

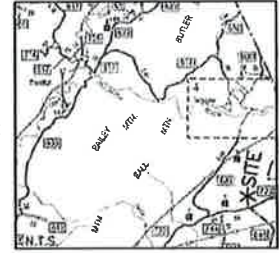
- NOTE: 1. THIS IS A BOUNDARY LINE ADJUSTMENT SURVEY. ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED.
4. T.M. NOS. 62-A-49, 57, & 59.
5. REFERENCE PLAT: D.B.11 P.47.
6. SEC. 3-2 A. (3): BOUNDARY LINE CHANGE SHALL NOT CREATE ADDITIONAL PARCELS FOR SALE OR DEVELOPMENT, NOR LEAVE A REMAINDER WHICH DOES NOT CONFORM TO THE PROVISIONS OF THE ZONING ORDINANCE FOR NELSON COUNTY.
7. BUILDING SETBACK LINES (SBL): FRONT = 50' OFF PROPERTY LINE
SIDE = 20' OFF PROPERTY LINE
REAR = 50' OFF PROPERTY LINE
8. BOTH 5.00 AC. PARCELS HAVE EXISTING WELL AND SEPTIC SYSTEM.
9. APPROXIMATE FLOOD ZONES A & X: SCALED FROM F.I.R.M. COMMUNITY PANEL NO. 51123C02908 WITH EFFECTIVE DATE OF JUNE 18, 2010.

DICKERSON SURVEYING LLC

500 Court Street P.O. Box 112
Appomattox, Virginia 24252
434-352-8560

10. 52.27 ACRES, PART OF T.M. NO. 62-A-57 AND 99.02 ACRES, PART OF T.M. NO. 62-A-49 TO BE ADDED TO 42.11 ACRES, T.M. NO. 62-A-59 FOR A NEW TOTAL OF 193.40 ACRES FOR T.M. NO. 62-A-59, LEAVING A TOTAL OF 5.00 ACRES IN T.M. NO. 62-A-57 AND A TOTAL OF 5.00 ACRES IN T.M. NO. 62-A-49.

LOCATION MAP



EAST SIDE OF PROPOSED 40 ft. EASEMENT

Course	Bearing	Distance
E1	S 89°43'11" W	486.09'
E2	N 75°39'54" W	50.04'
E3	N 45°47'54" W	149.50'
E4	N 27°25'26" W	215.16'
E5	N 26°52'39" E	124.64'
E6	N 02°18'36" W	95.87'
E7	N 42°53'45" W	98.65'

ADJOINING OWNERS

SHARON M. WRAY
WILL NO. 150000098
& D.B.291 P.518
PLAT D.B.291 P.518
T.M. NO. 62-A-48

ARMAND J. & BERNICE A. THEOBLOT
INST. NO. 140002823
T.M. NO. 61-A-25

GEORGE T. & EMMIT W. TILLMAN
D.B.198 P.271
PLAT P.C.3-6808
T.M. NO. 62-A-41

JOHN C. RETD
INST. NO. 070001216
PLAT D.B.159 P.380
T.M. NO. 62-A-94A

ADJOINING OWNERS

CARRINGTON R. STEVENS
INST. NO. 150001401
PLAT P.C.4-380
T.M. NO. 62-A-51

OTHA T. EVANS
D.B.149 P.618
PLAT P.C.4-380
T.M. NO. 62-A-53

BRIAN OLIVER
INST. NO. 180000961
T.M. NO. 62-A-52 & 54

ZACHARY RYAN FLICK
INST. NO. 190001097
PLAT P.C.2-714C
T.M. NO. 62-A-54

A TO B ALONG CREEK

Bearing	Distance
N 80°21'58" E	77.82'
N 69°40'08" E	56.80'
N 10°48'27" E	41.42'
N 34°24'18" E	112.85'
N 42°55'05" E	131.44'
N 49°21'40" E	64.01'
N 08°41'57" E	41.45'
N 63°28'36" E	57.43'
N 25°45'01" E	65.58'
N 20°48'48" E	99.04'
N 59°15'40" E	56.97'
N 40°31'47" E	24.91'
N 84°51'19" E	21.32'
N 01°14'22" E	45.02'
N 72°54'55" W	24.02'
N 38°55'21" W	40.74'
N 33°05'45" E	40.01'
S 55°02'26" E	19.48'
N 67°54'53" E	60.63'
N 03°56'07" E	18.60'
N 51°09'49" E	165.68'
N 41°08'21" E	216.99'
N 35°21'42" E	101.31'
N 12°16'09" E	50.80'
N 53°10'50" W	14.33'
N 57°01'40" E	156.52'
N 83°10'35" E	12.60'
N 27°20'45" W	34.53'
N 40°24'22" E	113.86'
N 29°14'59" E	157.61'
S 54°17'16" E	27.99'
N 54°53'18" E	17.18'
N 01°41'16" W	49.45'
S 71°01'00" E	38.70'
N 23°23'55" E	51.19'
N 70°18'53" E	44.31'
N 02°01'44" E	45.97'
N 39°54'04" E	149.60'
N 77°02'18" E	48.79'
N 18°12'20" E	44.54'
S 69°26'13" E	44.52'
N 16°46'49" E	49.87'
N 05°32'09" W	36.55'
N 31°15'31" E	42.82'
N 50°31'12" E	45.04'
N 58°05'11" E	158.14'
S 85°04'29" E	26.46'
N 53°28'51" E	24.39'
N 75°08'22" E	64.96'
N 13°02'39" E	10.43'
N 69°06'34" E	113.13'
N 52°16'39" E	50.15'
S 85°29'04" E	77.96'
N 79°21'22" E	112.28'
S 74°13'24" E	95.39'
N 77°15'07" E	81.87'
N 38°57'38" E	78.71'
N 64°42'40" W	27.69'
N 15°09'51" E	86.62'
N 39°16'49" W	32.43'
N 04°18'09" W	61.43'
N 56°44'08" E	52.61'
N 28°19'20" E	78.64'
N 79°49'54" E	25.92'
N 39°38'58" E	34.54'
N 27°11'52" W	32.89'
N 39°30'51" E	36.87'
N 88°09'06" E	48.43'
N 32°41'30" E	19.92'
N 18°46'56" W	8.75'
N 40°50'01" E	28.94'

STATE RTE. NO. 603
SALEM ROAD
entering 18 ft. right-of-way D.B.163 P.131 P.C.2-737A

25 ACRES

NANCY PROFFITT KILLGORE & KATHLEEN PROFFITT NEWCOMB
INST. NO. 180001324
PLAT P.C.2-634
T.M. NO. 62-A-60

HARRIE N. & CHERYL L. PROFFITT
INST. NO. 010003615
T.M. NO. 62-A-60A

JAMES H. BANTON & CLAUDINE S. BANTON
JOINT REVOCABLE TRUST
INST. NO. 070003655
PLAT: P.C.2-453C
T.M. NO. 62-A-64

APPROVED:

SUBDIVISION AGENT-NELSON COUNTY

Course	Bearing	Distance
L1	S 32°39'16" W	222.74'
L2	S 41°43'28" W	270.71'
L3	S 33°19'01" W	115.96'
L4	S 39°08'10" W	47.31'
L5	N 41°01'10" W	466.70'
L6	N 48°58'50" E	466.70'
L7	S 41°01'10" E	466.70'
L8	S 40°58'50" W	466.70'
L9	S 01°46'20" E	256.48'

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

BETTY J. CAMPBELL

DATE

I, _____, A NOTARY PUBLIC IN _____ COUNTY, IN THE STATE OF _____

DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED HEREON, HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

GRAPHIC SCALE - FEET

REDUCED COPY BOUNDARY LINE ADJUSTMENT

SCALE 1 IN. = 400 FT.

203.40 ACRES

SURVEYED FOR: BETTY J. CAMPBELL

SOURCE OF TITLE: BETTY J. CAMPBELL
INST. NO. 100001622
TRACT TWO

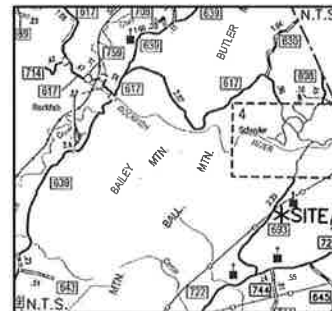
SCHUYLER DISTRICT NELSON COUNTY VIRGINIA

AUGUST 15, 2016 & APRIL 27, 2022

DICKERSON SURVEYING LLC

500 Court Street P.O. Box 112
Appomattox, Virginia 24522
434-352-8560
Michael Ray Goin
Land Surveyor

LOCATION MAP



- NOTE: 1. THIS IS A SKETCH. 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. 62-A-60 (LRS NO. 15340)
5. REFERENCE PLAT: P.C.2-484
6. OVERLAP AREA INCLUDED IN THIS SURVEY BY P.C.2-484. ALSO SHOWN AS UNCERTAIN OWNERSHIP IN P.C.5-47E, AND PLAT IN P.C.2-737A SHOWS OVERLAP

ANDREW AARON MARGASON
INST. NO. 030003553
PLAT P.C.4-17E
T.M. NO. 61-2-1

ANDREW AARON MARGASON &
HOLLY MARGASON
INST. NO. 090000172 w/Plat
T.M. NO. 61-2-2

ANDREW AARON MARGASON
INST. NO. 030003553
PLAT P.C.4-17E
T.M. NO. 61-2-3 & 4

REBECCA ANN RAGLAND
CWF NO. 160000085-00
SEE D.B.389 P.53B
PLAT D.B.52 P.506
T.M. NO. 61-2-5

POSSIBLY
ARMAND J. &
BERNICE A. THIEBLOT
INST. NO. 140002823
T.M. NO. 61-A-25
SEE NOTE 6

SHARON M. WRAY
WILL NO. 150000098
& D.B.277 P.824
T.M. NO. 62-A-48

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	1371.70'	238.37'	9°57'23"	238.07'	N 38°25'55" E
C2	10231.70'	579.01'	3°14'32"	578.93'	N 35°04'30" E

RONALD E. &
SHIRLEY D. PHILLIPS
INST. NO. 080004124
PLAT P.C.5-47E
T.M. NO. 62-A-46

existing 18 ft.
right-of-way
D.B.363 P.131
P.C.2-737A

BOUNDARY LINE AS ESTABLISHED ON
PLAT BETWEEN WRAY & PROFFITT
BY W. MORRIS FOSTER- SEE
PLAT IN P.C.2-737A
BOUNDARY AGREEMENT

SHARON M. WRAY
WILL NO. 150000098
& D.B.277 P.824
T.M. NO. 62-A-48A

DAVID A. WRAY ETALS.
INST. NO. 010001121
T.M. NO. 62-A-47

SHARON M. WRAY
WILL NO. 150000098
& D.B.277 P.824
T.M. NO. 62-A-48

SHARON M. WRAY
WILL NO. 150000098
& D.B.277 P.824
T.M. NO. 62-A-48A

PEARSON PROPERTIES, LLC &
CATLETT LAND COMPANY, LLC
INST. NO. 202201519
PLAT P.C.9-137F
T.M. NO. 62-A-59

WARRIE NATHANIEL &
CHERYL LETCH PROFFITT
INST. NO. 010003615
PLAT P.C.2-484
T.M. NO. 62-A-60A

25.862 ACRES
T.M. NO. 62-A-60
(FORMERLY PROFFITT)

100' CENTRAL VIRGINIA POWER
COMPANY EASEMENT-
D.B.57 P.210 & P.C.3-668C

1.3 mi. to
Rte 722
Roughan King

STATE RTE. NO. 693
SALEM ROAD
30' Prescriptive R/W

along center of
BRIERY CREEK

SKETCH

SCALE 1 IN. = 200 FT.

25.862 ACRES

SURVEYED FOR: PEARSON PROPERTIES, LLC &
JEFFERSON M. CATLETT

SOURCE OF TITLE: PEARSON PROPERTIES, LLC &
JEFFERSON M. CATLETT
INSTRUMENT NO. 202201101

SCHUYLER DISTRICT NELSON COUNTY
VIRGINIA

AUGUST 15, 2016 & APRIL 27, 2022

