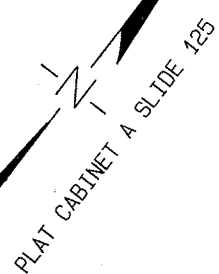


JAMES RIVER

R/S = ROD SET
R/F = ROD FOUND
NLL = NEW LOT LINE
STL = SURVEY TIE LINE

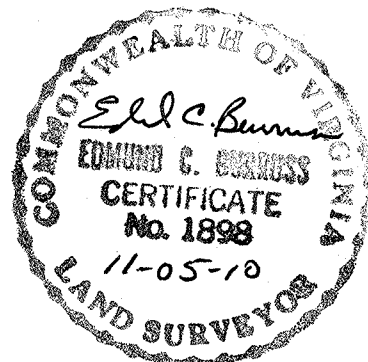


A-2 BUILDING SETBACKS

FRONT = 75' FROM CENTERLINE EASEMENT
SIDE = 25'
REAR = 35'

CENTERLINE COURSES ALONG
THE 50' RIGHT OF WAY

LINE	BEARING	DISTANCE
L1	N76°24'21"W	255.07'
L2	N54°54'43"W	81.63'
L3	N30°57'06"W	276.23'
L4	N18°11'14"W	90.98'
L5	N11°43'26"W	152.57'
L6	N09°16'02"W	437.17'
L7	N29°32'11"W	149.75'
L8	N29°32'11"W	203.96'
L9	N15°25'51"E	197.37'
L10	N36°51'02"W	268.58'
L11	N24°44'02"E	185.39'
L12	N36°25'12"W	79.72'

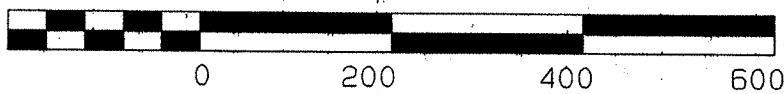


50' ACCESS EASEMENT
FOR TX MP 5 (A) PRCL 5 & 5A
D/B 221 PG 93

VICTOR K. BURNETT
INST: 2006 0611
TX MP 5 (A) PRCL 6B

DATE: NOVEMBER 5, 2010

GRAPHIC SCALE 1"=200'



BURRUSS LAND SURVEY, LLC

POWhatan County, Virginia PH: (804) 598-7697

31.47 +/- ACRES
C. MICHAEL DUNEVANT
LISA HENNING DUNEVANT
INST: 2010 0389
PART OF TX MP 5 (A) PRCL 4A
EXISTING 28.32 +/- ACRES
ADDITION 3.15 +/- ACRES
TOTAL 31.47 +/- ACRES

53.519 +/- ACRES
VERNON D. BALL
D/B 201 PG 6
TX MP 5 (A) PRCL 4
EXISTING 54.1 +/- ACRES
LESS 3.15 +/- ACRES
LESS 0.692 ACRE
ADDITION 3.261 ACRES
TOTAL 53.519 +/- ACRES

23.211 +/- ACRES
ECM HOLDINGS, LLC
INST: 2010 1195
PART OF TX MP 5 (A) PRCL 4A
EXISTING 25.78 +/- ACRES
ADDITION 0.692 ACRE
LESS 3.261 ACRES
TOTAL 23.211 +/- ACRES

NOTES:

- THIS PLAT WAS COMPILED FROM VARIOUS SURVEYS OF RECORD. FIELD WORK WAS LIMITED TO THE NEW LOT LINES ONLY. IMPROVEMENTS ARE NOT SHOWN.
- THIS LOT LINE ADJUSTMENT AND RIGHT OF WAY RELOCATION WAS PERFORMED AT THE REQUEST OF VERNON D. BALL AND MICHAEL DUNEVANT.
- COURSES B TO N REPRESENT THE CENTERLINE OF A 50' RIGHT OF WAY.
- THIS PORTION OF THE EXISTING RIGHT OF WAY IS TO BE VACATED. SEE PLAT CABINET A SLIDE 125 AND PLAT CABINET B SLIDE 9 FOR LOCATION.
- COURSES D TO H REPRESENT THE PROPOSED NEW CENTERLINE LOCATION OF THE 50' RIGHT OF WAY.
- COURSES BETWEEN POINT A AND POINT B ARE ALONG AN EXISTING PRIVATE ROAD REFERRED TO IN AN AFFIDAVIT FOUND IN DEED BOOK 164 AT PAGE 518 AND DEED BOOK 228 AT PAGE 111 AS A 20' RIGHT OF WAY. THESE COURSES BETWEEN POINT A AND POINT B ALSO REPRESENT THE CENTERLINE OF A PROPOSED 30' ACCESS EASEMENT.
- THE FLOOD PLAIN LINE SHOWN WAS TAKEN FROM FLOOD INSURANCE RATE MAP NUMBER 51004300308, DATED JUNE 16, 2009. THIS LINE IS APPROXIMATE AND NOT FIELD RUN.

**COMPILED PLAT OF A LOT LINE ADJUSTMENT BETWEEN
THREE PARCELS OF LAND AND THE RELOCATION
OF A RIGHT OF WAY IN THE HAMILTON
DISTRICT OF CUMBERLAND COUNTY VIRGINIA**

Note: this 30' 'proposed' easement was later perfected by legal deed, signed by all appropriate landowners (Burnett, Burruss, Ball, Flippen, Dunevant) and filed with Cumberland.