

Attest: *[Signature]*  
CLERK

4/304

NOTES

- 1) This plat is intended to represent that property conveyed to Green Bough Family, LLC (Craig S. Crookman manager of record as instrument "070003262, tax parcel 0640001500000000).
- 2) Flood zone X - area determined to be outside any flood hazard zone.  
Flood zone A - area determined to be within the 100 year flood hazard zone.  
Flood areas determined from Flood map "51163C0280 C, dated April 6, 2000.
- 3) This plat was prepared without the benefit of a title report and may not indicate all encumbrances upon the property. Unwritten rights not addressed.
- 4) This plat is not the result of an actual field survey. Boundary information shown hereon was compiled from that plat of record in plat cabinet 4, slide 104.
- 5) An additional 10' of right-of-way is hereby dedicated to VDOT for Route 706.

Now or Formerly  
Christopher B. Bowring  
Deed Book 527, Page 573  
Tax Parcel 0640001500000000A0

Sheep Creek Lane  
Right-of-way agreement  
Deed Book 520, Page 756

Approved: *[Signature]* 7.8 3.9.09  
Director of planning Date

Approved: *[Signature]*  
Virginia Department of Transportation Date

Lot Assignment Table:

\*Tax Parcel 0640001500000000D0 Has Six (6) Remaining Subdivisions.  
\*New Tax Parcel 0640001500000000B0 Has Four (4) Remaining Subdivisions.

Curve Table

| Curve | Chord Bearing | Chord Length | Radius | Arc Length |
|-------|---------------|--------------|--------|------------|
| C1    | S 16°55'05" E | 79.63        | 88.25  | 82.84      |
| C2    | S 15°58'12" W | 52.05        | 277.23 | 52.12      |
| C3    | N 11°01'32" E | 76.32        | 219.76 | 76.76      |
| C4    | N 41°35'31" W | 60.71        | 144.56 | 66.79      |
| C5    | S 84°36'31" W | 36.20        | 78.07  | 36.41      |
| C6    | N 83°16'12" E | 89.73        | 271.16 | 90.12      |
| C7    | S 81°09'03" E | 99.44        | 163.94 | 93.60      |
| C8    | N 86°31'07" W | 92.33        | 240.75 | 92.50      |
| C9    | S 69°07'45" E | 86.12        | 30.41  | 89.16      |
| C10   | S 18°02'43" E | 60.75        | 155.18 | 66.77      |
| C11   | S 18°12'07" E | 88.42        | 148.09 | 87.23      |
| C12   | N 05°29'15" W | 90.04        | 334.43 | 90.14      |
| C13   | N 22°43'20" W | 87.07        | 145.41 | 88.32      |
| C14   | N 84°03'33" W | 57.87        | 180.44 | 58.10      |
| C15   | S 66°32'53" E | 178.86       | 297.30 | 199.24     |
| C16   | N 52°45'12" W | 170.22       | 184.44 | 170.28     |
| C17   | N 66°05'41" W | 178.07       | 273.48 | 179.69     |
| C18   | S 33°11'32" E | 76.88        | 98.78  | 79.10      |

Shawn S. Shannister  
Deed Book 487, Page 205  
Tax Parcel 0640001500000000D0



Large Lot Subdivision Plat For  
Green Bough Residence, LLC.  
Borden Grant Trail  
South River Magisterial District  
Rockbridge County, Virginia  
Drawn January 1, 2009



**TROUT LAND SURVEYING**  
1366 Forge Road  
Lexington, Va. 24450  
(540) 261-8995  
Randall E. Trout, L.S.

Philip Bock  
Deed Book 587, Page 77  
Tax Parcel 051000000000001A3

John C. Wise  
Deed Book 563, Page 334  
Tax Parcel 0640000A00000000

Page \* The Base of a Large White Oak

Now or Formerly  
Charles W. Beck  
Deed Book 287, Page 24  
Tax Parcel 051000000000001A4  
Plat \* Deed Book 325, Page 265

- 6) Property boundaries along Route 706 were established as shown on that plat of survey prepared by G.E. Voss of record in plat cabinet 3, slide 364. This survey is subject to the prescriptive rights associated with said route.
- 7) New tax parcel 0640001500000000D0 is served by an existing entrance to a state maintained road.
- 8) New tax parcel 0640001500000000B0 is served by an existing onsite sewage handling system.
- 9) The net developable area of tax parcel 0640001500000000B0 is estimated to be 141 acres.
- 10) The remaining portion of tax parcel 0640001500000000B0 is to be served by the existing right-of-way along Sheep Creek Lane as described in deed book 520, page 756. In addition, said tax parcel will be served by a 50' right-of-way along Green Bough Lane for the purpose of ingress, egress and underground utilities only.

Now or Formerly  
Thomas E. Duke  
Deed Book 360, Page 237  
Tax Parcel 0510000A0000000090

Now or Formerly  
Richard W. Galt  
Deed Book 350, Page 45  
Tax Parcel 0510000A0000000110

Parcel B  
82.046 Acres

New Parcel B1  
61.157 Acres

143.203 Acres

| Line | Bearing       | Distance |
|------|---------------|----------|
| D1   | S 34°12'55" E | 53.00    |
| D2   | S 17°10'15" E | 61.00    |
| D3   | S 12°42'45" E | 115.00   |
| D4   | S 30°03'20" E | 47.00    |
| D5   | S 46°10'41" E | 65.00    |
| D6   | S 67°12'24" E | 29.00    |
| D7   | S 90°10'52" E | 58.00    |
| D8   | S 14°06'31" E | 57.00    |
| D9   | S 61°27'00" E | 125.00   |
| D10  | S 58°31'23" E | 65.00    |
| D11  | S 52°42'30" E | 47.00    |
| D12  | S 12°51'00" E | 53.00    |
| D13  | S 29°03'31" E | 50.00    |
| D14  | S 18°52'21" E | 64.00    |
| D15  | S 16°29'41" E | 274.00   |
| D16  | S 10°58'31" E | 83.00    |
| D17  | S 17°20'13" E | 82.00    |
| D18  | S 18°07'06" E | 117.00   |
| D19  | S 18°32'10" E | 143.00   |
| D20  | S 16°21'45" E | 64.00    |
| D21  | S 18°42'09" E | 79.00    |
| D22  | S 35°43'45" E | 44.00    |
| D23  | S 42°18'31" E | 62.00    |
| D24  | S 27°21'17" E | 12.00    |
| D25  | S 26°12'52" E | 13.00    |
| D26  | S 20°01'16" E | 34.00    |
| D27  | S 8°28'20" E  | 36.20    |
| D28  | S 39°23'04" E | 71.00    |
| D29  | N 42°44'55" E | 16.80    |
| D30  | S 20°01'16" E | 136.10   |
| D31  | S 41°25'25" E | 20.20    |
| D32  | S 37°21'53" E | 87.26    |
| D33  | S 73°41'51" E | 38.12    |
| D34  | S 70°12'14" E | 7.22     |
| D35  | S 82°12'31" E | 25.79    |
| D36  | S 60°10'52" E | 72.97    |
| D37  | S 62°52'18" E | 83.87    |
| D38  | S 25°32'16" E | 121.87   |

| Curve | Chord Bearing | Chord Length | Radius  | Arc Length |
|-------|---------------|--------------|---------|------------|
| C1    | N 11°08'45" E | 113.63       | 204.66  | 123.84     |
| C2    | N 41°16'25" E | 87.88        | 173.58  | 87.69      |
| C3    | N 30°13'20" E | 178.42       | 3007.67 | 178.43     |
| C4    | S 72°06'16" E | 78.29        | 60.60   | 86.39      |
| C5    | S 37°18'42" W | 98.83        | 50.00   | 112.67     |



| DWN BY | REVISION |      |         |          | PROJ. NO.    |
|--------|----------|------|---------|----------|--------------|
|        | NO.      | DATE | REV. BY | REVISION |              |
| RET    |          |      |         |          | 0660         |
| SIZE   |          |      |         |          | 8 1/2" x 11" |
| 3      |          |      |         |          |              |