PLAT SHOWING
PARCELS OF PROPERTY SITUATED ON THE WESTERN SIDE OF ROUTE 601 BEING A PORTION OF PROPERTY DEEDED TO TIMBERLAND INVESTMENTS LLC AS RECORDED IN INST.NO. 040004727. SEE PC 3-555

WALKER'S CREEK MAGISTERIAL DISTRICT
ROCKBRIDGE COUNTY VIRGINIA
SCALE : 1" = 500' SEPTEMBER 7 , 2007

NOTES :

THIS SURVEY DONE WITHOUT BENEFIT OF TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES

DIVISION LINES ARE BASED ON ACTUAL FIELD SURVEY

THE CEMETERY IS INCLUDED IN THE 74.82 ACRES AS SHOWN BUT IS SUBJECT TO OWNERSHIP SHOWN IN DB 341-145

A PORTION OF THESE PROPERTIES EXISTS IN FLOOD ZONE A SEE FIRM RATE MAP NO 51163C0050 C

OUTSIDE BOUNDARY TAKEN FROM SURVEY IN PC 3-555
NEW DIVISION LINES ARE BASED ON CURRENT FIELD SURVEY

OWNER'S CONSENT :

THE PLATTING OF THE PARCELS AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

GIVEN UNDER OUR HANDS THIS DAY OF 13th September 2007.

TIMBERLAND INVESTMENTS LLC

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF Rockbridge TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF September, 2007 BY

MY COMMISSION EXPIRES 5/31/16

NOTARY

ID # 268828

COMMONWEALTH OF VIRGINIA
JAMES J. DORSEY
No. 1336
9-7-07
LAND SURVEYOR

N/F
TM 0040000A00000100
DORSEY G. DILL
DB 407-269

IRON SET

MONUMENT

N 49°08'24" E 1902.23

TM 0080000A00000420
THELMER C. THOMPSON
DB 298-497
SEE DB 188-302

112.96 ACRES
REVISED TAX PARCEL
TM 0090000A00000010

S 42°00'00" E 1738.97

N/F
TM 70A-26
EDWARD M. PARKER
INST.NO. 010007032 PG 323

CENTERLINE OF 75' RIGHT OF WAY

NO.	Bearing	Distance
L41	S 55°03'10" W	372.70
L42	S 59°11'16" W	237.48
L43	N 68°17'01" W	43.80

IRON

MONUMENT

IRON

IRON

MONUMENT

MONUMENT

IRON

MONUMENT

LITTLE CALFPASTURE RIVER

ZONE A SCALED ZONE X

80.97 ACRES
REVISED TAX PARCELS
TM 009000010000002B2
TM 009000010000002C2

POINT IN RIVER

IRON IN ROCK FOUND

LITTLE CALFPASTURE RIVER

POINT IN ZONE A RIVER

ZONE X SCALED ZONE A

N 29°34'43" W 1248.10

S 53°57'46" W 885.32

CEMETERY
DB 341-145

WHITE OAK

S 33°45'39" W 1189.63

N/F
TM 0090000A00000040
WINSTON D. CAMPBELL
DB 425-186
66 ACRES

74.82 ACRES
REVISED TAX PARCELS
TM 0090000A00000030
TM 009000010000001B1

CL 75' R/W OVER EXISTING ROAD

S 02°02'46" E 1582.09

APPROXIMATE LOCATION GRAVEL DRIVE

AUGUSTA COUNTY ROCKBRIDGE COUNTY

115.21'

IRON

25' R/W
DB 340-354

IRON

CL 75' R/W OVER EXISTING ROAD
SEE PC 4-63

McCUTCHEN CEMETERY
DB 387-810

TM 0080000A00000370
TM 0080000A00000380
TM 0080000A00000400
ROBERT M. LARNER
DB 331-221
DB 497-261
SEE PB 4-54
139.61 ACRES

N 29°34'43" W 1971.77

CL 75' R/W
N 49°21'15" E 2546.42

S 49°21'15" W 803.74

CONCRETE POST

S 49°21'15" W 1131.35

S 51°06'36" W 1744.75

CONCRETE POST

PIPE

PIPE

PIPE

PIPE

N/F
TM 0090000A00000060
ALLEN C. CAMPBELL
TAMMY S. CAMPBELL
DB 560-858

N/F
TM 009000010000001B
DONNA JEAN JOHNSON
DB 343-70
70.69 ACRES

N/F
TM 009000010000002B
CRYSTAL JEAN COFFMAN
INST.NO. 040005101
50.00 ACRES

N/F
TM 009000010000002C
CRYSTAL JEAN COFFMAN
INST.NO. 040005101
52.27 ACRES

N/F
TM 009000030000000A0
CRYSTAL JEAN COFFMAN
INST.NO. 040005101
6.10 ACRES
PLAT DB 343-50

PC 2-729

ROUTE 601

SEE PC 3-565

N

NO.	Angle	Radius	Tangent	Arc Length	Chd Bearing	Chd Length
C1	08°23'53"	762.74	56.00	111.80	N 72°28'57" W	111.70
C2	30°05'03"	197.22	53.00	103.55	S 88°16'35" W	102.37
C3	36°11'53"	260.07	85.00	164.31	N 86°40'00" W	161.59
C4	80°37'15"	98.66	82.00	138.00	N 30°15'26" W	125.06
C5	63°57'09"	40.05	25.00	44.70	N 52°14'07" E	42.41
C6	30°42'31"	190.12	52.20	101.90	S 80°26'05" E	100.66
C7	62°47'49"	115.42	70.45	126.51	S 33°40'56" E	120.27
C8	25°19'31"	240.35	54.00	106.24	S 14°56'47" E	105.37
C9	54°24'08"	105.07	54.00	99.76	S 00°24'29" E	96.06
C10	42°41'00"	148.44	56.00	110.58	S 05°27'05" W	108.05
C11	76°56'13"	32.72	26.00	43.94	S 54°21'31" E	40.71
C12	85°23'48"	32.51	30.00	48.46	S 50°07'44" E	44.10
C13	37°39'11"	105.59	36.00	69.39	S 11°23'45" W	68.15
C14	20°10'09"	573.52	102.00	201.89	S 20°08'16" W	200.85

NO.	Bearing	Distance
L1	N 31°05'58" W	140.77
L2	N 71°14'07" E	222.47
L3	N 49°39'28" E	102.33
L4	N 36°40'01" E	132.62
L5	N 32°04'14" E	190.43
L6	N 31°34'08" E	158.60
L7	N 27°05'43" E	150.99
L8	N 33°28'27" W	673.66
L9	N 08°19'24" E	87.82
L10	S 55°32'15" W	170.90
L11	S 68°36'28" W	504.55
L12	S 48°15'24" W	178.33
L13	S 13°57'32" W	392.16
L14	S 32°24'26" W	118.38
L15	S 47°53'22" W	271.49
L16	N 76°40'54" W	150.55
L17	S 73°14'03" W	115.03
L18	N 70°34'04" W	225.13
L19	N 10°03'11" E	316.56
L20	S 84°12'39" W	26.74
L21	S 20°15'34" W	105.00
L22	N 10°20'14" W	251.26
L23	N 29°34'55" E	317.94
L24	N 78°18'01" E	280.45
L25	S 56°48'01" E	479.93
L26	S 69°56'34" E	509.89
L27	S 52°35'26" E	153.54
L28	S 49°21'15" W	603.58
L29	S 88°36'25" W	244.66
L30	N 51°06'36" E	103.87
L31	N 84°12'39" E	205.88
L32	S 02°17'01" E	120.70
L33	S 27°36'33" E	87.09
L34	S 26°47'35" W	229.02
L35	S 15°59'25" E	144.22
L36	N 87°10'22" E	62.71
L37	S 07°25'50" E	299.74
L38	S 30°13'21" W	108.06
L39	S 69°17'01" E	37.78
L40	N 05°19'24" W	315.15

SUBDIVISION AGENT
BOUNDARY LINE ADJUSTMENT

9/10/07
DATE

DORSEY SURVEYING P.L.C.
POST OFFICE BOX 1098
LEXINGTON , VA. 24450
540-463-4893

DORSEY SURVEYING P.L.C.

F.B. ____
NAME YOUNGBLOOD
DISK ____

NO.	DATE	BY	REVISION

FILE NO. 1879

SHEET OF ___ ___