

43 44/266

PLAT OF LAND OF W.A.C. PETTIT JR.
CUNNINGHAM MAGISTERIAL DISTRICT
FLUVANNA COUNTY VIRGINIA
CONTAINING 134 83/100 ACRES

Scale: 1" = 300'

July 26th, 1951.

134 83/100 ACRES

N.B. DB-17 page 38.

Metes and Bounds

Taken from Plat

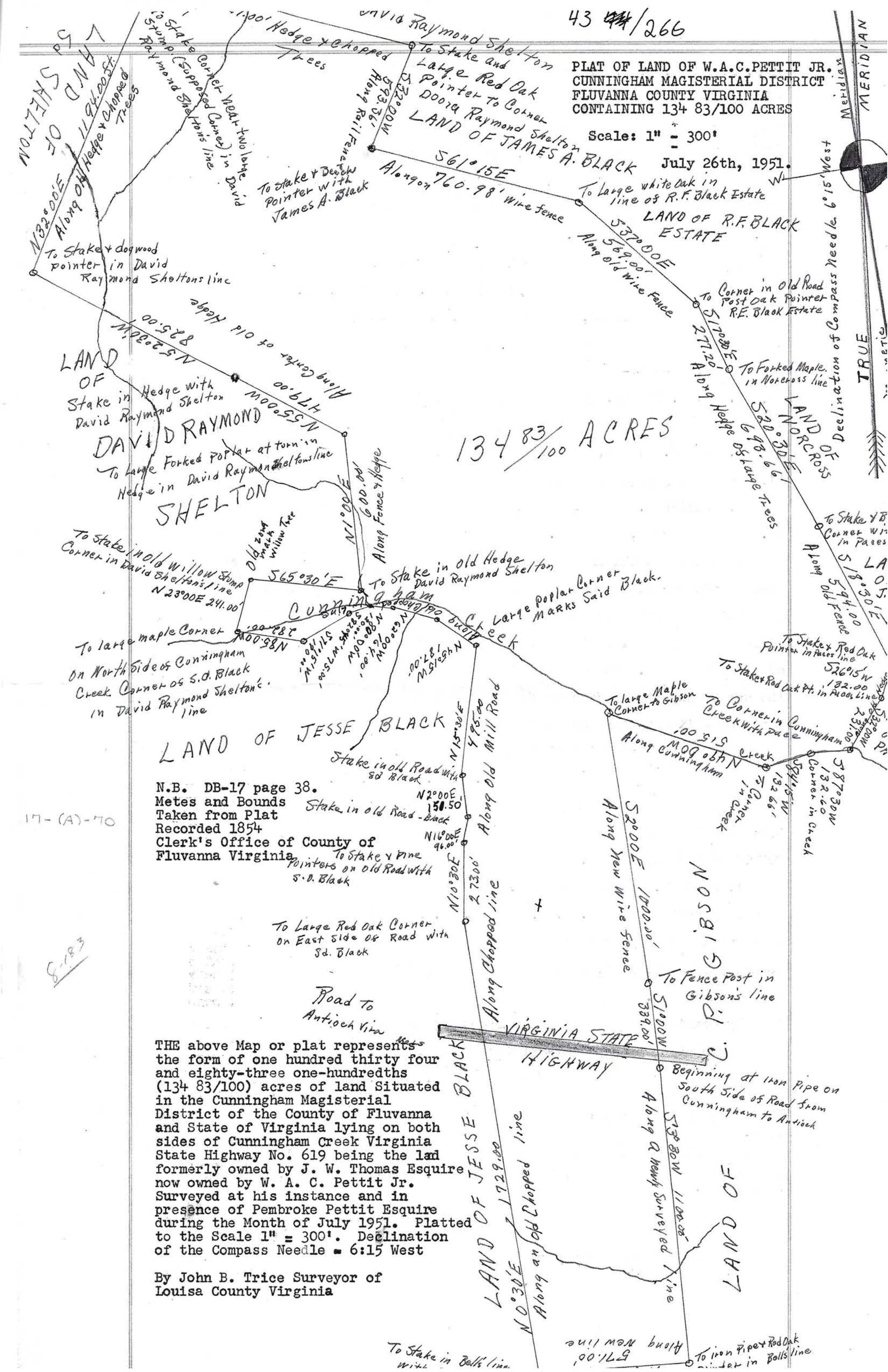
Recorded 1854

Clerk's Office of County of

Fluvanna Virginia

THE above Map or plat represents the form of one hundred thirty four and eighty-three one-hundredths (134 83/100) acres of land situated in the Cunningham Magisterial District of the County of Fluvanna and State of Virginia lying on both sides of Cunningham Creek Virginia State Highway No. 619 being the land formerly owned by J. W. Thomas Esquire now owned by W. A. C. Pettit Jr. Surveyed at his instance and in presence of Pembroke Pettit Esquire during the Month of July 1951. Platted to the Scale 1" = 300'. Declination of the Compass Needle = 6:15 West

By John B. Trice Surveyor of
Louisa County Virginia



The above plat represents fifty
four acres. This land was surveyed
for H. B. Catlett, Feb. 9, 1953. Said land
is located in Cunningham Magisterial
District, Frederick County, Virginia.

Ernest D. Gillispie, C.E.S.

Catlett- Black-8912

The foregoing deed & plat were this day received in said office, and thereupon together with the certificate(s) thereto annexed, and the U. S. Documentary Stamps thereon, amounting to \$1.10 duly cancelled, admitted to record at 12:10 P.

Teste: Richard H. George Clerk.

W. F. RANSON AND MARY D. RANSON, HUSBAND AND WIFE,
BREMO BLUFF, VIRGINIA,

COMPLAINANTS,

VS: DECREE. ⁶

200004838.008

LESS AND EXCEPT that certain parcel of land containing .26 of an acre and embraced within the bounds of the conveyance made by Continental Can Company, Inc., to the Commonwealth of Virginia, dated December 6, 1960, and recorded February 7, 1961, in Deed Book 58, page 401.

TRACT NUMBER FV-013 (E. P. OSBORNE)

ALL that certain tract or parcel of land lying and being situate in Fork Union Magisterial District, Fluvanna County, Virginia, containing NINETY-FIVE AND ONE HALF (95 1/2) acres, more or less, adjoining the property now or formerly owned by S. R. Pettit on the East, Mrs. Fannie Snead on the South and Mrs. Bettie Snead on the West and North, and now or formerly known as "Bloomfield", and being the same land in all respects conveyed to Elbert P. Osborne and Virginia A. Osborne by deed of Gertrude D. Ancell, widow of Benjamin Winn Ancell, dated April 1, 1946 and recorded May 13, 1946 in Deed Book 35 at page 299 in the land records of the Office of the Clerk of the Circuit Court, Fluvanna County, Virginia, to which deed reference is hereby made for a more particular description of the land hereby conveyed.

LESS AND EXCEPT that 2.03 acre portion of the property embraced with the land of the conveyance of Continental Hopewell Woodlands, Inc. to Roy Allen Wood, dated May 3, 1982, recorded May 19, 1982 in Deed Book 146, page 697.

LESS AND EXCEPT that 0.27 acre portion of the property embraced with the land of the conveyance of Continental Can Company to Commonwealth of Virginia, dated May 10, 1968, recorded June 5, 1968 in Deed Book 73, page 31. For Route 642

LESS AND EXCEPT that 1.17 acre portion of the property embraced with the land of the conveyance of Continental Hopewell Woodlands, Inc. to W. O. Snead, Jr., et als, dated May 3, 1982, recorded May 19, 1982 in Deed Book 146, page 700.

LESS AND EXCEPT that certain parcel of land containing 10.194 acres, conveyed in Deed Book 245, page 757.



TRACT NUMBER FV-015 (CATLETT)

ALL that certain tract or parcel of land, lying, being and situate in Cunningham District Fluvanna County, Virginia, containing one hundred and thirty-four and eighty-three hundredths (134.83) acres and described as follows on a certain plat dated July 26, 1951, made by John B. Trice, Surveyor, and recorded in the Clerk's Office, Circuit Court, Fluvanna County in Deed Book 43, page 266:

BEGINNING at an iron pipe on the south side of Virginia State Highway No. 619 leading from Cunningham to Antioch, corner with land now or formerly owned by C. P. Gibson; thence S. 3° 30' W. 1100 feet to iron pipe and red oak pointers; thence N. 86° 30' W. 571 feet along the land now or formerly owned by Cecil Bell to a stake; thence N. 0° 30' E. 1729 feet along the land now or formerly owned by Jesse Black, crossing State Highway No. 619 to red oak; thence N. 10° 30' E. 273 feet to a stake; thence N. 16° E. 96 feet to a stake; thence N. 2° E. 151.5 feet to a

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stake; thence N. 15° 30' E. 495 feet to a large poplar; thence N. 45° 15' W. 187 feet; thence N. 62° W. 164 feet; thence N. 80° W. 120 feet; thence S. 82° 45' W. 75 feet; thence S. 71° 15' W. 190 feet; thence N. 85° W. 282 feet to large maple; thence N. 28° E. 241 feet to a stake; thence S. 65° 30' E. 416 feet to a stake; thence N. 1° E. 600 feet to a poplar; thence N. 55° W. 479 feet to a stake; thence N. 52° 30' W. 825 feet to a stake; thence N. 32° E. 1194 feet to a stump; thence S. 67° E. 1027 feet to a stake; thence S. 32° W. 593.36 feet to a stake; thence S. 61° 15' E. 760.98 feet to a white oak; thence S. 37° E. 569 feet to a corner in old road; thence S. 17° 30' E. 277.2 feet; thence S. 20° 30' E. 693.66 feet to a stake; thence S. 18° 30' E. 594 feet to a stake; thence S. 26° 15' W. 132 feet to a stake; thence S. 32° W. 231 feet to Cunningham Creek; thence along Cunningham Creek in the following courses and distances: S. 87° 30' W. 132.6 feet; S. 89° 15' W. 132.66 feet; N. 49° W. 515 feet to a maple; thence leaving said creek S. 2° E. 1000 feet to a fence post; thence S. 1° W. 339 feet to the point of beginning; it being in all respects the same property that was conveyed to W. B. Catlett and Elsie C. Catlett by deed from W. A. C. Pettit, Jr., and wife dated July 30, 1951, and recorded in the Clerk's Office, Circuit Court, Fluvanna County, Virginia, in Deed Book 43, at page 264.

LESS AND EXCEPT that 0.60 acre portion of the property embraced within the bounds of the conveyance from Continental Can Company, Inc. to the Commonwealth of Virginia dated August 14, 1967, recorded September 1, 1967 in Deed Book 77, page 203, For Route 619.

LESS AND EXCEPT that certain parcel of land containing 15.0 acres, conveyed in Deed Book 208, page 740.

LESS AND EXCEPT that certain parcel of land containing 18.269 acres, conveyed in Deed Book 254, page 687.

* TRACT NUMBER FV-017 (W. B. CATLETT)

ALL that certain tract or parcel of land lying and being situate in the Cunningham Magisterial District, Fluvanna County, Virginia, containing fifty four (54) acres, more or less, with metes and bounds as shown by plat and survey of Emmett D. Gillispie, C. L. S., dated February 9, 1953, which plat is recorded with deed recorded in the Clerk's Office, Circuit Court, Fluvanna County in Deed Book 45, page 372, and to which reference is hereby made for a more particular description of the land conveyed, being in all respects the same land conveyed to W. B. Catlett and Elsie C. Catlett by Evie C. Black and others by deed dated December 21, 1951, and recorded in the Clerk's Office, Circuit Court, Fluvanna County, Virginia, in Deed Book 44, at pages 411-413, and by deed of Lelia H. Black, et als, dated December 21, 1951, and of record in the aforesaid Clerk's Office in Deed Book 44, at pages 407-411.

TRACT NUMBER FV-024 (JOHN P. STOKES)

ALL that certain tract or parcel of land lying and being situate in Cunningham Magisterial District, Fluvanna County, Virginia, containing One Hundred Forty-Four and One-Tenth (144.1) acres, according to plat of survey thereof, made by T.W. Saunders, S. N. C. on the 14th and 15th days of March, 1951, which plat is of record in the Clerk's Office, Circuit Court, Fluvanna

SPECIAL WARRANTY DEED – SCHEDULE “A”

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