CURVE TABLE LINE TABLE OWNER'S STATEMENT OWNER'S STATEMENT THE PROPERTY LINES AS DEPICTED HEREIN ARE HEREBY AGREED TO BE THE TRUE BOUNDARYS OF THE RESPECTIVE PARCELS. TANGENT CURVE RADIUS DELTA CHORD BEARING LINE DISTANCE BEARING THE PROPERTY LINES AS DEPICTED HEREIN ARE HEREBY AGREED TO ARCCHORD BE THE TRUE BOUNDARYS OF THE RESPECTIVE PARCELS. 66.88 N13°56'05" C1 2000.00' 119.57' *3°25'31" N33°35'34"* W 119.55' L1 THE PLATTING OR DEDICATION OF THE HEREIN DEPICTED LAND IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETER(S) AND TRUSTEE(S), IF ANY. THE PLATTING OR DEDICATION OF THE HEREIN DEPICTED LAND IS WITH L2 143.75 N16°34'55' *C2 32°10'59*" 337.88' N48°58'25"W 1171.27' 657.90' 649.29' THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETER(S) AND TRUSTEE(S), IF ANY. 302.03 N59°55'04 C3 1171.27' 539.94' 26°24'45" 274.85' N78°16'17"W 535.17' L3 L4 112.68' N48°03'32' L5 205.60 N43°37'35' DATE BARNYARD ENTERPRISES, LLC CABELL LUCK ESTATE AND REVOCABLE TRUST 53.30 N55°34'07 L6 L7 306.20 S83°00'59' NOTARY PUBLIC NOTARY PUBLIC 80.25 N76°14'29' L8 COMMONWEALTH OF VIRGINIA COMMONWEALTH OF VIRGINIA 55.00' S77°22'05' L10 60.05 N84°37'35' IN THE CITY/COUNTY OF \_\_\_\_\_ IN THE CITY/COUNTY OF \_\_\_\_\_ \_, TO-WIT: L11 42.22 N69°31'01 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_, DAY OF \_\_\_\_\_\_, 20\_\_\_\_ L12 170.31 \_\_\_\_\_, DAY OF \_\_\_\_\_\_, 20\_\_\_\_ N81°57'04" L13 129.50 N83°01'10' 182.63 S12°47'53" NOTARY PUBLIC NOTARY PUBLIC 178.67 S26°41'53" MY COMMISSION EXPIRES \_\_\_ MY COMMISSION EXPIRES \_\_\_\_ GPIN# 7870-28-6407 N/F HAWTHORNE D.B. 1867, Pg. 697 P.B. 35, Pg. 279 S83°19'02"E 670.66' *NOTES:* 1. Owner(s): BARNYARD ENTERPRISES, LLC GPIN# 7870-09-1426 N/F STATON D.B. 2812, Pg. 632 P.B. 3, Pg. 6 #12 Deed Ref.: D.B. 3066, Pg. 981 GPIN# 7870-07-5779: Parcel 1 GPIN# 7870-18-5092: Parcels 2(a),2(b), 2(c), & 5 2. Owner(s): CABEL LUCK, JR. ESTATE & REVOCABLE TRUST W.OAK (1) 6 Deed Ref.: D.B. 1362, Pg. 595 26" POPLAR GPIN# 7870-25-2548 *⊂*16" WALNUT 3. Zoning: "GPIN# 7870-07-5779 7870-18-5092 A-1RR-1 *7870–25–2548* PARCEL 5 4. Plat: Ref.: PARCEL 2(b) — P.B. 6, Pg. 85 PARCEL 2(c) — P.B. 9, Pg.175 PARCEL 3 — P.B. 8, Pg.125 28.22 ACRES GPIN# 7870-18-5092 (PART) FD. STONE @ FENCE COR. 5. Parcels are designated as enumerated P.B. 6, Pg. 111, #3 GPIN# 7860-97-0701 in D.B. 3066, Pg. 981. N/F CRŐSS MILL GALLERY, LLC 🤇 D.B. 1321, Pg. 170 PLAT: D.B. 255, Pg. 490 6. Town of Ashland Corperate & District lines from Hanover County GIS Maps. S79°48**'**08"W 7. Pond locations by aerial imaging 257.45 and are approximate. 8. Area Tabulation: C.B POOL HOUSE PARCEL 1 Parcel 1 *37.00 acres 75.68 acres* GPIN# 7870-27-5355 & P00L Parcel 2(a) Parcel 2(b) "N/F BOLWES D.B. 1162, Pg. 279 37.00 ACRES BLGS. \_\_\_ 100.24 acres GRASS LANE GPIN# 7870-07-5779 P.B. 35, Pg. 279 Parcel 2(c) 6.04 acres WELL 3.997 acres Parcel 3 28.22 acres Parcel 5 FORSAKEN 2 STY. FR. DWL. 251.177 acres -D.B. 265, Pg. 417 GPIN# 7870-27-0042 N/F LUCK C3 S88°31'20"W 974.40' SFT D.B. 2936, Pg. 994 P.B. 474, Pg. 789 W. PATRICK HENRY ROAD 50' R/W ROUTE 54 SEE SHEET 2 PARCEL 2(b) DAVIDSON Lic. No. 2975 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE BOUNDARY AND PROPERTY LINE ADJUSTMENT OF REPORT AND THEREFORE MAY NOT DEPICT ALL MATTERS AFFECTING TITLE. To the best of my knowledge and belief, the title lines and physical improvements are as shown herein. THE LUCK FARM DAVIDSON LAND SURVEYING LYING IN THE TOWN OF ASHLAND AND This plat is based on a current field survey. BEAVERDAM DISTRICT, The existence of: vegetated or tidal wetlands, nor P.O. Box 68 Walkerton, Virginia 23177 hazardous waste sites was neither investigated nor HANOVER COUNTY, VIRGINIA confirmed in the performance of this survey. (804)769 - 8518There are no encroachments or visible easements Scale: 1"= 200' SHEET Date: 10 JAN. 2014 except as shown. 1 of 2PROJ.# HA-109