

Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 8/28/2017 by Anna Clayton Bullock.
Source data: Roads-VDOT; Water-VGIN 2012;
Topo- USGS/NGS-VGIN Map Service.

This map is for general reference and display purposes only.

Special Conditions Map

San Miguel East, LLC

162.7065 acres
Madison County

0 350 700
Feet
1:8,400

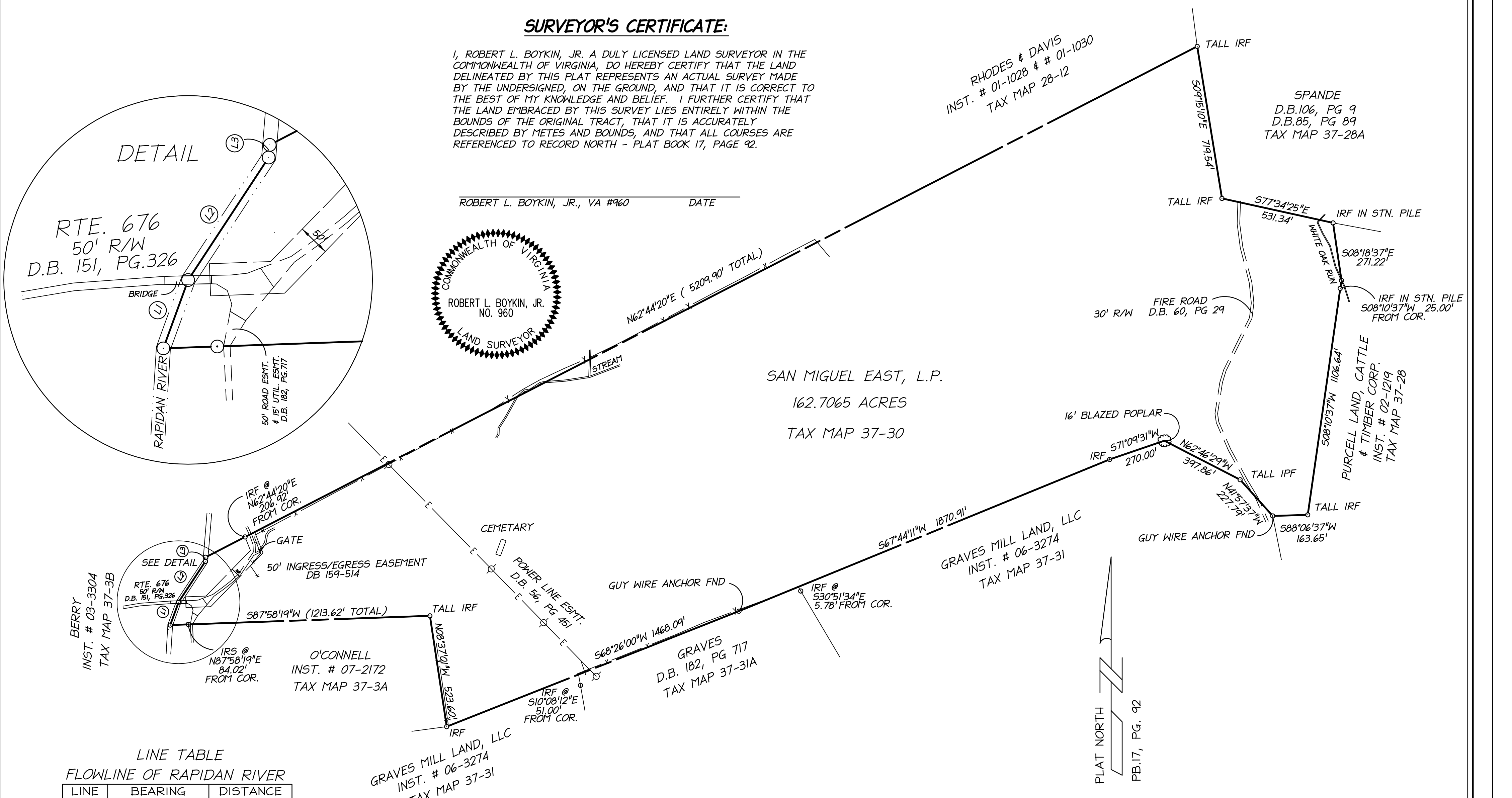
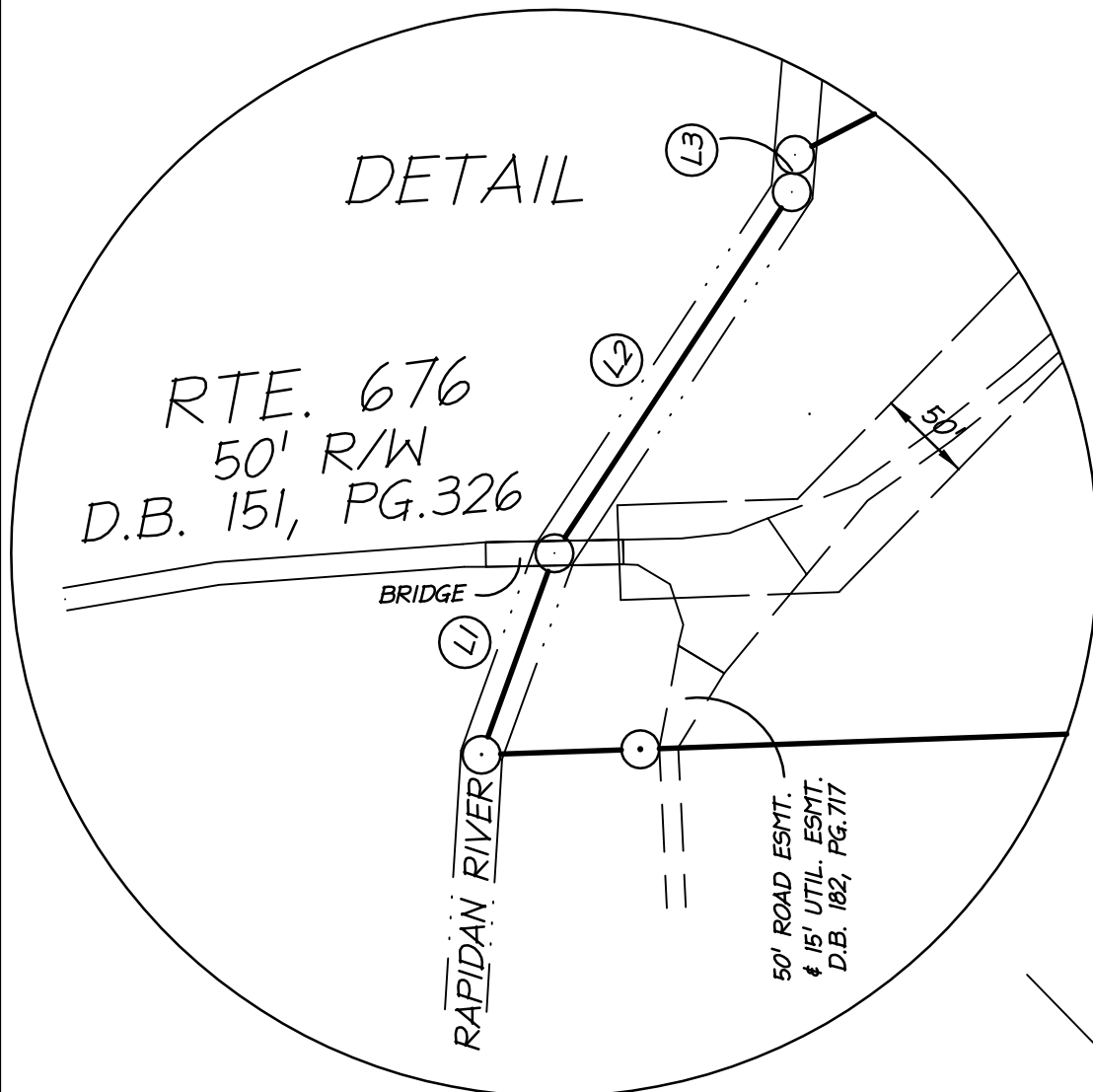
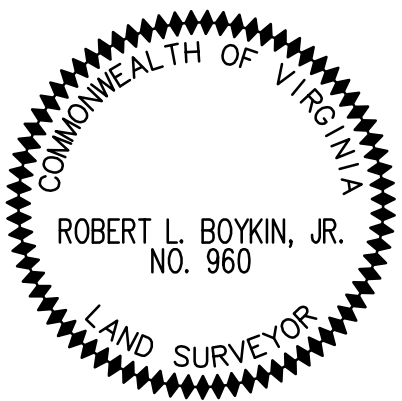


SURVEYOR'S CERTIFICATE:

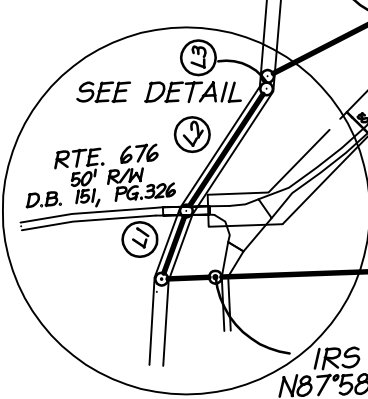
I, ROBERT L. BOYKIN, JR. A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND DELINEATED BY THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE BY THE UNDERSIGNED, ON THE GROUND, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THE LAND EMBRACED BY THIS SURVEY LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT, THAT IT IS ACCURATELY DESCRIBED BY METES AND BOUNDS, AND THAT ALL COURSES ARE REFERENCED TO RECORD NORTH - PLAT BOOK 17, PAGE 92.

ROBERT L. BOYKIN, JR., VA #960

DATE



BERRY
INST. # 03-3304
TAX MAP 37-3B



IRF @ N62°44'20"E
206.62'
FROM COR.

50' INGRESS/EGRESS EASEMENT
DB 159-514

SEE DETAIL

IRF @ N87°58'19"E
84.02'
FROM COR.

O'CONNELL
INST. # 07-2172
TAX MAP 37-3A

CEMETARY

POWER LINE ESMT.
D.B. 56, PG. 451

GUY WIRE ANCHOR FND

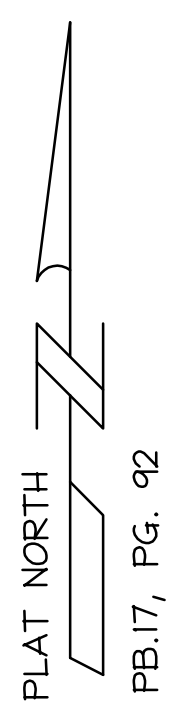
IRF @ S10°08'12"E
51.00'
FROM COR.

GRAVES
D.B. 182, PG 717
TAX MAP 37-31A

GRAVES MILL LAND, LLC
INST. # 06-3274
TAX MAP 37-31

SAN MIGUEL EAST, L.P.
162.7065 ACRES
TAX MAP 37-30

GRAVES MILL LAND, LLC
INST. # 06-3274
TAX MAP 37-31



RHODES & DAVIS
INST. # 01-1028 & # 01-1030
TAX MAP 28-12

TALL IRF

504°15'10"E 719.54'

SPANDE
D.B. 106, PG 9
D.B. 85, PG 89
TAX MAP 37-28A

TALL IRF

577°34'25"E 531.34'

IRF IN STN. PILE

508°18'37"E 271.22'

WHITE OAK RUN

IRF IN STN. PILE
508°10'37"W 25.00'
FROM COR.

30' R/W FIRE ROAD
D.B. 60, PG 29

16' BLAZED POPLAR

IRF @ S71°09'31"W 270.00'

N62°46'29"W 397.86'

TALL IPF

N41°57'37"W 221.79'

GUY WIRE ANCHOR FND

588°06'37"W 163.65'

TALL IRF

PURCELL LAND, CATTLE & TIMBER CORP.
INST. # 02-1219
TAX MAP 37-28

LINE TABLE
FLOWLINE OF RAPIDAN RIVER

LINE	BEARING	DISTANCE
L1	N19°56'29"E	113.22'
L2	N33°18'37"E	228.30'
L3	N04°43'08"E	19.67'

NOTES:

- A TITLE REPORT DATED 07-25-09, PREPARED BY POTOMAC TITLE CORP. WAS FURNISHED. EASEMENTS CALLED FOR IN THE TITLE REPORT ARE SHOWN, HOWEVER THE DEED BOOKS AND PAGES REFERNCED MIGHT DIFFER.
- I.P.F. DENOTES IRON PIPE FOUND.
I.R.F. DENOTES IRON ROD FOUND.
I.R.S. DENOTES IRON ROD SET.
- THE PROPERTY DELINEATED BY THIS PLAT IS DESCRIBED AS TAX MAP 37-30 AND IS CURRENTLY IN THE NAME OF SAN MIGUEL EAST, L.P. AS ACQUIRED BY THEM BY DEED DATED FEBRUARY 12, 1998 AND RECORDED IN DEED BOOK 264 AT PAGE 388.
- THE COURSES AND DISTANCES SHOWN AS L1, L2 AND L3, ALONG THE FLOW LINE OF THE RAPIDAN RIVER ARE AVERAGE. THE ACTUAL BOUNDARY FOLLOWS THE MEANDERS OF THE RIVER.

PLAT SHOWING
BOUNDARY SURVEY ON THE LAND OF
SAN MIGUEL EAST, L.P.
Deed Book 264, Page 388
RAPIDAN DISTRICT MADISON COUNTY, VA
SCALE: 1" = 300' DATE: DECEMBER 17, 2009
SHEET 1 OF 1 SHEETS

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