

APPROVAL DIRECTOR OF PLANNING
SINGLE LOT SUBDIVISION

1) AN EASEMENT IS HEREBY DEDICATED ACROSS THAT PORTION OF THIS PROPERTY WHICH LAYS WITHIN 25 FOOT OF THE EXISTING CENTERLINE OF ROUTE 703 FOR FUTURE HIGHWAY USE.

2) THIS PARCEL OF PROPERTY IS IN FLOOD ZONE X. SEE FLOOD INSURANCE RATE MAP NO. 5163C0290 C

3) NEW DIVISION LINE BASED UPON CURRENT FIELD SURVEY. REMAINING BOUNDARY TAKEN FROM PLAT RECORDED IN PC 3-415

4) DRAINFIELD(S) HAVE BEEN APPROVED BY CERTIFIED A.O.S.E AND SUBMITTED TO THE ROCKBRIDGE COUNTY HEALTH DEPARTMENT FOR THE LOT(S) SURVEYED.

N/F WALTER L. SMITH
TM 0620000400000610 +- 1.55 MI IRON
DB 467-99
5) SEE AMENDMENT TO RESTRICTIVE COVENANT DIVISIONS INSTRUMENT 050004847

PLAT SHOWING

DIVISION OF A PARCEL OF PROPERTY WHICH WAS DEEDED TO MICHAEL P. ORMROD AND BETTY W. ORMROD IN INSTRUMENT 050003951 SOUTH RIVER DISTRICT ROCKBRIDGE COUNTY VIRGINIA

SCALE 1" = 150'
APRIL 18, 2007

DORSEY SURVEYING P.L.C.
POST OFFICE BOX 1098
LEXINGTON, VA. 24450
540-463-4893

DORSEY SURVEYING P.L.C.

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	133.75	12°08'05"	631.52	133.50	S 49°36'10" W	67.13
C2	132.88	09°00'35"	845.00	132.74	S 39°01'49" W	66.58
N/F PAUL A. ROBLEE, JR & JOANNE H. ROBLEE TM 06200002500000120 INST. 030004728						
N/F CLARK E. BROWN ELIZABETH B. BROWN TM 0630001700000040 INST. 030007651						
L1					S 55°40'12" W	100.00
L2					S 43°32'07" W	181.03
L3					S 43°32'07" W	267.66
L4					S 34°31'32" W	14.70
L5					N 57°50'26" W	6.59
L6					N 56°45'00" W	266.52
L7					N 58°57'46" W	261.01
L8					S 46°22'13" E	7.70

5.89 ACRES
NEW TAX PARCEL
0630001700000124

5.98 ACRES
REVISED TAX PARCEL
0630001700000120

THE NEW PARCEL(S) AS SHOWN HEREON, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

OWNER	DATE
OWNER	DATE
COMMONWEALTH AT LARGE TO WITH	DATE
STATE OF VIRGINIA	
CITY/COUNTY OF:	

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED ABOVE HAVE ACKNOWLEDGED THE SAME BEFORE ME.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC DATE

THIS SURVEY DONE WITHOUT BENEFIT OF TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES

F.B. STAGE12	NO. DATE BY REVISION	FILE NO. 1848
NAME BOD		SHEET OF
DISK		