



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): Teany Laura Ellen, C/O Laura Teany Lehmann | Address: 3010 Currin Ln, Christiansburg, VA 24073 |
| Telephone: | Email: |

| | |
|---|---|
| Applicant Name: Owner Contract Purchaser/Lessee Arcola Towers 2 LP | Address: 112 W. Washinton St. #201, Middleburg, VA 20117 |
| Telephone: 443.752.1903 | Email: ryan@arcolatowers.com |

| | |
|---|--|
| Representative Name and Company: Stuart P. Squier, AICP, GDN Sites | Address: 3210 Grant St., Richmond, VA 23221 |
| Telephone: 804-901-7433 | Email: stuart.squier@gdnsites.com |

Property Description:

| | | |
|--|------------------------------|-------------------------|
| Location or Address: <i>(Describe in relation to nearest intersection)</i> 3010 Currin Ln, Christiansburg, VA 24073 | | |
| Parcel ID Number(s): 019104 | Acreage: 111.462 | Existing Zoning: A-1 |
| Comprehensive Plan Designation: Agricultural | Existing Use: Agriculture | |

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

| |
|--|
| Proposed Use(s) including acreage: 160-foot overall height wireless communication facility within fenced compound |
|--|

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.

If signing on behalf of a Corporation, Partnership, or LLC, please specify your title with the entity and provide documentation clarifying your authority to sign on behalf of the entity.

| | |
|-------------------|-------------|
| | May 5, 2026 |
| Owner 1 Signature | Date |

| | |
|--|------|
| Owner 2 Signature <i>(for add'l owners please attach separate sheet)</i> | Date |
|--|------|

| | |
|--------------------------------|-------------|
| Applicant Signature | Date |
| | May 5, 2026 |
| Representative/Agent Signature | Date |

Additional Special Use Permit Requirements

The applicant for special use permit shall provide a statement of justification to address the following items in the application materials to demonstrate what impact the proposed request will have on the County's resources and how the request complies with Montgomery County's comprehensive plan.

Section 10-54(3)(g), Montgomery County Zoning Ordinance

(g) Issues for Consideration. In considering a Special Use Permit application, the following factors shall be given reasonable consideration. The application shall address all the following in its statement of justification or Special Use Permit plat unless not applicable, in addition to any other standards imposed by this Ordinance:

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan (Addressed under "3. Comprehensive Plan Justification").
2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.
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.
4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.
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.
6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.
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.
8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.
9. The timing and phasing of the proposed development and the duration of the proposed use.
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.
11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.
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.
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.
14. Whether the proposed Special Use Permit will be served adequately by essential public facilities and services.
15. The effect of the proposed Special Use Permit on groundwater supply.
16. The effect of the proposed Special Use Permit on the structural capacity of the soils.
17. Whether the proposed use will facilitate orderly and safe road development and transportation.
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.

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.
20. Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth.
21. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the County.
22. The location, character, and size of any outdoor storage.
23. The proposed use of open space.
24. The location of any major floodplain and steep slopes.
25. The location and use of any existing non-conforming uses and structures.
26. The location and type of any fuel and fuel storage.
27. The location and use of any anticipated accessory uses and structures.
28. The area of each use; if appropriate.
29. The proposed days/hours of operation.
30. The location and screening of parking and loading spaces and/or areas.
31. The location and nature of any proposed security features and provisions.
32. The number of employees.
33. The location of any existing and/or proposed adequate on and off-site infrastructure.
34. Any anticipated odors, which may be generated by the uses on site.
35. Whether the proposed Special Use Permit uses have sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.

**ARCOLA TOWERS - “CHILDRESS 2” SITE
TELECOMMUNICATION TOWER AND ANTENNA SYSTEMS FACILITY**

Project Description:

Arcola Towers 2, LP, respectfully requests approval of a Special Use Permit pursuant to § 10-48.6 of the Montgomery County Zoning Ordinance to allow the installation of a Freestanding Telecommunications Tower facility in the A-1 Agricultural District. The proposed facility would include a steel monopole that is 158 feet tall, with an additional two feet of height for the lightning rod, for a total maximum height of 160 feet. The monopole will initially be equipped with panel antennas, radios, and associated components for Verizon Wireless’s use. This project is intended to expand Verizon’s network of services into an area of Montgomery County that currently has low to marginal levels of wireless coverage, while also meeting the needs for increased network capacity in the surrounding areas that are being served by existing, neighboring facilities that are currently overstressed.

The proposed facility will include a sectored mounting array allowing space for up to twelve (12) antennas with remote radio heads and fiber optics junction boxes connected behind the antennas. The monopole and all base station equipment will be installed within a 50’ x 50’ fenced compound and 75’ x 75’ (5,625 square-foot) leased area that Arcola Towers leases from the property’s owner, Laura Teeney Lehmann. Verizon’s base station cabinets housing transmit / receive radios will be placed within the ground equipment compound, along with other boxes for electrical and communications utilities such as power meters, fiber optic and telephone service circuits to be attached on an H-frame stand. In addition to allowing the deployment of the different technologies for which Verizon is licensed to provide throughout Montgomery County, the monopole serving this facility will also be engineered and constructed with additional structural capacity to support the co-location of antennas and components of additional providers of wireless services.

Character of the Area:

The subject property is a 111.462-acre parcel identified as Tax Map Number 019104, which is accessed from the south side of Meadow Creek Road, approximately 2,300 feet east of the intersection with Tyler Road. Access to the facility will be provided by way of a new entrance from Meadow Creek Road and new gravel drive approximately 350 feet long into a cleared farm field area of the property.

The proposed tower will be located 960 feet southeast of the nearest off-site dwelling, which is located on the property identified as Tax Map Number 104-A 89, owned by Harmon W. Young. The tower is proposed to have a front yard setback of 360’ to Meadow Creek Road, 3,745’ side yard to the eastern property line, 120’ to the western property line, 945’ rear yard setback to the southern property line. All setbacks exceed the minimum yard requirements of the Montgomery County zoning ordinance for the A-1 district. The adjacent properties to the east are similarly zoned A-1 Agricultural, and the large adjoining parcel to the west is zoned PUDCOM Planned Unit Development Commercial. The surrounding properties being rural in character as well as the large Carillion New River Valley Medical center campus.

The proposed facility will operate continuously and will be unmanned. Once construction is completed it will not generate daily traffic and will only be visited by a technician approximately once per month. The site will not generate any smells or lights.

Network Objectives:

Verizon Wireless is licensed, by the Federal Communications Commission (FCC), to provide state-of-the-art wireless telecommunications services within Montgomery County using a combination of many separate bands on the frequency spectrum. These services consist of the 4G Long Term Evolution (LTE) and 5G Nationwide. **4G** primarily operates in lower frequency bands, typically between 700 MHz and 2.6 GHz. These longer wavelengths can travel farther and penetrate buildings more easily. **5G** uses a much broader range of frequencies—low, mid, and high.

The largest capacity frequency Verizon has access to in this area is the C-Band - a full 200 MHz of spectrum, which allows it to provide ultra-wideband 5G coverage. This frequency is in the (high) 3700 MHz range. The shorter wavelengths of

high-band 5G allow for much faster data transmission because they can carry more information per second. However, they don't travel as far and are more easily blocked by walls, trees, and even rain. Therefore, the towers need to be closer together than otherwise might be effective.

The current network offers data upload and download transmission speeds that are much faster than the previous generations of wireless technologies and Verizon also offers high-definition calling capabilities in the form of its Voice Over LTE (VOLTE) service.

The proposed facility will provide expanded in-building coverage and additional capacity for residents, businesses, and other nearby establishments in the area between Childress and Radford. The site will also provide service improvements at the street level and people traveling in cars on Interstate 81, Tyler Road, Mud Pike, and other nearby local roads.

In addition to serving coverage needs in the immediate area, this facility will also provide improvements to overall network performance by adding more network capacity to transfer data throughout a much greater area. This objective is important for network stability, because it reduces the total number of customers that are relying on the marginal levels of coverage currently being provided by existing, neighboring facilities at farther distances away from this site.

If the proposed facility is constructed, then the users that currently receive marginal coverage will have access to stronger signals that are concentrated in closer proximity, while those closer to other existing facility sites will also experience improvements, because they will now be competing with fewer overall users for access to the services provided by the facilities in their own areas.

Enclosed with this Special Use Permit Application for Freestanding Telecommunications Tower facilities are the following:

- Completed Special Use Permit application, signed by the property owner and applicant
- Site Plan, which includes an elevation plan (the "Plans")
- Survey
- Stamped PE letter confirming tower capacity
- Photosimulations
- FAA Notice of Preliminary Findings Letter
- Signed Tower Removal Statement
- Signed Collocation Policy
- Application fee

If the SUP request is approved, the applicant will order the tower design and will submit any required engineering report regarding the tower structure with its building permit application.

Montgomery County Code, Zoning Ordinance, Section §10-48 (6) Telecommunications Towers: Freestanding

Section §10-48 (6) of Montgomery County's Zoning Ordinance provides as follows:

Telecommunications towers, freestanding.

1. Such towers shall be maintained with a galvanized steel finish or be painted a neutral color.
The proposed tower will be constructed in a matte, galvanized steel finish. All appurtenances will be maintained in neutral colors with matte finish.
2. Dish antennas shall be a neutral, nonreflective color.
No dish antennas are proposed at the time of construction, but the Applicant affirms to comply with this section should dish antennas be added in the future.

3. No logos or advertising of any kind shall be permitted on towers, antennas or any accompanying structures or facilities.
The Applicant affirms that no logos or advertising will be placed on the facility.

4. A written agreement for permitting future co-locations of telecommunications facilities shall be provided tower owner and maintained to the satisfaction of the zoning administrator.
The Applicant has provided a signed statement of collocation policy, permitting future co-locators on the tower.

5. A written agreement assuring prompt removal of the tower upon abandonment, at the responsibility and cost of the tower owner or landowner shall be provided and maintained to the satisfaction of the zoning administrator.
The Applicant has provided a signed removal statement, affirming compliance with this section.

6. All towers shall comply with all Federal Aviation Administration (FAA) requirements including those relating to the Virginia Tech Airport.
The Applicant has provided an FAA Preliminary Findings statement demonstrating compliance with FAA registration requirements and affirms to comply with all FAA requirements issued by that agency. In addition, the proposed facility is located approximately 8.2 nm away from Virginia Tech Montgomery Executive Airport.

Special Use Permit Approval Criteria

Section § 10-54 (3) of Montgomery County’s Zoning Ordinance provides as follows for Special Use Permits:

§ 10-54 (3) (g) Issues for consideration

In considering a special use permit application, the following factors shall be given reasonable consideration. The applicant shall address all the following in its statement of justification or concept development plan unless not applicable, in addition to any other standards imposed by this chapter:

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan

The Montgomery County 2025 Comprehensive Plan contains a Special Subject Plan, Regional Approach to Telecommunications Towers. This document lays out the preferred approach to managing the growth of wireless facilities in both Montgomery County, and surrounding jurisdictions.

Section 1. Uniform Definition and Approach to Co-Location, identifies collocation on existing communications towers as preferable to new tower structures. The proposed freestanding tower, although new, will provide opportunities for multiple carriers to collocate below Verizon Wireless on the structure.

Section 3. Uniform approach to siting of new towers, ranks locations for new tower facilities in order of preference. The subject parcel is zoned A Agriculture and is non-ridge, open, which is ranked F. on the list of preferred locations. Industrial parks are the most preferred location, but there is no industrial park in this area of Montgomery County.

The 2025 Comprehensive Plan Policy Map identifies the subject property as an Urban Expansion Area. This area is the preferred location for new development occurring in unincorporated areas of Montgomery County. Not only is the proposed wireless communication facility appropriate for this land use designation, it will support other additional development in the area.

The proposed wireless telecommunication facility will support economic development, expansion of broadband internet, police, fire and emergency responders, all of which are identified as goals in the 2025 Comprehensive Plan. Therefore the proposed facility is in compliance with, and does not conflict with the goals of the 2025 Comprehensive Plan.

2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.

The proposed communication facility presents a low risk of fire hazard. No flammable chemicals will be stored on site, and no machinery will be present that may cause sparking or a source of ignition.

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.

Once constructed, the facility will not create any sounds. It has no moving parts or machinery to generate any noises.

4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.

The facility will be constructed of matte-finish, galvanized steel that does not reflect light. The antennas and other supporting equipment are finished in white, gray, or black matte tones that are non-reflective. The facility will not be lighted due to its relatively low height of 160 feet.

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.

The facility will have no signs, other than those required by regulation and posted on the perimeter fence. Sign details may be found on Sheet Z-5 of the Plans.

6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.

The proposed telecommunications facility will support homes, businesses, and travelers on nearby roads. The small footprint of the facility will not conflict with surrounding agricultural, residential, and business uses on the adjacent parcels. Once constructed, the facility will generate no daily traffic, noises, smells, or lights that might conflict with adjacent uses. The facility is compatible with the surrounding uses in the area.

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.

Please refer to the attached Plans for complete details of the proposed facility, and relation to surrounding properties.

8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.

The base of the proposed facility, including the supporting ground equipment, will be screened from view by an opaque fence. Fence details may be found on Sheet Z-4 of the enclosed Plans. The tower facility will be of a monopole design, presenting a slim profile with no open lattice frame and no guy wires. The tower will not be lighted in order to further reduce visual impact.

9. The timing and phasing of the proposed development and the duration of the proposed use.

Construction of the proposed facility will take approximately two months to complete. The applicant intends to begin construction as soon as all approvals are granted by the relevant jurisdictions. Once constructed, the tower will operate continuously, 24 hours per day, 7 days per week, 365 days per year.

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.

The proposed facility will be constructed in an area of a farm that is presently a cleared field. The facility will be accessed by way of a new gravel access drive located in the same field. No clearing or significant ground disturbance is required to construct the proposed facility. Therefore, the facility will create no adverse impacts on the features listed above.

11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.

The proposed telecommunication facility will provide wireless coverage to residents, businesses, and travelers in the area. It will support emergency responders with improved coverage in the case of emergencies. The wireless service will enable long-distance learning, small businesses, work from home, and many other ways used by the public. The proposed facility will greatly contribute to the welfare and convenience of the public in Montgomery County.

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.

Once constructed, the proposed facility will be unmanned and generate no daily traffic. During the construction phase there will be irregular construction traffic over the course of approximately two months. Then the facility will be visited by a technician in a light truck approximately once per month.

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.

Item 13. is not applicable to this request. The proposed new tower facility will comply with all code requirements. The applicant will provide stamped engineering documents prior to issuance of the building permit.

14. Whether the proposed Special Use Permit will be served adequately by essential public facilities and services.

The proposed facility will be unmanned and thus require no water or sewer connections and will not generate daily traffic requiring use of the surrounding roadways. The power needs of the facility are minimal, with a single 200A meter per carrier. By providing new, additional telecommunications coverage and capacity, the use will contribute to strengthening the infrastructure of Montgomery County.

15. The effect of the proposed Special Use Permit on groundwater supply.

The proposed facility is unmanned and has no water or sewer connections. No hazardous materials will be stored onsite that could be released. The facility will have no effect on groundwater supply.

16. The effect of the proposed Special Use Permit on the structural capacity of the soils.

The applicant will conduct a geotechnical investigation to determine complete soil conditions in designing for the tower foundation. This report and foundation design will be submitted to the county prior to issuance of the building permit.

17. Whether the proposed use will facilitate orderly and safe road development and transportation.

The proposed facility will support communications on the surrounding roadways by motorists, police, fire, and EMS.

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.

The proposed tower facility will be located on an agricultural parcel which is already cleared and used for farming. Therefore the tower will have negligible impact on the natural features and wildlife. The tower will have no emissions, and will not impact water and air quality.

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.

The approval of this Special Use request would allow the expansion of high-quality wireless communications that would support existing and future residents, industry and business, all of which increasingly rely on communications infrastructure for everyday life. Wireless communications enable remote work, support advanced agricultural applications, and improve processes for commercial business.

20. Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth.

By providing improved communications coverage, the proposed facility will support the needs of agriculture, industry, and businesses in Montgomery County.

21. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the County.

While not directly providing housing, wireless telecommunications do provide an affordable way for residents to access the internet and stay connected to friends, family, and work.

22. The location, character, and size of any outdoor storage.

The proposed special use will not have any outdoor storage.

23. The proposed use of open space.

The proposed facility will not have any open space.

24. The location of any major floodplain and steep slopes.

The proposed facility is not in a floodplain and has no steep slopes. Topographic lines are shown on Sheet L-2 of the Plans.

25. The location and use of any existing non-conforming uses and structures.

There are no existing non-conforming uses and structures on the subject property.

26. The location and type of any fuel and fuel storage.

The proposed facility will not include any fuel or fuel storage.

27. The location and use of any anticipated accessory uses and structures.

Accessory structures will include base station transmitting cabinets and an H-frame utility stand. The location of those uses are shown on Sheet Z-3 of the Plans.

28. The area of each use; if appropriate.

Dimensions of the proposed facility are shown on the Plans.

29. The proposed days/hours of operation.

The facility will operate 24 hours per day, 7 days per week, 365 days per year.

30. The location and screening of parking and loading spaces and/or areas.

A turnaround area that may be used as one (1) parking space is shown on the plans. The turnaround area will not be screened.

31. The location and nature of any proposed security features and provisions.

The facility will be enclosed by an eight (8)-foot opaque chain link fence to prevent unauthorized access. The equipment is remotely monitored by Verizon Wireless.

32. The number of employees.

The facility will be unmanned, and no employees will be stationed there.

33. The location of any existing and/or proposed adequate on and off-site infrastructure.

Utilities, existing roadways, and the proposed access drive are shown on the Plans.

34. Any anticipated odors, which may be generated by the uses on site.

The facility will not generate any odors.

35. Whether the proposed Special Use Permit uses have sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.

The proposed site is located near the Tyler Road interchange with Interstate 81. Construction traffic will make only one turn from Tyler Road onto Meadow Creek Road to reach the site. The distance from the highway is approximately a half mile. Construction traffic coming from that direction will not pass any residential neighborhoods or schools. Additionally, the turn off to the site is before Carilion New River Valley Medical Center, so construction traffic will not interfere with emergency vehicles or other hospital traffic.

Conclusion:

Arcola Towers is confident that the proposed Freestanding Telecommunications Tower facility meets the Zoning Ordinance's criteria for approval of Special Use Permits and is in accord with the goals and objectives set forth in Montgomery County's Comprehensive Plan. Approval of this application will support the provision of Verizon's full range of wireless communications and data services within an area of the county that currently needs greater access to high quality voice, data and broadband services. While this facility will directly benefit residents and travelers in close proximity to this site, it will also facilitate greater improvements to Verizon's overall network in Montgomery County by offloading strains on other existing facilities in outlying areas. This is because the total number of users who are relying on services currently provided by neighboring on-air sites will be reduced, which means those sites will then have fewer users that are competing for access to the network.

The tower serving this facility will have a galvanized finish and employ a monopole structural design which has a smaller profile than self-supporting lattice structures. The base station cabinet and H-frame stand will be screened from off-site views by an opaque fence surrounding the facility. Therefore, it will not impose any unexpected, adverse impacts upon the neighboring properties or the adjacent roadways.



May 27, 2026

Arcola Towers
112 W Washington St, #201
Middleburg, VA 20117

Re: Childress_2
Subject: Certification of Code Compliance for Proposed Telecom Tower
Meadow Creek Road, Christiansburg, VA 24073

To Whom It May Concern,

Dewberry Engineers Inc. (Dewberry) is pleased to submit this letter outlining the approximate geometry and design parameters for a proposed telecommunications structure. It is our understanding that Arcola Towers intends to build a new wireless telecommunications facility at the above-mentioned site to include a new 158' monopole and fenced compound as defined in the latest drawings prepared by Dewberry.

This letter certifies that the tower shall be designed and manufactured (by others) to meet all structural requirements and safety specifications outlined in the codes and standards listed below, as well as local code requirements. Please see below for a listing of the general tower site information, approximate geometry, design parameters, and design loading summary that are anticipated based on the latest drawings as referenced above. Furthermore, the proposed telecommunications facility shall be effectively grounded and bonded to protect people and property. Appropriate surge protectors will be installed where needed.

Approximate Monopole Tower Geometry

| | |
|---------------------------------|--|
| Tower Latitude, Longitude: | 37.093103°, -80.500183° |
| Tower Structure Height: | 158 ft AGL |
| Overall Height w/Lightning Rod: | 160 ft AGL |
| Fall Zone Radius: | 120 ft |
| Foundation Type: | Drilled Shaft or Pier on Spread Footing, per Geotechnical Report |
| Min. # of Design Carriers: | 4 |

Tower Site Design Parameters

| | |
|---------------------|--|
| Building Code: | 2021 Virginia Construction Code (2021 IBC) |
| TIA Code: | TIA-222-H |
| Risk Category: | II |
| Wind Speed: | 108 mph |
| Exposure Category: | C |
| Topographic Cat: | 1 |
| Ice Thickness: | 1.00 inches |
| Wind Speed w/ Ice: | 30 mph |
| Seismic Ss: | 0.238 |
| Seismic S1: | 0.071 |
| Service Wind Speed: | 60 mph |



Tower Design Loading Summary

| Centerline (AGL) | Descriptions | No Ice EPA (ft ²) | No Ice Weight (lb) | Coax Count |
|------------------|----------------------------------|-------------------------------|--------------------|------------|
| 153' | 12.5' Co-Lo Platform w/HR | 40.0 | 2250.0 | (3) 1-5/8" |
| | (12) 8' tall Antennas & (12) RRH | 145.0 | 2250.0 | |
| 143' | 12.5' Co-Lo Platform w/HR | 40.0 | 2250.0 | (3) 1-5/8" |
| | (12) 8' tall Antennas & (12) RRH | 145.0 | 2250.0 | |
| 133' | 12.5' Co-Lo Platform w/HR | 40.0 | 2250.0 | (3) 1-5/8" |
| | (12) 8' tall Antennas & (12) RRH | 145.0 | 2250.0 | |
| 123' | 12.5' Co-Lo Platform w/HR | 40.0 | 2250.0 | (3) 1-5/8" |
| | (12) 8' tall Antennas & (12) RRH | 145.0 | 2250.0 | |

If you have any questions, please do not hesitate to call me at 804-205-3348.

Sincerely,
Dewberry Engineers Inc.



05/27/26

Hillary Siegall, P.E.
Senior Associate, Senior Project Manager



May 15, 2026

Kim Wright, CZO
Montgomery County Planning and GIS Services
755 Roanoke St., Suite 2A
Christiansburg, VA 24073

Subject: Arcola Towers Collocation Policy Letter, Re: Application for construction of a 158-foot monopole-style wireless telecommunications facility located on Meadow Creek Road in Christiansburg, VA 24073 (Parcel ID #019104)

Dear Ms. Wright:

Please accept the signed statement below as confirming Section 10-48(6)(d) of the Montgomery County, VA County Code of Ordinances:

Arcola Towers shall be willing to allow other users to co-locate on the proposed communications tower in the future, subject to engineering capabilities of the structure, frequency considerations, and proper compensation from the additional user.

Sincerely,

A handwritten signature in black ink that reads "Ryan Foltz".

Ryan Foltz
Senior Development Director
4437521903

**LAW OFFICE OF JAMES G. PRINCE
AND
CAMDEN TITLE & SETTLEMENT COMPANY, INC.**

11616 Lovejoy Street
Silver Spring, Maryland 20902
Telephone: (410) 916-2547
E-mail: jprince@jprincelaw.com

August 20, 2025

BY E-MAIL

M. Gregg Diamond, Esq.
Barnes, Evans & Lohse LLC
102 W. Pennsylvania Ave, Suite 505
Towson, Maryland 21204

Re: Parcel ID No.: 019104
Tax Map: 104-A-77, 78 and 79
3010 Currin Lane
Christiansburg
Montgomery County, Virginia
Arcola Towers Project Reference- Childress

Dear Gregg:

In accordance with your request, I have caused a search to be performed of the land records, Circuit Court records, and other records of Montgomery County, Virginia, or such of them that may relate to the title and encumbrances thereon of the land referenced above and more particularly described below, commencing as of a date no less than sixty (60) years preceding the date hereof and continuing through August 3, 2025, and report the following matters:

LOCATION AND GENERAL DESCRIPTION OF LAND AS APPEARING FROM LAND RECORDS (the "Land"): All that certain parcel identified in the records of the Office of the Circuit Court of Montgomery County, Virginia, as Parcel 019104, containing 111.46 acres, more or less, which parcel was owned by the deceased, George William Teany. Reference is made to the joint Will of Ludlow Teany and Hattie J. Teany, dated July 22, 1916, and probated in the Office of the Clerk of the Circuit Court of Montgomery County, Virginia, March 2, 1918, at Will Book No. 13, Page 251, wherein there is "devised the farm on Meadowcreek in Auburn Magisterial District, Montgomery County, containing 124 acres, more or less, known as our 'Home Place' adjoining lands of Norwood Gibson, Thomas B. Roop, W.C. Williamson, and others to our son, George Teany," who was the father of the decedent, George William Teany, which parcel was inherited by George W. Teany pursuant to the Will of his father, George Teany, dated September 12, 1955,

M. Gregg Diamond, Esq.
August 20, 2025
Page 2

and probated in the office of the Clerk of the Circuit Court of Montgomery County at Will Book No. 28, Page 462. Note: no better description of this parcel was located of record.

Less and excepting therefrom, however, so much thereof which was conveyed by the following:

Certificate No. C 3993 dated August 3, 1962 and recorded among the Land Records of Montgomery County, Virginia in Deed Book No. 238, Page 48, which was acquired by the Commonwealth of Virginia for the construction, reconstruction, alteration and maintenance of Route 81, and described therein as follows:

Being as shown on Sheet No. 4 of the plans to be used for Route 81, State Highway Project 0081-060-101, RW-202, and lying on both sides of and adjacent to the Eastbound Lane survey centerline from the lands of Roy C. Gerald at approximate Station 718+75 (being the center of present Route 658) and including connection with Route 658 and containing 7.59 acres, more or less, land of which 0.29 acre is included in the existing right of way, and 7.30 acres, more or less, is additional land.

FEE SIMPLE TITLE TO THE LAND VESTED IN: Laura Teany Lehmann, formerly known as Laura Ellen Teany (sometimes hereinafter referred to as the "Current Owner").

REFERENCE TO DEED BY WHICH TITLE WAS ACQUIRED: Being the firstly-described parcel which by Deed dated August 15, 2002 and recorded among the Land Records of Montgomery County, Virginia as Instrument No. 2002011398, was granted and conveyed by William W. Peterman, Trustee of the George William Teany Testamentary Trust to Laura Ellen Teany (the "Title Deed"). Note: the Land was conveyed subject to a condition subsequent stated in the Title Deed providing that if the grantee were to convey all or any portion of the property thereby conveyed prior to her attaining the age of 25 years without the joinder of the Trustee in the deed of conveyance, that purported conveyance would divest her of the property interest purported to be conveyed; however, this condition subsequent has lapsed and became null and void upon Laura Ellen Teany's attaining the age of 25 years on January 4, 2005.

A. MORTGAGES OR DEEDS OF TRUST, ETC.: None.

Note: in order to insure leasehold title to Arcola Towers, LLC, however, the title insurance underwriter will require an affidavit in form and substance acceptable to it from the Current Owner confirming that there is no deed of trust or mortgage against the Land, whether recorded or unrecorded, and that there are no personal notes or obligations with respect to the Land which a mortgagee, lender or noteholder intends to be paid from proceeds payable to the Current Owner by the lessee of the intended tower site to be located upon the Land; the title insurance underwriter will also require an affidavit in form and substance acceptable to it from the Current Owner confirming the identity of all parties in possession to the Land and addressing any potential

M. Gregg Diamond, Esq.
August 20, 2025
Page 3

mechanics' lien matters.

B. OTHER LIENS OR ENCUMBRANCES OF RECORD: None.

C. REAL PROPERTY TAXES: Real property taxes have been paid in the amount of \$2,020.84 for the period from January 1, 2025 through June 30, 2025 and are next due on December 5, 2025 in the amount of \$2,020.84 for the period from July 1, 2025 through December 31, 2025.

D. EASEMENTS AND/OR RIGHTS-OF-WAY:

1. Possible effect of the right to construct, operate and maintain lines of telephone and telegraph, etc., as set forth in a Right of Way dated October 14, 1954 and recorded among the Land Records of Montgomery County, Virginia in Deed Book No. 190, Page 39, from George Teany, et ux. to The Chesapeake and Potomac Telephone Company of Virginia.

2. Right to install, maintain and renew guy wires and anchors, etc., as set forth in a Deed of Easement dated July 1, 1988 and recorded among the Land Records of Montgomery County, Virginia in Deed Book No. 631, Page 828, from George W. Teany and Susan C. Teany to Appalachian Power Company (note: this instrument refers to a R/W Map; however, that map was not recorded with this instrument and would need to be obtained from the Company).

3. Possible effect of the right to install, maintain and renew guy wires and anchors, etc., as set forth in an Agreement dated January 19, 1995 and recorded among the Land Records of Montgomery County, Virginia in Deed Book No. 866, Page 151, between George W. Teany and Susan T. Teany and Appalachian Power Company (note: this instrument refers to a R/W Map; however, that map was not recorded with this instrument and would need to be obtained from the Company).

4. Right to construct, operate, maintain, replace and remove a communication system, as set forth in a Deed of Easement dated July 29, 1998 and recorded among the Land Records of Montgomery County, Virginia in Deed Book No. 1035, Page 491, from George W. Teany to Bell Atlantic-Virginia (note: the approximate location of the 15-ft. wide easement being shown on the sketch attached thereto and recorded therewith).

5. Right to construct, install, improve, operate, inspect, use, maintain, repair or replace a water line and related improvements, as set forth in a Deed of Easement dated September 27, 2022 and recorded among the Land Records of Montgomery County, Virginia as Instrument No. 2023001744, from Laura Teany Lehmann, formerly known as Laura Ellen Teany to Montgomery County Public Service Authority (note: the 20-ft. wide and variable-width easement and 10-ft.

M. Gregg Diamond, Esq.
August 20, 2025
Page 4

wide and variable-width temporary construction easement, are shown on the plat attached thereto and recorded therewith).

E. PLAT EXCEPTION: None.

F. COVENANTS, CONDITIONS AND/OR RESTRICTIONS, OR OTHER MATTERS: None.

This letter expressly excludes any matters which would be disclosed by a current, accurate survey of the Land, and further excludes any question concerning the compliance of the Land, or any improvements thereon constructed, with any applicable governmental laws, ordinances, rules or regulations, including but not limited to any pertaining to subdivision, zoning, or building code requirements. This letter further excludes the effect of any matters which lie outside of the public records of Montgomery County, Virginia including but not limited to any bankruptcy matters, upon the title to the Land, and the rights of any tenants in possession under unrecorded leases. In preparing this letter, we have assumed the accuracy and completeness of the records and indices which we have caused to be examined.

By accepting this letter on behalf of Arcola Towers, you acknowledge that we have not been requested to arrange for the issuance of an owner's title insurance policy in its favor with respect to the Land. It is therefore expressly agreed that in consideration of the limited charges paid to Camden Title & Settlement Company, Inc. for this letter, any liability of Camden Title or James G. Prince on account of any negligent errors or omissions on their part with respect to the matters addressed herein shall be limited to the actual amount paid to Camden Title for this letter.

Pursuant to your request, we have enclosed our invoice for our preparation of this letter herewith for you to pay to us directly. We have also enclosed a copy of each of the instruments referenced in this letter.

Very truly yours,


James G. Prince, Pres.

JGP

Enclosure

One Drive(jim's documents):\Camden.Verizon\Diamond.Itr082025rev090525(Arcola Towers-Childress)(Site).doc

TOWER SITE - LEHMANN

Tax Parcel 019104

Jurisdiction: [Montgomery County](#)

Parcel ID: 019104

Tax Map ID: 104- A 79,77,78

Site Address: 3010 CURRIN LN, CHRISTIANSBURG

Deeded Acres: 111.462

Zone: A1

Owner(s): TEANY LAURA ELLEN, C/O LAURA TEANY LEHMANN

Mailing Address: 3010 CURRIN LN, CHRISTIANSBURG VA 24073

[Search Property Records](#)

Legal Information

Legal: MEADOW CREEK,

Subdivision Name:

Subdivision Lot:

Subdivision Block:

Platbook Page:

Deedbook: 2002

Deedpage: 011398

Tax District: MR

Neighborhood: MR332000

Land Value: \$908,500.00

Building Value: \$380,700.00

Total Value: \$1,289,200.00

Land Use Value: \$531,800.00

Sale Date: 15-AUG-02

Sale Price:

Stories: 1

Year Built: 1905

Rooms: 4

Bedrooms: 2

Full Baths: 1

Half Baths:

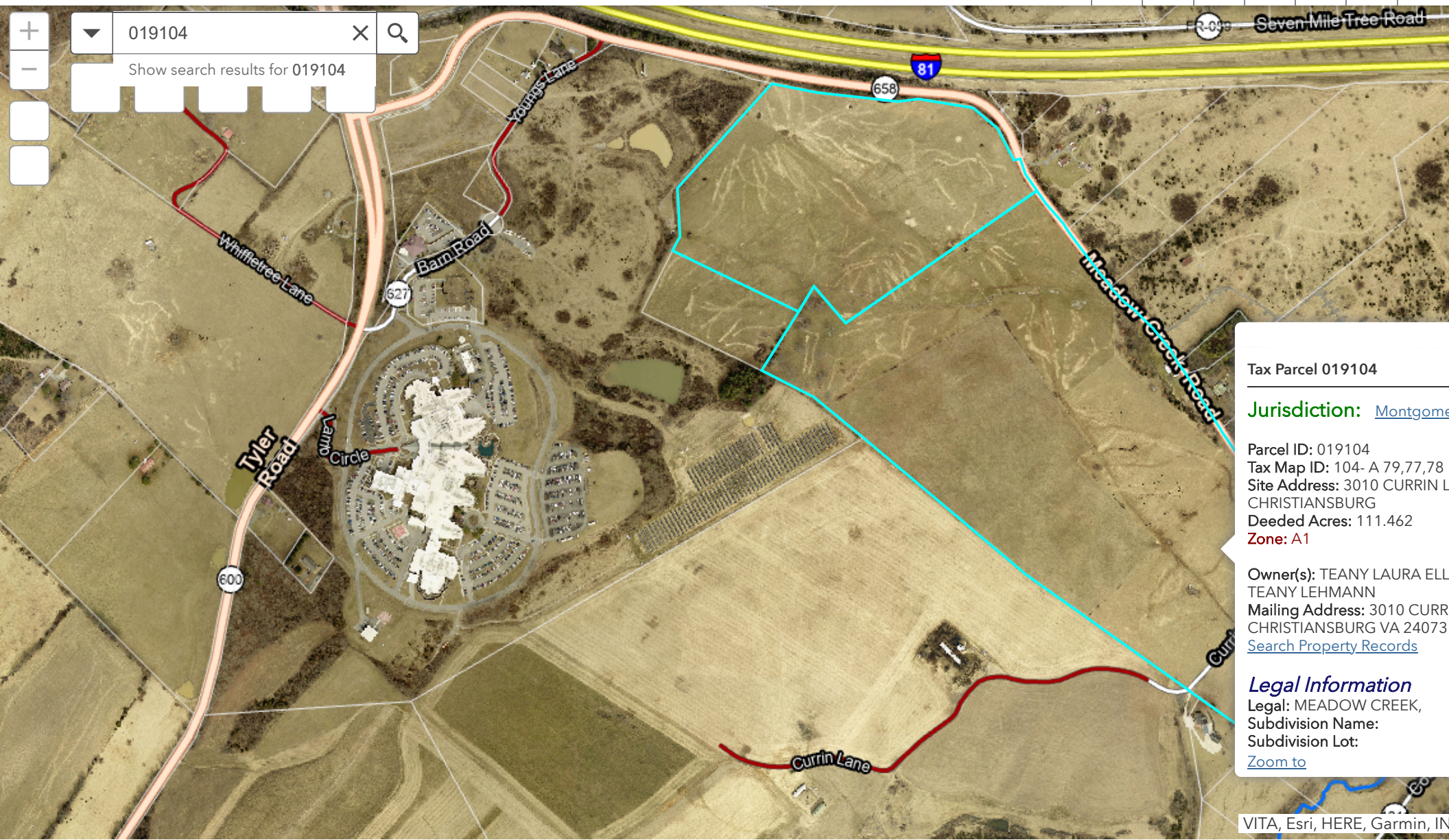
MGFA: 825

SFLA: 825

Business Name:

Classification: Agricultural (undeveloped) over 99 acres

Show search results for 019104



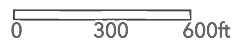
Tax Parcel 019104

Jurisdiction: [Montgomery County](#)

Parcel ID: 019104
 Tax Map ID: 104- A 79,77,78
 Site Address: 3010 CURRIN LANE
 CHRISTIANSBURG
 Deeded Acres: 111.462
Zone: A1

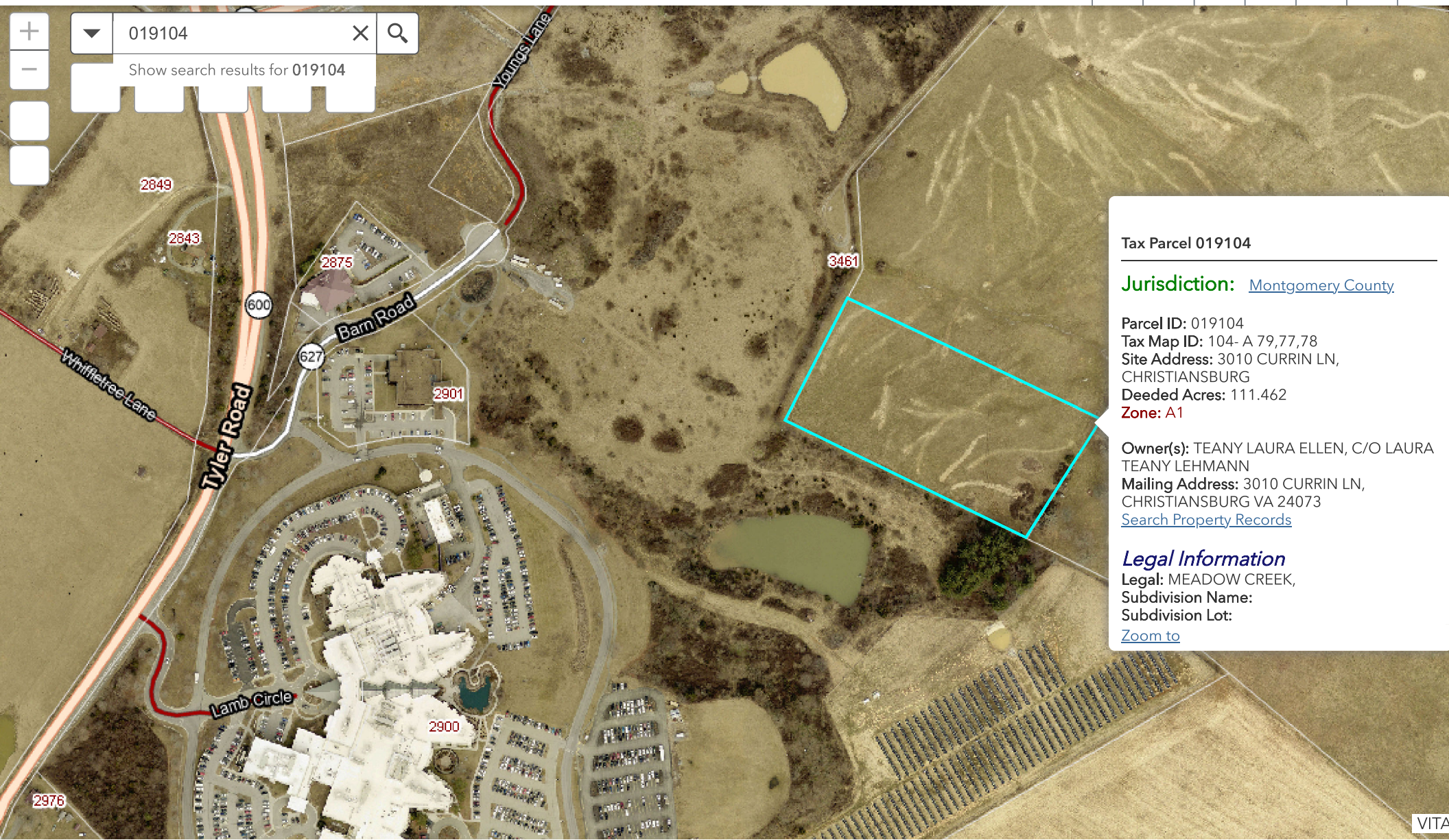
Owner(s): TEANY LAURA ELLIOTT
 TEANY LEHMANN
Mailing Address: 3010 CURRIN LANE
 CHRISTIANSBURG VA 24073
[Search Property Records](#)

Legal Information
 Legal: MEADOW CREEK
 Subdivision Name:
 Subdivision Lot:
[Zoom to](#)



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Show search results for 019104



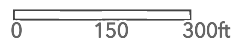
Tax Parcel 019104

Jurisdiction: [Montgomery County](#)

Parcel ID: 019104
Tax Map ID: 104- A 79,77,78
Site Address: 3010 CURRIN LN, CHRISTIANSBURG
Deeded Acres: 111.462
Zone: A1

Owner(s): TEANY LAURA ELLEN, C/O LAURA TEANY LEHMANN
Mailing Address: 3010 CURRIN LN, CHRISTIANSBURG VA 24073
[Search Property Records](#)

Legal Information
Legal: MEADOW CREEK,
Subdivision Name:
Subdivision Lot:
[Zoom to](#)



We, Leublow Peony and Mattie J. Peony, his wife, do hereby make this our last will and testament, hereby revoking all other wills heretofore made by either of us.

- (1) We direct that all our just debts and funeral expenses first be paid as soon as practicable after our decease.
- (2) We give and devise the farm on Meadow Creek in the Audrain Magisterial District of Montgomery County, containing 124 acres, more or less, and known as our "Home Place", adjoining the lands of Roswood Gibson, Thomas B. Peop, W. C. Williamson and others, to our son George Peony, subject to the conditions and limitations hereinafter imposed.
- (3) We give and devise to our daughter Naomi R. Peony the 10 acres situate on the Howley land, which is in the Audrain Magisterial District of Montgomery County, and this is to be in full of her part in our estate, as we consider the advance amount that has already been made to her, together with the above-normal 10 acres, are amply sufficient to cover her entire interest in our estate.
- (4) We direct that the said George Peony pay to our daughters Sadie Peony and Willie Peony the sum of \$1000.00 each, and that he execute to them his bonds for the same, which shall be without interest and are not to be paid earlier than five years from this date unless the George Peony so elects, and this amount is hereby made a charge on the 124 acres of land above devised to him until said amounts are fully paid.
- (5) All other real estate which either of us may own at the time of our death is hereby devised to our executor hereinafter named, who shall have the power to sell and convey and convey the same into cash as soon as practicable after our decease, or after the decease of the one who may own said real estate, if any other wills may own at our death.
- (6) We give and bequeath to our son George Peony three horses to be selected by him at the death of the said Leublow Peony.
- (7) We further direct that upon the death of either testator, then the other is to have a home and support from the 124 acres above devised.
- (8) It is our wish that the said Sadie Peony and Willie Peony shall have their home and support from said place until they are paid the \$1000.00 each bequeathed to them and while they are single.
- (9) This being a joint will and both testators being thoroughly advised and agreed upon the provisions hereof this will shall become irrevocable at the death of the first testator.
- (10) We hereby nominate our son George Peony as the executor of this our last will and testament and request that no pecuniary be required of him, - Given under our

See Deed Book
 #107, Page 351 for
 Settlement of Peony
 10-11-37.

WB 13-251

Reads and Seals this the 22nd day of July, 1916.
 Ludlow Peary (Seal)
 Hattie Peary (Seal)

Signed and acknowledged by the Said Ludlow Peary
 and Hattie J. Peary as their last will and testament in
 our presence who, in the presence of each other,
 Subscribed our names as witnesses.

R. S. Hoops
 Decker P. Johnson

Virginia, In the Clerk's Office of the Circuit Court of
 Montgomery County, March 2nd, 1918.

The paper purporting to be the last will and testament
 of Ludlow Peary, deceased, dated the 22nd day of July, 1916.
 Was produced in office by the executor therein named
 and proven by the oaths of R. S. Hoops and Decker P. Johnson
 the two subscribing witnesses thereto, who being duly
 sworn by me, testified that they were together and
 in the presence of each other and of the testator and
 testatrix at the time of the execution, acknowledgment
 and attestation of said will and signed their names
 as witnesses at the request of Ludlow Peary and
 Hattie J. Peary; whereupon said will is admitted to probate
 and ordered to be recorded as and for the last will
 and testament of Ludlow Peary deceased. And George
 Peary, the executor named in said will, made oath
 as the law directs and entered into bond in the penalty
 of \$3000.00, conditioned and payable according to law.
 (The will expressly provides that no security should
 be required) and said bond being acknowledged by
 the obligor is ordered to be recorded, and a Certificate
 is granted said George Peary for attaining probate of
 said will in due form of law.

Wats

H. A. Hatters etc

Will of Nancy Surface.

I, Nancy Surface, being of sound and disposing mind and
 memory, do make, declare and publish this to be my true last
 will and testament, and hereby ~~void~~ all other wills by me at any
 time made.

1. I desire all my just debts to be paid out of any property I may
 possess at my death.
2. I give and bequeath all my property and all that I may
 possess at my death, including any interest I may now have or
 may hereafter have in any property, real or personal, to Miss Flora
 Smith, daughter of Robert B. Smith of Childers, Montgomery County,
 Va., who has always been especially kind and considerate of me
 in my declining years.
3. I nominate and appoint C. W. Surface, of Christiansburg,

WB 28-462

LAST WILL AND TESTAMENT OF
George Teany

I, George Teany, a resident of Montgomery County, Christiansburg, Route 1, being of sound mind and disposing memory, do hereby make, publish, and declare this my Last Will and Testament, and I hereby expressly revoke any and all wills heretofore made by me at any time.

(1) I nominate and appoint George William Teany Executor of this, my Last Will and Testament, and request that no security be required of him as Executor;

(2) In the event that I predecease my beloved wife, Elizabeth Louise Teany, I bequeath to her what money I have on hand after the payment of my indebtedness. I also devise to her the right to live in my home during her lifetime and I give, bequeath, and devise to her one-third of the net income from my farm for and during her natural life;

(3) I nominate and appoint George William Teany Trustee of John Teany and require that no bond be required as such and that he not be required to make an accounting of any nature;

(4) All livestock and interest in livestock that I own at the time of my death, I bequeath to my eight (8) children, namely; Ludlow Teany, Paul Teany, Julia T. Bratton, Sara T. Duncan, Sallie Currin Teany, George William Teany, Mary Teany, and John Teany, and I specifically request that if it is possible so to do that my children agree upon the fair evaluation of the said livestock at the time and to allow George William Teany to purchase the same and divide the money equally, the said George William Teany to hold the 1/8th thereof for the support and maintenance of John Teany;

George Teany

5142

(5) The stock that I own in The First and Merchants National Bank of Radford, Virginia, and Mitchell Sales Company, Inc., and any other stocks I own at the time of my death I direct my Executor to sell the same to the best advantage, either publicly or privately, and from the proceeds thereof to divide the money between Ludlow Teany, Paul Teany, Julia T. Bratton, and Sara T. Duncan;

(6) I bequeath all land that I own at the time of my death to George William Teany subject, however, to the rights of my beloved wife hereinbefore stipulated, if I predecease her, subject to the following charges for the following reasons: I have heretofore advanced to four of my children, namely: Ludlow Teany, Paul Teany, Julia T. Bratton, and Sara T. Duncan the sum of Fifteen Hundred Dollars (\$1500.00) each:

(a) Within 5 years after the date of my death George William Teany is to pay to Mary Teany the sum of \$2,000.00 without interest;

(b) Within 5 years after the date of my death, George William Teany is to pay to Sallie Currin Teany the sum of \$2,000.00 without interest;

(c) The devise of my land to George William Teany is subject to the right of John Teany to live in and have a home for and during his natural life, and the said George William Teany, from the operation of the land herein devised to him, is to furnish reasonable maintenance and support to the said John Teany.

(7) I hereby bequeath to George William Teany all farm machinery and equipment owned by me at the time of my death.

Signed, sealed, published and declared as and for the last Will and Testament of the Testator, who is above the

George Teany

Received from George William Teany the sum of \$2,000.00 on the 17th day of February 1912 the sum of \$2,000.00 under clause 6 of the will of Mary T. Patterson
Received from George William Teany the sum of \$2,000.00 on the 14th day of February 1912 the sum of \$2,000.00 under clause 6 of the will of Mary T. Patterson
Received from George William Teany the sum of \$2,000.00 on the 14th day of February 1912 the sum of \$2,000.00 under clause 6 of the will of Mary T. Patterson

age of 21 years and of sound mind on this the 12th day of
September, 1955.

Alvira Leamy (SEAL)

We, the undersigned subscribing witnesses, hereunto
affix our signatures as such at the request of the testator,
he being then over the age of 21 years, and of sound mind,
the said testator and subscribing witnesses signing in the
presence of each other, each affixing his signature in the
joint and several presence of each other, on this 12th day
of September, 1955.

W. S. Rook

J. H. Rangel

VIRGINIA, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF MONTGOMERY, 10TH DAY OF JULY, 1978.

RE: GEORGE TEANY,
Deceased

PROBATE OF WILL AND
QUALIFICATION OF EXECUTOR(S)

A paper writing bearing date the 12th day of September, 1955, purporting to be the will of George Teany, deceased, was this day presented in said office by George William Teany, the Executor(s) named therein, and offered for probate.

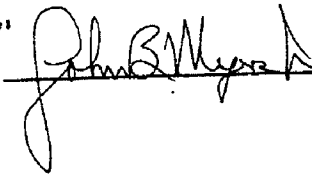
It appearing that George Teany resided in the County of Montgomery, within the jurisdiction of this court, and that he died July 5, 1978, Helen H. Rangeley, one of the subscribing witnesses to said paper writing, being first duly sworn, deposed and said that she and W. S. Roop, the other subscribing witness(es) thereto, were present together at the same time and in the presence of George Teany, when he, the testator, signed the said paper writing and acknowledged it to be his will, and that they, at his request, in his presence and in the presence of each other, signed their names thereto as subscribing witnesses; and that the testator was at that time over eighteen years of age and capable of making a will.

Thereupon the said paper writing dated September 12, 1955 consisting of three typewritten pages, is established and adjudged to be the last will and testament of George Teany, deceased, and is ordered to be recorded as such.

Thereupon George William Teany, the Executor(s) named therein, asked permission to qualify as such, whereupon, such permission being granted, he appeared, made oath as the law directs, and entered into and acknowledged a bond as such Executor(s) in the penalty of \$10,000.00, payable and conditioned according to law, but without security, the will requesting that none be required.

And certificate is granted George William Teany for obtaining a probate of the said will of George Teany, deceased, in due form.

Teste:

 Clerk

Virginia:

In the Clerk's Office of the Circuit Court of the County of Montgomery

Estate of George Teany, deceased.

I, the undersigned, who this day qualified before the Clerk of the Circuit Court of the County of Montgomery as Executor of the estate of

George Teany, deceased, late of the County of Montgomery

Virginia, on my oath do say that I/we have made diligent inquiry and that I/we believe the following to be a true and correct list together with the ages and the addresses of the heirs of my/our decedent George Teany who died testate on July 5, 1978

LIST OF HEIRS

| NAME | Approximate AGE | Relationship | ADDRESS |
|------------------------|-----------------|--------------|----------------------------|
| Elizabeth Louise Teany | 75 | Wife | Rt. 1, Christiansburg, Va. |
| Albert Ludlow Teany | 57 | Son | Rt. 1, Radford, Va. |
| Julia T. Bratton | 52 | Daughter | Rt. 1, Christiansburg, Va. |
| Sara T. Duncan | 49 | Daughter | Rt. 3, Christiansburg, Va. |
| Sallie T. Boles | 46 | Daughter | Roanoke, Va. |
| George William Teany | 44 | Son | Rt. 1, Christiansburg, Va. |
| Mary T. Peterman | 38 | Daughter | Rt. 1, Christiansburg, Va. |
| John Teany | 35 | Son | Rt. 1, Christiansburg, Va. |
| Sharon Teany | 21 | G-Daughter | Christiansburg, Va. |
| Paul Teany, Jr. | 17 | G-Son | Christiansburg, Va. |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Given under my hand this 10th day of July 1978

x [Signature] Executor

Executed and sworn to before me this 10th day of July 1978

Subscribed and sworn to before me this 10th day of July 1978

[Signature] Clerk

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF MONTGOMERY, 10TH DAY OF JULY, 1978.

The foregoing List of Heirs was this day presented in said Office and admitted to record.

Teste: [Signature] Clerk.

5143

under the provisions of Article 2, Chapter 4 of Title 55 of the 1950 Code of Virginia, except insofar as otherwise herein provided:

1. Exemptions waived.
2. Subject to all upon default.
3. Renewal or extension permitted.
4. Insurance required - as much as the debt secured hereby.
5. Right of anticipation reserved.
6. Advertisement required - any foreclosure sale made hereunder shall be

Made to the highest bidder at public auction in front of the premises after twenty (20) days advertisement by handbills posted at five (5) or more places in Montgomery County, Virginia. Such sale shall be on such terms as the Trustee or the one acting in his sole judgment shall deem best.

WITNESS the following signatures and seals the day and year first herein-above written.

LILA A. ALTIZER (SEAL)
Lila A. Altizer

STATE OF VIRGINIA

COUNTY OF MONTGOMERY, to-wit:

I, A. Clifton Gray, a Notary Public in and for the County aforesaid, in the State of Virginia, do hereby certify that Lila A. Altizer, widow, whose name is signed to the foregoing writing bearing date on the 12th day of October, 1962, has this day personally appeared before me and acknowledged the same before me in my County and State aforesaid.

My commission expires on the 9th day of January, 1965.

Given under my hand this 15th day of October, 1962.

A. CLIFTON GRAY
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Montgomery County 16th day of October, 1962.

The foregoing deed was this day presented in said Office and with certificate annexed admitted to record at 1:55 o'clock P.M.

Tests:

A. B. CORRELL, Clerk

By *[Signature]*, D.C.

GEORGE TEANY ET AL
TO CERTIFICATE
COMMONWEALTH OF VIRGINIA
No. C 3993

238-48

\$3,845.00

This is to certify that \$3,845.00 is estimated by the State Highway Commissioner of Virginia to be the fair value of the land hereinafter described, or interest therein, and damages to the remainder, if any, owned in whole or in part by George Teany and Elizabeth L. Teany, his wife, which the said State Highway Commissioner of Virginia has directed to be taken in conjunction with the construction, reconstruction alteration or maintenance of Route 81, a Limited Access Highway, as defined by Section 33-37, Code of Virginia of 1950, as amended, identified as Project 0081-060-101, RW-202, as shown on Sheet 4 & 4A of plans for said Project on file with the Virginia

Encl. & attached to Dept. of Highways, Richmond, Va. 11/7/62

Department of Highways. The amount above specified, or so much thereof as may be directed by the Court, will be paid by the State Treasurer of Virginia, pursuant to the order of the Circuit Court of Montgomery County, as provided by Title 33, Chapter 1, Article 5 of the 1950 Code of Virginia, as amended. The land, or interest therein, taken lies in Auburn Magisterial District of Montgomery County, and is described as follows:

Being as shown on Sheet No. 4 of the plans to be used for Route 81, State Highway Project 0081-060-101, RW-202, and lying on both sides of and adjacent to the Eastbound Lane survey centerline from the lands of Theodore Gibson, at approximate Station 709+60 to the lands of Roy C. Gerald at approximate Station 718+75 (being the center of present Route 658) and including connection with Route 658 and containing 7.59 acres, more or less, land of which 0.29 acre is included in the existing right of way, and 7.30 acres, more or less, are additional land, and being a part of the same lands acquired by the landowner from Will of Ludlow Teany and Hattie J. Teany, Will Book 13, Page 251, dated July 22, 1916, in the office of the Clerk of the Circuit Court of said County.

For a more particular description of the land, or interest therein, taken reference is made to photo copy of said Sheets 4 & 4A, showing outlined in RED the land taken in fee simple, which photo copy is hereto attached as a part of this Certificate and recorded simultaneously herewith in the State Highway Plat Book. Dated at Richmond, Virginia; August 3, 1962

H. H. HARRIS
State Highway Commissioner of
Virginia

Countersigned:

FRANK B. MILLER, JR.
Asst. Treasurer of Virginia

STATE OF VIRGINIA

City of Richmond, To-wit:

I, Josephine M. Harris, a Notary Public in and for the City aforesaid, in the State of Virginia, do certify that H. H. Harris, State Highway Commissioner, and Frank B. Miller, Jr., Asst. Treasurer of Virginia, whose names are signed to the foregoing writing bearing date on the 3 day of August, 1962, have acknowledged the same before me in the City aforesaid.

My term of office expires My Commission Expires September 9, 1963.

Given under my hand this 6 day of August, 1962.

JOSEPHINE M. HARRIS
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Montgomery County 17th day of October, 1962.

The foregoing Certificate was this day presented in said Office and with certificate annexed admitted to record at 9:30 o'clock A.M.

Teste:

A. B. CORRELL, Clerk

By *Richard L. ...*; D.C.

011398

THIS DEED is made and entered into this 15th day of August, 2002, by and between WILLIAM W. PETERMAN, Trustee of the George William Teany Testamentary Trust, grantor and party of the first part, and LAURA ELLEN TEANY, grantee and party of the second part;

W I T N E S S E T H :

Recitals

1. George William Teany died testate November 25, 2001, seized and possessed of certain real property and interests in real property more particularly described below.

2. In accordance with George William Teany's Will, duly probated in the Office of the Clerk of the Circuit Court of Montgomery County, Virginia, January 16, 2002, inasmuch as Laura Ellen Teany had not at the time of the decedent's death attained age twenty-five (25), title to the hereinbelow described real property vested in the Trustee of the George William Teany Testamentary Trust.

3. Laura Ellen Teany, born January 4, 1980, has not attained age twenty-five (25) as of the date of this instrument.

4. William W. Peterman duly qualified as Trustee of the George William Teany Testamentary Trust August 14, 2002.

5. The powers conferred upon the Trustee herein extend to the power to convey the real property of the Trust.

6. The Trustee has determined that it is appropriate to make the conveyance provided by this instrument in furtherance of the purposes of the George William Teany Testamentary Trust, upon the conditions set out herein.

7. Laura Ellen Teany executes this instrument to demonstrate her assent to this conveyance and to the conditions upon which it is made. Further, by her execution of this instrument, for herself, her heirs, successors, executors, and assigns, she expressly waives

104 A 79, 77, 78
118 A 53
119 A BA
119 A A 12
119 A A 11

Va. Code 58-1-8(A)(3)

GOLDBLITH &
ANDERSON
ATTORNEYS AT LAW
P O BOX 692
RADFORD VIRGINIA
24141
540-639-3953

and releases the grantor, his heirs, successors, executors, and assigns, from any and all liability attributable to or in any part founded upon his conveyance of the hereinbelow described property to the grantee upon the terms and conditions provided herein.

NOW, THEREFORE, in and for the consideration of the recitals set forth above, and for other good and valuable consideration, the party of the first part does hereby BARGAIN, SELL, GRANT, and CONVEY with Special Warranty of Title, but subject to the conditions set out herein, unto the party of the second part, all those certain parcels and tracts of real property, situated in Montgomery County, Virginia, more particularly described as follows:

PARCEL NO. 1

All that certain parcel identified in the records of the Office of the Clerk of the Circuit Court of Montgomery County, Virginia, as Parcel 019104 containing 111.46 acres, more or less, which parcel was owned by the deceased George William Teany. Reference is made to the joint Will of Ludlow Teany and Hattie J. Teany, dated July 22, 1916, and probated in the Office of the Clerk of the Circuit Court of Montgomery County, Virginia, March 2, 1918, at Will Book 13, Page 251, wherein, there is "devised the farm on Meadowcreek in Auburn Magisterial District, Montgomery County, containing 124 acres, more or less, known as our 'Home Place' adjoining lands of Norwood Gibson, Thomas B. Roop, W. C. Williamson, and others to our son, George Teany," who was the father of the decedent, George William Teany, which parcel was inherited by George W. Teany pursuant to the Will of his father, George Teany, dated September 12, 1955, and probated in the Office of the Clerk of the Circuit Court of Montgomery County at Will Book 28, Page 462.

PARCEL NO. 2

That certain parcel containing 51 3/4 acres, more or less, which is more particularly described as follows, to-wit:

BEGINNING in the center of the Snowville Road at the corner of William Chandler's land and running thence, with two of his lines, N. 25 W. 27 rods to a stake on a ridge, thence N. 27 W. 65-1/4 rods to a post, in a line of Frank Moore's land; thence, with his line N. 39-1/2 E. 69-1/2 rods to the center of the Radford Road; thence, with same S 25-1/2 E. 24-1/2 rods; thence S. 5-1/2 E. 10 rods to a white oak on the east side of the road; thence S. 29 E. 7-1/6 rods to a white oak on the west side of the road; thence S. 69-1/2 E. 27-3/4 rods to the center of the road; thence with the center thereof S. 52-1/2 E. 23 rods; thence S. 50-1/2 E. 29-3/4 rods to the center of the cross roads; thence with the

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24141
540-639-3863

center of the Snowville Road in a southeasterly direction 102-1/4 rods to the BEGINNING.

BEING THE SAME PROPERTY which was conveyed to Susan C. Teany, by deed dated October 10, 1986, recorded October 14, 1986, in the Office of the Clerk of the Circuit Court of Montgomery County, Virginia, at Deed Book 550, Page 763, and which was devised by Susan C. Teany by her Will probated November 25, 1996, in the Office of the Clerk of the Circuit Court of Montgomery County at Will Book 49, Page 299, to her husband, George W. Teany. It is identified in the records of Montgomery County as parcel of 51.12 acres as Parcel 000723.

PARCEL NO. 3

All that certain lot or parcel of land, with all improvements thereon and appurtenances thereunto belonging, situate, lying and being on the easterly side of Virginia State Route No. 8 in the Riner Magisterial District of Montgomery County, Virginia, more particularly bounded and described as follows, to-wit:

BEGINNING at an iron rod situate in the easterly line of Virginia State Route 8 at a corner to the lands of Vernon Alton Clower et al; thence with the easterly line of Route 8 N 13° 00' E 243.10 feet to a pipe; thence N 69° 04' 07" E 164.00 feet; thence N 46° 24' 39" E 48.82 feet to an iron rod; thence N 0° 33' 11" E 13.47 feet to an iron rod; thence N 73° 20' 07" W 38.18 feet to an iron rod; thence N 12° 48' 54" E 158.58 feet to an iron pipe; thence due East 495.77 feet to an iron pipe; thence S 7° 07' E 376.30 feet to an iron pipe; thence S 80° 15' W 795.84 feet to the place of BEGINNING containing an area of 6.30 acres, more or less, pursuant to a plat prepared by Collin E. Farmer, C.L.S., dated May 7, 1977, and revised August 13, 1977. A copy of said plat is of record in the Office of the Clerk of the Circuit Court of Montgomery County at Plat Book 9, Page 22.

BEING THE SAME PROPERTY which was conveyed to Susan C. Teany, by deed dated October 19, 1977, from Sadie Dulaney Altizer, recorded in the Office of the Clerk of the Circuit Court of Montgomery County in Deed Book 391, Page 863, which was devised to Susan C. Teany's husband, George William Teany, by her Will probated November 25, 1996, in the Office of the Clerk of the Circuit Court of Montgomery County at Will Book 49, Page 299.

PARCEL NO 4

All those certain lots or parcels of land, located in the Auburn Magisterial District, Montgomery County, Virginia, and more particularly designated and described as follows, to-wit:

BOUNDED on the West by the T. H. Caldwell land; on the North by the old highway, now #704; bounded on the east by the old highway, now #671, and on the South by the Methodist Parsonage.

AND BEING Lot #1 containing one-fourth (1/4) of an acre, Lot #3 containing four hundred eighty (480) square yards

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24141
540-889-3853

(25 x 170 feet), and Lot #4 containing one-fourth (1/4) of an acre.

BEING THE SAME PROPERTY conveyed unto Susan Caldwell Teany, by deed dated September 14, 1990, from Elva Altizer Caldwell, recorded in the Office of the Clerk of the Circuit Court of Montgomery County September 14, 1990, at Deed Book 689, Page 159.

SUBJECT NONETHELESS, to the life estate reserved to Elva Altizer Caldwell in the September 14, 1990, deed described herein.

PARCEL NO. 5

All those certain lots or parcels of land, located in Montgomery County, Virginia, and more particularly designated and described as follows, to-wit:

BEGINNING at a corner in State Highway Number 8 at the intersection of the old road leading into the village of Riner and bounded on the North by this old road and on the East by a lot belonging to N. H. Basham and the Methodist parsonage lot and on the south by the Riner-Childress road or highway and cornering with the intersection of said road and State Highway Number 8 and with State Highway #8 on the West to the Beginning.

BEING THE SAME PROPERTY conveyed unto Susan Caldwell Teany, by deed dated September 14, 1990, from Elva Altizer Caldwell, recorded in the Office of the Clerk of the Circuit Court of Montgomery County September 14, 1990, at Deed Book 689, Page 161.

SUBJECT NONETHELESS, to the life estate reserved to Elva Altizer Caldwell in the September 14, 1990, deed described herein.

This conveyance is made upon the condition subsequent that if the grantee makes a voluntary conveyance of all or any portion of the property hereby conveyed at any time before she shall have attained age twenty-five (25) and the grantor or his successor in office does not execute the instrument of conveyance in such a manner as clearly to demonstrate his assent thereto, then the purported conveyance shall divest the grantee herein of the property interest purported to be conveyed. This condition subsequent shall lapse and be of null effect when the grantee attains age twenty-five (25) or earlier dies.

This conveyance is made subject to such easements, rights of way, conditions, restrictions, and other matters as may lawfully affect the property conveyed hereby.

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ATTORNEYS AT LAW
P. O. BOX 982
RADFORD VIRGINIA
24141
540-639-3953

WITNESS the following signatures and seals:

William W. Peterman (SEAL)
WILLIAM W. PETERMAN, Trustee of
the George William Teany
Testamentary Trust

Laura E. Teany (SEAL)
LAURA ELLEN TEANY

STATE OF VIRGINIA
CITY/COUNTY OF Radford, TO-WIT:

The foregoing instrument was acknowledged before me this 15
day of August, 2002, by WILLIAM W. PETERMAN, Trustee of the
George William Teany Testamentary Trust.

My commission expires: 3.31.02

Don Anderson
Notary Public

STATE OF VIRGINIA
CITY/COUNTY OF Radford, TO-WIT:

The foregoing instrument was acknowledged before me this 15
day of August, 2002, by LAURA ELLEN TEANY.

My commission expires: 3.31.02

Don Anderson
Notary Public

VIRGINIA: In the Office of the Circuit Court of Montgomery County
16 day of Aug, 2002. The foregoing
instrument was this day presented in said Office and with certificate
annexed admitted to record at 12:39 o'clock P M

Teste:
By Dianna Doughty ALLAN C. BURKE, CLERK
D.C.

GOLDSMITH &
ANDERSON
ATTORNEYS AT LAW
P O BOX 682
RADFORD VIRGINIA
24141
540-639-3953

State of Virginia, and upon and along the roads, streets or highways adjoining the said property; to permit the attachment of the wires of any other Company or person; to trim any trees along said lines so as to keep the wires cleared at least ___ with the further right to cut down all trees that interfere with, or which in falling might damage, said lines; to erect and set the necessary guy and brace poles and anchors and to attach thereto and to trees the necessary guy wires; said sum being received in full payment therefor.

This easement covers the overhang of wire only.

P. O. Cambria, Va.

WITNESS our hands and seal this 25th day of June, A. D., 1954.

WATSON LINKOUS (SEAL)

BESSIE LINKOUS (SEAL)

State of Virginia, County of Montgomery, to wit:

I, George M. Holmes, a Notary Public of the State of Virginia in and for the County aforesaid, do hereby certify that Watson Linkous and Bessie Linkous, whose names are signed to the within writing bearing date on the 25th day of June, 1954, have acknowledged the same before me in my County and State aforesaid.

Given under my hand on this 25th day of June, 1954.

GEORGE M. HOLMES

My Commission Expires November 20, 1957

VIRGINIA: In the Clerk's Office of the Circuit Court of Montgomery County 22nd day of October, 1954.

The foregoing deed was this day presented in said Office and with certificate annexed admitted to record at 8:40 o'clock A. M.

Teste:

A. B. CORRELL, Clerk

By *[Signature]*, D. C.

GEORGE TEANY ET AL
TO RIGHT OF WAY
THE C & P TELEPHONE CO. OF VA.

190-39

\$1.00 RECEIVED OF THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, One and No/100 Dollar, in consideration of which we hereby grant unto said Company, its successors and assigns, the right to construct, operate and maintain its lines of telephone and telegraph, including the necessary poles, cables, wires and fixtures upon, over and across the property which we own, or in which we have any interest, in the District of Auburn, County of Montgomery, and State of Virginia, and upon and along the roads, streets or highways adjoining the said property; to permit the attachment of the wires of any other Company or person; to trim any trees along said lines so as to keep the wires cleared at least 5' with the further right to cut down all trees that interfere with, or which in falling might damage, said lines; to erect and set the necessary guy and brace poles and anchors and to attach thereto and to trees the necessary guy wires; said sum being received in full payment therefor.

The right to place 1 anchor guy on A. E. F. Co. poles

P. O. Rt. 1 Christiansburg, Va.

*Not recorded to
the C & P Telephone Co.
Remond, Va.
11/28/54*

WITNESS our hands and seal this 14th day of October, A. D., 1954.

GEORGE TEANY (SEAL)

MRS. GEORGE TEANY (SEAL)

State of Virginia, County of Montgomery, to wit:

I, George M. Holmes, a Notary Public of the State of Virginia in and for the County aforesaid, do hereby certify that George Teany and Mrs. George Teany, whose names are signed to the within writing bearing date on the 14th day of October, 1954, have acknowledged the same before me in my County and State aforesaid.

Given under my hand on this 14th day of October, 1954.

GEORGE M. HOLMES

VIRGINIA: In the Clerk's Office of the Circuit Court of Montgomery County 22nd day of October, 1954.

The foregoing deed was this day presented in said Office and with certificate annexed admitted to record at 9:40 o'clock A. M.

Teste:

A. B. CORRELL, Clerk

By *Russell J. ...* D. C.

*See recorded to
The C & P Telephone Co.
Roanoke, Va.
11/12/54*

D. Q. QUESSINBERRY ET AL.

TO RIGHT OF WAY

THE C & P TELEPHONE CO. OF VA.

\$1.00 RECEIVED OF THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, One and No/100 Dollar, in consideration of which we hereby grant unto said Company, its successors and assigns, the right to construct, operate and maintain its lines of telephone and telegraph, including the necessary poles, cables, wires and fixtures upon, over and across the property which we own, or in which we have any interest, in the District of Blacksburg, County of Montgomery, and State of Virginia, and upon and along the roads, streets or highways adjoining the said property; to permit the attachment of the wires of any other Company or person; to trim any trees along said lines so as to keep the wires cleared at least 5' with the further right to cut down all trees that interfere with, or which in falling might damage, said lines; to erect and set the necessary guy and brace poles and anchors and to attach thereto and to trees the necessary guy wires; said sum being received in full payment therefor.

This easement covers the placement of 1 pole.

P. O. Rt. 1 Goodwins Ferry, Va.

WITNESS our hands and seal this 7th day of October, A. D., 1954.

D. Q. ^{His Mark} X QUESSINBERRY (SEAL)

LOMIE E. QUESSINBERRY (SEAL)

State of Virginia, County of Montgomery, to wit:

I, George M. Holmes, a Notary Public of the State of Virginia in and for the County aforesaid, do hereby certify that D.Q. Quessinberry and Lomie E. Quessinberry, whose names are signed to the within writing bearing date on the 7th day of October, 1954, have acknowledged the same before me in my County and State aforesaid.

Given under my hand on this 7th day of October, 1954.

GEORGE M. HOLMES

My Commission Expires November 20, 1957

APCO
P.O. Box 2021
Roanoke 24022
1-3-89

828

631-828

Form No. GRW 105-AP (Rev. 4-79)
DEED OF EASEMENT

Eas. No. 82 R/W Map No. 3780-457
W.O. No. 745-0011 Job No. 88-7624 Prop. No. 1

THIS INDENTURE WITNESSETH: that for and in consideration of \$ 1.00

cash in hand paid, GEORGE W. TEANY AND SUSAN C. TEANY
His wife being the owners of a certain parcel of land situated in RIVER

District of MONTGOMERY County, Virginia, and described as BOUNDED BY
THE NORTH - STATE RT 677, STATE RT 658, EAST - DANN SHAWER,
SOUTH - H. R. HARTWELL, WEST - BUG HOLE,

herby grant to Appalachian Power Company, its successors and assigns, the right to install, maintain and renew upon said land _____ guy wires and anchors and stulls and brace poles; also the right to trim any trees on said land that may endanger the safety of the electric line constructed adjacent thereto.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1 day of JULY, 19 88.

George W. Teany (SEAL)
Susan C. Teany (SEAL)

STATE OF VIRGINIA
COUNTY OF MONTGOMERY

To-wit:

The foregoing instrument was acknowledged before me this 1 day of JULY

19 88, by GEORGE W. TEANY AND
SUSAN C. TEANY

My Commission expires:
7-31-92

Robert Wade Kirby
Notary Public in and for the County and State aforesaid

(For W. Va. Only)
DECLARATION OF CONSIDERATION OF VALUE

Under the penalties of fine and imprisonment as provided by law the undersigned (grantee) hereby declares the total consideration for the property transferred by this document is (\$ _____).

Given under my hand this _____ day of _____ 19 _____
APPALACHIAN POWER COMPANY

By _____

(For W. Va. Only)
THIS INSTRUMENT PREPARED

By _____

APPALACHIAN POWER CO.
ROANOKE REAL ESTATE OFFICE
Checked by NJK Dated by NJK
11-3-88 11-9-88

41

VIRGINIA, In the Office of the Circuit Court of Montgomery County
15th day of November, 1988. The foregoing
instrument was this day presented in said Office and with certificate
annexed admitted to record at 11:48 o'clock A.M.

Teste: JOHN B. MYERS, JR., CLERK
By *[Signature]* D.C.

Recorded in Deed Book No. 631
Page 328 Circuit Court Clerk's
Office, Montgomery County, Virginia

| | |
|-------------------------------|----------|
| State Tax (039) | \$ _____ |
| County Tax (213) | \$ _____ |
| Transfer Fee (212) | \$ _____ |
| Clerk's Fee (301) | \$ _____ |
| Plats (301) | \$ _____ |
| Ad. St. Tax 58.1-402(a)(3)(B) | \$ _____ |
| Local 58.1-402(a) (2)(C) | \$ _____ |
| Local 58.1-402(a) (2)(D) | \$ _____ |
| Total | \$ _____ |

31 MKS
M/O

Form No. GRW 105-AP (Rev. 1-64)
DEED OF EASEMENT

866-151

Est. No. 113 RAW Map No. 3780-457
W.O. No. 245-5011 Job No. 95-68 Prop. No. 1

THIS AGREEMENT WITNESSETH: that for and in consideration of \$ ONE (1.00) DOLLAR cash in hand paid, GEORGE W. TEANY AND SUSAN C. TEANY,
HIS WIFE, being the owners of a certain parcel of land situated in RIVER
District of MONTGOMERY County, _____ Virginia, and described as FOLLOWS:
BOUND ON THE NORTH BY RTE. 65B; ON THE EAST BY:
RTE. 65B; ON THE SOUTH BY: RTE. 67; ON THE
WEST BY: CHILDRESS FARMS

hereby grant _____ to Appalachian Power Company, its successors and assigns, the right to install, maintain and renew upon said land _____, guy wires and anchor and stubs and brace poles; also the right to cut, trim and/or otherwise control any trees or brush on said land that may endanger the safety of the electric line constructed adjacent thereto.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of JANUARY, 19 95.

George W. Teany (SEAL)
Susan C. Teany (SEAL)

STATE OF VIRGINIA)
COUNTY OF MONTGOMERY) To-wit:

The foregoing instrument was acknowledged before me this 19th day of JANUARY, 19 95, by GEORGE W. TEANY AND SUSAN C. TEANY

My Commission expires: 12/31/99
Wm. J. Adams
Notary Public for the County and State aforesaid

(For W. Va. Only)
DECLARATION OF CONSIDERATION OF VALUE
Under the penalties of fine and imprisonment as provided by law the undersigned (grantor) hereby declares the total consideration for the property transferred by this document is (\$ _____).
Given under my hand this _____ day of _____, 19 _____.

(For W. Va. Only)
THIS INSTRUMENT PREPARED
By _____

APPALACHIAN POWER COMPANY, County
VIRGINIA: In the Office of the Circuit Court of _____ County
day of Jan, 1995, the foregoing
instrument was this day presented in said Office and with certificate
annexed admitted to record at 10:04 o'clock A 01/20/95
Telle: ALLAN C. DURKE, CLERK
BOOK 866 PAGE 151

APPALACHIAN POWER CO.
NOTARY PUBLIC
W. VA.
2/13/95

1618-98

THIS INSTRUMENT PREPARED BY BELL ATLANTIC-VA. 4843 OAKLAND BLVD. ROANOKE, VA. Form #1 24012

This Deed of Easement, made this 29th day of JULY, 1998 Between BELL ATLANTIC-VA. hereinafter called "GRANTEE" and GEORGE W. TEANY 3010 CURRIE LANE successors or assigns hereinafter called "GRANTOR"

WITNESSETH

Received of the BELL ATLANTIC-VIRGINIA, one dollar (\$1.00) in consideration of which the undersigned hereby grant and convey unto said Company, its successors, assigns, lessees and agents, a right of way and easement to construct, operate, maintain, replace and remove a communication system consisting of such poles, fixtures, guys, anchors, wires, cables, buried cables, buried wires, posts, terminals, location markers and other appurtenances, as the grantees may from time to time require, upon, under, across, and over the land which the undersigned own or in which the undersigned have any interest; said land being located in the _____ of _____ County of MONTGOMERY, and State of Virginia, and upon, under, along and over the roads, streets and highways adjoining the said land, together with the following

rights: Of ingress and egress over, under and across the lands of the undersigned to and from said systems for the purpose of exercising the rights herein granted; to open and close fences, cut down and keep cut down all trees and undergrowth within _____ feet of said system; and to permit the attachment of and to carry in said system the wires, cables, circuits and appurtenances of any other Company, including all electric wires. Said easement being located and described on said land as follows:

PLACE TELEPHONE CABLE AND ASSOCIATED EQUIPMENT WITHIN A 15 FT WIDE BELL ATLANTIC RIGHT-OF-WAY AND EASEMENT REFER TO THE SPECIFIC ATTACHED TO AND MADE A PART OF THIS RIGHT-OF-WAY AGREEMENT

Witness my hand and seal this 29th day of JULY, 1998

X George W. Teany (Seal) Grantor

(Seal)

State of Virginia, COUNTY of MONTGOMERY

To Wit: BERNARD MASON, Notary of the State of Virginia in and for the County of _____ aforesaid, do hereby certify that GEORGE W. TEANY

whose name WAS signed to the within writing bearing date on the 29th day of JULY, 1998 has acknowledged the same before me in my _____ and State aforesaid.

Given under my hand this 29th day of JULY, 1998

B. Mason Notary Public

My commission expires 31st day of OCTOBER, 2000

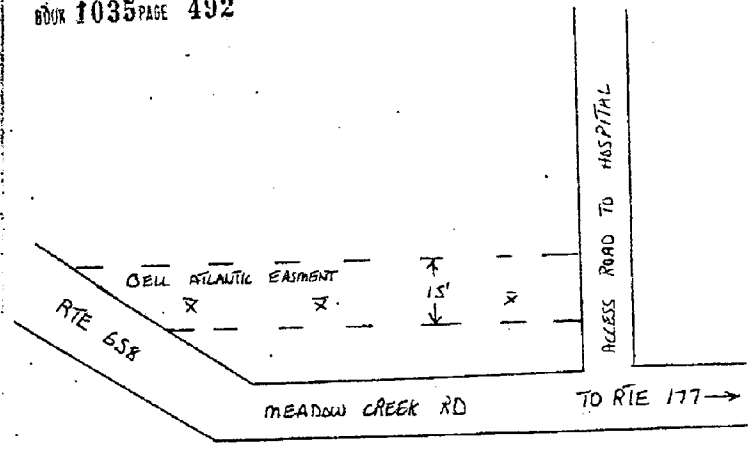
BOOK 161749 ORDER# 270115 VIRGINIA: In the Office of the Circuit Court of Montgomery County, the undersigned was this day present in said office and the instrument annexed admitted to record at 4:23 o'clock

BOOK 1035 PAGE 491 011635

Tested: ALLAN D. B. CLEP By: [Signature]

Comments

BOOK 1035 PAGE 492



RW# 161749

ORDER # 44506 ROV

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A - COVER SHEET CONTENT

Instrument Date: 9/27/2022

Instrument Type: DE-PL

Number of Parcels: 1 Number of Pages: 7

City County MONTGOMERY
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

Grantor: _____

Grantee: 58.1-811 (A) (3)

Business/Name

- 1 Grantor: LEHMANN, LAURA TEANY
- 2 Grantor: TEANY, LAURA ELLEN
- 1 X Grantee: MONTGOMERY COUNTY PUBLIC SERVICE AUTHORITY
- Grantee: _____

Grantee Address

Name: MONTGOMERY COUNTY PUBLIC SERVICE AUTHORITY

Address: 755 ROANOKE ST STE 21

City: CHRISTIANSBURG State: VA Zip Code: 24073

Consideration: \$4,502.20 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: _____ Original Page No.: _____ Original Instrument No.: _____

Prior Recording At: City County _____ Percentage In This Jurisdiction: 100%

Book Number: _____ Page Number: _____ Instrument Number: _____

Parcel Identification Number/Tax Map Number: 019104/104-A 79, 77, 78

Short Property Description: MR 111.462 ACRES

Current Property Address: 3010 CURRIN LANE

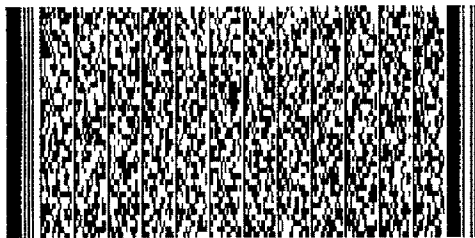
City: CHRISTIANSBURG State: VA Zip Code: 24073

Instrument Prepared By: MARTIN M MCMAHON COUNTY ATTORNEY Recording Paid By: MARTIN M MCMAHON COUNTY ATTORNEY

Recording Returned To: MARTIN M MCMAHON COUNTY ATTORNEY

Address: 755 ROANOKE ST STE 2F

City: CHRISTIANSBURG State: VA Zip Code: 24073



lements

RECORDED IN
MONTGOMERY COUNTY, VA
TIFFANY M. COUCH
CLERK OF CIRCUIT COURT
FILED Apr 04, 2023
AT 03:38 pm
INSTR # 2023001744

JLB

(Stamp Only)

This Deed is exempt from recordation tax pursuant to Virginia Code § 58.1-811(A)(3).

Prepared by and Return to:
Martin M. McMahon
Montgomery County Attorney
755 Roanoke Street, Suite 2F
Christiansburg, VA 24073
VSB #29642

Tax Map No. 104-A 79, 77, 78
Parcel ID: 019104
Consideration: \$ 4502.20

THIS DEED OF EASEMENT, made this 27th day of SEPTEMBER, 2022, by and between, **LAURA TEANY LEHMANN** formerly known as **LAURA ELLEN TEANY**, Grantor, and the **MONTGOMERY COUNTY PUBLIC SERVICE AUTHORITY**, its agents or assigns, Grantee.

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00), paid in hand at and with the execution and delivery of this Deed of Easement, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, the Grantor does hereby GRANT and CONVEY with General Warranty and Modern English Covenants of Title unto the Grantee, its successors and assigns, the following described easements, to-wit:

A twenty feet (20') wide and variable width perpetual right and easement, and a ten feet (10') wide and variable width temporary construction easement, to construct, install, improve, operate, inspect, use, maintain, repair or replace a water line and related improvements including slope(s), if applicable, together with the right of ingress and egress thereto from a public road, upon, over, under, and across a tract or parcel of land belonging to the Grantor, and designated on the Montgomery County Land Records as Tax Map No. 104-A 79, 77, 78; Parcel ID#019104 (the "Property"). The location of said easement is more particularly described and identified as shown on easement plan map consisting of three pages entitled "PLAT SHOWING PROPOSED 20' AND VARIABLE WIDTH PUBLIC WATER EASEMENT & 10' AND VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENTS ACROSS TAX PARCEL NO. 104-A-79, 77, 78 OWNED BY LAURA TEANY LEHMANN Riner Magisterial District, Montgomery County, Virginia, dated Feb. 19, 2021" and attached hereto as "Exhibit A" and made a part hereof.

The Grantee agrees to restore and repair any actual damage to Grantor's Property which may be directly caused by the construction, reconstruction, or maintenance of said water line with appurtenances except as hereinafter provided. The Grantor agrees that the Grantee will not be expected to restore the Property to the identical original condition, but rather as near thereto as is practicable, and that the Grantor will cooperate with the Grantee in effectuating such restoration.

The Grantee and its agents shall have full and free use of the said easements for the purposes named and shall have all rights and privileges reasonably necessary to the utilization of the easements and the right to use adjoining land of the Grantor where necessary; provided, however, that its right to use adjoining land shall be exercised only during periods of actual construction or maintenance, and further this right shall not be construed to allow the Grantee to erect any building or structure of a permanent nature on such adjoining land.

It is expressly agreed between the parties hereto that the Grantee and its agents shall have the right to inspect the easement herein granted and to cut, clear, and remove all undergrowth, obstructions, or improvements lying within, upon, or adjacent to said easement, that in any way endanger or interfere with the proper use of the same. The Grantor shall not obstruct the easement area by a permanent structure and/or trees and shrubbery which would interfere with the facilities constructed for the operation of the Grantee's systems on this easement, nor shall the Grantor change the grade of the right-of-way except as may be mutually agreed upon.

The Grantor acknowledges that the plans for the aforesaid project as they affect the Property have been fully explained to Grantor or Grantor's authorized representative. The fixtures, facilities, lines, utilities, and any other improvements placed upon, under, or across the Property by the Grantee shall remain the property of the Grantee. The easement herein granted is in addition to, and not in lieu of, any easement or right-of-way now in existence or which may be acquired in the future.

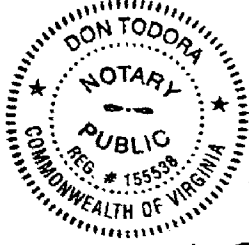
The Grantor covenants and agrees for herself, and for her heirs, successors, successors in title, executors, legal representatives and assigns that the consideration aforementioned and the covenants herein shall be in lieu of any and all claims to compensation and damages by reason of the location, construction, operation, maintenance, or reconstruction of or within the easement herein granted.

The grant and provision of this Deed of Easement shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns forever. To have and to hold unto the Grantee, its successors and assigns forever.

This temporary construction easement shall automatically terminate upon the completion of construction.

M. Todd King, Chairman of the Montgomery County Public Service Authority, hereby joins in the execution of this instrument to signify the acceptance by said Authority of the real estate conveyed herein pursuant to Resolution No. R23-04-01 adopted by the Montgomery County Public Service Authority Board of Directors on the 3RD day of APRIL 2023 ~~2022~~

WITNESS the following signatures and seals:



GRANTOR:

[Signature] (SEAL)
LAURA TEANY LEHMANN formerly known as
LAURA ELLEN TEANY

STATE OF VIRGINIA

COUNTY/CITY OF MONTGOMERY, to wit:

The foregoing instrument was acknowledged before me this 27th day of SEPT., 2022 by Laura Teany Lehmann formerly known as Laura Ellen Teany.

[Signature]
Notary Public

My Commission Expires: DEC. 31, 2025

My Registration Number: 155538

Approved as to form:

MONTGOMERY COUNTY PUBLIC SERVICE AUTHORITY

Martin M. McMahon

Martin M. McMahon,
Attorney for Montgomery County Public Service Authority

BY: M. Todd King (SEAL)
M. Todd King, Chair

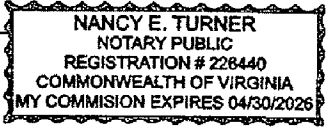
STATE OF VIRGINIA,

COUNTY OF MONTGOMERY, to-wit:

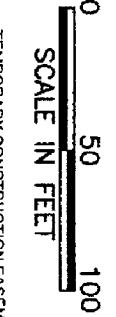
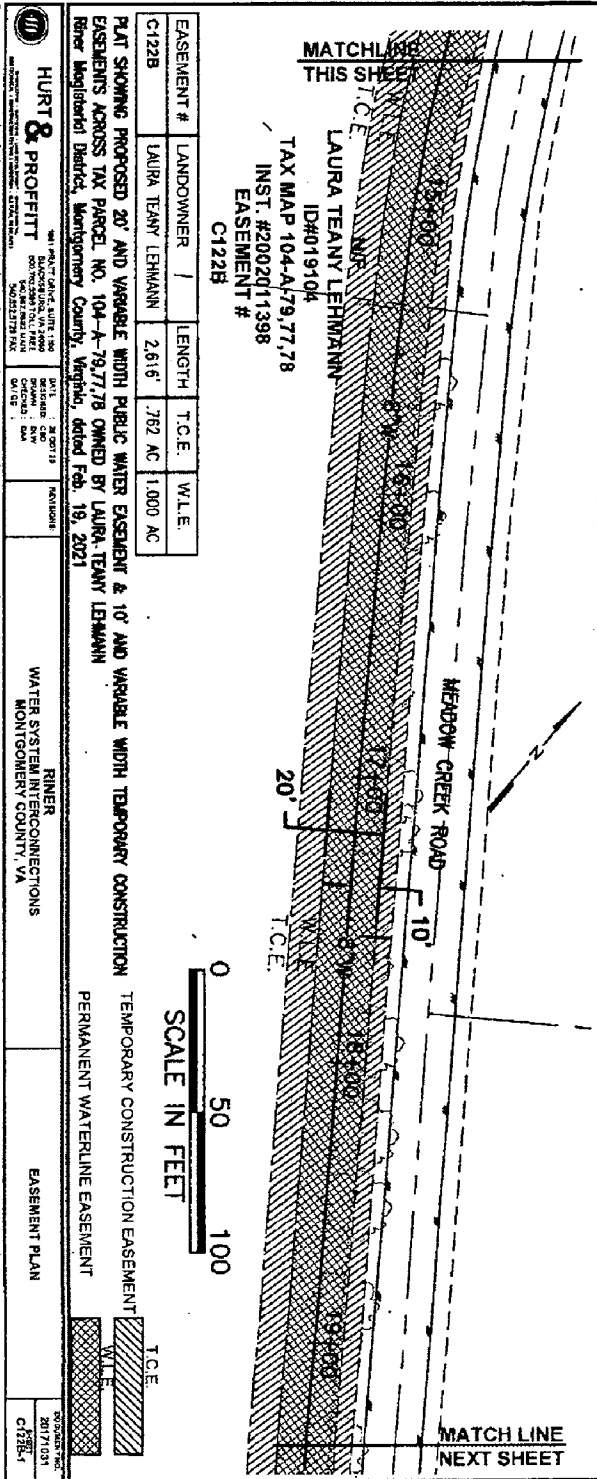
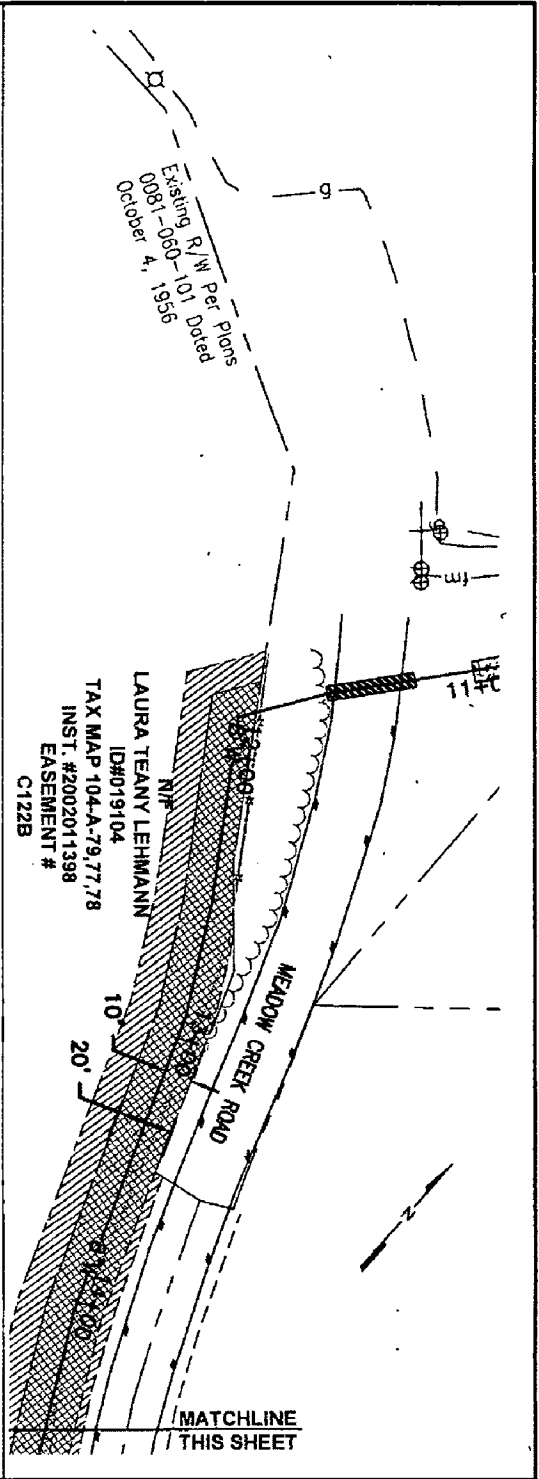
The foregoing instrument was acknowledged before me this 4TH day of APRIL, 2023 by M. Todd King, Chair of the Montgomery County Public Service Authority.

Nancy E. Turner
Notary Public

My Commission Expires: APRIL 30, 2026
My Registration Number: 226440



INSTRUMENT # 2023001744
RECORDED IN MONTGOMERY CIRCUIT COURT CLERK'S OFFICE
Apr 04, 2023 AT 03:38 pm
TIFFANY M. COUGH, CLERK by JLB



| EASEMENT # | LANDOWNER | LENGTH | T.C.E. | W.L.E. |
|------------|---------------------|--------|--------|----------|
| C122B | LAURA TEANY LEHMANN | 2,616' | 762 AC | 1,000 AC |

PLAT SHOWING PROPOSED 20' AND VARIABLE WIDTH PUBLIC WATER EASEMENT & 10' AND VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENTS ACROSS TAX PARCEL NO. 104-A-79,77,78 OWNED BY LAURA TEANY LEHMANN
 River Management District, Montgomery County, Virginia, dated Feb. 19, 2021

PERMANENT WATERLINE EASEMENT
 TEMPORARY CONSTRUCTION EASEMENT

HURT & PROFFITT
 5011...
 WATER SYSTEM INTERCONNECTIONS
 MONTGOMERY COUNTY, VA

PROJECT NO. 20171031
 DATE: 08/17/2021



May 15, 2026

Kim Wright, CZO
Montgomery County Planning and GIS Services
755 Roanoke St., Suite 2A
Christiansburg, VA 24073

Subject: Arcola Towers Tower Removal Letter, Re: Application for construction of a 158-foot monopole-style wireless telecommunications facility located on Meadow Creek Road in Christiansburg, VA 24073 (Parcel ID #019104)

Dear Ms. Wright:

Please accept the signed statement below as confirming Section 10-48(6)(e) & 10-48(8)(e) of the Montgomery County, VA County Code of Ordinances:

Arcola Towers, its successors and assigns, provide this statement declaring itself, its successors and assigns of being financially responsible to assure the proposed communications tower, which is no longer used for communications purposes will be dismantled and removed within one hundred-twenty (120) days following cessation of use.

Sincerely,

A handwritten signature in cursive script that reads "Ryan Foltz".

Ryan Foltz
Senior Development Director
4437521903



CHILDRESS_2

MEADOW CREEK ROAD

CHRISTIANSBURG, VA 24073

158' MONOPOLE TOWER



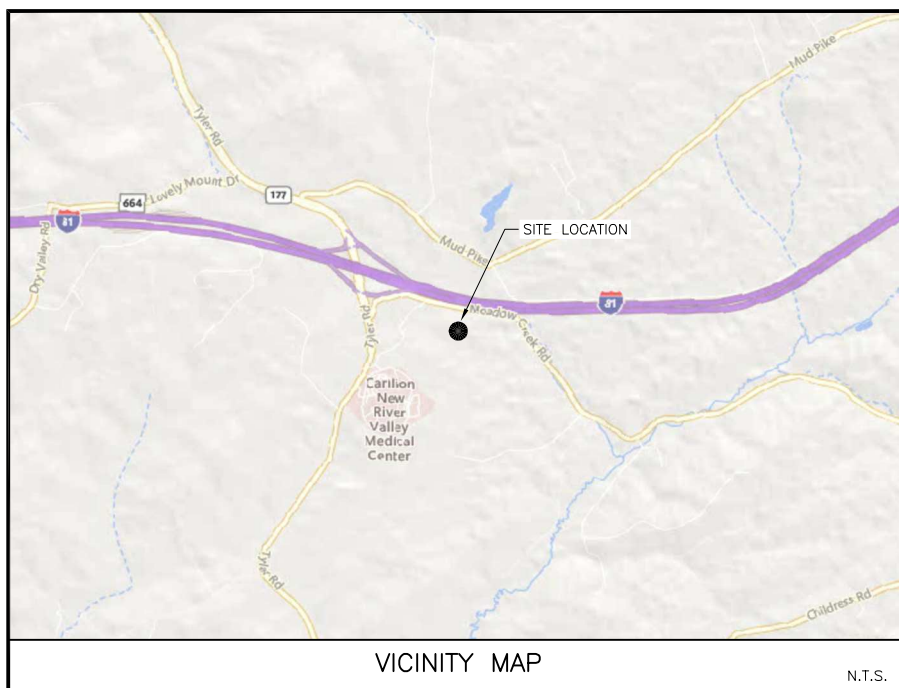
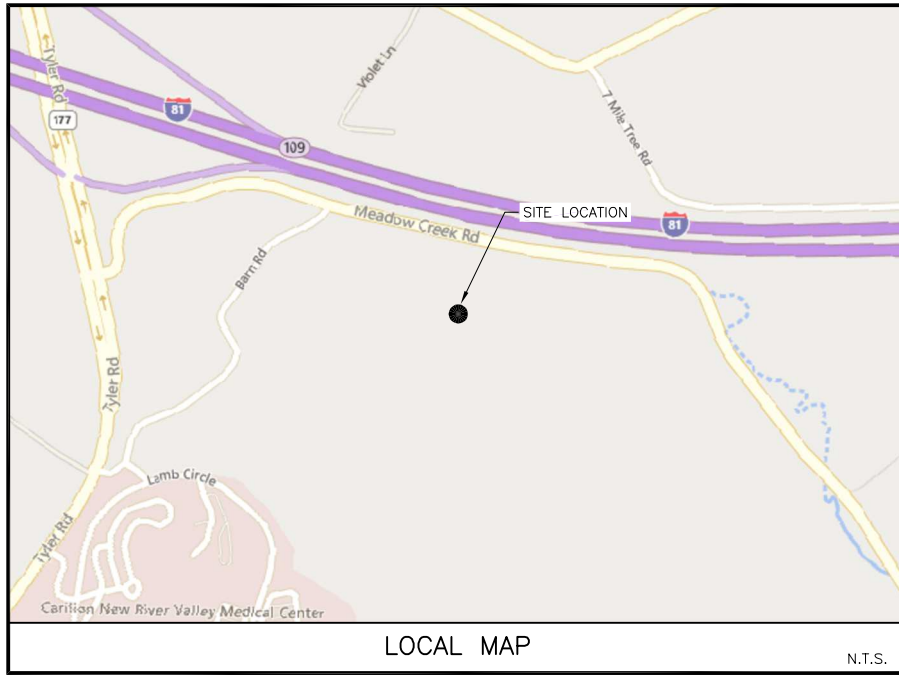
ARCOLA TOWERS
112 W WASHINGTON ST #201
MIDDLEBURG, VA 20117



CHILDRESS_2

DIRECTIONS FROM ARCOLA OFFICE (112 W. WASHINGTON STREET, MIDDLEBURG, VA 20117):
HEAD TOWARD N PICKERING ST; 1.0 MILE, CONTINUE ONTO US-50 W/LITTLE RIVER TPK; 2.8 MILES, TURN LEFT ONTO ATOKA ROAD; 5.1 MILES, TURN RIGHT ON RECTORTOWN ROAD; 0.3 MILES, TURN LEFT ON MAIDSTONE ROAD; 3.6 MILES, TURN LEFT ONTO US-175; 0.1 MILES, SLIGHT RIGHT TO MERGE ONTO I-66W; 0.2 MILES, MERGE ONTO I-66W; 23.0 MILES, USE THE LEFT LANE TO TAKE EXIT 1A TO MERGE ONTO I-81S; 21.4 MILES, KEEP LEFT TO STAY ON I-81S; 170 MILES, TAKE EXIT 109 FOR VA-177; 0.3 MILES, KEEP LEFT, FOLLOW SIGNS FOR RTE 177; 223 FEET, TURN LEFT ONTO VA-177 S/TYLER RD; 0.3 MILES, TURN LEFT ONTO STATE RTE 658, 0.4 MILES, DESTINATION WILL BE ON THE RIGHT

DIRECTIONS



PROJECT TEAM

| | |
|-------------------------------|----------------------------|
| REAL ESTATE: NATE HOLLAND | PHONE NUMBER: 757.305.8420 |
| ZONING: STUART SQUIER | PHONE NUMBER: 804.901.7433 |
| CONSTRUCTION: JONATHAN BOLTON | PHONE NUMBER: 571.221.7351 |
| UTILITIES: JONATHAN BOLTON | PHONE NUMBER: 571.221.7351 |
| ENVIRONMENTAL: TBD | PHONE NUMBER: TBD |

EMERGENCY INFO

| |
|-----------------------------------|
| JURISDICTION: MONTGOMERY COUNTY |
| LOCAL FIRE & RESCUE: 540.382.4388 |
| LOCAL POLICE: 540.382.3131 |

| REV. NO. | DESCRIPTION | BY | DATE |
|----------|----------------|-----|----------|
| 0 | FOR ZONING | MKW | 03/27/26 |
| 1 | COUNTY COMMENT | MKW | 04/23/26 |
| 2 | COMMENTS | MKW | 04/29/26 |

| REV. NO. | DESCRIPTION | BY | DATE |
|----------|-------------------|-----|----------|
| 3 | ATTORNEY COMMENTS | MKW | 05/13/26 |
| 4 | ATTORNEY COMMENTS | MKW | 05/14/26 |

ZONING DRAWINGS

| REV. NO. | DATE | DESCRIPTION |
|----------|----------|-------------------|
| 4 | 05/14/26 | ATTORNEY COMMENTS |
| 3 | 05/13/26 | ATTORNEY COMMENTS |
| 2 | 04/29/26 | COMMENTS |
| 1 | 04/23/26 | COUNTY COMMENT |
| 0 | 03/27/26 | FOR ZONING |



Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7928
www.dewberry.com

A & E CONSULTING TEAM

ARCHITECTURE AND ENGINEERING:
DEWBERRY ENGINEERS INC.
4805 LAKE BROOK DRIVE, SUITE 200
GLEN ALLEN, VA 23060

CONTACT: HILLARY SIEGALL, PE
TITLE: SENIOR ASSOCIATE, PROJECT MANAGER
PHONE NUMBER: 804.205.3348
EMAIL: hsiegall@dewberry.com

CONTACT: MORGAN WAGNER, EIT
TITLE: STAFF ENGINEER
PHONE NUMBER: 804.767.4707
EMAIL: mowagner@dewberry.com

PROJECT SUMMARY

PROPERTY OWNER:
LAURA TEANY LEHMANN, FORMERLY
KNOWN AS LAURA ELLEN TEANY
MEADOW CREEK ROAD
CHRISTIANSBURG, VA 24073

TOWER OWNER:
ARCOLA TOWERS
112 W WASHINGTON ST #201
MIDDLEBURG, VA 20117

PROJECT INFO:
CANDIDATE NAME: CHILDRESS_2

PROJECT DESCRIPTION:
THE SITE WILL CONSIST OF A NEW 158' MONOPOLE TOWER
IN A 50'x50' FENCED COMPOUND WITHIN A 75'x75'
GROUND SPACE FOR TELECOMMUNICATIONS EQUIPMENT.

APPLICANT INFO:
ARCOLA TOWERS
112 W WASHINGTON ST #201
MIDDLEBURG, VA 20117
PHONE: 443.752.1903
CONTACT: RYAN FOLTZ

PROJECT DATA:
ZONING: A-1
PARCEL ID: 019104
ACREAGE: 111.462 ACRES (PER TAX ASSESSOR)
JURISDICTION: MONTGOMERY COUNTY
POWER PROVIDER: APPALACHIAN POWER
FIBER PROVIDER: VERIZON
SITE TYPE: RAWLAND
TOWER TYPE: MONOPOLE
STRUCTURE HEIGHT: 158' AGL
OVERALL HEIGHT: 160' AGL
GROUND SPACE: 5,625 SF
AREA OF DISTURBANCE: ±19,000 SF

CENTER OF PROPOSED TOWER*:
LATITUDE: 37° 05' 35.17" N / 37.093103 (NAD83)
LONGITUDE: 80° 30' 00.66" W / -80.500183 (NAD83)
GROUND ELEVATION: 2069.9' AMSL (NAVD88)
*PER FAA 2C SURVEY CERTIFICATION COMPLETED BY POINT
TO POINT LAND SURVEYORS, INC. DATED 08/25/25

INDEX OF DRAWINGS

| SHT. NO. | DESCRIPTION |
|----------|--------------------|
| T-1 | TITLE SHEET |
| L-1 | LAND SURVEY |
| L-2 | LAND SURVEY |
| L-3 | LAND SURVEY |
| Z-1 | OVERALL SITE PLAN |
| Z-2 | SITE PLAN |
| Z-3 | ENLARGED SITE PLAN |
| Z-4 | TOWER ELEVATION |
| Z-5 | SITE SIGNAGE |

CALL BEFORE YOU DIG

CALL 3 WORKING DAYS BEFORE YOU DIG
VA 811 OR MISS UTILITY (800) 552-7001

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE GOVERNING AUTHORITIES.

- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2020 NATIONAL ELECTRIC CODE (NEC)
- 2018 NFPA 101, LIFE SAFETY CODE
- MANUAL OF STEEL CONSTRUCTION, 14th EDITION
- AMERICAN CONCRETE INSTITUTE
- ANSI/TIA-222-H
- ANTENNA SUPPORTING STRUCTURES AND ANTENNAS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE IBC 2018 SECTION 1609 WIND LOADS, EXCEPTION #5 REFERENCING TIA-222
- LOCAL BUILDING CODE
- CITY/COUNTY ORDINANCES

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN OTHER CONDITIONS PERTAIN. REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.

A.D.A. COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.



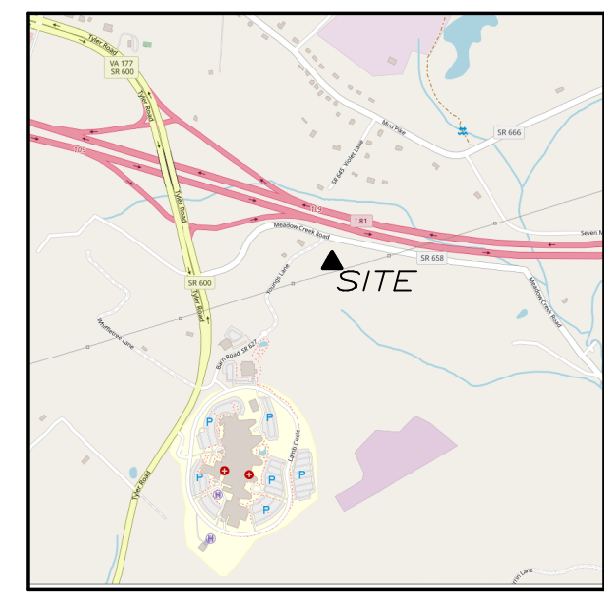
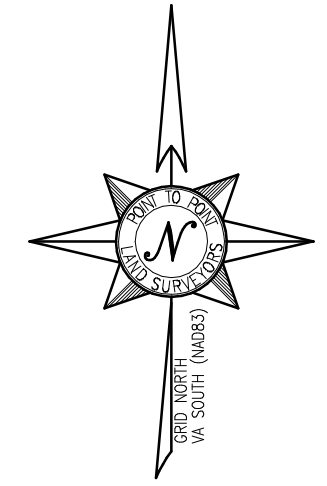
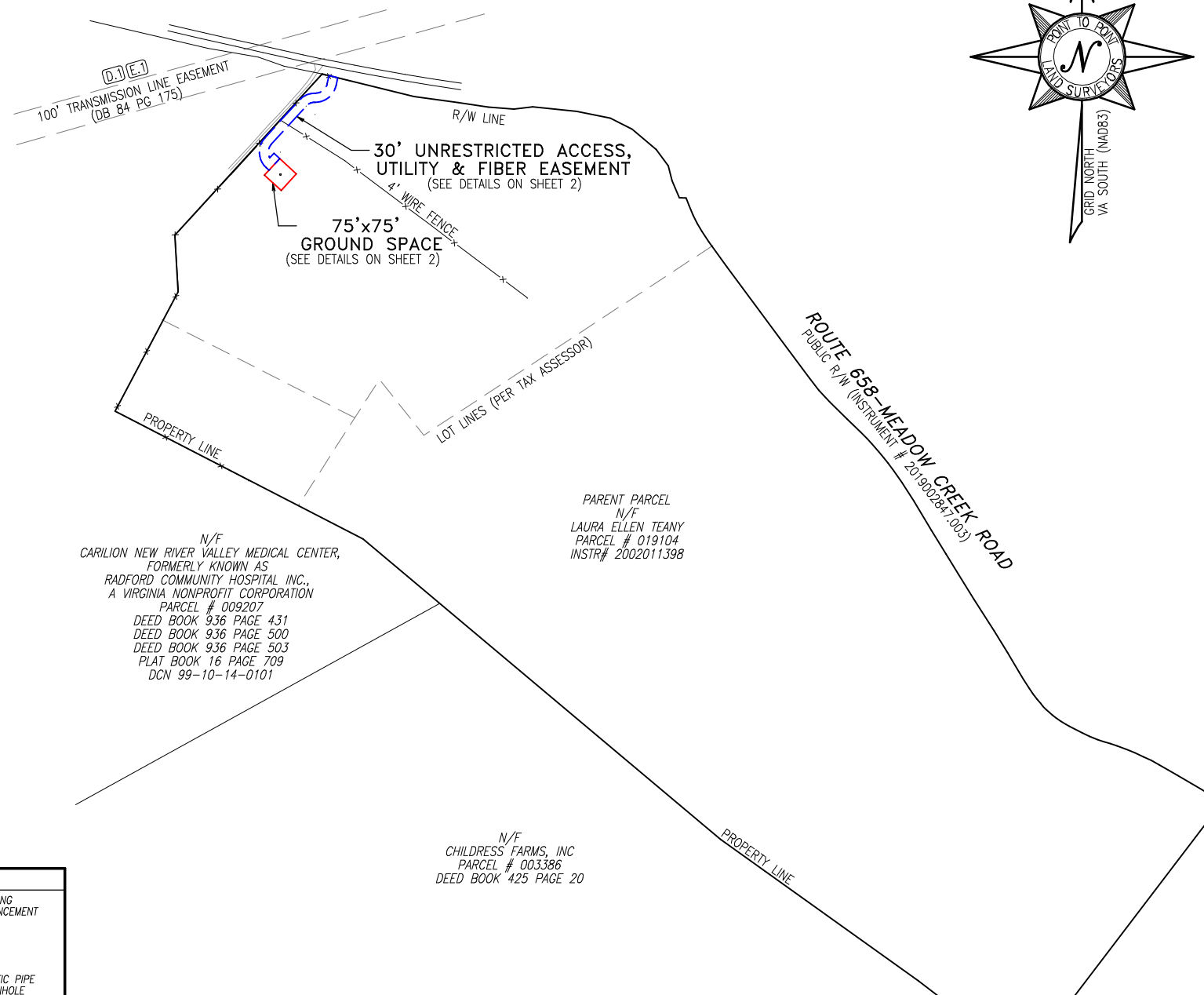
| | |
|-----------------|----------|
| DRAWN BY: | MKW |
| REVIEWED BY: | MKW |
| CHECKED BY: | HGS |
| PROJECT NUMBER: | 50188334 |
| SITE ADDRESS: | |

MEADOW CREEK ROAD
CHRISTIANSBURG, VA 24073

SHEET TITLE

TITLE SHEET

SHEET NUMBER



VICINITY MAP
NOT TO SCALE
GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF ARCOLA TOWERS AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRX7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 07/12/25]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON VIRGINIA GRID NORTH (NAD 83) SOUTH ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 51121C0210C DATED: 09/25/2009

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.06 FEET (HORZ) 0.25 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRX7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY: 07/12/25
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99986310
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: -1.21426389
BENCHMARKS USED: DK8251, DM3999, DF5767

LEGEND

| | |
|------|--------------------------|
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| IPS | IRON PIN SET |
| IPF | IRON PIN FOUND |
| CRB | CAPPED REBAR |
| RB | REBAR |
| OTP | OPEN TOP PIPE |
| CPP | CORRUGATED PLATIC PIPE |
| SDMH | STORM DRAIN MANHOLE |
| INV | INVERT |
| EP | EDGE OF PAVEMENT |
| BC | BACK OF CURB |
| OU | OVERHEAD UTILITY |
| CMP | CORRUGATED METAL PIPE |
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| PVC | POLYVINYL CHLORIDE PIPE |
| TR | TRANSFORMER |
| CLF | CHAIN LINK FENCE |
| BWF | BARBED WIRE FENCE |
| WV | WATER VALVE |
| WM | WATER METER |
| CO | SEWER CLEAN-OUT |
| GV | GAS VALVE |
| HH | HANDHOLE |
| CP | CONCRETE PAD |
| BFO | BURIED FIBER OPTIC |
| N/F | NOW OR FORMERLY |
| R/W | RIGHT-OF-WAY |
| ⊕ | FIRE HYDRANT |
| ⊗ | CONCRETE MONUMENT FOUND |
| ⊠ | TELCO PEDESTAL |
| ○ | UTILITY POLE |
| ● | GUY WIRE ANCHOR |
| ⊙ | SANITARY SEWER MANHOLE |
| ⊕ | BENCHMARK |



DAVID MICHAEL MILLER
Lic. No. 3356
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

03/04/2026
DATE

DAVID M. MILLER, PLS

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS

100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

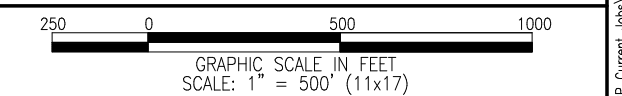
arcola TOWERS

112 W WASHINGTON ST #201
MIDDLEBURG, VA 20117

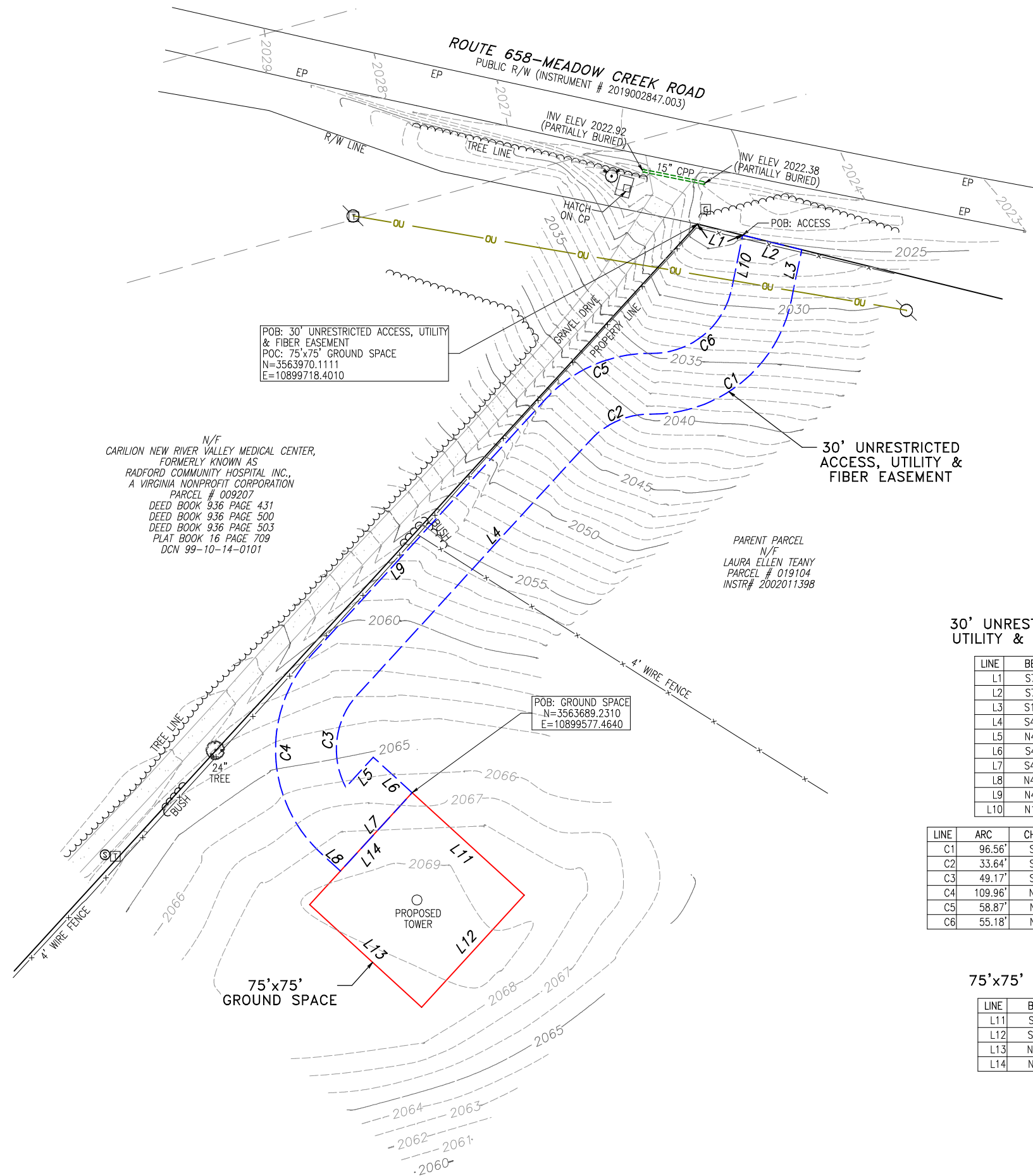
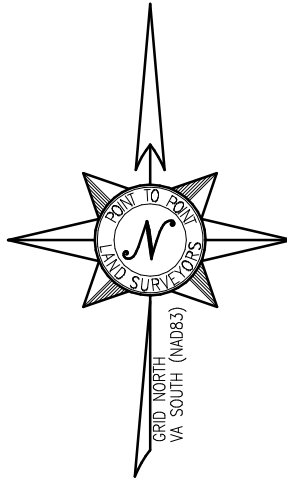
CHILDRESS_2
RINER MAGISTERIAL DISTRICT,
MONTGOMERY COUNTY, VIRGINIA

PARENT PARCEL

OWNER: LAURA TEANY LEHMANN, FORMERLY KNOWN AS LAURA ELLEN TEANY
SITE ADDRESS: MEADOW CREEK RD CHRISTIANSBURG, VA 24073
PARCEL ID: 019104
AREA: 111.462 ACRES (PER TAX ASSESSOR)
REFERENCE: INSTRUMENT NO. 2002011398
ZONED: A-1



| NO. | DATE | REVISION | DRAWN BY: | SHEET: |
|-----|----------|----------------|---------------------|--------|
| 1 | 03/04/26 | REVISED ACCESS | LCH | 1 |
| | | | CHECKED BY: JKL | |
| | | | APPROVED: D. MILLER | |
| | | | DATE: 09/16/2025 | |
| | | | P2P JOB #: 250914VA | OF 3 |



POB: 30' UNRESTRICTED ACCESS, UTILITY & FIBER EASEMENT
 POC: 75'x75' GROUND SPACE
 N=3563970.1111
 E=10899718.4010

N/F
 CARILION NEW RIVER VALLEY MEDICAL CENTER,
 FORMERLY KNOWN AS
 RADFORD COMMUNITY HOSPITAL INC.,
 A VIRGINIA NONPROFIT CORPORATION
 PARCEL # 009207
 DEED BOOK 936 PAGE 431
 DEED BOOK 936 PAGE 500
 DEED BOOK 936 PAGE 503
 PLAT BOOK 16 PAGE 709
 DCN 99-10-14-0101

PARENT PARCEL
 N/F
 LAURA ELLEN TEANY
 PARCEL # 019104
 INSTR# 2002011398

POB: GROUND SPACE
 N=3563689.2310
 E=10899577.4640

30' UNRESTRICTED ACCESS, UTILITY & FIBER EASEMENT

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S76°12'59"E | 23.00' |
| L2 | S76°12'59"E | 30.02' |
| L3 | S11°36'09"W | 25.82' |
| L4 | S42°27'10"W | 170.26' |
| L5 | N42°27'10"E | 20.19' |
| L6 | S47°32'50"E | 26.00' |
| L7 | S42°27'10"W | 52.50' |
| L8 | N47°32'50"W | 12.60' |
| L9 | N42°27'10"E | 170.26' |
| L10 | N11°36'09"E | 26.96' |

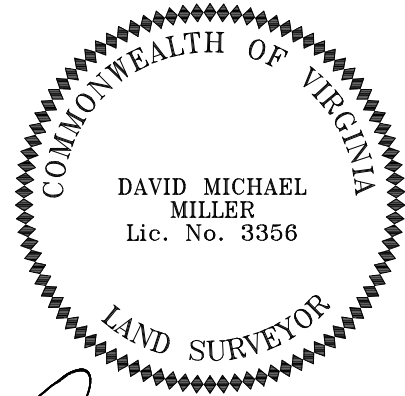
| LINE | ARC | CHD. BRG. | RADIUS | CHD. |
|------|---------|-------------|--------|--------|
| C1 | 96.56' | S51°07'19"W | 70.00' | 89.09' |
| C2 | 33.64' | S66°32'49"W | 40.00' | 32.66' |
| C3 | 49.17' | S07°14'17"W | 40.00' | 46.13' |
| C4 | 109.96' | N02°32'50"W | 70.00' | 98.99' |
| C5 | 58.87' | N66°32'49"E | 70.00' | 57.15' |
| C6 | 55.18' | N51°07'19"E | 40.00' | 50.91' |

75'x75' GROUND SPACE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L11 | S47°32'50"E | 75.00' |
| L12 | S42°27'10"W | 75.00' |
| L13 | N47°32'50"W | 75.00' |
| L14 | N42°27'10"E | 75.00' |

LEGEND

| | |
|------|--------------------------|
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| IPS | IRON PIN SET |
| IPF | IRON PIN FOUND |
| CRB | CAPPED REBAR |
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| OTP | OPEN TOP PIPE |
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| N/F | NOW OR FORMERLY |
| R/W | RIGHT-OF-WAY |
| ⊕ | FIRE HYDRANT |
| ⊗ | CONCRETE MONUMENT FOUND |
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| ⊕ | BENCHMARK |

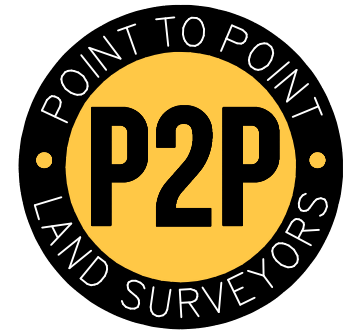


I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

DAVID M. MILLER, PLS DATE 03/04/2026

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* SPECIFIC PURPOSE SURVEY PREPARED BY:



100 Governors Trace, Ste. 103
 Peachtree City, GA 30269
 (p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



CHILDRESS_2
 RINER MAGISTERIAL DISTRICT,
 MONTGOMERY COUNTY, VIRGINIA

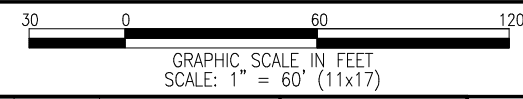
SITE INFORMATION

GROUND SPACE = 5,625 SQUARE FEET (0.1291 ACRES)

AT CENTER OF PROPOSED TOWER:
 LATITUDE: 37°05'35.17" (NAD 83) (37.093103°)
 LONGITUDE: -80°30'00.66" (NAD 83) (-80.500183°)
 ELEVATION = 2069.9' A.M.S.L.

VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
 HORIZONTAL DATUM: NAD83

BEARINGS ARE BASED ON VIRGINIA GRID NORTH (SOUTH ZONE)



| NO. | DATE | REVISION | DRAWN BY: | SHEET: |
|-----|----------|----------------|---------------------|--------|
| 1 | 03/04/26 | REVISED ACCESS | LCH | 2 |
| | | | JKL | |
| | | | D. MILLER | |
| | | | DATE: 09/16/2025 | |
| | | | P2P JOB #: 250914VA | OF 3 |

PARENT PARCEL
AS PROVIDED IN TITLE REPORT

LOCATION AND GENERAL DESCRIPTION OF LAND AS APPEARING FROM LAND RECORDS (THE "LAND"):

ALL THAT CERTAIN PARCEL IDENTIFIED IN THE RECORDS OF THE OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA, AS PARCEL 019104, CONTAINING 111.46 ACRES, MORE OR LESS, WHICH PARCEL WAS OWNED BY THE DECEASED, GEORGE WILLIAM TEANY. REFERENCE IS MADE TO THE JOINT WILL OF LUDLOW TEANY AND HATTIE J. TEANY, DATED JULY 22, 1916, AND PROBATED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA, MARCH 2, 1918, AT WILL BOOK NO. 13, PAGE 251, WHEREIN THERE IS "DEVEISED THE FARM ON MEADOWCREEK IN AUBURN MAGISTERIAL DISTRICT, MONTGOMERY COUNTY, CONTAINING 124 ACRES, MORE OR LESS, KNOWN AS OUR 'HOME PLACE' ADJOINING LANDS OF NORWOOD GIBSON, THOMAS B. ROOP, W.C. WILLIAMSON, AND OTHERS TO OUR SON, GEORGE TEANY," WHO WAS THE FATHER OF THE DECEDENT, GEORGE WILLIAM TEANY, WHICH PARCEL WAS INHERITED BY GEORGE W. TEANY PURSUANT TO THE WILL OF HIS FATHER, GEORGE TEANY, DATED SEPTEMBER 12, 1955, AND PROBATED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MONTGOMERY COUNTY AT WILL BOOK NO. 28, PAGE 462. NOTE: NO BETTER DESCRIPTION OF THIS PARCEL WAS LOCATED OF RECORD.

LESS AND EXCEPTING THEREFROM, HOWEVER, SO MUCH THEREOF WHICH WAS CONVEYED BY THE FOLLOWING:

CERTIFICATE NO. C 3993 DATED AUGUST 3, 1962 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, VIRGINIA IN DEED BOOK NO. 238, PAGE 48, WHICH WAS ACQUIRED BY THE COMMONWEALTH OF VIRGINIA FOR THE CONSTRUCTION, RECONSTRUCTION, ALTERATION AND MAINTENANCE OF ROUTE 81, AND DESCRIBED THEREIN AS FOLLOWS:

BEING AS SHOWN ON SHEET NO. 4 OF THE PLANS TO BE USED FOR ROUTE 81, STATE HIGHWAY PROJECT 0081-060-101, RW-202, AND LYING ON BOTH SIDES OF AND ADJACENT TO THE EASTBOUND LANE SURVEY CENTERLINE FROM THE LANDS OF ROY C. GERALD AT APPROXIMATE STATION 718+75 (BEING THE CENTER OF PRESENT ROUTE 658) AND INCLUDING CONNECTION WITH ROUTE 658 AND CONTAINING 7.59 ACRES, MORE OR LESS, LAND OF WHICH 0.29 ACRE IS INCLUDED IN THE EXISTING RIGHT OF WAY, AND 7.30 ACRES, MORE OR LESS, IS ADDITIONAL LAND.

TITLE EXCEPTIONS
PARENT PARCEL

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY LAW OFFICE OF JAMES G. PRINCE AND CAMDEN TITLE & SETTLEMENT COMPANY, INC., DATED AUGUST 20, 2025, REVISED SEPTEMBER 12, 2025, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

A. MORTGAGES OR DEEDS OF TRUST, ETC.: NONE.

B. OTHER LIENS OR ENCUMBRANCES OF RECORD: NONE.

C. REAL PROPERTY TAXES: REAL PROPERTY TAXES HAVE BEEN PAID IN THE AMOUNT OF \$2,020.84 FOR THE PERIOD FROM JANUARY 1, 2025 THROUGH JUNE 30, 2025 AND ARE NEXT DUE ON DECEMBER 5, 2025 IN THE AMOUNT OF \$2,020.84 FOR THE PERIOD FROM JULY 1, 2025 THROUGH DECEMBER 31, 2025.

D. EASEMENTS AND/OR RIGHTS-OF-WAY:

1. POSSIBLE EFFECT OF THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN LINES OF TELEPHONE AND TELEGRAPH, ETC., AS SET FORTH IN A RIGHT OF WAY DATED OCTOBER 14, 1954 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, VIRGINIA IN DEED BOOK NO. 190, PAGE 39, FROM GEORGE TEANY, ET UX. TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA.

[BECAUSE THE DESCRIPTION OF THIS ITEM IS VAGUE, WE ARE UNABLE TO ASCERTAIN WHETHER OR NOT IT AFFECTS THE PARENT PARCEL.]

2. RIGHT TO INSTALL, MAINTAIN AND RENEW GUY WIRES AND ANCHORS, ETC., AS SET FORTH IN A DEED OF EASEMENT DATED JULY 1, 1988 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, VIRGINIA IN DEED BOOK NO. 631, PAGE 828, FROM GEORGE W. TEANY AND SUSAN C. TEANY TO APPALACHIAN POWER COMPANY (NOTE: THIS INSTRUMENT REFERS TO A R/W MAP; HOWEVER, THAT MAP WAS NOT RECORDED WITH THIS INSTRUMENT AND WOULD NEED TO BE OBTAINED FROM THE COMPANY).

[THIS ITEM IS APPLICABLE TO THE PORTION OF THE PARENT PARCEL SOUTH OF ROUTE 677 AND IS BLANKET IN NATURE. THIS ITEM IS NOT APPLICABLE TO THE 75'x75' GROUND SPACE OR THE UNRESTRICTED ACCESS, UTILITY AND FIBER EASEMENT.]

3. POSSIBLE EFFECT OF THE RIGHT TO INSTALL, MAINTAIN AND RENEW GUY WIRES AND ANCHORS, ETC., AS SET FORTH IN AN AGREEMENT DATED JANUARY 19, 1995 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, VIRGINIA IN DEED BOOK NO. 866, PAGE 151, BETWEEN GEORGE W. TEANY AND SUSAN T. TEANY AND APPALACHIAN POWER COMPANY (NOTE: THIS INSTRUMENT REFERS TO A R/W MAP; HOWEVER, THAT MAP WAS NOT RECORDED WITH THIS INSTRUMENT AND WOULD NEED TO BE OBTAINED FROM THE COMPANY).

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND IS BLANKET IN NATURE.]

4. RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPLACE AND REMOVE A COMMUNICATION SYSTEM, AS SET FORTH IN A DEED OF EASEMENT DATED JULY 29, 1998 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, VIRGINIA IN DEED BOOK NO. 1035, PAGE 491, FROM GEORGE W. TEANY TO BELL ATLANTIC-VIRGINIA (NOTE: THE APPROXIMATE LOCATION OF THE 15-FT. WIDE EASEMENT BEING SHOWN ON THE SKETCH ATTACHED THERETO AND RECORDED THEREWITH).

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL; HOWEVER, BECAUSE THE DESCRIPTION IS VAGUE, WE ARE UNABLE TO DETERMINE THE EXACT LOCATION THEREOF.]

5. RIGHT TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR OR REPLACE A WATER LINE AND RELATED IMPROVEMENTS, AS SET FORTH IN A DEED OF EASEMENT DATED SEPTEMBER 27, 2022 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, VIRGINIA AS INSTRUMENT NO. 2023001744, FROM LAURA TEANY LEHMANN, FORMERLY KNOWN AS LAURA ELLEN TEANY TO MONTGOMERY COUNTY PUBLIC SERVICE AUTHORITY (NOTE: THE 20-FT. WIDE AND VARIABLE-WIDTH EASEMENT AND 10-FT. WIDE AND VARIABLE-WIDTH TEMPORARY CONSTRUCTION EASEMENT, ARE SHOWN ON THE PLAT ATTACHED THERETO AND RECORDED THERewith).

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND THE UNRESTRICTED ACCESS, UTILITY AND FIBER EASEMENT AND RUNS ALONG MEADOW CREEK ROAD. HOWEVER, BECAUSE THE DESCRIPTION IS VAGUE, WE ARE UNABLE TO PLOT. THIS ITEM IS NOT APPLICABLE TO THE PREMISES.]

6. POSSIBLE EFFECT OF THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE AN ELECTRIC POWER LINE, ETC., AS SET FORTH IN A RIGHT OF WAY DATED JUNE 12, 1963 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, VIRGINIA IN DEED BOOK NO. 243, PAGE 476, FROM GEORGE TEANY AND ELIZABETH L. TEANY, HIS WIFE TO APPALACHIAN POWER COMPANY.

[BECAUSE THE DESCRIPTION OF THIS ITEM IS VAGUE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

E. PLAT EXCEPTION: NONE.

F. COVENANTS, CONDITIONS AND/OR RESTRICTIONS, OR OTHER MATTERS: NONE.

30' UNRESTRICTED ACCESS, UTILITY & FIBER EASEMENT

TOGETHER WITH A 30-FOOT WIDE UNRESTRICTED ACCESS, UTILITY AND FIBER EASEMENT LYING AND BEING IN RINER MAGISTERIAL DISTRICT, MONTGOMERY COUNTY, VIRGINIA, BEING A PORTION OF THE LANDS OF LAURA TEANY LEHMANN, AS RECORDED IN INSTRUMENT NO. 2002011398, MONTGOMERY COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID LANDS, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MEADOW CREEK ROAD (ALSO KNOWN AS ROUTE 658) AND HAVING A VIRGINIA GRID NORTH, NAD83, SOUTH ZONE VALUE OF N=3563970.1111, E=10899718.4010; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MEADOW CREEK ROAD, SOUTH 76°12'59" EAST, 23.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 76°12'59" EAST, 30.02 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 11°36'09" WEST, 25.82 FEET TO A POINT; THENCE, 96.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 51°07'19" WEST, 89.09 FEET TO A POINT; THENCE, 33.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 66°32'49" WEST, 32.66 FEET TO A POINT; THENCE, SOUTH 42°27'10" WEST, 170.26 FEET TO A POINT; THENCE, 49.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 07°14'17" WEST, 46.13 FEET TO A POINT; THENCE, NORTH 42°27'10" EAST, 20.19 FEET TO A POINT; THENCE, SOUTH 47°32'50" EAST, 26.00 FEET TO A POINT; THENCE, SOUTH 42°27'10" WEST, 52.50 FEET TO A POINT; THENCE, NORTH 47°32'50" WEST, 12.60 FEET TO A POINT; THENCE, 109.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 02°32'50" WEST, 98.99 FEET TO A POINT; THENCE, NORTH 42°27'10" EAST, 170.26 FEET TO A POINT; THENCE, 58.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 66°32'49" EAST, 57.15 FEET TO A POINT; THENCE, 55.18 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 51°07'19" EAST, 50.91 FEET TO A POINT; THENCE, NORTH 11°36'09" EAST, 26.96 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MEADOW CREEK ROAD AND THE POINT OF BEGINNING.

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD83, SOUTH ZONE.

SAID TRACT CONTAINS 0.3009 ACRES (13,108 SQUARE FEET), MORE OR LESS.

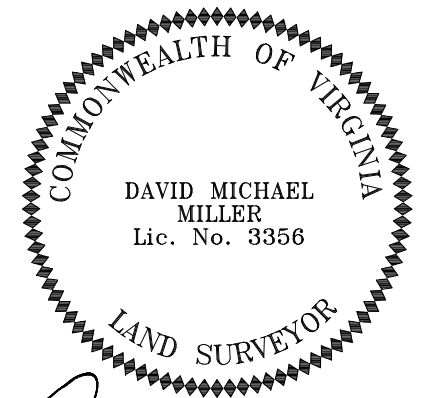
75'x75' GROUND SPACE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN RINER MAGISTERIAL DISTRICT, MONTGOMERY COUNTY, VIRGINIA, BEING A PORTION OF THE LANDS OF LAURA TEANY LEHMANN, AS RECORDED IN INSTRUMENT NO. 2002011398, MONTGOMERY COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID LANDS, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MEADOW CREEK ROAD (ALSO KNOWN AS ROUTE 658) AND HAVING A VIRGINIA GRID NORTH, NAD83, SOUTH ZONE VALUE OF N=3563970.1111, E=10899718.4010; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MEADOW CREEK ROAD, SOUTH 76°12'59" EAST, 23.00 FEET TO A POINT; THENCE, SOUTH 76°12'59" EAST, 30.02 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 11°36'09" WEST, 25.82 FEET TO A POINT; THENCE, 96.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 51°07'19" WEST, 89.09 FEET TO A POINT; THENCE, 33.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 66°32'49" WEST, 32.66 FEET TO A POINT; THENCE, SOUTH 42°27'10" WEST, 170.26 FEET TO A POINT; THENCE, 49.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 07°14'17" WEST, 46.13 FEET TO A POINT; THENCE, NORTH 42°27'10" EAST, 20.19 FEET TO A POINT; THENCE, SOUTH 47°32'50" EAST, 26.00 FEET TO A POINT HAVING A VIRGINIA GRID NORTH, NAD83, SOUTH ZONE VALUE OF N=3563689.2310, E=10899577.4640 AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, SOUTH 47°32'50" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 42°27'10" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 47°32'50" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 42°27'10" EAST, 75.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD83, SOUTH ZONE.

SAID TRACT CONTAINS 0.1291 ACRES (5,625 SQUARE FEET), MORE OR LESS.

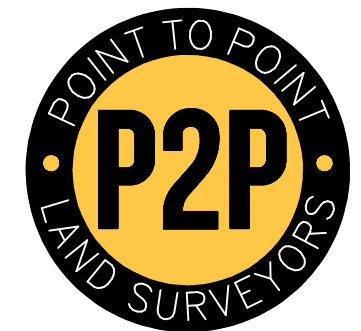


I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

[Signature]
 03/04/2026
 DAVID M. MILLER, PLS DATE

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



100 Governors Trace, Ste. 103
 Peachtree City, GA 30269
 (p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

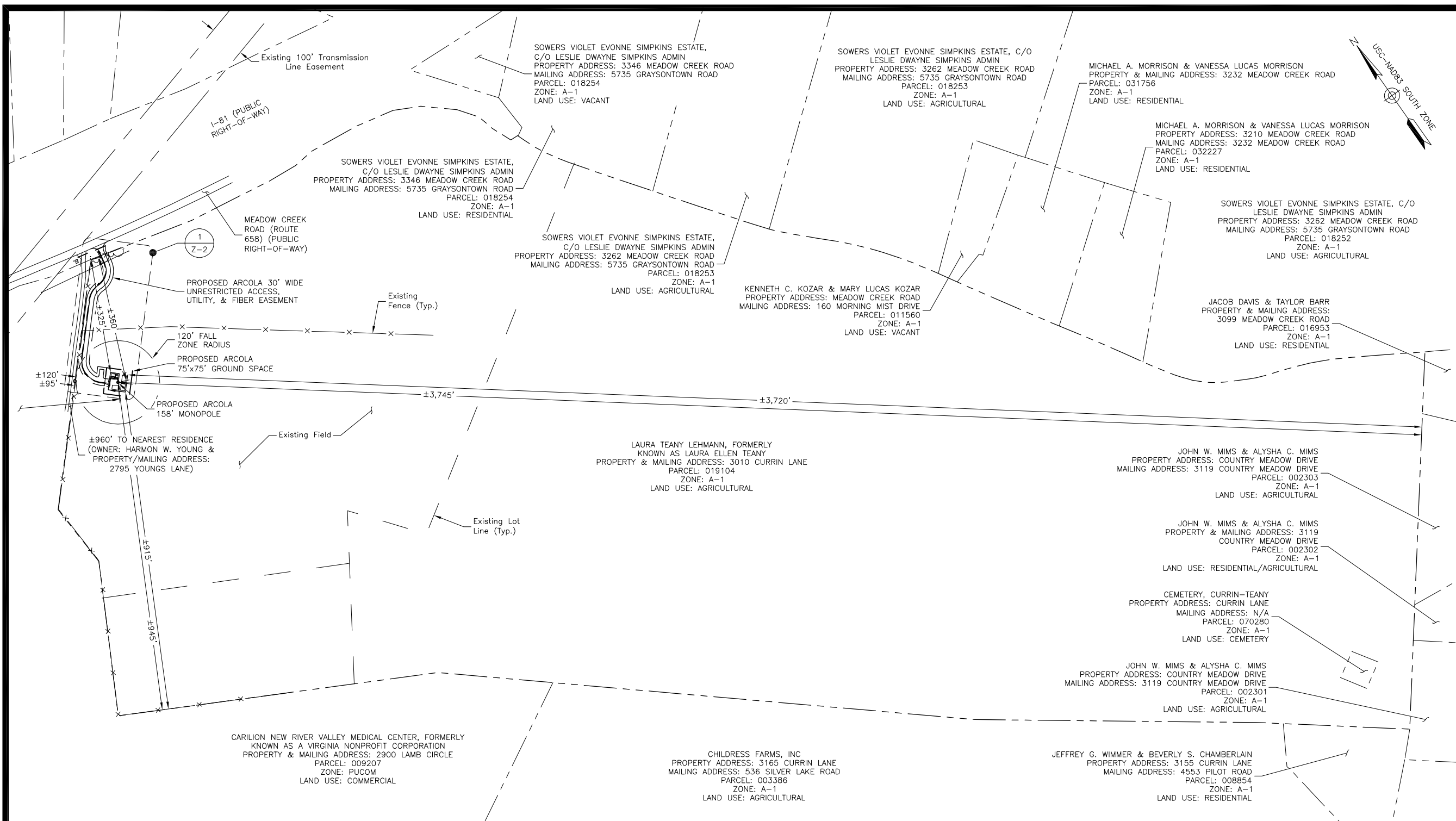


112 W WASHINGTON ST #201
 MIDDLEBURG, VA 20117

CHILDRESS_2
 RINER MAGISTERIAL DISTRICT,
 MONTGOMERY COUNTY, VIRGINIA

LEGAL DESCRIPTION &
 TITLE REVIEW SHEET

| | | | | |
|-----|----------|----------------|---------------------|--------|
| NO. | DATE | REVISION | DRAWN BY: LCH | SHEET: |
| 1 | 03/04/26 | REVISED ACCESS | CHECKED BY: JKL | 3 |
| | | | APPROVED: D. MILLER | |
| | | | DATE: 09/16/2025 | |
| | | | P2P JOB #: 250914VA | |
| | | | OF 3 | |
| | | | | |



ARCOLA TOWERS
112 W WASHINGTON ST #201
MIDDLEBURG, VA 20117



CHILDRESS_2

ZONING DRAWINGS

| | | |
|---|----------|-------------------|
| 4 | 05/14/26 | ATTORNEY COMMENTS |
| 3 | 05/13/26 | ATTORNEY COMMENTS |
| 2 | 04/29/26 | COMMENTS |
| 1 | 04/23/26 | COUNTY COMMENT |
| 0 | 03/27/26 | FOR ZONING |



Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7928
www.dewberry.com



DRAWN BY: MKW
REVIEWED BY: MKW
CHECKED BY: HGS
PROJECT NUMBER: 50188334
SITE ADDRESS:

MEADOW CREEK ROAD
CHRISTIANSBURG, VA 24073

SHEET TITLE

OVERALL
SITE PLAN

SHEET NUMBER

Z-1

LEGEND

| | |
|--|------------------------------|
| | Existing Roadway |
| | Existing Property Line |
| | Existing Easement |
| | Existing Tree Line |
| | Existing Overhead Utility |
| | Existing Fence |
| | Existing Lot Line |
| | LOCUS PROPERTY LINE |
| | PROPOSED ROAD |
| | PROPOSED FENCE |
| | PROPOSED EASEMENT |
| | PROPOSED GROUND SPACE |
| | PROPOSED UNDERGROUND CONDUIT |

NOTE: CONTOURS SHOWN ARE EXISTING.
PROPOSED GRADING AND EROSION CONTROL
TO BE COMPLETED AT A LATER DATE.

- NOTES:**
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - FIELD VISIT WAS CONDUCTED ON 05/27/25.
 - EXISTING CONDITIONS BASED ON SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS, INC. DATED 03/04/26 AND MONTGOMERY COUNTY GIS.
 - TOWER AND FOUNDATION DESIGN BY OTHERS.
 - A.G.L. - ABOVE GROUND LEVEL
C.L. - CENTER LINE
A.M.S.L - ABOVE MEAN SEA LEVEL

| MONOPOLE SETBACKS | REQUIRED | PROPOSED |
|------------------------|----------|----------|
| FRONT YARD (NORTHEAST) | 100' | ±360' |
| SIDE YARD (SOUTHEAST) | 100' | ±3,745' |
| REAR YARD (SOUTHWEST) | 100' | ±945' |
| SIDE YARD (NORTHWEST) | 100' | ±120' |

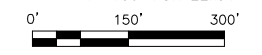
| COMPOUND SETBACKS | REQUIRED | PROPOSED |
|------------------------|----------|----------|
| FRONT YARD (NORTHEAST) | 40' | ±325' |
| SIDE YARD (SOUTHEAST) | 15' | ±3,720' |
| REAR YARD (SOUTHWEST) | 40' | ±915' |
| SIDE YARD (NORTHWEST) | 15' | ±95' |

TOWER NOTES:

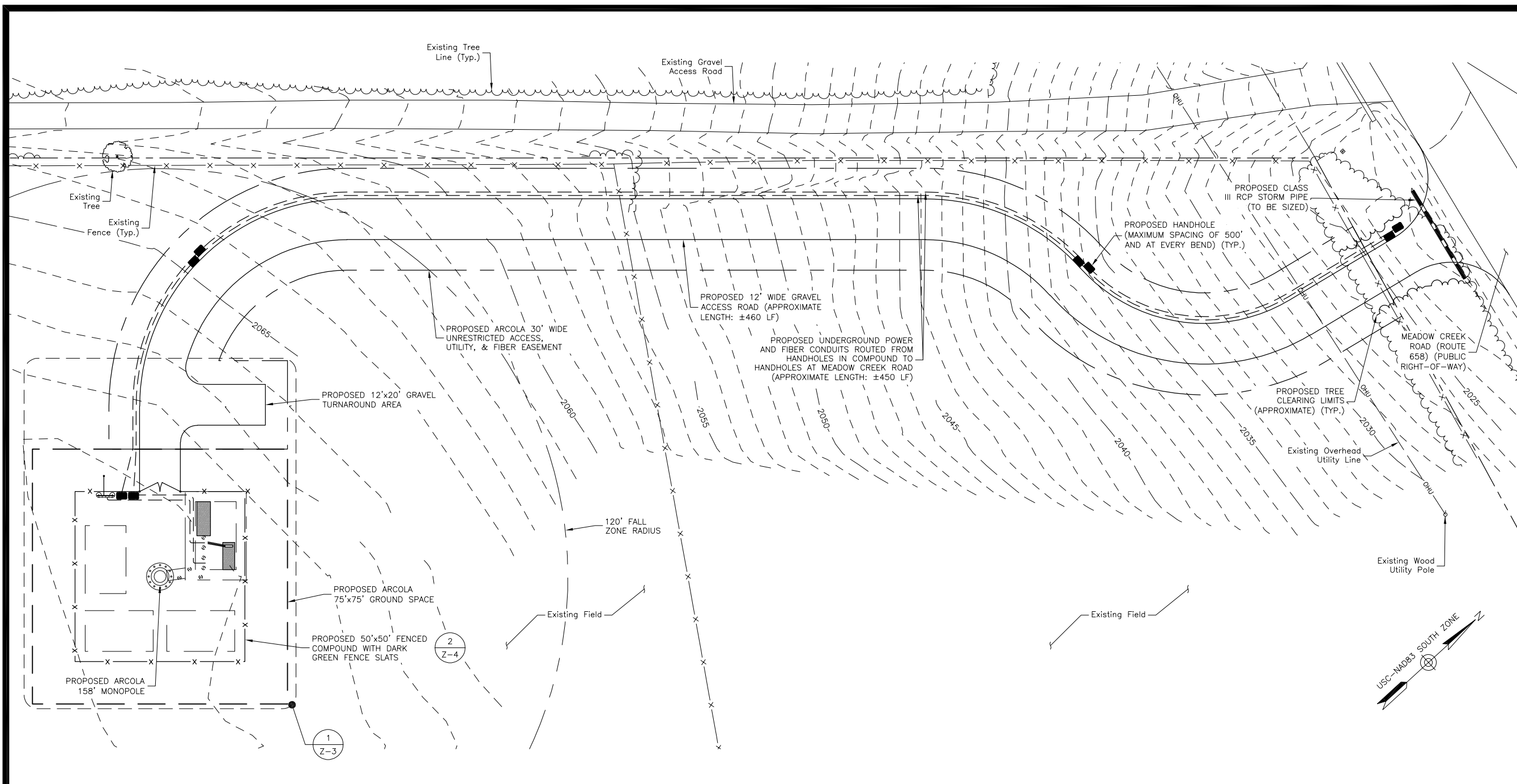
- WITH THE TOWER UNDER 200', NO ILLUMINATION IS REQUIRED.
- TOWER MATERIAL AND COLOR SHALL BE GALVANIZED GRAY STEEL.
- NEW RIVER VALLEY AIRPORT IS APPROXIMATELY 10.5 MILES FROM THE PROPOSED SITE.
- THE CLOSEST TELECOMMUNICATION TOWER IS A 190' MONOPOLE OWNED BY CROWN CASTLE IS LOCATED APPROXIMATELY 2.4 MILES SOUTHWEST OF THE PROPOSED SITE.

OVERALL SITE PLAN

SCALE: 1"=300' FOR 11x17
1"=150' FOR 22x34



1



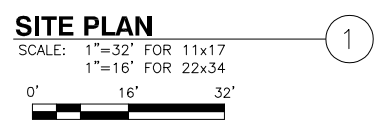
LEGEND

| | |
|-----------|------------------------------|
| — | Existing Roadway |
| - - - - - | Existing Property Line |
| - - - - - | Existing Easement |
| ~ ~ ~ ~ ~ | Existing Tree Line |
| — OHU — | Existing Overhead Utility |
| - x - x - | Existing Fence |
| - - - - - | Existing Lot Line |
| - - - - - | Existing Minor Contour |
| - - - - - | Existing Major Contour |
| - - - - - | Future Premises |
| - - - - - | Future Easement |
| - - - - - | LOCUS PROPERTY LINE |
| - - - - - | PROPOSED ROAD |
| - x - x - | PROPOSED FENCE |
| - - - - - | PROPOSED EASEMENT |
| - - - - - | PROPOSED GROUND SPACE |
| - - - - - | PROPOSED UNDERGROUND CONDUIT |

NOTE: CONTOURS SHOWN ARE EXISTING. PROPOSED GRADING AND EROSION CONTROL TO BE COMPLETED AT A LATER DATE.

- NOTES:**
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - FIELD VISIT WAS CONDUCTED ON 05/27/25.
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 - TOWER AND FOUNDATION DESIGN BY OTHERS.
 - A.G.L. — ABOVE GROUND LEVEL
C.L. — CENTER LINE
A.M.S.L — ABOVE MEAN SEA LEVEL

- TOWER NOTES:**
- WITH THE TOWER UNDER 200', NO ILLUMINATION IS REQUIRED.
 - TOWER MATERIAL AND COLOR SHALL BE GALVANIZED GRAY STEEL.
 - NEW RIVER VALLEY AIRPORT IS APPROXIMATELY 10.5 MILES FROM THE PROPOSED SITE.
 - THE CLOSEST TELECOMMUNICATION TOWER IS A 190' MONOPOLE OWNED BY CROWN CASTLE IS LOCATED APPROXIMATELY 2.4 MILES SOUTHWEST OF THE PROPOSED SITE.



ARCOLA TOWERS
112 W WASHINGTON ST #201
MIDDLEBURG, VA 20117



CHILDRESS_2

ZONING DRAWINGS

| | | |
|---|----------|-------------------|
| 4 | 05/14/26 | ATTORNEY COMMENTS |
| 3 | 05/13/26 | ATTORNEY COMMENTS |
| 2 | 04/29/26 | COMMENTS |
| 1 | 04/23/26 | COUNTY COMMENT |
| 0 | 03/27/26 | FOR ZONING |



Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7928
www.dewberry.com



| | |
|-----------------|----------|
| DRAWN BY: | MKW |
| REVIEWED BY: | MKW |
| CHECKED BY: | HGS |
| PROJECT NUMBER: | 50188334 |
| SITE ADDRESS: | |

MEADOW CREEK ROAD
CHRISTIANSBURG, VA 24073

SHEET TITLE

SITE PLAN

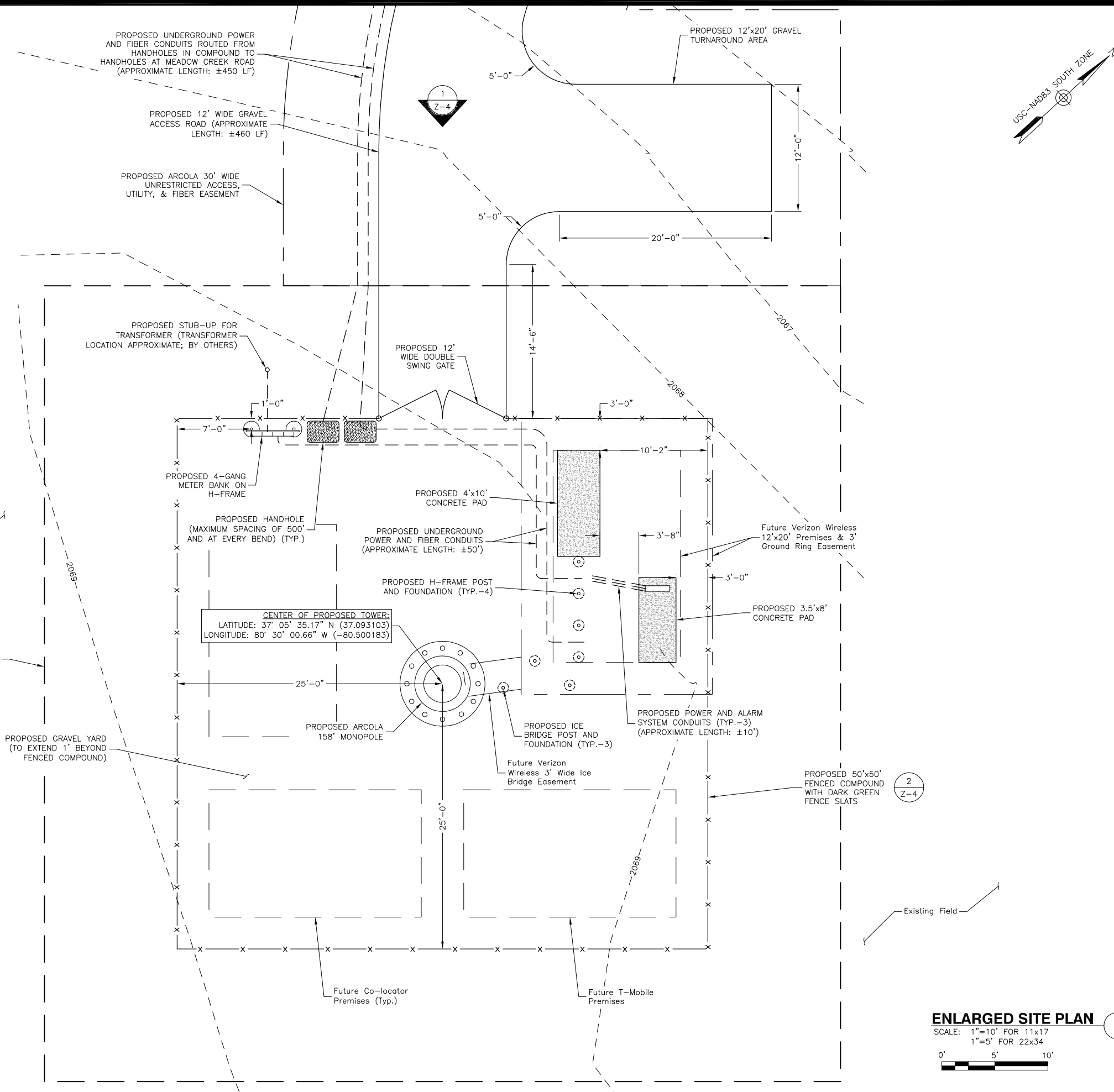
SHEET NUMBER

Z-2

| LEGEND | |
|--------|------------------------------|
| --- | Existing Minor Contour |
| -2070- | Existing Major Contour |
| --- | Future Premises |
| --- | Future Easement |
| --- | PROPOSED ROAD |
| -x-x- | PROPOSED FENCE |
| --- | PROPOSED EASEMENT |
| --- | PROPOSED GROUND SPACE |
| --- | PROPOSED UNDERGROUND CONDUIT |

TOWER NOTES:

1. WITH THE TOWER UNDER 200', NO ILLUMINATION IS REQUIRED.
2. TOWER MATERIAL AND COLOR SHALL BE GALVANIZED GRAY STEEL.
3. NEW RIVER VALLEY AIRPORT IS APPROXIMATELY 10.5 MILES FROM THE PROPOSED SITE.
4. THE CLOSEST TELECOMMUNICATION TOWER IS A 190' MONOPOLE OWNED BY CROWN CASTLE IS LOCATED APPROXIMATELY 2.4 MILES SOUTHWEST OF THE PROPOSED SITE.



NOTE: CONTOURS SHOWN ARE EXISTING. PROPOSED GRADING AND EROSION CONTROL TO BE COMPLETED AT A LATER DATE.

- NOTES:**
1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 2. FIELD VISIT WAS CONDUCTED ON 05/27/25.
 3. EXISTING CONDITIONS BASED ON SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS, INC. DATED 03/04/26 AND MONTGOMERY COUNTY GIS.
 4. TOWER AND FOUNDATION DESIGN BY OTHERS.
 5. A.G.L. - ABOVE GROUND LEVEL
C.L. - CENTER LINE
A.M.S.L. - ABOVE MEAN SEA LEVEL

ENLARGED SITE PLAN
SCALE: 1"=10' FOR 11x17
1"=5' FOR 22x34



ARCOLA TOWERS
112 W WASHINGTON ST #201
MIDDLEBURG, VA 20117



CHILDRESS_2

ZONING DRAWINGS

| NO. | DATE | REVISIONS |
|-----|----------|-------------------|
| 4 | 05/14/26 | ATTORNEY COMMENTS |
| 3 | 05/13/26 | ATTORNEY COMMENTS |
| 2 | 04/29/26 | COMMENTS |
| 1 | 04/23/26 | COUNTY COMMENT |
| 0 | 03/27/26 | FOR ZONING |



Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7928
www.dewberry.com



DRAWN BY: MKW
REVIEWED BY: MKW
CHECKED BY: HGS
PROJECT NUMBER: 50188334
SITE ADDRESS:

MEADOW CREEK ROAD
CHRISTIANSBURG, VA 24073

SHEET TITLE

ENLARGED
SITE PLAN

SHEET NUMBER

Z-3

LEGEND

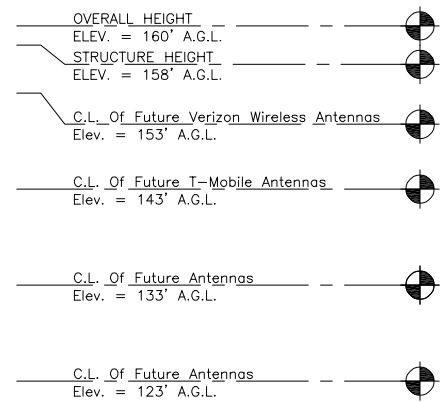
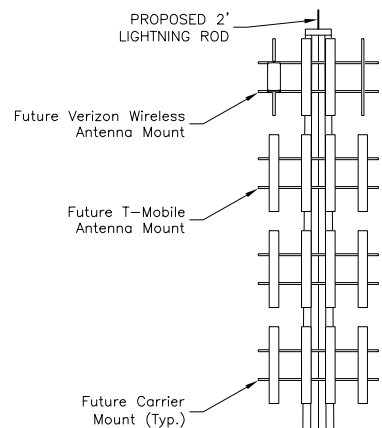
- A.G.L. - ABOVE GROUND LEVEL
- C.L. - CENTER LINE

TOWER NOTES:

- WITH THE TOWER UNDER 200', NO ILLUMINATION IS REQUIRED.
- TOWER MATERIAL AND COLOR SHALL BE GALVANIZED GRAY STEEL.
- NEW RIVER VALLEY AIRPORT IS APPROXIMATELY 10.5 MILES FROM THE PROPOSED SITE.
- THE CLOSEST TELECOMMUNICATION TOWER IS A 190' MONOPOLE OWNED BY CROWN CASTLE IS LOCATED APPROXIMATELY 2.4 MILES SOUTHWEST OF THE PROPOSED SITE.

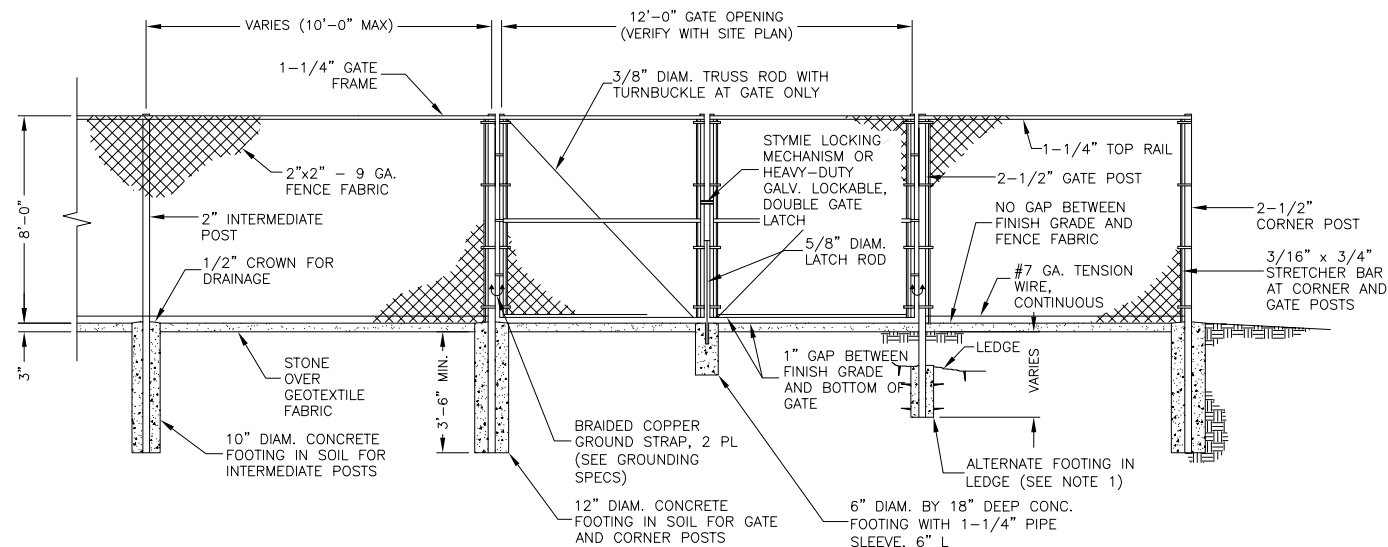
NOTES:

- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
- FIELD VISIT WAS CONDUCTED ON 05/27/25.
- EXISTING CONDITIONS BASED ON SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS, INC. DATED 03/04/26 AND MONTGOMERY COUNTY GIS.
- TOWER AND FOUNDATION DESIGN BY OTHERS.
- A.G.L. - ABOVE GROUND LEVEL
C.L. - CENTER LINE
A.M.S.L. - ABOVE MEAN SEA LEVEL



PROPOSED ARCOLA 158' MONOPOLE (SEE NOTE 4)

NOTE: DARK GREEN FENCE SLATS SHALL BE INSTALLED.



FENCE AND ACCESS GATE

SCALE: N.T.S.

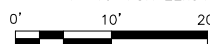
FENCE NOTES:

- ALTERNATE FOOTINGS FOR ALL FENCE POSTS IN LEDGE: IF LEDGE IS ENCOUNTERED AT GRADE, OR AT A DEPTH SHALLOWER THAN 3'-6", CORE DRILL AN 8" DIA HOLE 18" INTO THE LEDGE. CENTER POST IN THE HOLE AND FILL WITH CONCRETE OR GROUT. IF LEDGE IS BELOW FINISH GRADE, COAT BACKFILLED SECTION OF POST WITH COAL TAR, AND BACKFILL WITH WELL-DRAINING GRAVEL.
- ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180' OF GATE TRAVEL.

PROPOSED 50'x50' FENCED COMPOUND WITH DARK GREEN FENCE SLATS

TOWER ELEVATION

SCALE: 1"=20' FOR 11x17
1"=10' FOR 22x34



ARCOLA TOWERS
112 W WASHINGTON ST #201
MIDDLEBURG, VA 20117



CHILDRESS_2

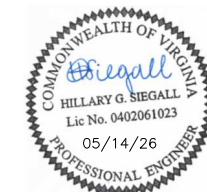
ZONING DRAWINGS

| | | |
|---|----------|-------------------|
| 4 | 05/14/26 | ATTORNEY COMMENTS |
| 3 | 05/13/26 | ATTORNEY COMMENTS |
| 2 | 04/29/26 | COMMENTS |
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| | |
|-----------------|----------|
| DRAWN BY: | MKW |
| REVIEWED BY: | MKW |
| CHECKED BY: | HGS |
| PROJECT NUMBER: | 50188334 |
| SITE ADDRESS: | |

MEADOW CREEK ROAD
CHRISTIANSBURG, VA 24073

SHEET TITLE

TOWER ELEVATION

SHEET NUMBER

Z-4

| SIGN TYPES | | | |
|-----------------------|------------------|---|-------------------------|
| TYPE | COLOR | COLOR CODE PURPOSE | SIGN MOUNTING LOCATIONS |
| RF NOTICE | BLUE | "NOTICE BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b). | FENCE COMPOUND GATE |
| RF CAUTION | YELLOW | "CAUTION BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b). | BASE OF TOWER |
| WARNING | ORANGE/RED | "WARNING BEYOND THIS POINT" RF FIELDS AT THIS SITE EXCEED THE FCC RULES FOR HUMAN EXPOSURE. FAILURE TO OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS COULD RESULT IN SERIOUS INJURY. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b). | N/A |
| FACILITY CONTACT SIGN | BLUE/GREEN/WHITE | "INFORMATIONAL SIGN" TO NOTIFY OTHERS OF SITE OWNERSHIP AND CONTACT NUMBER. | FENCE COMPOUND GATE |
| NO TRESPASSING | BLACK/WHITE | "NO TRESPASSING" NOTIFICATION THAT THE TOWER FACILITY IS NOT TO BE ACCESSED BY THE PUBLIC. | FENCE COMPOUND GATE |
| RF NOTICE 2 | ORANGE/BLACK | "NOTICE" PROVIDE GUIDELINES FOR ALL GUESTS WORKING WITHIN THE TOWER FACILITY AND ON THE TOWER. | FENCE COMPOUND GATE |

NOTES:

- FOR ARCOLA TOWERS LOGO, SEE ARCOLA TOWERS DESIGN SPECIFICATIONS (PROVIDED BY ARCOLA TOWERS).
- SITE ID SHALL BE APPLIED TO SIGNS USING "LASER ENGRAVING" OR ANY OTHER WEATHER RESISTANT METHOD (ARCOLA TOWERS APPROVAL REQUIRED).
- TEXT FOR SIGNAGE SHALL INDICATE CORRECT SITE NAME AND NUMBER AS PER ARCOLA TOWERS CONSTRUCTION MANAGER RECOMMENDATIONS.
- ALL SIGNS WILL BE SECURED WITH ZIP TIES OR STAINLESS STEEL TECH SCREWS.



ARCOLA TOWERS
112 W WASHINGTON ST #201
MIDDLEBURG, VA 20117



CHILDRESS_2

ZONING DRAWINGS

| NO. | DATE | REVISIONS |
|-----|----------|-------------------|
| 4 | 05/14/26 | ATTORNEY COMMENTS |
| 3 | 05/13/26 | ATTORNEY COMMENTS |
| 2 | 04/29/26 | COMMENTS |
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DRAWN BY: MKW
REVIEWED BY: MKW
CHECKED BY: HGS
PROJECT NUMBER: 50188334
SITE ADDRESS:

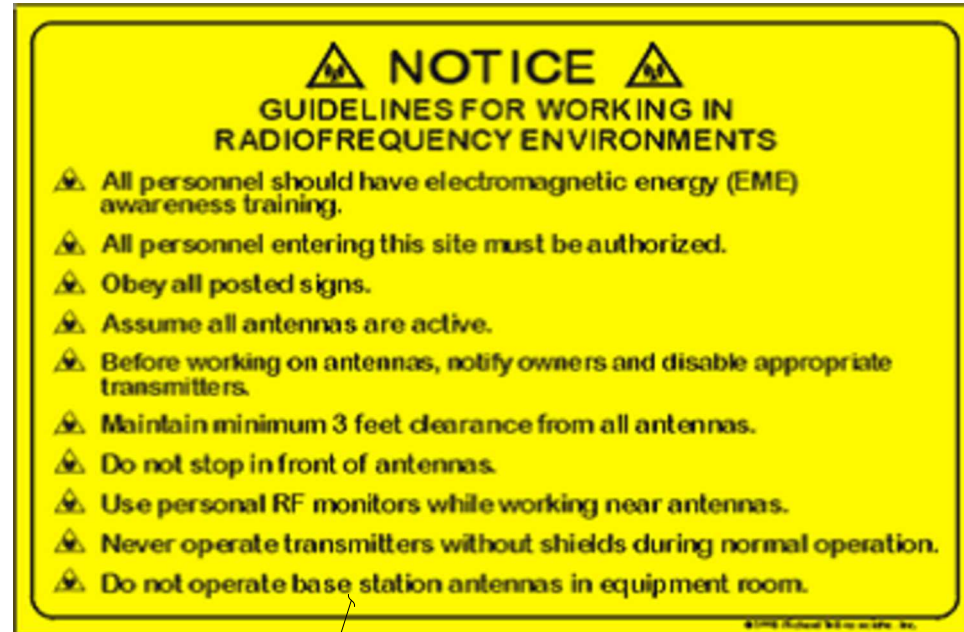
MEADOW CREEK ROAD
CHRISTIANSBURG, VA 24073

SHEET TITLE

SITE SIGNAGE

SHEET NUMBER

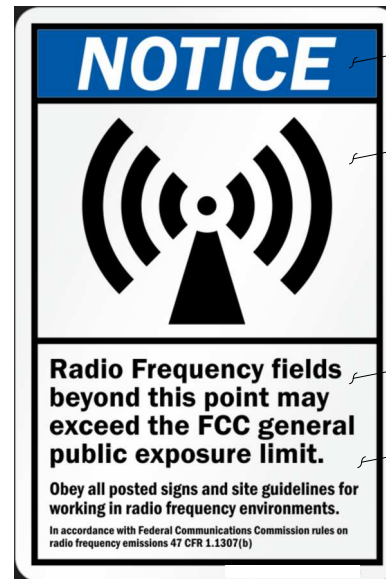
Z-5



ORANGE BACKGROUND WITH BLACK LETTERING
12"X18"

RF NOTICE SIGN
N.T.S.

1



BLUE BACKGROUND WITH WHITE LETTERING

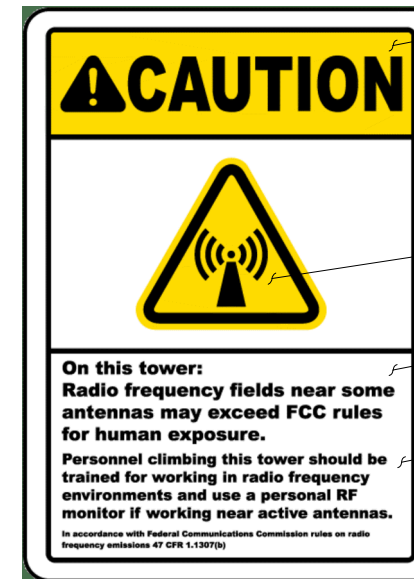
WHITE BACKGROUND WITH BLACK LETTERING

WHITE BACKGROUND WITH BLACK LETTERING

12"X18"

RF NOTICE SIGN
N.T.S.

2



YELLOW BACKGROUND WITH BLACK LETTERING

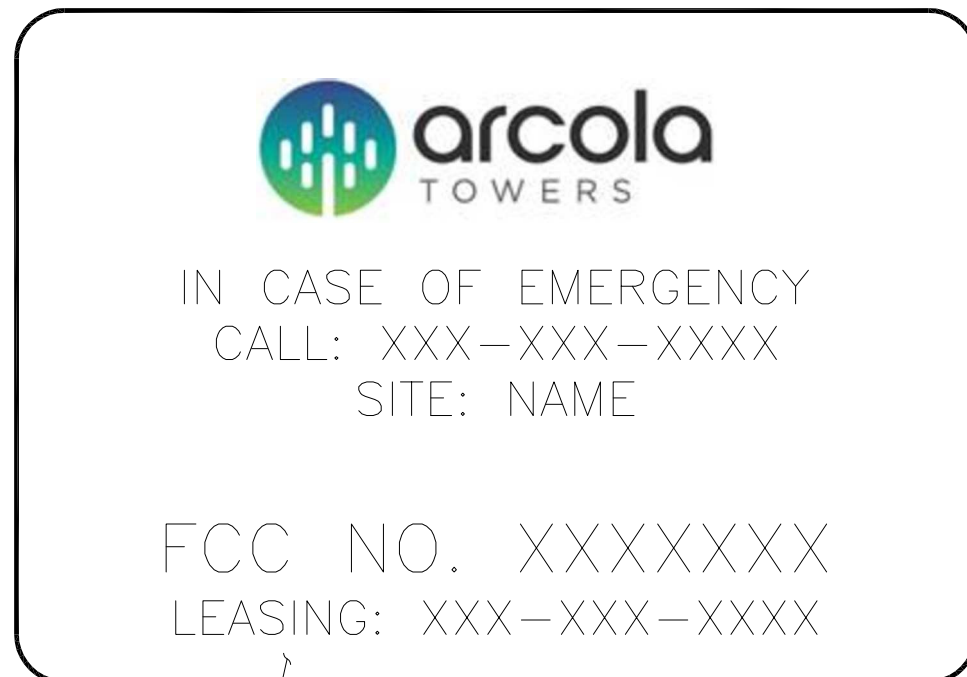
YELLOW BACKGROUND WITH BLACK LETTERING

WHITE BACKGROUND WITH BLACK LETTERING

12"X18"

RF CAUTION SIGN
N.T.S.

3



WHITE BACKGROUND WITH BLACK LETTERING

FACILITY CONTACT SIGN
N.T.S.

4



WHITE BACKGROUND WITH BLACK LETTERING
18"X 24"W

NO TRESPASSING SIGN
N.T.S.

5

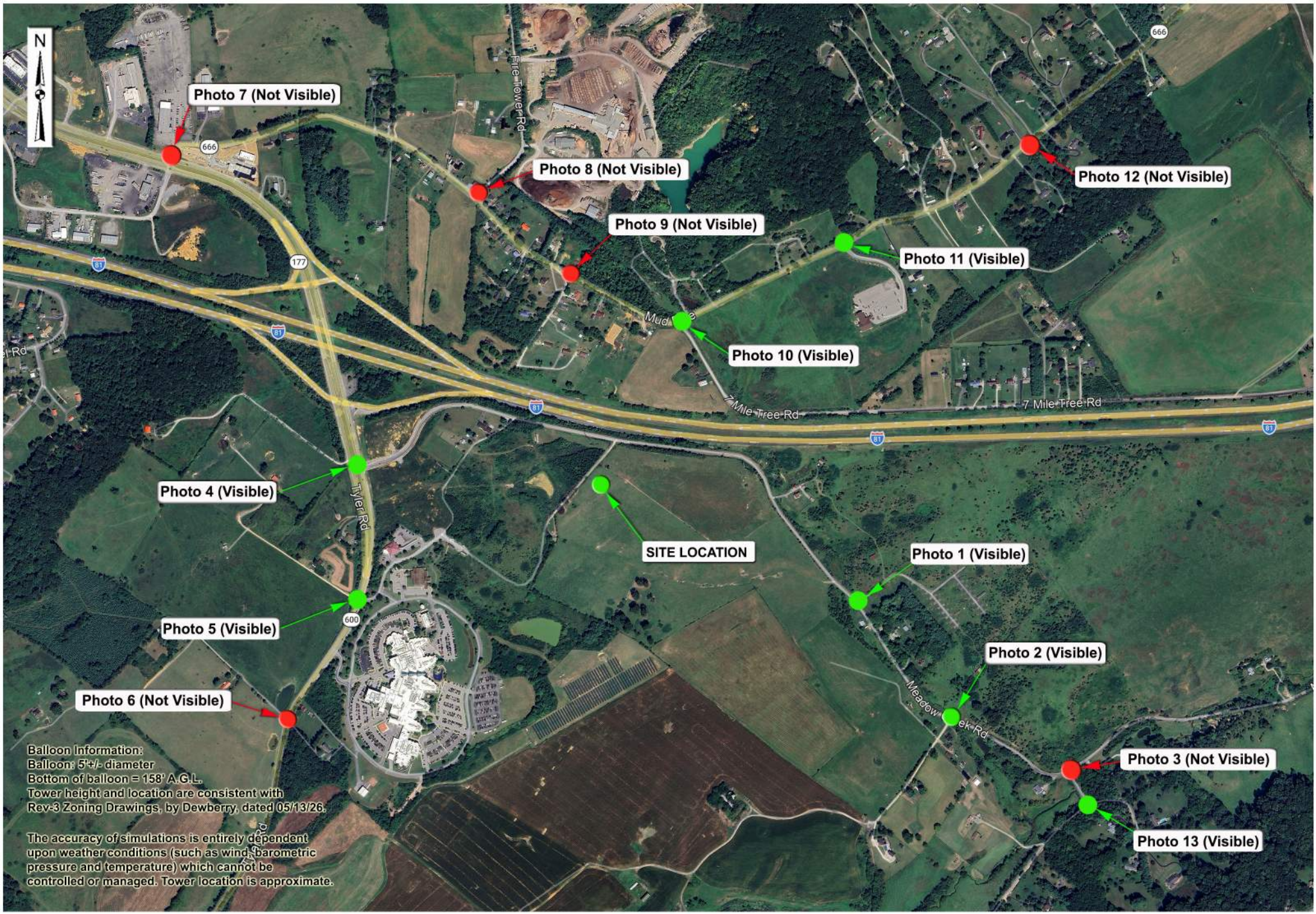


Photo 7 (Not Visible)

Photo 8 (Not Visible)

Photo 12 (Not Visible)

Photo 9 (Not Visible)

Photo 11 (Visible)

Photo 10 (Visible)

Photo 4 (Visible)

SITE LOCATION

Photo 1 (Visible)

Photo 5 (Visible)

Photo 2 (Visible)

Photo 6 (Not Visible)

Photo 3 (Not Visible)

Photo 13 (Visible)

Balloon Information:
 Balloon: 5' +/- diameter
 Bottom of balloon = 158' A.G.L.
 Tower height and location are consistent with
 Rev-3 Zoning Drawings, by Dewberry, dated 05/13/26.

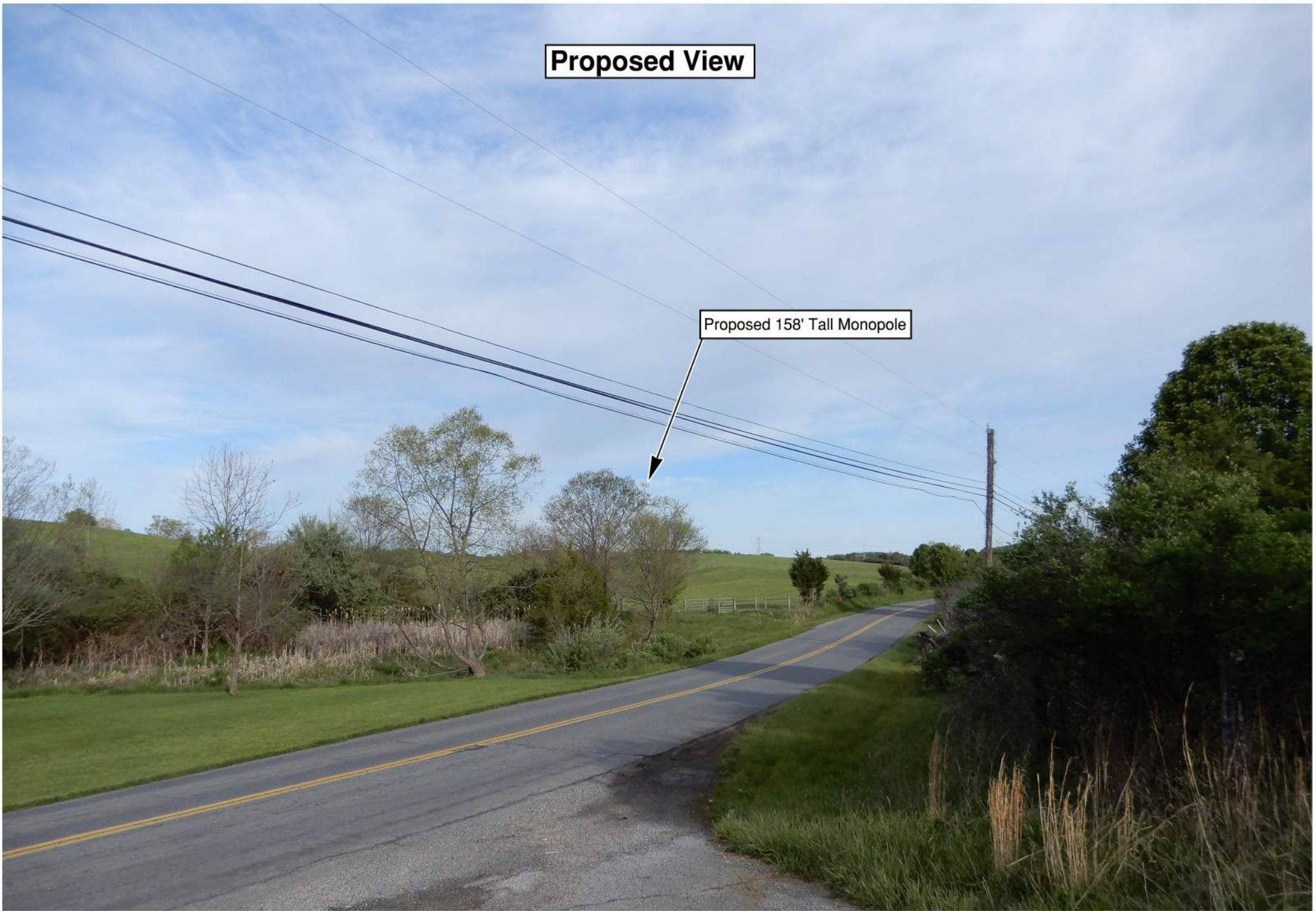
The accuracy of simulations is entirely dependent upon weather conditions (such as wind, barometric pressure and temperature) which cannot be controlled or managed. Tower location is approximate.

Existing View



Proposed View

Proposed 158' Tall Monopole



Existing View



Proposed View

Proposed 158' Tall Monopole



Existing View

Proposed Tower Is Not
Visible From This Location



Existing View



Proposed View

Proposed 158' Tall Monopole



Existing View



Proposed View

Proposed 158' Tall Monopole



Existing View

Proposed Tower Is Not
Visible From This Location



Existing View

Proposed Tower Is Not
Visible From This Location



Existing View

Proposed Tower Is Not
Visible From This Location



Existing View

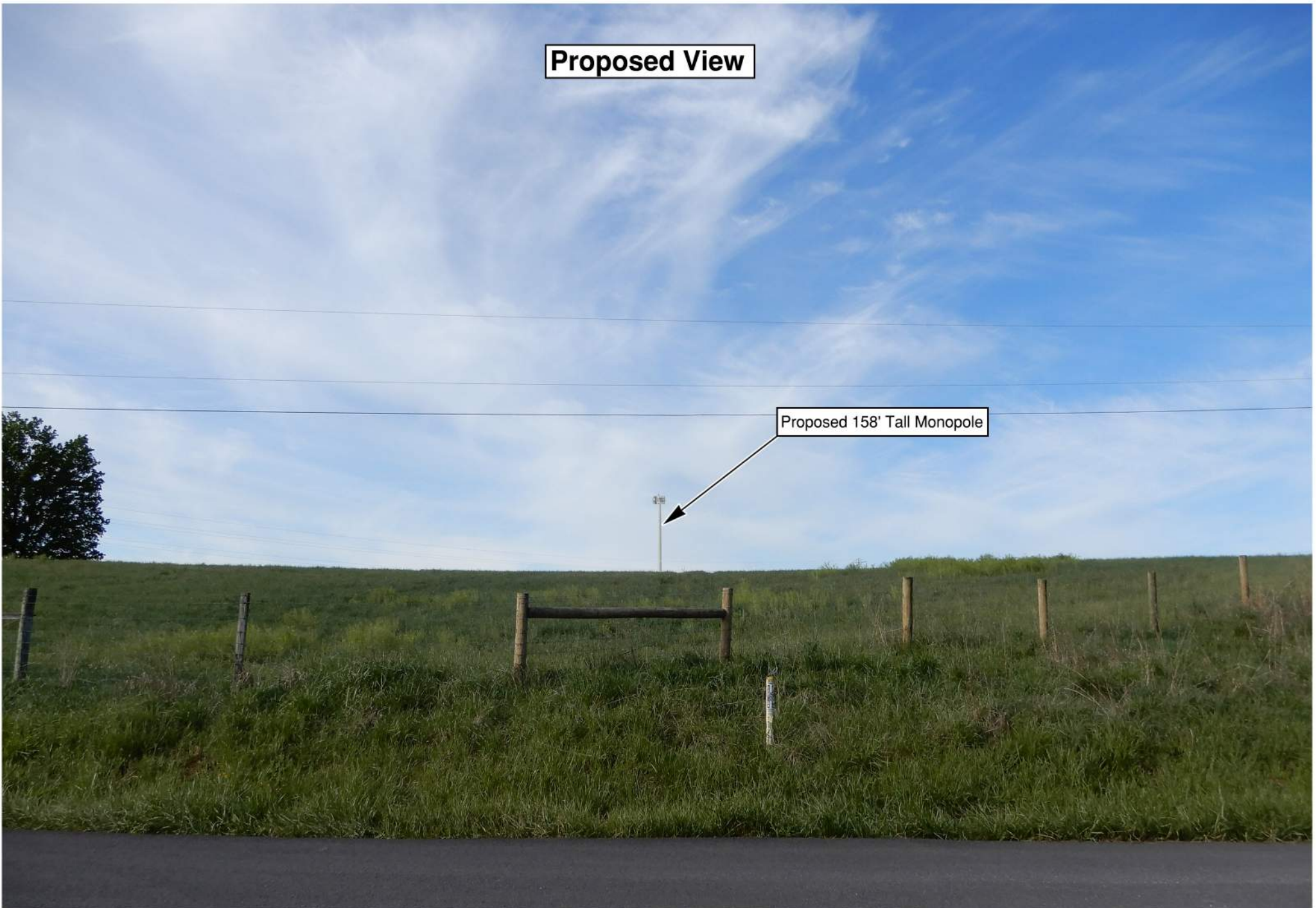
Proposed Tower Is Not Visible From This Location

Existing View



Proposed View

Proposed 158' Tall Monopole



Existing View



Proposed View

Proposed 158' Tall Monopole



Existing View

Proposed Tower Is Not
Visible From This Location



Existing View



Proposed View

Proposed 158' Tall Monopole

