

DICKERSON SURVEYING LLC

500 Court Street P.O. Box 112

Appomattox, Virginia 24522

434-352-8560

Michael Ray Goin

Land Surveyor

NOTES: 1. ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN

2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT

3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED

4. T.M. NO. 47-29, 30, & 31

5. THE LOCATION OF T.M. NO. 47-29 (6.00 AC) WAS NOT DETERMINED, SO IT IS INCLUDED IN THE 37.05 AC. WITH T.M. NO. 47-30

6. THIS IS AN OUTPARCEL OWNED BY JOHN K. LACHOWSKI & DEBRA B. PAI, D.B. 256 P. 841, PLAT D.B. 146 P. 554, BEING T.M. NO. 47-28 WITH RIGHT OF WAY AS SHOWN ON PLAT

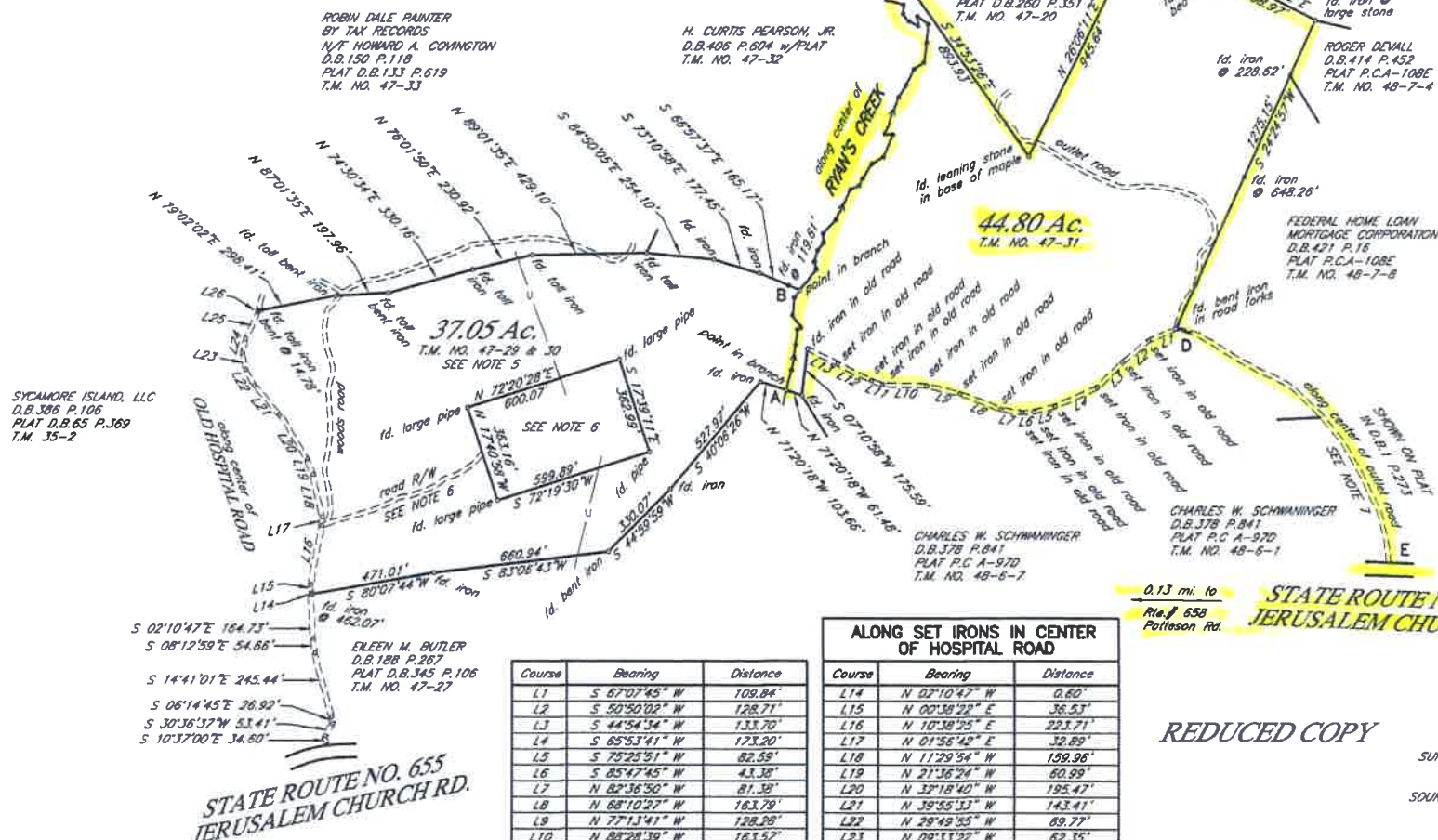
7. D TO E: SEE PLAT IN P.C.A.-108E OR P.C.A.-97D FOR COURSES ALONG OUTLET ROAD

8. — U — = UTILITY LINE

A TO B ALONG CREEK	
Bearing	Distance
N 74°13'56" E	78.00'
N 08°30'34" E	95.95'
N 05°58'42" E	56.47'
N 60°21'42" E	16.90'
N 35°23'07" W	55.64'
N 05°34'58" E	68.37'
N 37°42'43" E	34.91'



B TO C ALONG CREEK	
Bearing	Distance
N 38°43'19" E	101.49'
N 15°48'23" W	28.10'
N 16°06'28" E	45.58'
N 37°02'02" E	36.17'
N 02°27'12" W	33.30'
N 43°08'01" E	70.84'
N 25°45'03" E	125.33'
N 66°03'04" E	34.84'
N 27°10'28" E	32.52'
N 32°47'29" E	65.74'
N 59°07'37" E	49.88'
N 23°18'20" E	89.07'
N 81°49'41" W	29.32'
N 20°07'16" E	146.69'
N 32°56'25" E	55.00'
N 25°54'33" E	68.48'
N 55°15'22" E	45.38'
N 07°55'35" E	74.82'
N 04°46'16" E	69.43'
N 53°56'46" W	49.52'
S 02°04'17" E	35.74'
N 63°06'58" W	36.56'
N 38°33'39" W	35.73'
N 01°12'05" E	34.40'
N 73°31'31" W	66.54'
N 25°51'45" E	35.61'
N 61°07'23" W	17.05'
N 03°36'55" W	57.51'
N 26°35'20" E	53.82'



ALONG SET IRONS IN CENTER OF HOSPITAL ROAD		
Course	Bearing	Distance
L1	S 67°07'45" W	108.84'
L2	S 50°50'02" W	128.71'
L3	S 44°54'34" W	133.70'
L4	S 65°53'41" W	123.20'
L5	S 75°25'51" W	82.59'
L6	S 85°47'45" W	43.38'
L7	N 82°36'50" W	81.38'
L8	N 68°10'27" W	163.79'
L9	N 77°13'41" W	128.28'
L10	N 88°28'39" W	163.57'
L11	N 71°38'51" W	45.37'
L12	N 63°19'49" W	142.77'
L13	N 64°12'33" W	124.14'

0.13 mi. to
Rte. 658
Pottersville Rd.

REDUCED COPY

BOUNDARY SURVEY
SCALE: 1 IN. = 300 FT.

81.85 ACRES

SURVEYED FOR: H. CURTIS PEARSON, JR. & JEFFERSON M. CAILETT

SOURCE OF TITLE: JOHANNA L. KESSLER TRUSTEE OF THE JOHANNA L. KESSLER TRUST D.B. 389 P. 746

JAMES RIVER DISTRICT BUCKINGHAM COUNTY VIRGINIA

JANUARY 21, 2016

APPROVED:

ZONING AGENT-BUCKINGHAM COUNTY

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