

CURVE 2

A=167.54'
R=1380.00'
 $\Delta=06^{\circ}57'22''$
CHORD LENGTH=167.44'
CHORD BEARING=N36°59'03"W

DB 462 PG 551
TM 37-25A

S49°08'05"E 654.47'

IRON FOUND BY ROCKS

POLE BARN —————
4.2' ENCROACHMENT

N/F
RALPH NICHOLSON
#110003058
TM 37-22
LOT 1

LOT 2
12.428 ACRES
TAX MAP 37-23

N/F
ROBETTE SMITH
#110004811
TM 37-23B
LOT 3

COMMONWEALTH OF VIRGINIA

ROBERT W.
FARMER, JR.
LIC. NO. 1725

LAND SURVEYOR

NOTES

- NOTES
1. TITLE REPORT FURNISHED BY THOMAS M. PURCELL, PC.
 2. SUBJECT TO ALL EASEMENTS AND/OR RESTRICTIONS OF RECORD OR OTHERWISE.
 3. BEING LOT 2 ON PLAT RECORDED IN DEED BOOK 119, PAGE 242 LESS RIGHT-OF-WAY TO COMMONWEALTH OF VIRGINIA AS RECORDED IN DEED BOOK 375, PAGE 196.
 4. RAPPAHANNOCK ELECTRIC EASEMENT DEED BOOK 375, PAGE 196.
 5. C&P TELEPHONE EASEMENT DEED BOOK 233, PAGE 90.

PLAT No. 14-018

HOOVER ROAD - ROUTE 609
50' RIGHT-OF-WAY

BOUNDARY SURVEY
SALEM MAGISTERIAL DISTRICT
CULPEPER COUNTY, VIRGINIA
BEING

TAX MAP No. 37, PARCEL 23

SURVEYED BY: CAREY A. BAUKNECHT
SURVEYED BY: FARMER SURVEYS, INC.

113 PEGRAM LANE
FREDERICKSBURG, VIRGINIA 22408
PHONE: 540/898-4646

DATE: 14 APRIL 2014 SCALE: 1"=160'

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