

NOTES

- 1) This plat was drawn from an actual field survey and is intended to represent a subdivision of that property conveyed to Steve E. Brydge and Rebecca A. Brydge of record as image #210004249, tax parcel 0620000A00000610.
- 2) This property lies in flood zone X (area determined to be outside any flood hazard zone) according to flood map #51163C0270 C, dated April 6, 2000.
- 3) This survey was performed without the benefit of a title report and may not indicate all encumbrances upon the property. Unwritten rights not addressed.
- 4) The property boundary adjoining Route 703 was established $\pm 20'$ from the existing centerline as described in that deed to the Commonwealth Of Virginia of record in deed book 341 page 544. It is intended that this property adjoin the right of way of said route.
- 5) The original tax parcel 0620000A00000610 has a net developable area that is defined by the original allocation of development rights as shown on that plat of record in plat cabinet 5, slide 374. Based on the aforesaid plat, this property is allowed 6 development rights. The development rights, as subdivided, are to be allocated as per the lot assignment table shown hereon.
- 6) Residual tax parcel 0620000A00000610 is not to be considered as part of "Dove Landing" subdivision as shown hereon and is not subject to any restrictive covenants associated with the subdivision of the parent parcel containing ± 113.034 acres. Only parcels B-E are encumbered by any restriction associated with this subdivision.

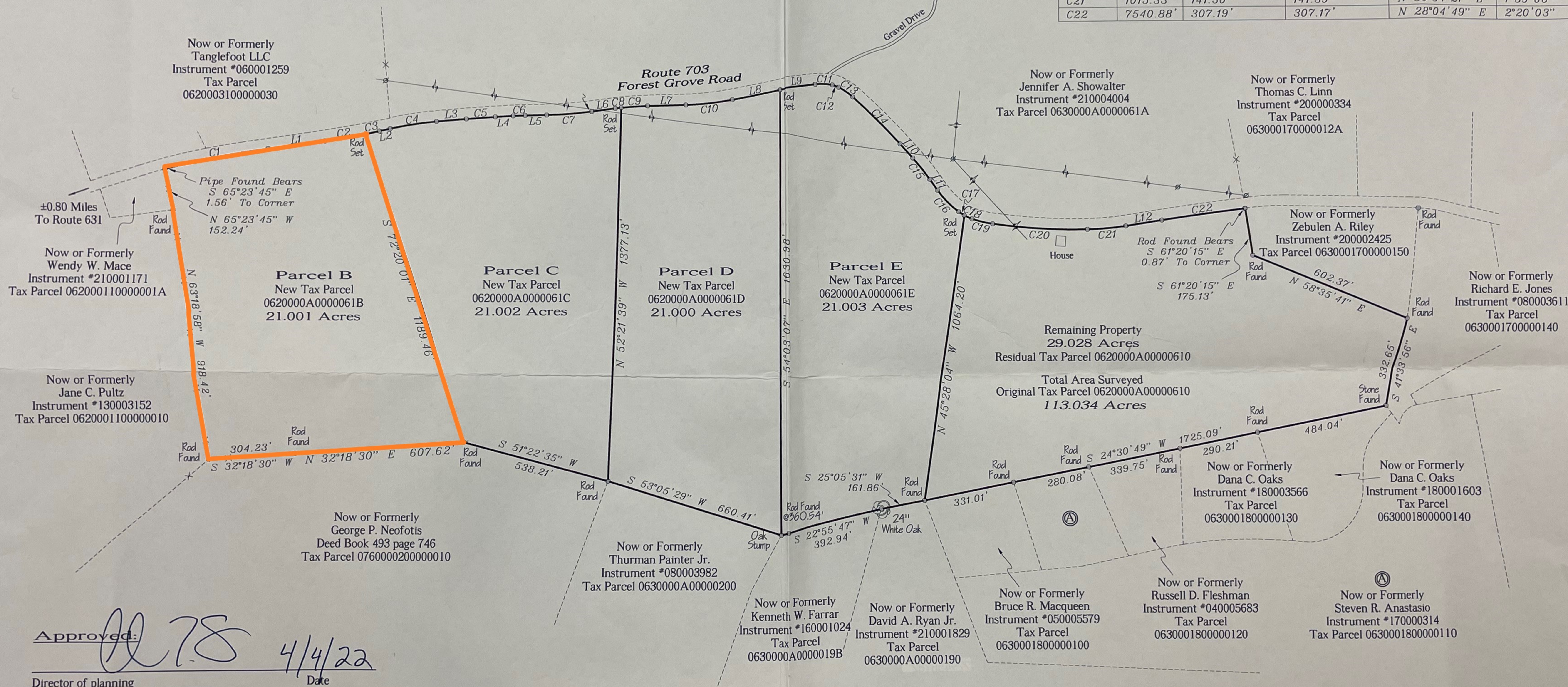
Plat Cabinet 5
Slide 374

Now or Formerly
Jennifer A. Showalter
Instrument #210004004
Tax Parcel 0630000A0000061A

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	N 27°38'59" E	205.29'	C1	3160.06'	374.16'	373.95'	N 24°15'27" E	6°47'03"
L2	N 22°26'52" E	39.79'	C2	2199.73'	147.71'	147.69'	N 25°43'33" E	3°50'51"
L3	N 30°23'19" E	108.22'	C3	2199.73'	52.00'	52.00'	N 23°07'30" E	1°21'16"
L4	N 32°13'37" E	65.53'	C4	1227.99'	170.19'	170.06'	N 26°25'05" E	7°56'27"
L5	N 34°45'33" E	79.00'	C5	3288.33'	105.51'	105.51'	N 31°18'28" E	1°50'18"
L6	N 28°00'41" E	87.24'	C6	993.63'	43.91'	43.91'	N 33°29'35" E	2°31'56"
L7	N 34°21'57" E	141.49'	C7	1411.05'	166.18'	166.08'	N 31°23'07" E	6°44'52"
L8	N 26°00'47" E	182.09'	C8	1078.97'	22.59'	22.59'	N 28°36'40" E	1°11'58"
L9	N 26°00'47" E	148.00'	C9	1078.97'	97.08'	97.05'	N 31°47'18" E	5°09'18"
L10	N 84°15'48" E	70.91'	C10	1192.69'	173.88'	173.72'	N 30°11'22" E	8°21'10"
L11	S 88°47'11" E	49.49'	C11	193.87'	66.37'	66.04'	N 35°49'11" E	19°36'49"
L12	N 26°54'48" E	132.91'	C12	91.39'	25.12'	25.05'	N 53°30'09" E	15°45'06"
			C13	231.11'	63.53'	63.33'	N 69°15'10" E	15°44'56"
			C14	1991.49'	248.04'	247.88'	N 80°41'43" E	7°08'11"
			C15	840.71'	101.98'	101.92'	N 87°44'19" E	6°57'01"
			C16	366.67'	111.53'	111.10'	N 82°30'00" E	17°25'38"
			C17	182.39'	25.50'	25.47'	N 69°46'55" E	8°00'32"
			C18	182.39'	31.60'	31.56'	N 60°48'51" E	9°55'36"
			C19	394.08'	77.71'	77.58'	N 50°12'07" E	11°17'53"
			C20	2057.79'	346.74'	346.33'	N 39°43'32" E	9°39'16"
			C21	1015.33'	141.50'	141.39'	N 30°54'21" E	7°59'06"
			C22	7540.88'	307.19'	307.17'	N 28°04'49" E	2°20'03"

Legend:

- Overhead Utility Line
- Utility Pole
- Metal Fence

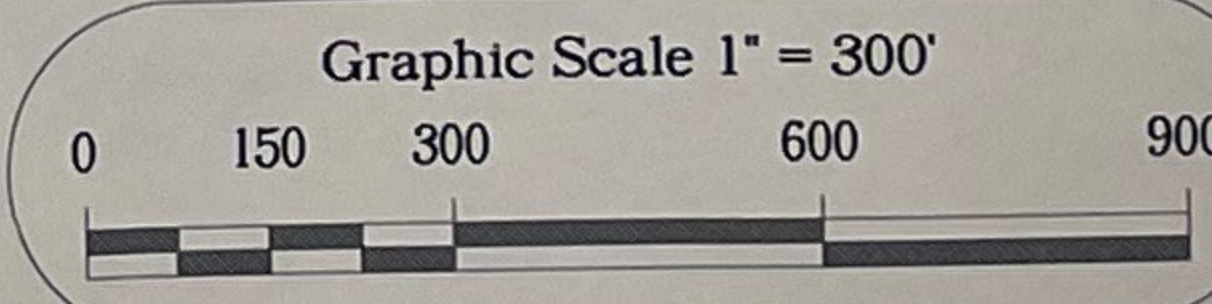


Approved: *[Signature]* 4/4/22
Director of planning Date

Large Lot Subdivision Survey of
"Dove Landing"
Route 703, Forest Grove Road
South River Magisterial District
Rockbridge County, Virginia
Surveyed March 15, 2022



Trout Land Surveying
1366 Forge Road
Lexington, Va. 24450
(540) 261-8995
Randall E. Trout, L.S.



DWN. BY RET	REVISION:				PROJ. NO. 01574
	NO.	DATE	REV. BY	REVISION	
SIZE 3					SHEET 1 OF 1

Lot Assignment Table:

- *See note #5
- *New tax parcel 0620000A0000061B has One (1) development right.
- *New tax parcel 0620000A0000061C has One (1) development right.
- *New tax parcel 0620000A0000061D has One (1) development right.
- *New tax parcel 0620000A0000061E has One (1) development right.
- *Residual tax parcel 0620000A00000610 has Two (2) development rights.