

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

VIRGINIA STATE PLANE GRID NORTH



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

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

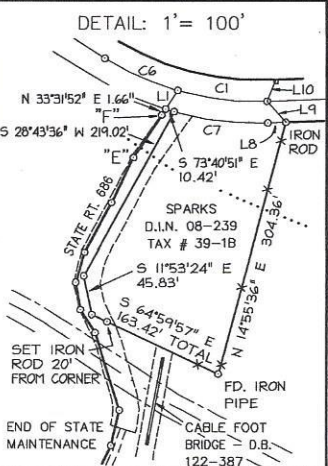
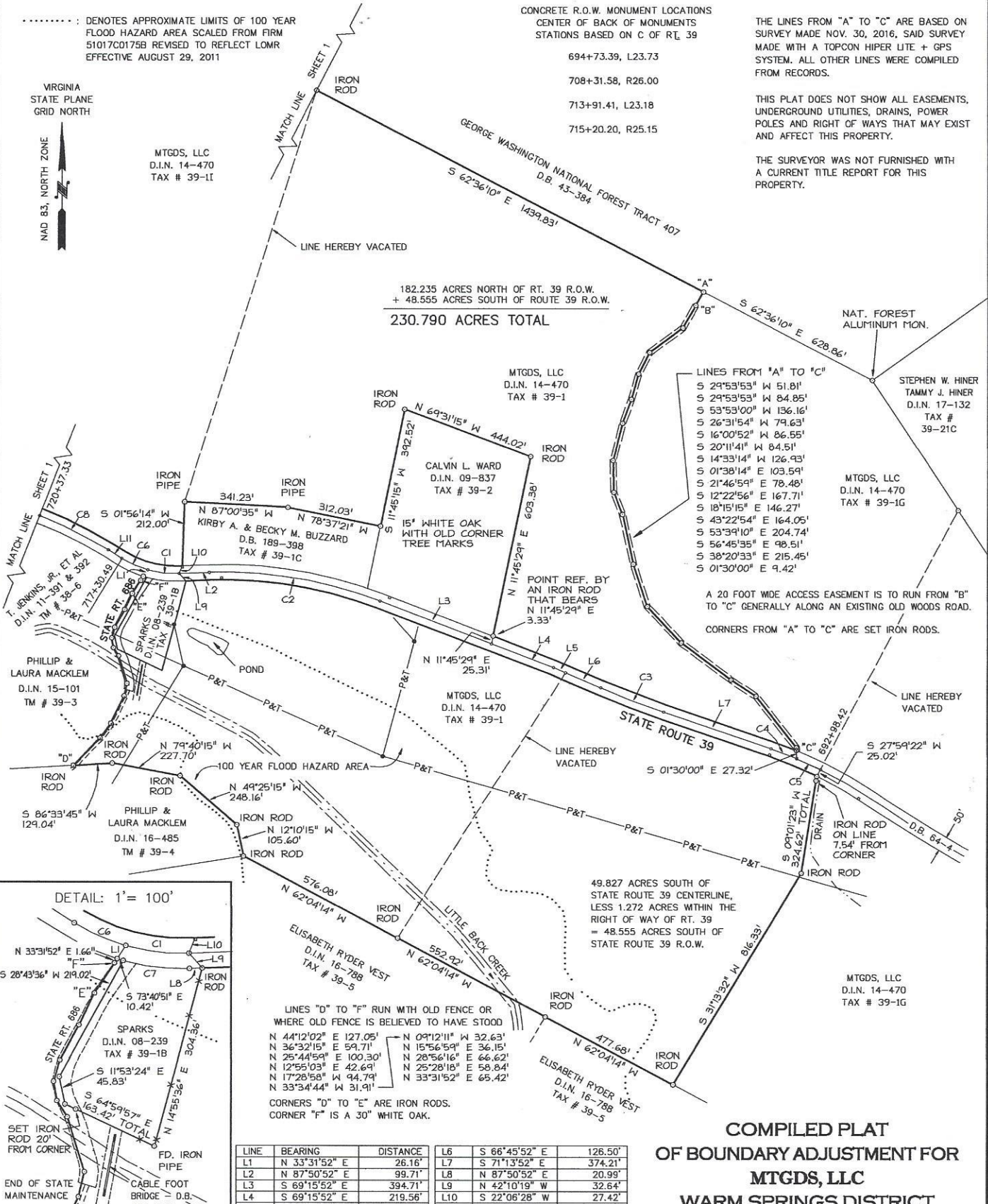
- 694+73.39, L23.73
- 708+31.58, R26.00
- 713+91.41, L23.18
- 715+20.20, R25.15

THE LINES FROM "A" TO "C" 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.

182.235 ACRES NORTH OF RT. 39 R.O.W.  
+ 48.555 ACRES SOUTH OF ROUTE 39 R.O.W.  
**230.790 ACRES TOTAL**



SPARKS  
D.I.N. 08-239  
TAX # 39-1B

PHILLIP & LAURA MACKLEM  
D.I.N. 15-101  
TM # 39-3

PHILLIP & LAURA MACKLEM  
D.I.N. 16-485  
TM # 39-4

ELISABETH RYDER VEST  
D.I.N. 16-788  
TAX # 39-5

ELISABETH RYDER VEST  
D.I.N. 16-788  
TAX # 39-5

LINE	BEARING	DISTANCE	L6	S 66°45'52" E	126.50'
L1	N 33°31'52" E	26.16'	L7	S 71°13'52" E	374.21'
L2	N 87°50'52" E	99.71'	L8	N 87°50'52" E	20.99'
L3	S 69°15'52" E	394.71'	L9	N 42°10'19" W	32.64'
L4	S 69°15'52" E	219.56'	L10	S 22°06'28" W	27.42'
L5	S 66°45'52" E	42.74'	L11	N 58°20'58" W	52.67'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	337.03'	105.49'	17°55'58"	N 83°12'59" W	105.06'
C2	1432.39'	574.58'	22°59'00"	S 80°39'38" E	570.74'
C3	2864.87'	223.34'	04°28'00"	S 68°59'52" E	223.28'
C4	1432.39'	91.22'	03°38'56"	S 69°19'35" E	91.20'
C5	1432.39'	86.49'	03°27'34"	S 65°46'20" E	86.47'
C6	337.03'	93.53'	15°54'02"	N 66°17'59" W	93.23'
C7	362.03'	110.87'	17°32'48"	S 83°24'30" E	110.44'
C8	1432.39'	254.17'	10°10'00"	N 63°25'58" W	253.83'

ALMOST ALL CURVES ARE NON-TANGENT.

**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 2 OF 3**

**JEFFREY HINER  
LAND SURVEYOR  
MONTEREY, VA**