

**COMPILED PLAT  
OF BOUNDARY ADJUSTMENT FOR  
MTGDS, LLC  
WARM SPRINGS DISTRICT  
BATH COUNTY, VIRGINIA**

**AUG. 29, 2017 SCALE: 1"= 200'  
P.N. 1708-07 F.B. 132-12  
SHEET 3 OF 3**

**JEFFREY HINER  
LAND SURVEYOR  
MONTEREY, VA**

THE LINES FROM "C" TO "E" ARE BASED ON SURVEY MADE NOV. 30, 2016, SAID SURVEY MADE WITH A TOPCON HIPER LITE + GPS SYSTEM. ALL OTHER LINES WERE COMPILED FROM RECORDS.

THIS PLAT DOES NOT SHOW ALL EASEMENTS, UNDERGROUND UTILITIES, DRAINS, POWER POLES AND RIGHT OF WAYS THAT MAY EXIST AND AFFECT THIS PROPERTY.

THE SURVEYOR WAS NOT FURNISHED WITH A CURRENT TITLE REPORT FOR THIS PROPERTY.

A 20 FOOT WIDE ACCESS EASEMENT IS TO RUN FROM "C" TO "D" GENERALLY ALONG AN EXISTING OLD WOODS ROAD.

CORNERS FROM "C" TO "E" ARE SET IRON RODS.



- LINES FROM "C" TO "E"
- N 01°30'00" W 9.42'
  - N 38°20'33" W 215.45'
  - N 56°45'35" W 98.51'
  - N 53°39'10" W 204.74'
  - N 43°22'54" W 164.05'
  - N 18°15'15" W 146.27'
  - N 12°22'56" W 167.71'
  - N 21°46'59" W 78.48'
  - N 01°38'14" W 103.59'
  - N 14°33'14" E 126.93'
  - N 20°11'41" E 84.51'
  - N 16°00'52" E 86.55'
  - N 26°31'54" E 79.63'
  - N 53°53'00" E 136.16'
  - N 29°53'53" E 84.85'
  - N 29°53'53" E 51.81'

MTGDS, LLC  
D.I.N. 14-470  
TAX # 39-1

MTGDS, LLC  
D.I.N. 14-470  
TAX # 39-1G

STEPHEN W. HINER & TAMMY J. HINER  
D.I.N. 17-132 TAX # 39-21C  
UNRECORDED PLAT BY GREGORY E. YESS  
S 35°34'54" E 1808.32'

CONCRETE R.O.W. MONUMENT LOCATIONS  
CENTER OF BACK OF MONUMENTS  
STATIONS BASED ON C of RT. 39

- 678+14.19, R27.54
- 678+18.11, L22.48
- 679+99.90, L20.71
- 684+01.83, R26.96
- 684+04.12, L22.72
- 691+40.13, L26.00

MTGDS, LLC  
D.I.N. 14-470  
TAX # 39-1

78.228 ACRES  
LESS 1.108 ACRES IN HOUND DOG HUNT CLUB LOT  
LESS 1.804 ACRES IN RT. 39 R.O.W.  
**75.316 ACRES**

MTGDS, LLC  
D.I.N. 14-470  
TAX # 39-1G

MTGDS, LLC  
D.I.N. 14-470  
TAX # 39-1D

MICHAEL KENT BURTNER  
SANDRA L. BURTNER  
D.I.N. 17-251, TAX # 39-7C

TAX # 39-7D  
D.I.N. 05-599  
BURTNER

TAX # 39-7A  
D.I.N. 05-599  
BURTNER

TAX # 39-7B  
D.I.N. 137-584  
MURRAY

TAX # 39-7E  
D.I.N. 13-301  
RANVILLE

TAX # 39-7  
D.B. 147-497  
KIRKS

TAX # 39-11  
D.B. 17-57  
SHARP

- "A": POINT REFERENCED BY AN IRON BOLT THAT BEARS N 24°33'07" E 5.73'.  
"B": POINT REFERENCED BY AN IRON ROD THAT BEARS N 35°14'47" E 10.10'.

LINE	BEARING	DISTANCE
L1	N 60°42'03" W	55.20'
L2	N 60°51'41" W	20.96'
L3	S 29°08'19" W	40.00'
L4	S 29°08'19" W	25.00'
L5	N 60°42'03" W	55.13'
L6	N 65°10'03" W	369.49'
L7	N 59°26'03" W	146.07'
L8	N 56°17'03" W	42.94'
L9	N 65°10'03" W	320.34'
L10	N 12°39'36" E	25.58'
L11	N 24°33'07" E	143.29'
L12	S 35°14'47" W	143.59'

APPROXIMATE LIMIT OF 100 YEAR FLOOD HAZARD AREA  
SCALED FROM FIRM 51017C0175B REVISED TO REFLECT  
LOMR EFFECTIVE AUGUST 29, 2011

NOTE: ALMOST ALL CURVES ARE NON-TANGENT

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5704.58'	289.99'	02°54'45"	N 62°09'26" W	289.96'
C2	5729.58'	292.27'	02°55'22"	N 62°09'44" W	292.24'
C3	5729.58'	154.40'	01°32'38"	N 64°23'44" W	154.39'
C4	2864.79'	286.67'	05°44'00"	N 62°18'03" W	286.55'
C5	2864.79'	157.50'	03°09'00"	N 57°51'33" W	157.48'
C6	1432.39'	193.96'	07°45'30"	N 60°09'48" W	193.81'
C7	1432.39'	86.49'	03°27'34"	N 65°46'20" W	86.47'
C8	2839.79'	5.39'	00°06'32"	N 65°06'47" W	5.39'