

BOOK 271 PAGE 32

BOOK 269 PAGE 652

MAILED TO  
Sherman & Irvine  
Boyd & Co  
Paul Mason, etc.  
Date 7-2-86

THIS EASEMENT OF RIGHT OF WAY AGREEMENT, Made and entered into this 27th day of March, 1986, by and between ROVENA S. BAZZREA, divorced, party of the first part; THOMAS L. IRVINE and MARY E. IRVINE, husband and wife, party of the second part; and THE MOUNTAIN NATIONAL BANK OF CLIFTON FORGE, VIRGINIA, party of the third part; and JAMES D. SNYDER, Trustee, party of the fourth part.

\* W I T N E S S E T H \*

That for and in consideration of the sum of Five Dollars (\$5.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the said party of the first part does hereby GRANT and CONVEY unto the said parties of the second part, as an appurtenance to the lands of the parties of the second part, a non-exclusive easement of right of way, forty (40) feet wide, for ingress and egress purposes, over and through that certain tract of land situate, lying, and being in White Rock Gap, in the Jackson River Magisterial District of Alleghany County, Virginia, containing approximately 98 acres, originally 100.44 acres, (See Deed Book 225, at Page 214, and Deed Book 259, at Page 467), which easement is generally located as follows:

Beginning at a point on the Westerly side of State Route No. 623 just South of a stand of trees along side of said Route; thence, continue in a Westerly direction through said land approximately 150 yards, crossing a creek, to a point of connection with an old existing road; thence, continuing with the center of said old road to the property of the parties of the second part.

The parties of the second part do hereby release their right of way for ingress and egress purposes over said old road from said Route No. 623 to the point where above said new easement of right of way connects with said old road right of way.

The parties of the second part agree as follows:

(1.) To install, with lock, gate across the new easement of right of way where it enters State Route No. 623, and provide the party of the first part with a key to a lock.

(2.) To construct a new gravel road on the new easement of right of way within twenty-four (24) months, and

(3.) Have the whole easement of right of way surveyed and marked or monumented.

The parties of the second part shall have the right to move any buildings located on the said easement of right of way.

For good and valuable consideration, receipt of which is hereby acknowledged, the said party of the third part, beneficiary under that certain Deed of Trust lien, dated August 30, 1977, of record in Deed Book 225, at Page 214, from the party of the first part and her former husband, to James D. Snyder, Trustee, does hereby authorize and direct James D. Snyder, Trustee, to subordinate the said Deed of Trust lien to the grant of the above described easement of right of way.

The said James D. Snyder, Trustee, pursuant to the above authorization and direction, hereby subordinates said Deed of Trust lien to the grant of the above described easement of right of way.

WITNESS The following signatures and seals.

*Rovena S. Bazzrea* (SEAL)  
ROVENA S. BAZZREA

*Thomas L. Irvine* (SEAL)  
THOMAS L. IRVINE

*Mary E. Irvine* (SEAL)  
MARY E. IRVINE

THE MOUNTAIN NATIONAL BANK OF  
CLIFTON FORGE, VIRGINIA

By: *John S. Williams Pres.*  
Title

*James D. Snyder, Trustee* (SEAL)  
JAMES D. SNYDER, TRUSTEE

OSTEL, WATSON,  
HYDER & PASCO  
ATTORNEYS AT LAW  
WINSTON, VIRGINIA  
CLIFTON FORGE, VIRGINIA

STATE OF VIRGINIA

CITY OF COVINGTON, to-wit:

The foregoing instrument was acknowledged before me this

9th day of April, 1986, by Rovena S. Bazzrea, Divorced.

My commission expires: November 13, 1987

*Genevieve S. Dennis*  
NOTARY PUBLIC

STATE OF VIRGINIA

CITY OF COVINGTON, to-wit:

The foregoing instrument was acknowledged before me this

9th day of April, 1986, by Thomas L. Irvine, Husband.

My commission expires: November 13, 1987

*Genevieve S. Dennis*  
NOTARY PUBLIC

STATE OF VIRGINIA

CITY OF COVINGTON, to-wit:

The foregoing instrument was acknowledged before me this

9th day of April, 1986, by Mary E. Irvine, Wife.

My commission expires: November 13, 1987

*Genevieve S. Dennis*  
NOTARY PUBLIC

STATE OF VIRGINIA

CITY OF COVINGTON, to-wit:

The foregoing instrument was acknowledged before me this the

20th day of May, 1986, by John J. Williams

of The Mountain National Bank of Clifton Forge, Virginia, on behalf of  
the said bank.

STEL, WATSON,  
YOE & PASCO  
ATTORNEYS AT LAW  
CLIFTON FORGE, VIRGINIA

In Attesty, I, Notary Public, do hereby certify that the foregoing instrument was presented to me in my office and, with the certificate annexed, admitted to record at 4:00 P.M.

1236 *Robert C. Hubbard*  
Notary Public

My commission expires: May 7th 1990

*Stephen D. Wallace*  
NOTARY PUBLIC  
WILLIAMSBURG, VIRGINIA

STATE OF VIRGINIA  
*Clifton Joyce*  
CITY OF GOVINGTON, to-wit:

The foregoing instrument was acknowledged before me this  
20 day of May, 1986, by James D. Snyder, Trustee.

My commission expires: Jan 5, 1990

*Priscilla K. Bradford*  
NOTARY PUBLIC

DI...  
RECORDED  
INDEXED  
MAY 15 1986

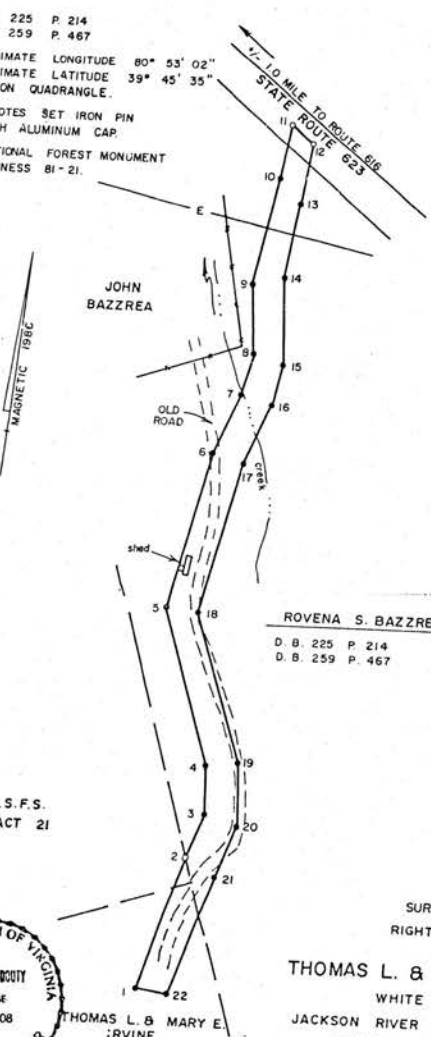
VIRGINIA: In Attestation Whereof Court Clerk's Office, June 16 1986  
This 1560 day of June 1986, at the said office and, with  
the certificate annexed, submitted to record at 4:00 PM  
Notary  
Robert C. Hubbard  
Notary Public

DI...  
RECORDED  
INDEXED  
MAY 15 1986

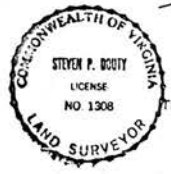
- NOTES
- 1) SEE ATTACHED REPORT OF SURVEY.
  - 2) LIDER:  
D.B. 225 P. 214  
D.B. 259 P. 467
  - 3) APPROXIMATE LONGITUDE 80° 53' 02"  
APPROXIMATE LATITUDE 39° 45' 35"  
COVINGTON QUADRANGLE.
  - 4) ● DENOTES SET IRON PIN  
○ WITH ALUMINUM CAP  
○ NATIONAL FOREST MONUMENT  
○ WITNESS BI-21.

1.02 ACRES 217

COR. 1	N 12° 14' 30" E, 176.59'
COR. 2	N 13° 22' 40" E, 59.49'
COR. 3	N 07° 35' 40" W, 62.10'
COR. 4	N 23° 02' 30" W, 206.12'
COR. 5	N 07° 44' 45" E, 204.90'
COR. 6	N 16° 54' 25" E, 83.22'
COR. 7	N 08° 11' 30" E, 53.92'
COR. 8	N 08° 57' 20" W, 87.51'
COR. 9	N 05° 27' 50" E, 137.24'
COR. 10	N 05° 27' 50" E, 69.73'
COR. 11	S 56° 29' 00" E, 35.22'
COR. 12	S 03° 30' 55" W, 78.18'
COR. 13	S 03° 30' 55" W, 95.28'
COR. 14	S 07° 36' 05" E, 110.14'
COR. 15	S 07° 20' 55" W, 52.14'
COR. 16	S 16° 47' 35" W, 82.18'
COR. 17	S 08° 04' 10" W, 199.18'
COR. 18	S 23° 51' 25" E, 197.03'
COR. 19	S 07° 53' 25" E, 80.33'
COR. 20	S 14° 28' 40" W, 68.66'
COR. 21	S 13° 07' 35" W, 160.17'
COR. 22	N 87° 58' 25" W, 40.04'



SURVEY OF  
RIGHT OF WAY  
FOR  
**THOMAS L. & MARY E. IRVINE**  
WHITE ROCK GAP  
JACKSON RIVER MAGISTERIAL DISTRICT  
ALLEGHANY COUNTY, VIRGINIA  
SURVEYED MAY 1986  
SCALE · 1" = 100'

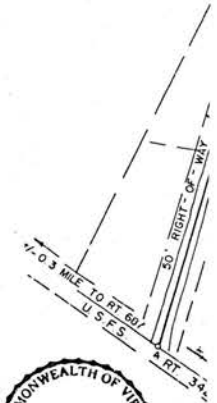


*Steven P. Dovy*  
MOUNTAIN TOP SURVEYORS, INC.  
P. O. Box 22  
LOW MOOR, VIRGINIA 24457  
Phone 862-5215

PLAT NO. 672-3-1  
DRAWN BY JANE B SALES

- NOTES
- 1) SEE ATTACHED REPORT
  - 2) PROPERTY SHOWN IS NOT HAZARD ZONE.
  - 3) LIBER: DB 245 P 495  
TAX REF 6-26B1
  - 4) APPROXIMATE LATITUDE 39°  
APPROXIMATE LONGITUDE 80°  
FALLING SPRINGS QUADRANGLE
  - 5) SET IRON PIN WITH ALUMINUM CAP AT ALL PROPERTY CORNERS

J.R. ANDREWS  
TAX REF 6-17, 19



*Steven P. Dovy*  
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