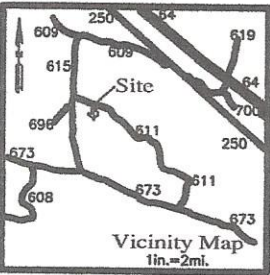


LINE	BEARING	DISTANCE
L1	N10°02'55"E	25.36'
L2	N04°27'20"W	43.81'
L3	N43°11'01"W	53.92'
L4	N69°31'36"E	35.58'
L5	N48°25'14"W	87.86'
L6	N13°09'13"W	34.00'
L7	S50°11'50"W	30.62'
L8	N35°11'38"W	91.90'
L9	N28°50'33"W	57.86'
L10	N32°05'41"W	30.99'
L11	N35°04'56"W	70.04'
L12	S87°27'03"W	15.16'
L13	N31°10'44"W	93.34'
L14	S80°48'40"W	30.42'
L15	N11°02'11"W	46.00'
L16	N60°45'22"W	47.47'
L17	N43°05'58"W	65.36'
L18	N08°43'23"W	25.92'
L19	S75°11'37"W	25.68'
L20	N27°31'53"W	23.32'
L21	N45°49'26"E	18.80'
L22	N41°55'02"W	73.19'
L23	N47°53'22"W	43.41'
L24	N20°57'10"W	21.94'



TM12-1-368
SMB Corporation
Inst.No.20050003499
P.C. E Slide 1

Found Iron
fence cor.

Set Iron
+45.28'

L24
L23
L22
L21
L20
L19
L18
L17
L16
L15
L14
L13
L12
L11
L10
L9
L8
L7
L6
L5
L4
L3
L2
L1

TM12-1-32 & 33
Margaret Arline Tinsley et als
Inst.No.130001621
D.B.85 p.84

Lines L1 thru L24 are along
the meander of the center
of a branch being the
property line

Flood Statement:

This land is situated in F.I.R.M. Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on Goochland County, Virginia Map No.21075C0100B. Effective date December 2, 2008.

Notes:

1. Tax Map Parcel No.12-1-38.
2. This plot has been prepared without the benefit of a title examination and therefore does not necessarily indicate all encumbrances on the property.
3. This plot agrees with found plots, deed descriptions, ground evidence and local witnesses as near as possible.
4. This plot is based on a current field survey.

State Route No. 611
Cedar Plains Road
50' R/W
S62°16'18"E
269.27'
Set Iron (flush)
S62°16'18"E
268.55'
Existing Tax Parcel Line Hereby Vacated
TM12-1-40 (Part)
Joseph F. Athey
D.B.99 p.227
Found Iron
fence cor.
+19.75'
TM12-1-39
Melissa Lynne Riddle
D.B.392 p.231
P.C. C Slide 23
Found Iron
+385.18'
TM12-1-39A
Deborah Harris
Inst.No.050003422
P.C. C Slide 23
Found Iron
+301.34'
TM12-1-39B
Christopher William Beville
Kara Anne Perdue
Inst.No.070001134
P.C. C Slide 23
Found Iron
+301.34'
TM12-1-39C
Anthony Gleason
Stacy Gleason
Inst.No.110001680
P.C. C Slide 23
TM19-11-2A
Robin Dawson White
D.B.388 p.452
P.C. A Slide 116
Elisha E. Hodges, III
Lic. No. 1753
September 26, 2017
LAND SURVEYOR
16S0015
FB1196-39

Source of Title:
TM 12-1-38 Sprouses Corner, LLC
Inst.No.160000762
Part TM 12-1-41G Sprouses Corner, LLC
Inst.No.170002380

Estates at Cedar Plains
Tax Map Parcel No.12-1-38
GPIN 6831-32-2932
Lickinghole District, Goochland County, Virginia
September 26, 2017
Scale: 1in.=100ft.
100' 0' 50' 100' 200' 400'

Maxey & Associates, P.C.
Land Surveyors • Engineers • Planners • Consultants
P.O. Box 90 • Farmville • Virginia • 23901 • Tel:434-502-8827