

- NOTE: 1. THIS IS A DIVISION 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. PART OF T.M. NO. 208-10
5. REFERENCE PLATS: PART OF D.B.64 P.431, PART OF D.B.26 P.128 & P.C.A.-J11 B & C
6. IN D.B.173 P.747 WESTACO RESERVED AN EASEMENT FOR INGRESS, EGRESS AND REGRESS OVER AND ACROSS OLD STATE RTE. NO. 683
7. APPROXIMATE FLOOD ZONES A & X SCALED FROM F.I.R.M. COMMUNITY PANEL NO. 51029C0475B AND PANEL NO. 51029C0480B, BOTH WITH EFFECTIVE DATE OF JUNE 17, 2008
8. LINES J-K ARE BASED ON PLAT IN D.B.64 P.431 WITH PHYSICAL EVIDENCE AND ARE NEAR BRANCH AS SHOWN. SURVEY DESCRIPTION IN D.B.55 P.405 DONE BY J.W. OVERTON, MARCH 5, 1918, CALLS FOR BRANCH AS EASTERLY PROPERTY LINE
9. LINES J-K-L-M ARE BASED ON PLAT IN D.B.64 P.431 AND PHYSICAL EVIDENCE OF CHOPTS AND FENCE

DICKERSON SURVEYING LLC

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

B TO C ALONG BANK OF RIVER	
Bearing	Distance
S 12°37'51" W	334.28'
S 11°37'36" E	140.24'
S 30°55'55" E	63.97'
S 17°35'38" E	202.13'

C TO D ALONG BANK OF RIVER	
Bearing	Distance
S 21°34'55" E	180.32'
S 09°12'11" E	48.74'
S 17°48'40" E	116.63'
S 08°35'06" E	90.71'
S 08°56'20" W	143.20'
S 06°25'45" W	62.84'

A TO B ALONG HORSEPEN CREEK	
Bearing	Distance
S 39°54'20" E	82.17'
S 71°49'33" E	58.68'
S 33°24'57" E	134.56'
S 32°09'34" E	118.75'
S 27°58'21" E	98.54'
S 53°45'42" E	173.82'
S 38°46'45" E	61.07'
S 09°09'49" E	89.78'
S 67°57'45" E	45.55'
S 30°37'30" E	103.73'
N 45°58'42" E	36.47'
S 54°01'34" E	34.60'
S 14°10'23" W	60.00'
S 26°51'27" E	31.91'
N 68°50'29" E	31.62'
S 40°47'55" E	63.31'
S 07°12'06" E	80.61'
S 56°49'27" E	53.60'
N 80°13'52" E	28.48'
S 26°07'37" E	185.47'
S 34°49'55" E	66.93'
S 27°37'36" W	93.68'
S 05°18'17" E	49.29'
S 68°16'28" E	57.30'
S 14°54'08" E	79.21'
S 27°15'38" W	68.17'
S 08°50'00" E	24.79'
S 28°30'48" E	65.00'
S 28°19'25" E	79.90'
S 02°04'14" E	136.73'
S 28°39'53" E	46.11'
S 30°42'39" E	107.86'
S 64°32'36" E	62.72'

D TO E ALONG BANK OF RIVER	
Bearing	Distance
S 01°51'16" W	135.90'
S 02°16'21" E	107.11'
S 00°46'44" W	189.04'
S 11°30'11" W	114.08'
S 19°38'10" W	126.12'
S 32°35'33" W	91.80'
S 24°27'36" W	91.66'

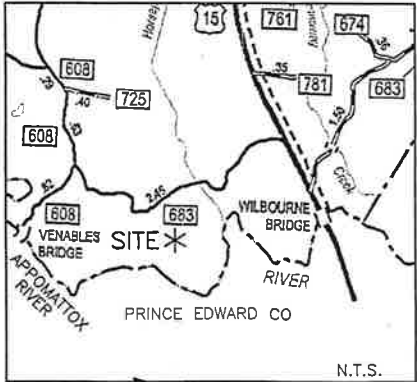
E TO F ALONG BANK OF RIVER	
Bearing	Distance
S 24°39'10" W	423.45'
S 00°36'30" W	180.33'
S 14°14'48" W	30.94'
S 34°37'42" W	25.13'
S 50°37'56" W	323.37'
S 33°54'19" W	140.44'
S 26°43'50" W	139.37'
S 23°40'10" W	105.59'
S 31°05'45" W	107.05'
S 60°00'58" W	49.86'
S 80°01'26" W	86.06'
N 77°01'25" W	120.79'
N 63°57'11" W	201.49'
N 51°54'22" W	101.05'
N 54°15'57" W	183.53'

F TO G ALONG BANK OF RIVER	
Bearing	Distance
N 85°24'16" W	131.20'
N 64°26'44" W	165.73'
N 59°18'26" W	110.11'
N 76°01'11" W	175.11'
N 76°01'19" W	149.14'
N 62°07'55" W	51.02'

G TO H ALONG BANK OF RIVER	
Bearing	Distance
N 41°32'04" W	152.40'
N 53°18'10" W	188.26'
N 57°41'10" W	303.10'
N 58°13'43" W	170.94'

H TO I ALONG BANK OF RIVER	
Bearing	Distance
N 50°18'28" W	244.28'
N 38°55'01" W	138.04'
N 32°49'25" W	55.74'

LOCATION MAP



Course	Bearing	Distance
L1	N 23°53'49" E	50.21'
L2	N 62°27'23" W	68.67'
L3	N 43°13'16" W	105.97'
L4	N 29°44'21" W	190.83'
L5	N 28°04'18" W	47.95'
L6	N 52°28'58" E	25.45'
L7	N 30°19'35" E	47.80'
L8	N 50°58'54" E	67.79'
L9	N 50°59'54" E	300.00'
L10	N 50°59'54" E	90.23'
L11	N 74°26'15" E	117.21'
L12	N 74°26'15" E	386.55'
L13	N 74°26'15" E	313.45'
L14	S 29°02'45" E	84.54'
L15	S 18°26'34" E	82.23'
L16	S 08°55'20" E	132.33'
L17	S 27°36'36" E	71.23'
L18	S 51°54'09" E	62.23'
L19	S 60°52'04" E	174.02'
L20	S 80°25'25" E	48.47'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	654.30'	228.70'	20°08'51"	228.52'	N 65°09'20" E
C2	6793.20'	22.38'	0°36'38"	72.38'	N 55°47'36" E
C3	6793.20'	300.02'	2°31'50"	300.00'	N 54°13'22" E
C4	6793.20'	232.30'	1°57'33"	232.28'	N 51°58'41" E
C5	969.80'	210.55'	12°26'22"	210.14'	N 57°13'05" E
C6	969.80'	186.19'	11°00'00"	185.90'	N 68°56'16" E

I TO J ALONG BANK OF RIVER	
Bearing	Distance
N 52°08'26" W	196.85'
N 67°36'19" W	39.33'
S 80°49'24" W	97.11'
S 76°17'42" W	170.94'
S 78°49'22" W	101.56'
S 83°18'39" W	253.15'
S 75°21'29" W	198.16'
S 80°57'15" W	210.62'
N 65°35'39" W	206.07'
N 77°58'38" W	110.29'
S 75°58'28" W	172.99'

OFFICE COPY
SHEET 1 OF 3
DIVISION SURVEY
SCALE: 1 IN. = 300 FT.
382.167 ACRES

SURVEYED FOR: PEARSON PROPERTIES, LLC & CATLETT LAND COMPANY, LLC
SOURCE OF TITLE: PEARSON PROPERTIES, LLC & CATLETT LAND COMPANY, LLC D.B.504 P.390
FRANCISCO DISTRICT BUCKINGHAM COUNTY VIRGINIA
JANUARY 3, 2023
REVISED JANUARY 5, 2023
DIVIDED FEBRUARY 23, 2023

THE PLATTING OR DEDICATION OF THIS LAND IS WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

OWNER _____ DATE _____
OWNER _____ DATE _____
STATE OF _____
CITY/COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____
NOTARY PUBLIC
REGISTRATION NO.: _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
PRINTED NAME _____

APPROVED: _____
ZONING AGENT-BUCKINGHAM COUNTY

STATE ROUTE NO.
SAWMILL ROAD
50 ft. R/W-D.B.121 P.65

ERIC STEPHEN L.
D.B.475 P.813
PLAT D.B.178 P.
T.M. NO. 207-2

LOT 3
SEE SHEET 2

LOT 3
SEE SHEET 2

LOT 8
52.608 ACRES

LOT 7
42.366 ACRES

LOT 6
40.121 ACRES

LOT 4
42.909 ACRES

LOT 5
49.420 ACRES

HORSEPEN CREEK
along center of

PRINCE EDWARD CO.
BUCKINGHAM CO.

APPOMA

OFFICE
SHEET
DIVISION

SCALE: 1

382.1

SURVEYED FOR: P.

