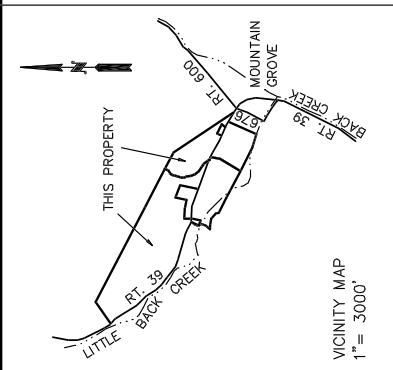


**COMPILED PLAT
OF BOUNDARY ADJUSTMENT FOR
MTGDS, LLC
WARM SPRINGS DISTRICT
BATH COUNTY, VIRGINIA
AUG. 29, 2017 SCALE: 1"= 300'
P.N. 170807 F.B. 132-12
SHEET 1 OF 3**

JEFFREY HINER
LAND SURVEYOR
MONTEREY, VA

APPROVING AUTHORITY



GEORGE WASHINGTON NATIONAL FOREST TRACT 1321A-1
D.B. 47-141

FOUND NAT. FOREST ALUMINIUM MONUMENT
NAT. FOREST ALUMINIUM REFERENCE MONUMENT

GEORGE WASHINGTON NATIONAL FOREST TRACT 407
S 62°36'10" E 3671.11'

185.540 ACRES NORTH OF STATE ROUTE 39
CENTERLINE, LESS 3.305 ACRES WITHIN THE
RIGHT OF WAY OF RT. 39 = 182.235 ACRES
NORTH OF STATE ROUTE 39 R.O.W.

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

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

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

182.235 ACRES NORTH OF RT. 39

R.O.W. MON. LOCATIONS
☉ OF BACK OF MONS.
STATIONS BASED ON
☉ OF RT. 39

- 708+31.58, R26.00
- 713+91.41, L23.18
- 715+20.20, R25.15
- 723+61.53, R24.82
- 723+61.82, L23.86
- 729+94.74, L25.50
- 729+97.80, R24.23
- 738+81.54, R22.91
- 738+81.81, L26.39
- 744+42.04, R25.00
- 751+51.32, L25.05
- 751+51.71, R25.05
- 760+77.71, L24.00

THIS PLAT WAS COMPILED FROM RECORDS AND SURVEY WORK DONE NOV. 30, 2016, AND DOES NOT REPRESENT A CURRENT FIELD SURVEY.
THIS PLAT DOES NOT SHOW ALL EASEMENTS, FENCES, DRAINS, UNDERGROUND UTILITIES, 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.

SOURCE OF TITLE:
THE PROPERTY SHOWN HEREON IS PART OF THE LAND CONVEYED TO MTGDS, LLC FROM DARRELL L. HINER, DAVID L. KERSHNER, AND DARRELL L. HINER AND FRANKLIN D. CHESTNUT, CO-EXECUTORS OF THE ESTATE OF LENA FOSTER BONNER BY DEED DATED AUGUST 25, 2014 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BATH COUNTY, VIRGINIA AS DEED INSTRUMENT NUMBER 14-470. THE PROPERTY IS SHOWN ON PLATS RECORDED IN SAID CLERK'S OFFICE IN PLAT CABINET 2 SLIDE 29.

BOUNDARY ADJUSTMENT STATEMENT:
THE BOUNDARY ADJUSTMENTS SHOWN ON SHEETS 1, 2 AND 3 OF THIS PLAT ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.
SIGNED: _____
OWNERS OR THEIR AGENTS

COMMONWEALTH OF VIRGINIA
COUNTY OF BATH, TO WIT:
I CERTIFY THE OWNERS OR THEIR AGENTS DID ACKNOWLEDGE THE ABOVE SIGNED BOUNDARY ADJUSTMENT STATEMENT BEFORE ME IN MY JURISDICTION OF _____
THIS _____ DAY OF _____, 2017.

SIGNED: _____ NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ALMOST ALL CURVES ARE NON-TANGENT

LINE	BEARING	DISTANCE
L12	N 68°30'58" W	33.11'
L13	N 76°44'29" W	362.89'
L14	N 72°34'29" W	156.20'
L15	N 50°34'29" W	215.33'
L16	N 53°24'29" W	100.85'
L17	N 33°14'17" W	203.85'
L18	N 50°40'43" W	44.87'
L19	N 28°38'24" W	324.29'
L20	N 31°28'24" W	335.90'
L21	N 48°58'24" W	86.02'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	1909.86'	272.22'	08°10'00"	N 72°35'58" W	271.99'
C11	2864.79'	208.33'	04°10'00"	N 74°39'29" W	206.29'
C12	636.82'	244.44'	22°00'00"	N 61°34'29" W	242.95'
C13	5729.58'	283.33'	02°50'00"	N 51°59'29" W	283.30'
C14	1145.92'	393.33'	19°40'00"	N 43°04'17" W	391.41'
C15	1273.24'	388.89'	17°30'00"	N 41°55'43" W	387.36'
C16	572.96'	220.00'	22°00'00"	N 39°40'43" W	218.65'
C17	954.93'	258.33'	15°30'00"	N 39°13'24" W	257.55'
C18	636.82'	53.62'	04°49'34"	N 44°33'56" W	53.61'