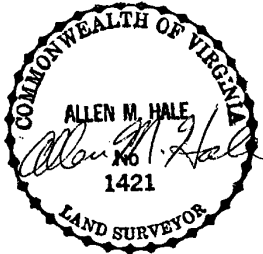
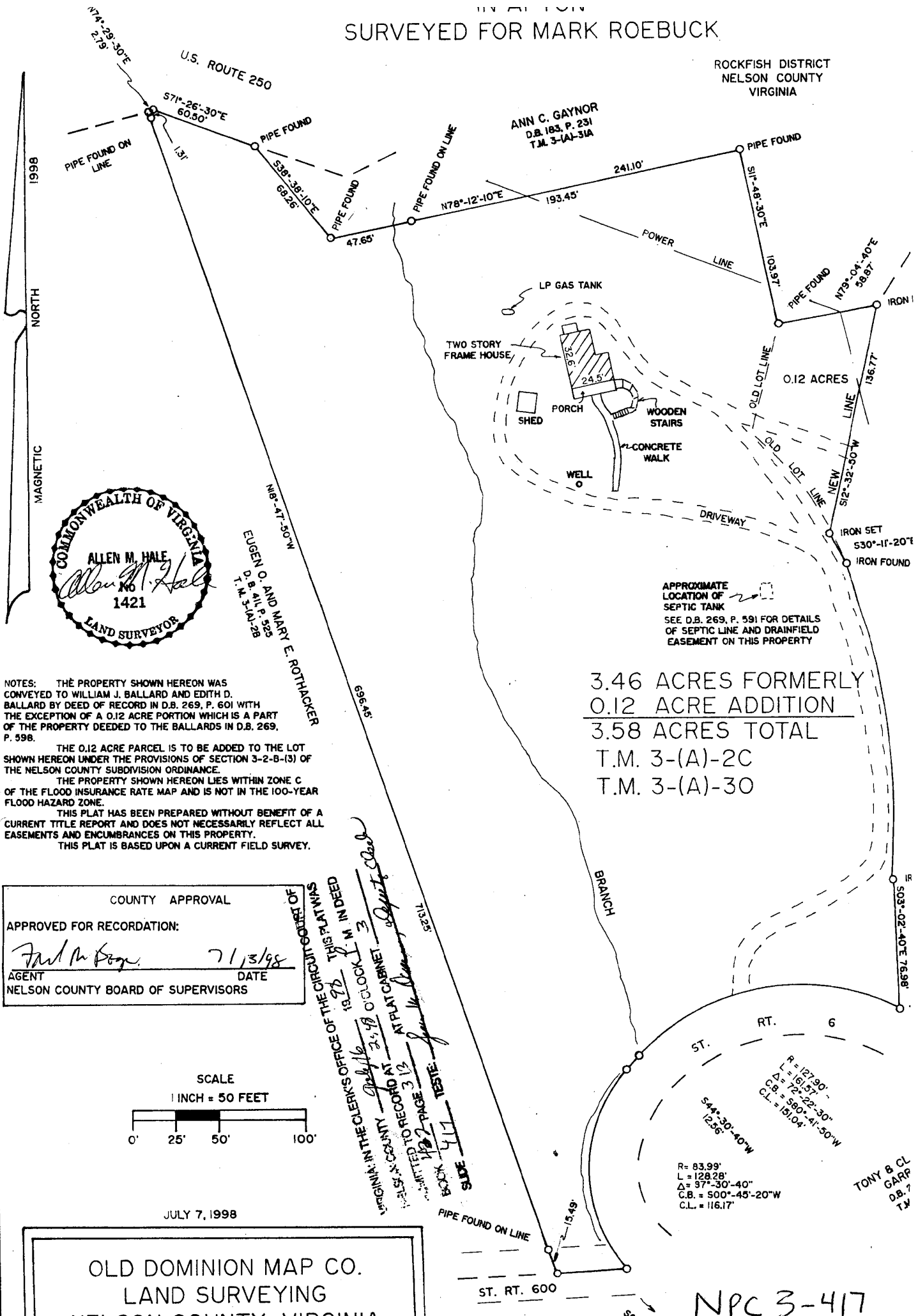


# SURVEYED FOR MARK ROEBUCK

ROCKFISH DISTRICT  
NELSON COUNTY  
VIRGINIA

ANN C. GAYNOR  
D.B. 183, P. 231  
T.M. 3-(A)-31A



NOTES: THE PROPERTY SHOWN HEREON WAS CONVEYED TO WILLIAM J. BALLARD AND EDITH D. BALLARD BY DEED OF RECORD IN D.B. 269, P. 601 WITH THE EXCEPTION OF A 0.12 ACRE PORTION WHICH IS A PART OF THE PROPERTY DEEDED TO THE BALLARDS IN D.B. 269, P. 598.

THE 0.12 ACRE PARCEL IS TO BE ADDED TO THE LOT SHOWN HEREON UNDER THE PROVISIONS OF SECTION 3-2-B-(3) OF THE NELSON COUNTY SUBDIVISION ORDINANCE.

THE PROPERTY SHOWN HEREON LIES WITHIN ZONE C OF THE FLOOD INSURANCE RATE MAP AND IS NOT IN THE 100-YEAR FLOOD HAZARD ZONE.

THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT NECESSARILY REFLECT ALL EASEMENTS AND ENCUMBRANCES ON THIS PROPERTY.

THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY.

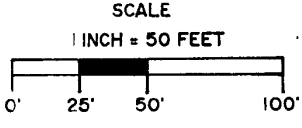
3.46 ACRES FORMERLY  
0.12 ACRE ADDITION  
3.58 ACRES TOTAL  
T.M. 3-(A)-2C  
T.M. 3-(A)-30

APPROXIMATE LOCATION OF SEPTIC TANK  
SEE D.B. 269, P. 591 FOR DETAILS OF SEPTIC LINE AND DRAINFIELD EASEMENT ON THIS PROPERTY

COUNTY APPROVAL

APPROVED FOR RECORDATION:

*Frank M. Page* 7/13/98  
AGENT DATE  
NELSON COUNTY BOARD OF SUPERVISORS



JULY 7, 1998

OLD DOMINION MAP CO.  
LAND SURVEYING

I, THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF NELSON, VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDATION ON JULY 16, 1998 AT 2:48 O'CLOCK P.M. IN DEED BOOK 417 PAGE 313 AT PLAT CABINET 3. I HAVE EXAMINED THE ORIGINAL SURVEY AND IT IS CONFORMANT WITH THE REQUIREMENTS OF THE VIRGINIA SURVEYING ACT. WITNESSED MY HAND AND SEAL AT ROCKFISH, VIRGINIA, ON JULY 16, 1998.

RT. 6

ST. 12.56

S44°30'40"W

R = 127.90'  
L = 161.57'  
Δ = 72°22'30"  
C.B. = 560°-41'-50"W  
C.L. = 101.04'

R = 83.99'  
L = 128.28'  
Δ = 97°-30'-40"  
C.B. = 500°-45'-20"W  
C.L. = 116.17'

TONY & CL  
GARR  
D.B. 7  
T.4

NPC 3-417

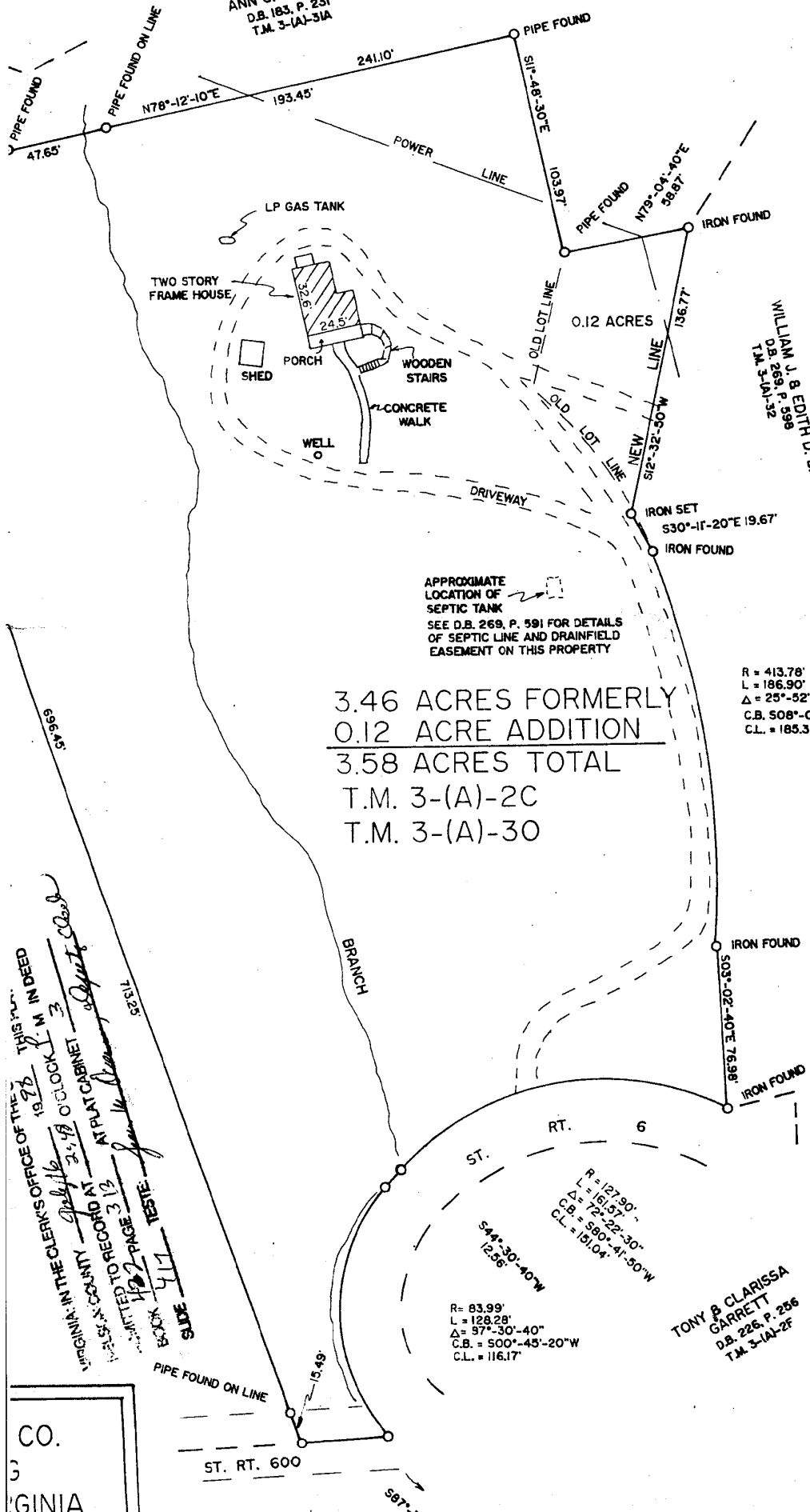
SURVEYED FOR MARK ROEBUCK

ROCKFISH DISTRICT  
NELSON COUNTY  
VIRGINIA

ANN C. GAYNOR  
D.B. 183, P. 231  
T.M. 3-(A)-31A

WILLIAM J. B. EDITH D. BRALLARD  
D.B. 269, P. 598  
T.M. 3-(A)-32

TONY & CLARISSA  
GARRETT  
D.B. 226, P. 256  
T.M. 3-(A)-2F



3.46 ACRES FORMERLY  
0.12 ACRE ADDITION  
3.58 ACRES TOTAL  
T.M. 3-(A)-2C  
T.M. 3-(A)-30

R = 413.78'  
L = 186.90'  
Δ = 25°-52'-50"  
C.B. = 508°-03'-30"E  
C.L. = 185.31'

APPROXIMATE  
LOCATION OF  
SEPTIC TANK  
SEE D.B. 269, P. 591 FOR DETAILS  
OF SEPTIC LINE AND DRAINFIELD  
EASEMENT ON THIS PROPERTY

THIS PLAT IN DEED  
1978  
IN THE CLERK'S OFFICE OF THE  
COUNTY OF NELSON, VA.  
AT 10 O'CLOCK  
A.M.  
ON  
JULY 16, 1978  
BY  
JAMES W. ROEBUCK  
PLAT CLERK  
1 PAGE  
3 1/2  
TESTE  
417  
SIDE

CO.  
3  
GINIA

3-417

PLAT SHOWING SURVEY OF  
APPROVED FOR RECORDATION  
COUNTY OF NELSON, VA.

*John R. ...*  
DESIGNATED AGENT  
DATE 4-15-98

APPROVED IN ACCORDANCE WITH SECTION 3-2-B (1)  
OF THE NELSON COUNTY SUBDIVISION ORDINANCE.

LOTS A and B - A DIVISION OF TAX MAP 12 - 1  
PARCEL 119, and LOT C - 1.00 ACRE PORT  
OF TAX MAP 12-A - PARCEL 117 PROPERTY C