7	24 X 20	480
Four Bedroom Cabin	2	30 x 50	1500
Bathhouses	7	21 X 30	630
Check-in Office/Camp Store	1	24 X 20	480
Workshop/Storage	1	30 X 40	1200
Large Pavilion	1	40 X 60	2400
Activity Barn	1	40 X 100	4000

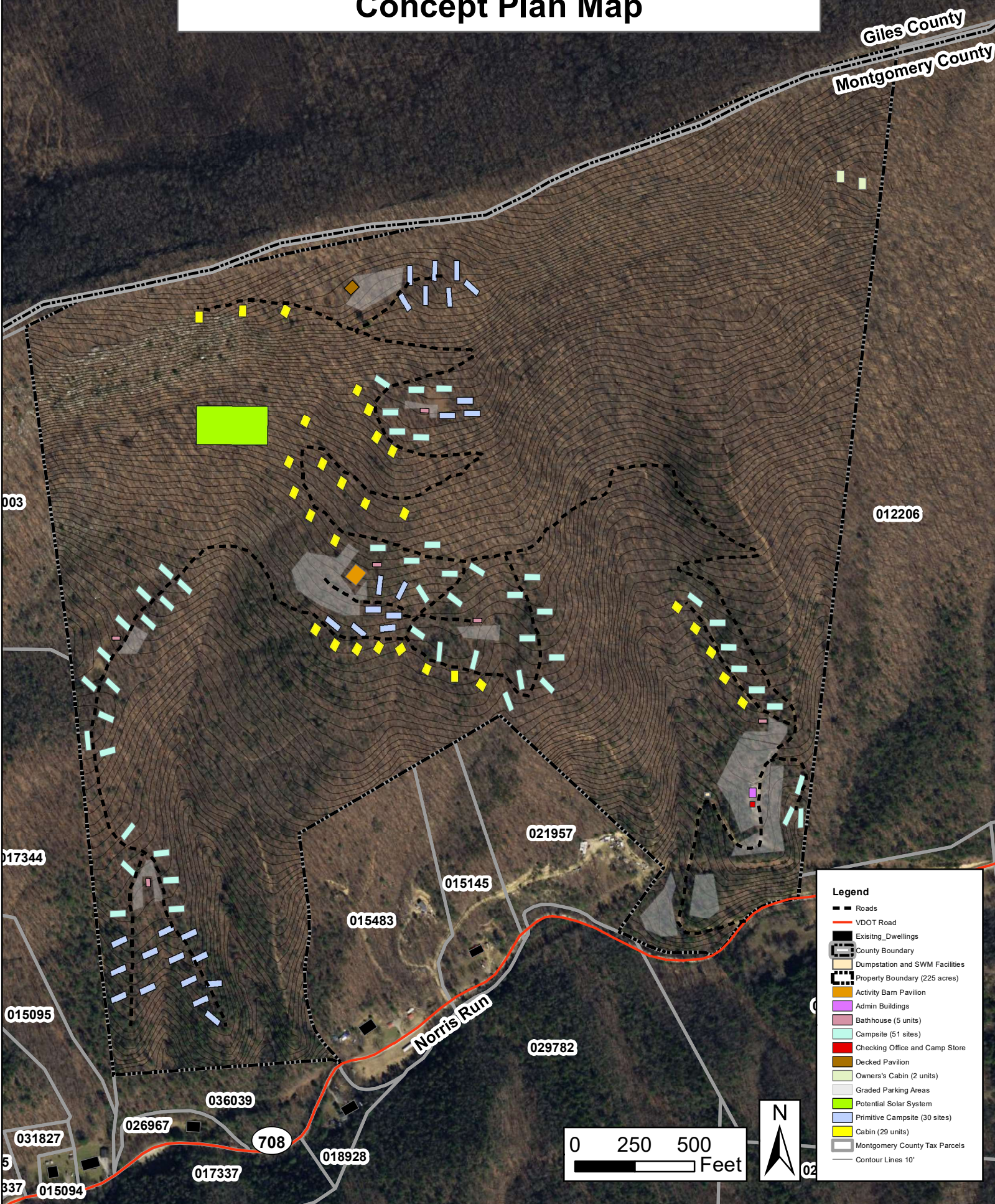
6.0 Proposed Structures Drawings

Seven sketches are included to show the general concept for the size and types of structures currently planned.

7.0 Concept Plan Maps

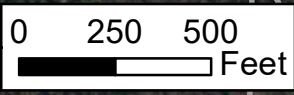
Much of the final campground design will depend on data that is yet to be collected, such as analysis from soil scientists and road builders. See the following concept maps for details.

Gap Mountain Cabins and Campground Concept Plan Map

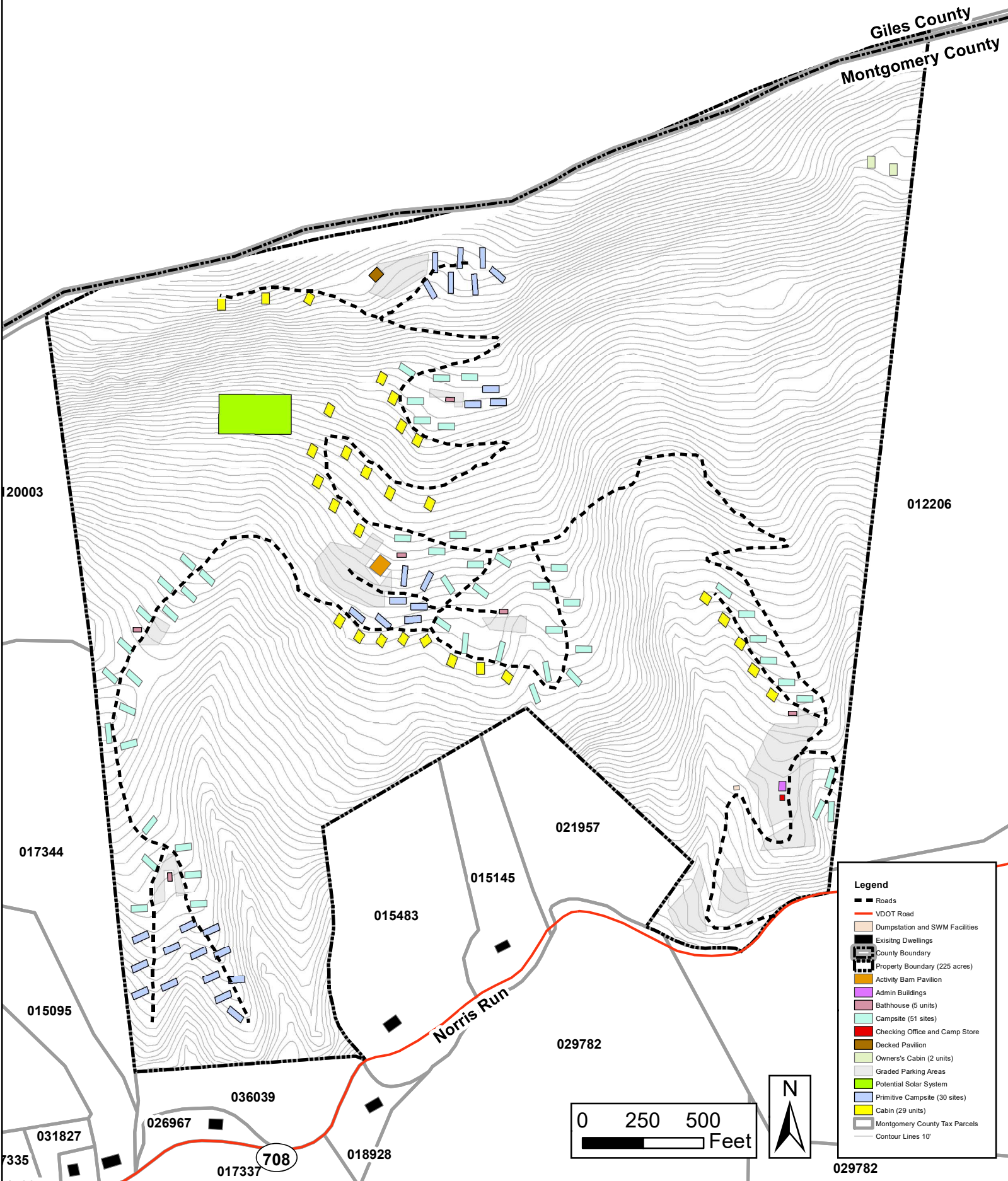


Giles County
Montgomery County

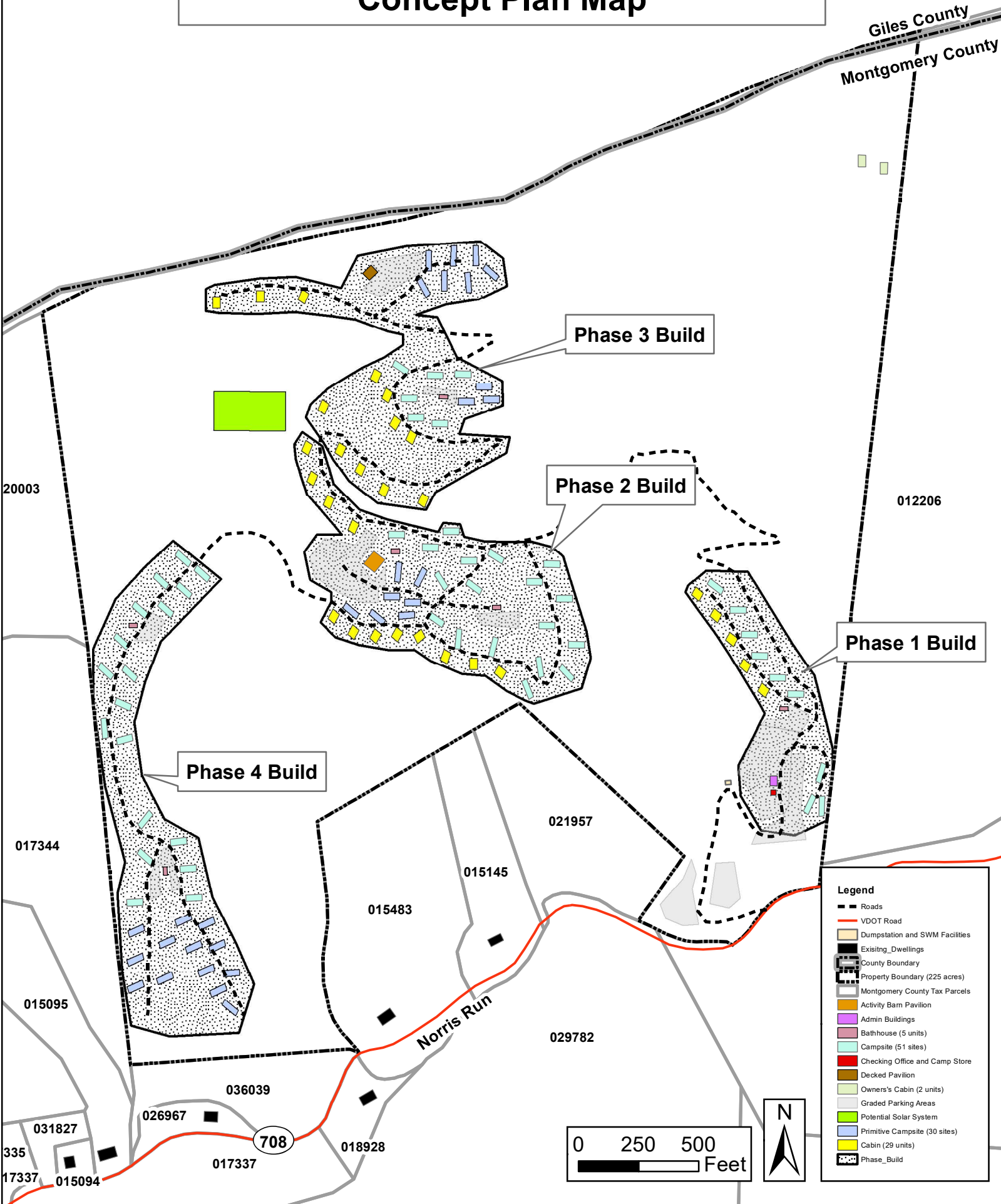
- Legend**
- Roads
 - VDOT Road
 - Existing_Dwellings
 - County Boundary
 - Dumpstation and SWM Facilities
 - Property Boundary (225 acres)
 - Activity Barn Pavilion
 - Admin Buildings
 - Bathhouse (5 units)
 - Campsite (51 sites)
 - Checking Office and Camp Store
 - Decked Pavilion
 - Owners's Cabin (2 units)
 - Graded Parking Areas
 - Potential Solar System
 - Primitive Campsite (30 sites)
 - Cabin (29 units)
 - Montgomery County Tax Parcels
 - Contour Lines 10'



Gap Mountain Cabins and Campground Concept Plan Map

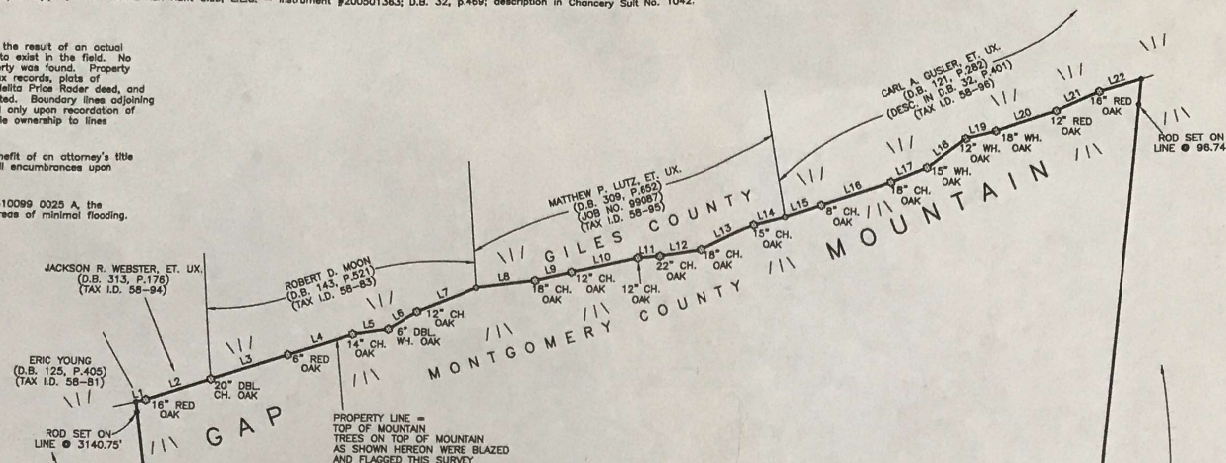


Gap Mountain Cabins and Campground Concept Plan Map



NOTES:

1. The boundary lines shown hereon are the result of an actual field survey using monuments found to exist in the field. No complete description of subject property was found. Property lines shown hereon were based on tax records, plots of record, acreage given in original E. Malta Price Roder deed, and boundary line agreement to be executed. Boundary lines adjoining E. Malta Price Roder become final only upon recording of proper instrument delineating clear title ownership to lines agreed to as shown hereon.
2. This plot was prepared without the benefit of an attorney's title report and therefore may not show all encumbrances upon the property.
3. According to TEMA F.I.R.M. Zone Code, 510099 0225 A, the subject property lies within Pinal Co. areas of minimal flooding.



(WITHIN HEAVY LINES)
TREES ALONG PROPERTY LINES
WERE BLAZED THIS SURVEY

NOTE: BOUNDARY LINES FROM "A" TO "B" HEREBY
 AGREED UPON AS TRUE AND BINDING BOUNDARY LINES HENCEFORTH BY
 E. MELITA PRICE RADER AND NORRIS RUM HUNT CLUB, L.L.C. (SEE
 BOUNDARY LINE AGREEMENT)
 WESTERN BOUNDARY LINE OF RADER PROPERTY RUNS WITH HOLLOW(DEED CALL)
 NORTHERN BOUNDARY LINE OF RADER PROPERTY RUNS FROM PLAT IN D.B. 392, P.269
 EASTERN BOUNDARY LINE OF RADER PROPERTY DETERMINED FROM ACRES(30 ACRES)
 AND LOCATION OF TRAILER SHOWN

LINE TABLE		
COURSE	BEARING	DISTANCE
L1	N 76°11'19"E	35.85'
L2	N 70°57'29"E	242.67'
L3	N 70°44'07"E	290.48'
L4	N 71°53'44"E	222.99'
L5	N 82°26'51"E	132.25'
L6	N 87°35'00"E	122.99'
L7	N 89°39'19"E	230.12'
L8	N 81°56'38"E	213.85'
L9	N 76°14'35"E	138.18'
L10	N 74°45'19"E	138.18'
L11	N 85°58'43"E	83.71'
L12	N 82°23'10"E	151.55'
L13	N 85°43'27"E	211.51'
L14	N 73°14'19"E	230.67'
L15	N 69°55'48"E	270.67'
L16	N 70°34'23"E	173.41'
L17	N 70°08'24"E	140.07'
L18	N 52°20'50"E	179.43'
L19	N 74°44'47"E	113.78'
L20	N 70°08'24"E	140.07'
L21	N 64°04'47"E	176.65'
L22	N 72°40'00"E	161.84'
L23	N 70°08'24"E	140.07'
L24	N 75°00'21"W	54.70'
L25	S 82°22'56"W	53.54'
L26	S 48°36'23"W	68.50'
L27	S 39°02'04"W	58.01'
L28	S 34°16'54"W	73.25'
L29	S 54°11'44"W	69.58'
L30	S 40°10'50"W	58.01'
L31	S 89°09'50"W	49.04'
L32	S 88°39'39"W	117.12'
L33	N 65°32'57"E	64.18'
L34	N 61°22'10"E	38.08'
L35	N 67°02'10"E	88.17'
L36	S 08°05'04"E	317.74'
L37	S 02°14'48"E	102.33'
L38	S 07°34'00"E	148.00'
L39	S 10°27'37"E	104.76'
L40	S 13°54'52"E	121.24'
L41	S 16°12'10"E	38.08'
L42	S 33°50'50"E	61.41'
L43	S 43°12'50"E	54.35'
L44	S 51°12'50"E	51.51'
L45	N 77°57'04"E	35.21'

FLAT SHOWING
EXISTING PARCEL TOTALLING

225.250 ACRES

SURVEYED FOR

NORRIS RUN
HUNT CLUB, L.L.C.

NORRIS RUN AREA
PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

BOUNDARY LINE AGREEMENT

WHEREAS, the boundary lines shown hereon from "A" to "B" are poorly and vaguely described in deeds of record, the undersigned hereby agree that henceforth the true and legal boundary lines between said parties shall be, as shown hereon.

E. MELITA PRICE RADER DATE 5/11/07

NORRIS RUN HUNT CLUB, L.E.C. DATE

J. C. MARTIN, JR., PRESIDENT

NOTARY'S STATEMENT

State of Virginia County of Madison to wit:
I, Denise B. Smith,
a notary public and for the state and county aforesaid, do hereby
certify that E. Melita Price Rader, whose name is signed to the foregoing
writing, has personally appeared before me and acknowledged the same.
My commission expires June 26, 2011
Given under my hand this 2nd day of May, 2007
Denise B. Smith
NOTARY PUBLIC

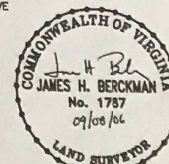
NOTARY'S STATEMENT

State of _____, County of _____, to wit:
I, _____,
a notary public to and for the state and county aforesaid, do hereby
certify that J. C. Martin, Jr., whose name is signed to the foregoing
writing, has personally appeared before me and acknowledged the same.
My commission expires _____,
Given under my hand this _____ day of _____, 200_____.

NOTARY PUBLIC

LEGEND

- RON ROD FND. UNLESS NOTED
 ● RON ROD SET
 ○ POINT IN CENTERLINE OF ROAD, CENTERLINE OF
 NORRIS RUN OR HOLLOW
 Δ NAIL SET ON PROPERTY LINE
 # UTILITY POLE
 ——— OVERHEAD WIRES
 ——— FENCE LINE
 ——— CREEK
 ——— GRAVEL DRIVE



PLAT REVISED: 08 SEPT. 2006
-NAME CHANGE ON OWNERS &
NOTARIES STATEMENT

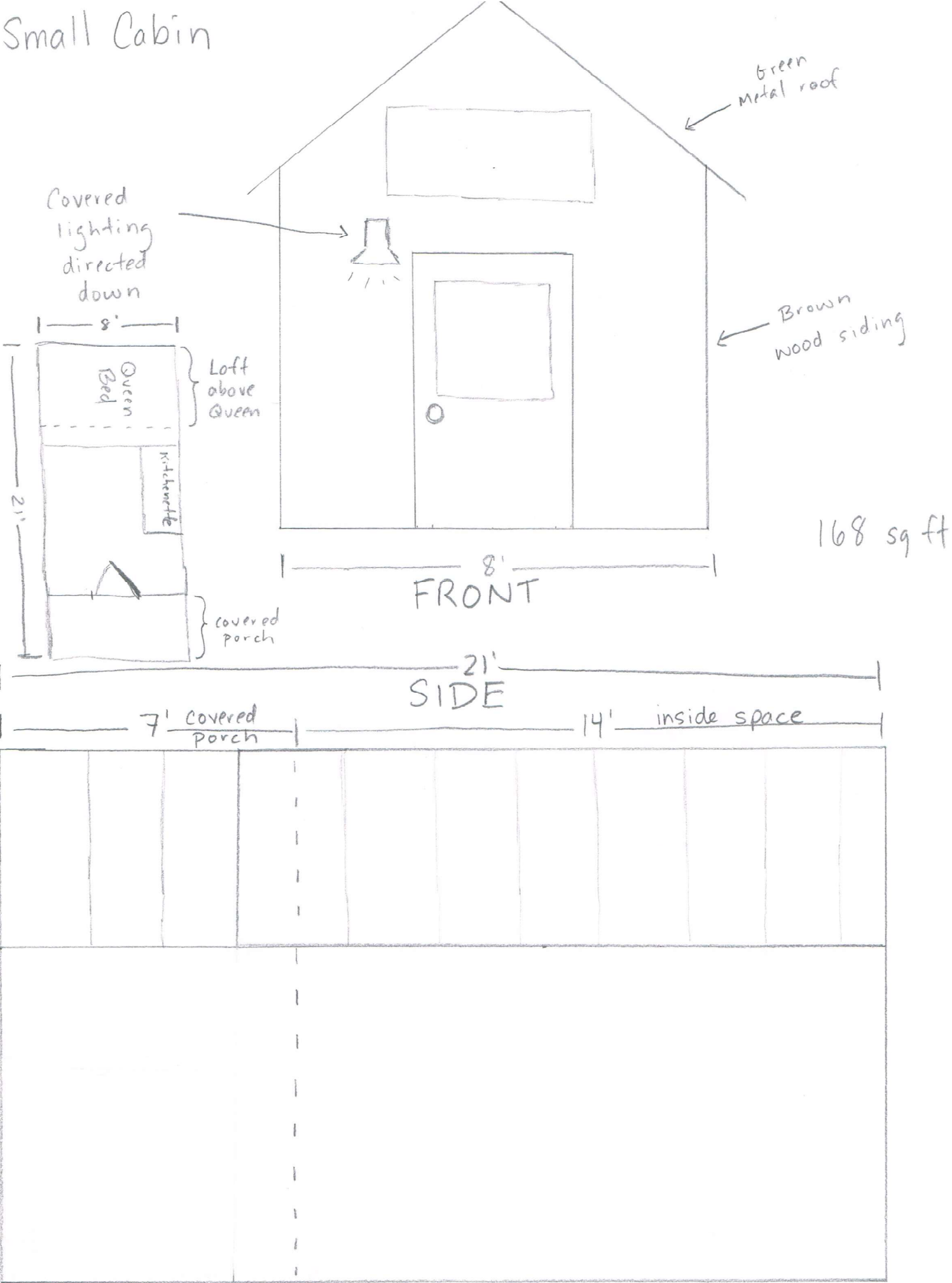
BERCKMAN LAND SURVEYING
390 A BLUEGRASS TRAIL
NEWPORT, VIRGINIA 24128
(540) 544-7904

DATE: 08 SEPT. 2006 SCALE: 1"=300'

JOB NO. 05181

05181.DWG
02013R.CRD

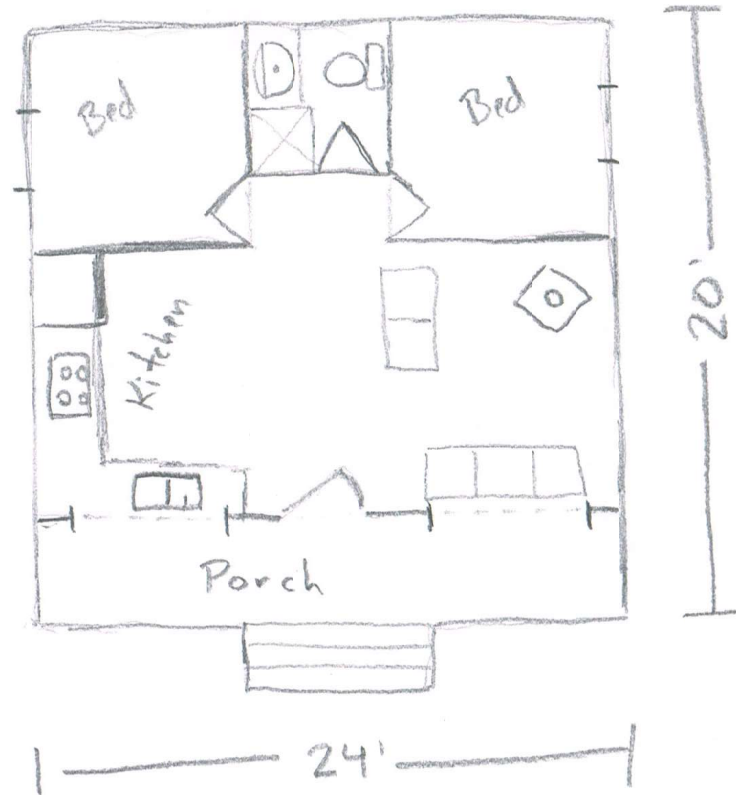
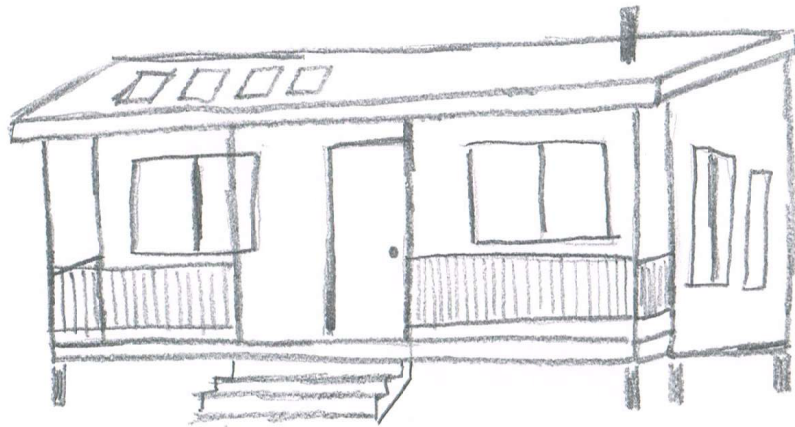
Small Cabin



2 bedroom cabin

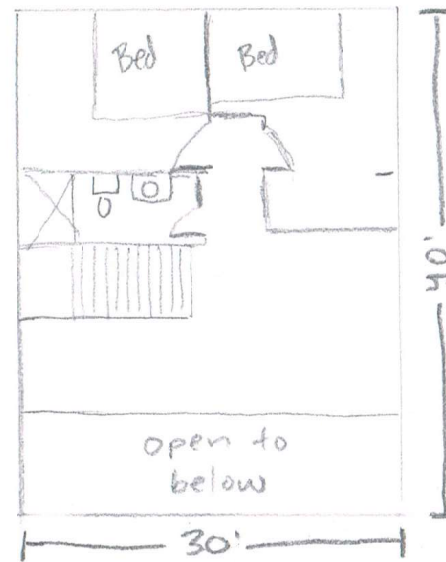
Also will be used for Check-in Office / Campstore - though configured differently inside

480 sq ft

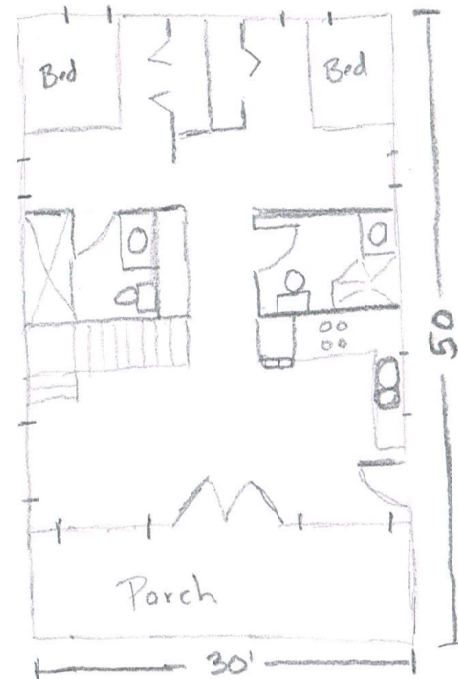


Four Bed Cabin

Main Floor - 1200 sq ft
 Total - 2055 sq ft
 Porch - 300 sq ft



2nd Floor



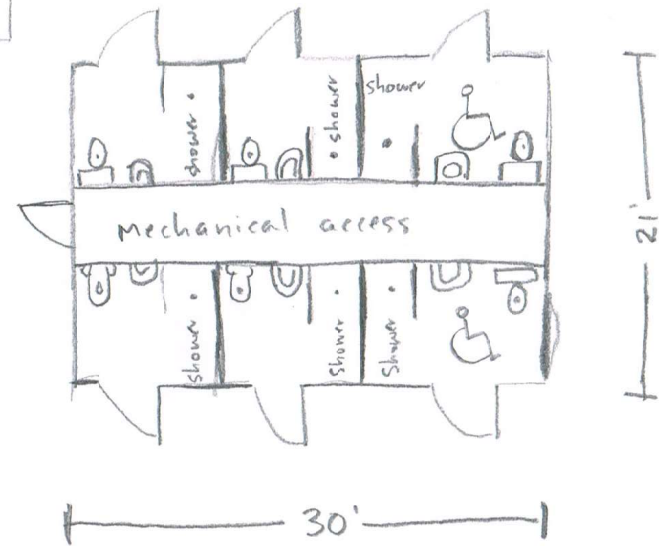
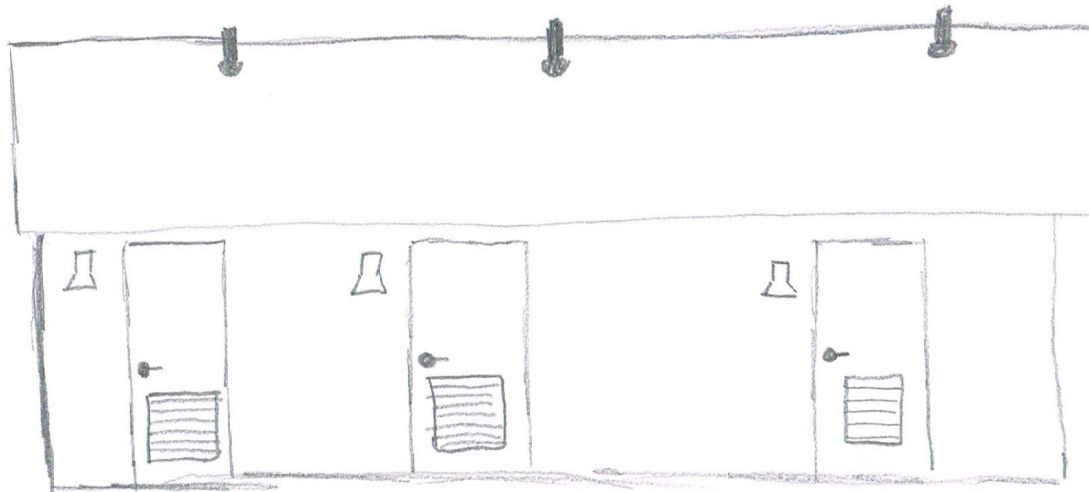
1st Floor

Bathhouse

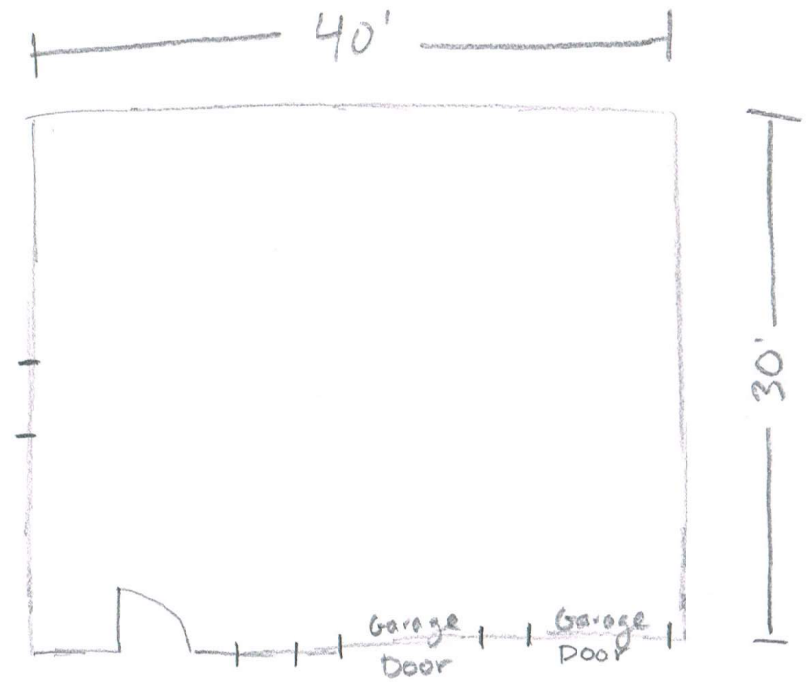
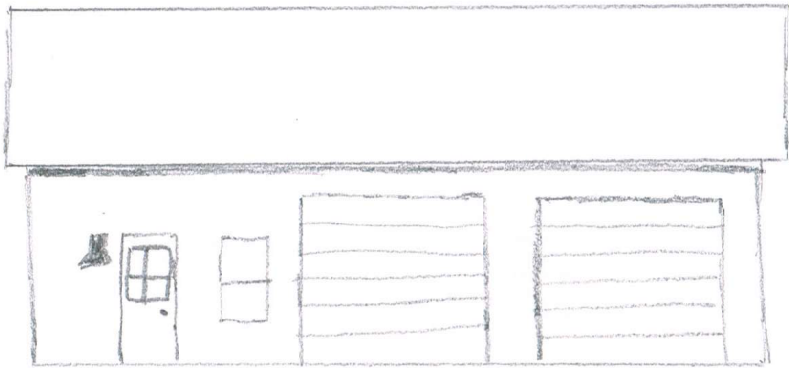
630 sq ft

Each room contains:

- toilet
- sink
- shower

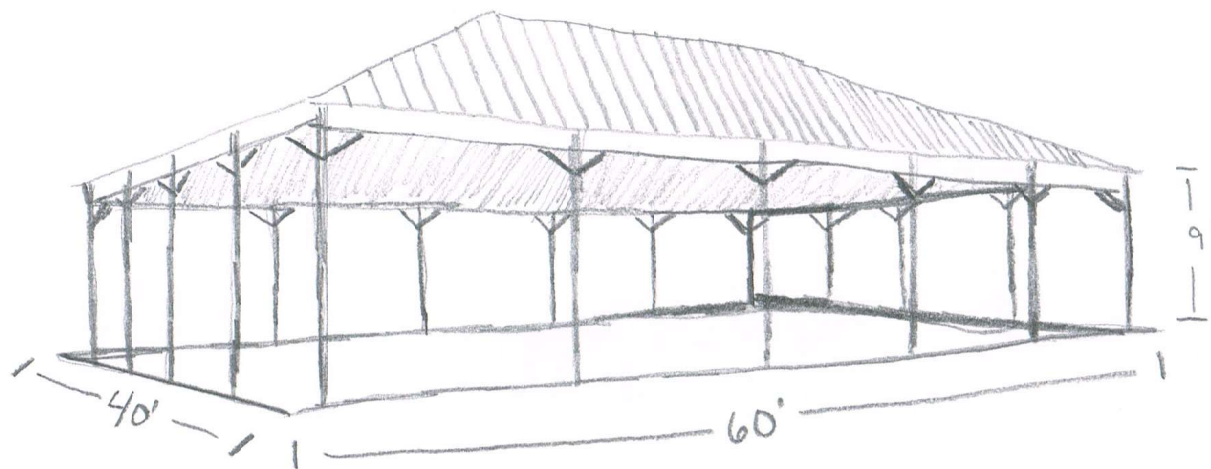


Workshop/Storage



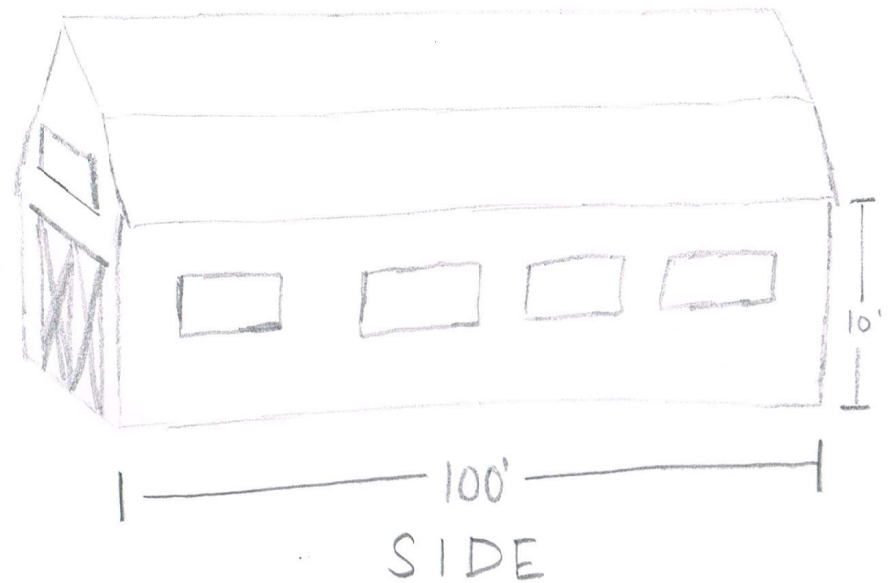
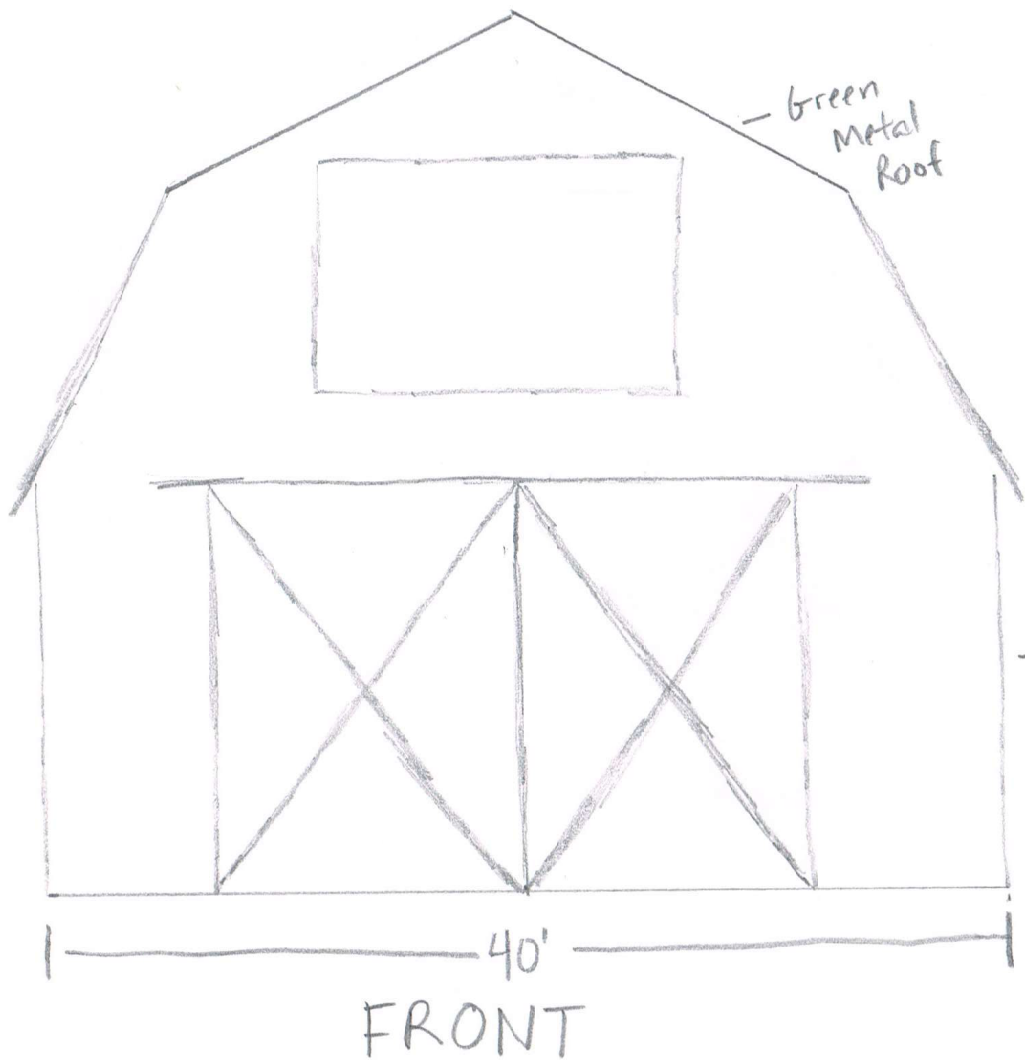
1200 sq ft

Pavilion



2400 sq ft

Activity Barn



— Brown wood siding

4000 sq ft
height less than 30 feet