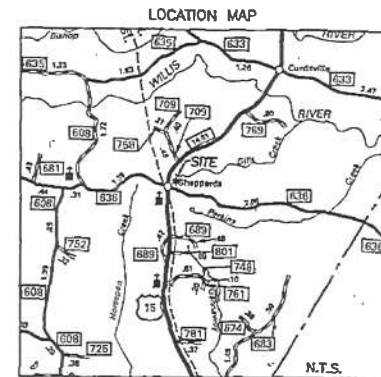


- NOTE: 1. THIS IS A BOUNDARY SURVEY, ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED.
4. T.M. NO. 198-37
5. LINE FROM A TO B WAS TOLD TO BE STRAIGHT FROM F.D. IRON TO WESTERN SIDE OF DRIVEWAY BY ANNE GIBSON. MARKED AND AGREED TO BY ANNE GIBSON.
6. LINES FROM B TO C TO D ARE 25' FROM CENTERLINE, WHICH IS ALONG A PRESCRIPTIVE RIGHT OF WAY, THEREFORE THE OWNER AGREES TO DEDICATE FOR PUBLIC USE A 25' WIDTH FROM CENTERLINE FOR FUTURE ROAD WIDENING AND MAINTENANCE. THIS EXTRA RIGHT-OF-WAY WIDTH IS HEREBY DEDICATED BY THE RECORDING OF THIS PLAT.

DICKERSON SURVEYING LLC

500 Court Street P.O. Box 112
Appomattox, Virginia 24522
534-352-8560
Michael Ray Goins
and Surveyor



STATE HIGHWAY NO. 15
S. JAMES MADISON HWY.
0.867 P.10 N.P.1 P.20

CAN HOMES, INC.
D.B.470 P.381
P.C.4-284 & B
FORMERLY PART OF
T.M. NO. 198-38

PERMANENT VDOT UTILITY EASEMENT
SEE D.B.470 P.119 & H.P.3.0 P.116

3.304 ACRES
T.M. NO. 198-37

PERMANENT VDOT UTILITY EASEMENT
SEE D.B.470 P.119 & H.P.3.0 P.116

STATE ROUTE NO. 636
STAGE COACH ROAD
0.867 P.10 N.P.1 P.20
SEE NOTE 6

ANNE B. GIBSON
D.B.53 P.440
T.M. NO. 198-36



BOUNDARY SURVEY

SCALE 1 IN. = 50 FT.

3.304 ACRES

SURVEYED FOR: CARLETT LAND CO., LLC
SOURCE OF TITLE: MARCUS C. JONES, JR. &
ELIZABETH W. JONES
D.B.274 P.401

CURRISVILLE DISTRICT, DICKINSON COUNTY
VERMONT
JUNE 10, 2020

Course	Bearing	Distance
L1	N 59°16'10" W	85.03'
L2	N 70°16'10" W	101.88'
L3	N 43°50'48" W	39.97'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	1170.92'	100.83'	43°58'02"	100.80'	N 81°44'11" W
C2	1170.92'	123.97'	6°03'58"	123.91'	N 87°14'11" W

Inst # 2020-995
DB412 PG 630

VERIFIED in the Clerk's Office of the Circuit Court of Dickinson County
JUNE 10, 2020
The foregoing is a true and correct copy of the original survey as shown to me.

Attest: Justin D. Madson, Clerk
By: [Signature] Deputy Clerk

APPROVED: [Signature]
JULIAN AGENT, DICKINSON COUNTY

CABA SUDE 286A

