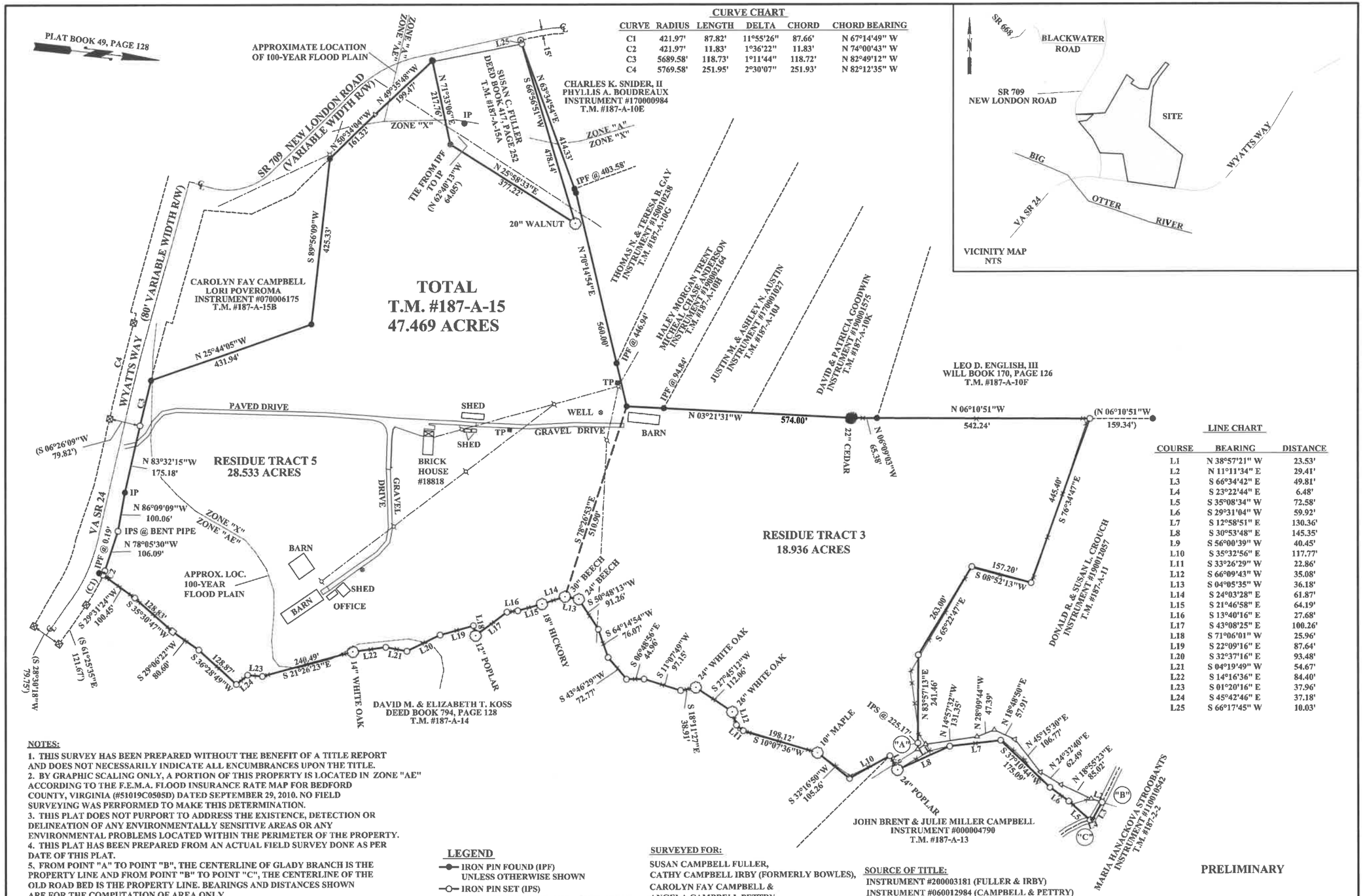

CURVE CHART

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	421.97'	87.82'	11°55'26"	87.66'	N 67°14'49" W
C2	421.97'	11.83'	1°36'22"	11.83'	N 74°00'43" W
C3	5689.58'	118.73'	1°11'44"	118.72'	N 82°49'12" W
C4	5769.58'	251.95'	2°30'07"	251.93'	N 82°12'35" W

LINE CHART

COURSE	BEARING	DISTANCE
L1	N 38°57'21" W	23.53'
L2	N 11°11'34" E	29.41'
L3	S 66°34'42" E	49.81'
L4	S 23°22'44" E	6.48'
L5	S 35°08'34" W	72.58'
L6	S 29°31'04" W	59.92'
L7	S 12°58'51" E	130.36'
L8	S 30°53'48" E	145.35'
L9	S 56°00'39" W	40.45'
L10	S 35°32'56" E	117.77'
L11	S 33°26'29" W	22.86'
L12	S 66°09'43" W	35.08'
L13	S 04°05'35" W	36.18'
L14	S 24°03'28" E	61.87'
L15	S 21°46'58" E	64.19'
L16	S 13°40'16" E	27.68'
L17	S 43°08'25" E	100.26'
L18	S 71°06'01" W	25.96'
L19	S 22°09'16" E	87.64'
L20	S 32°37'16" E	93.48'
L21	S 04°19'49" W	54.67'
L22	S 14°16'36" E	84.40'
L23	S 01°20'16" E	37.96'
L24	S 45°42'46" E	37.18'
L25	S 66°17'45" W	10.03'

NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.
2. BY GRAPHIC SCALING ONLY, A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "AE" ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BEDFORD COUNTY, VIRGINIA (#51019C0505D) DATED SEPTEMBER 29, 2010. NO FIELD SURVEYING WAS PERFORMED TO MAKE THIS DETERMINATION.
3. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY.
4. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT.
5. FROM POINT "A" TO POINT "B", THE CENTERLINE OF GLADY BRANCH IS THE PROPERTY LINE AND FROM POINT "B" TO POINT "C", THE CENTERLINE OF THE OLD ROAD BED IS THE PROPERTY LINE. BEARINGS AND DISTANCES SHOWN ARE FOR THE COMPUTATION OF AREA ONLY.

LEGEND

- IRON PIN FOUND (IPF) UNLESS OTHERWISE SHOWN
- IRON PIN SET (IPS)
- VDH CONCRETE HIGHWAY MONUMENT
- CORNER NEITHER SET NOR FOUND
- FENCE POST FOUND
- IP IRON PIPE FOUND
- FENCE
- UTILITY POLE
- OVERHEAD UTILITY
- TP TELEPHONE PEDESTAL
- ℄ CENTERLINE

150 0 150 300 450
GRAPHIC SCALE – FEET

SURVEYED FOR:
SUSAN CAMPBELL FULLER,
CATHY CAMPBELL IRBY (FORMERLY BOWLES),
CAROLYN FAY CAMPBELL &
ANGELA CAMPBELL PETTRY

SOURCE OF TITLE:
INSTRUMENT #200003181 (FULLER & IRBY)
INSTRUMENT #060012984 (CAMPBELL & PETTRY)

PRELIMINARY

MERKEY SURVEYING, P.L.L.C.
SURVEYORS - PLANNERS
P. O. BOX 18
BEDFORD, VA 24523
PHONE: (434) 660-9948

BOUNDARY RESURVEY OF
THE RESIDUE OF TRACTS 3 & 5 "IVY CLIFF"

JEFFERSON DISTRICT — BEDFORD COUNTY, VA

SCALE: 1"=150'	DATE: NOVEMBER 19, 2020	COMM. NO: 200060	F.B. REF:
		200060_BOUNDARY.DWG	