

CURVE DATA :

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	248.32'	38.92'	8°58'49"	38.88'	S 13°52'03" W
C-2	505.00'	199.69'	22°39'24"	198.40'	S 07°01'45" W
C-3	865.00'	171.16'	11°20'14"	170.88'	S 09°58'03" E
C-4	1273.00'	252.98'	11°23'10"	252.56'	S 21°19'45" E
C-5	2659.31'	234.60'	5°03'16"	234.52'	S 29°32'58" E
C-6	672.75'	251.15'	21°23'24"	249.70'	S 42°46'18" E
C-7	1285.35'	41.89'	1°52'03"	41.89'	S 81°56'56" W
C-8	952.43'	331.82'	19°57'41"	330.14'	S 72°54'07" W
C-9	1248.01'	185.77'	8°31'43"	185.60'	S 58°39'25" W
C-10	1758.00'	144.46'	4°42'29"	144.42'	S 56°44'48" W

NOTES :

SEE TAX MAP NO. 189-66.

THE PROPERTY SHOWN HEREON WAS SURVEYED WITH BENEFIT OF TITLE REPORT BY ROBERT E. HAWTHORNE, JR. DATED OCT. 13, 2020. PLAT MAY NOT REFLECT ALL ENCUMBRANCES TO SAID PROPERTY.

IPS. denotes IRON PIN SET. FIP. denotes FOUND IRON PIN. OHPL. denotes OVERHEAD POWER LINE.

THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY BY THIS SURVEYOR.

ALL IMPROVEMENTS ARE NOT SHOWN.

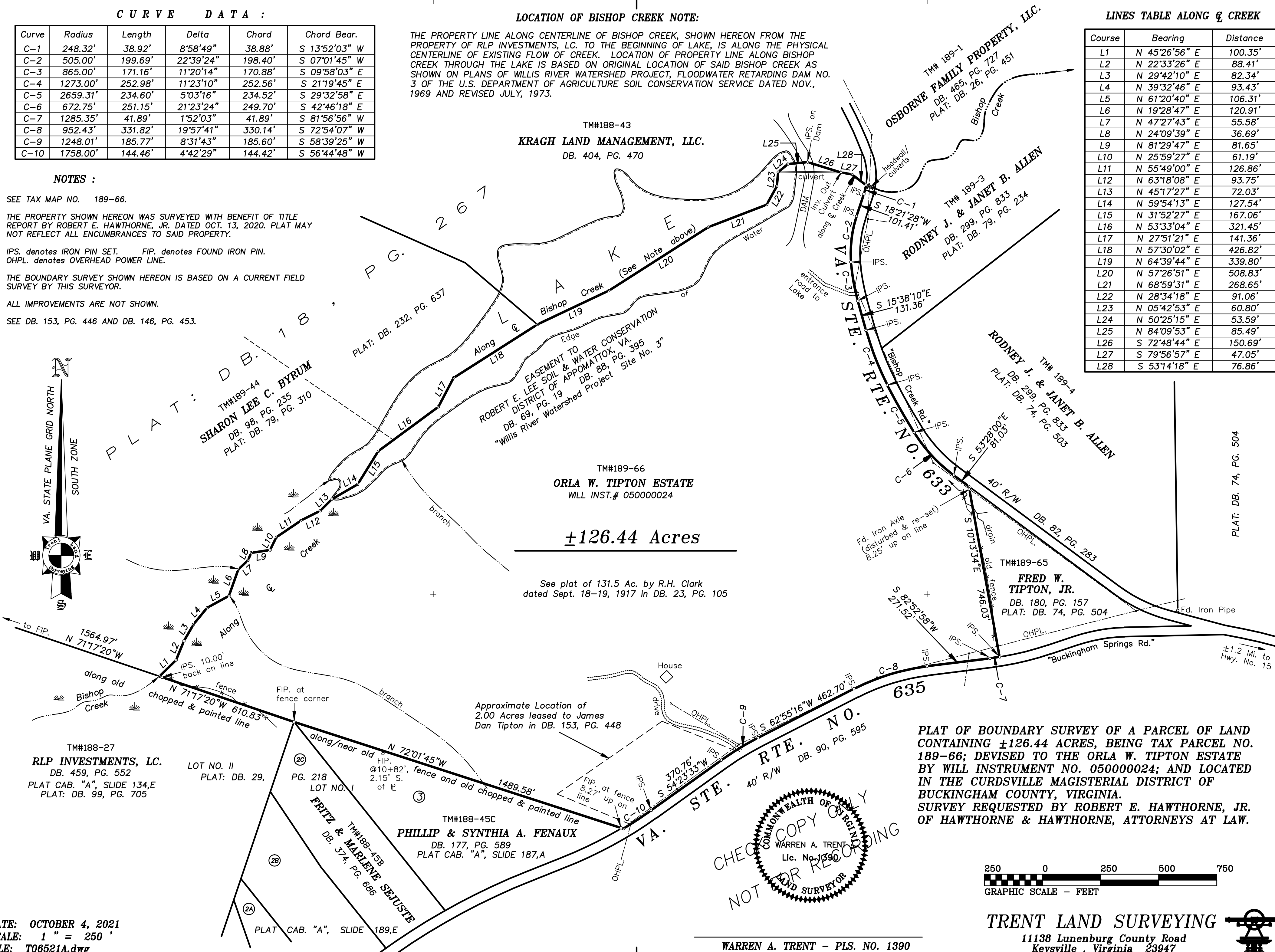
SEE DB. 153, PG. 446 AND DB. 146, PG. 453.

LOCATION OF BISHOP CREEK NOTE:

THE PROPERTY LINE ALONG CENTERLINE OF BISHOP CREEK, SHOWN HEREON FROM THE PROPERTY OF RLP INVESTMENTS, LC. TO THE BEGINNING OF LAKE, IS ALONG THE PHYSICAL CENTERLINE OF EXISTING FLOW OF CREEK. LOCATION OF PROPERTY LINE ALONG BISHOP CREEK THROUGH THE LAKE IS BASED ON ORIGINAL LOCATION OF SAID BISHOP CREEK AS SHOWN ON PLANS OF WILLIS RIVER WATERSHED PROJECT, FLOODWATER RETARDING DAM NO. 3 OF THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE DATED NOV., 1969 AND REVISED JULY, 1973.

LINES TABLE ALONG CREEK

Course	Bearing	Distance
L1	N 45°26'56" E	100.35'
L2	N 22°33'26" E	88.41'
L3	N 29°42'10" E	82.34'
L4	N 39°32'46" E	93.43'
L5	N 61°20'40" E	106.31'
L6	N 19°28'47" E	120.91'
L7	N 47°27'43" E	55.58'
L8	N 24°09'39" E	36.69'
L9	N 81°29'47" E	81.65'
L10	N 25°59'27" E	61.19'
L11	N 55°49'00" E	126.86'
L12	N 63°18'08" E	93.75'
L13	N 45°17'27" E	72.03'
L14	N 59°54'13" E	127.54'
L15	N 31°52'27" E	167.06'
L16	N 53°33'04" E	321.45'
L17	N 27°51'21" E	141.36'
L18	N 57°30'02" E	426.82'
L19	N 64°39'44" E	339.80'
L20	N 57°26'51" E	508.83'
L21	N 68°59'31" E	268.65'
L22	N 28°34'18" E	91.06'
L23	N 05°42'53" E	60.80'
L24	N 50°25'15" E	53.59'
L25	N 84°09'53" E	85.49'
L26	S 72°48'44" E	150.69'
L27	S 79°56'57" E	47.05'
L28	S 53°14'18" E	76.86'

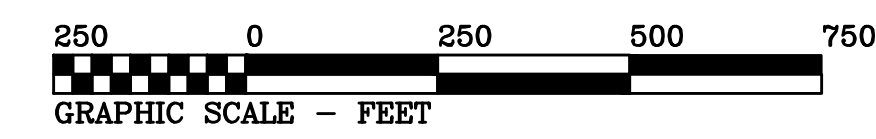
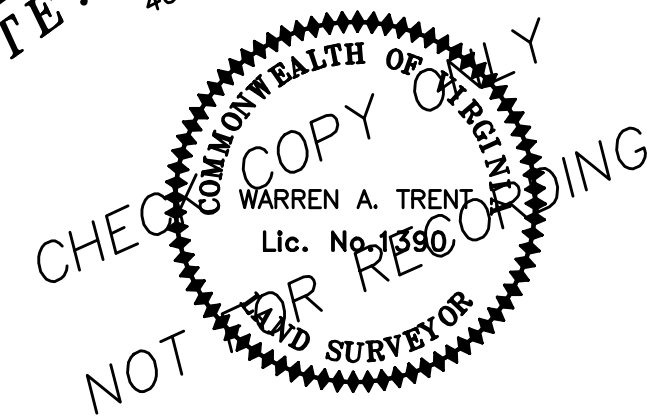


±126.44 Acres

See plat of 131.5 Ac. by R.H. Clark dated Sept. 18-19, 1917 in DB. 23, PG. 105

PLAT OF BOUNDARY SURVEY OF A PARCEL OF LAND CONTAINING ±126.44 ACRES, BEING TAX PARCEL NO. 189-66; DEvised TO THE ORLA W. TIPTON ESTATE BY WILL INSTRUMENT NO. 050000024; AND LOCATED IN THE CURDSVILLE MAGISTERIAL DISTRICT OF BUCKINGHAM COUNTY, VIRGINIA. SURVEY REQUESTED BY ROBERT E. HAWTHORNE, JR. OF HAWTHORNE & HAWTHORNE, ATTORNEYS AT LAW.

DATE: OCTOBER 4, 2021
SCALE: 1" = 250'
FILE: T06521A.dwg



TRENT LAND SURVEYING
11138 Lunenburg County Road
Keysville, Virginia 23947

WARREN A. TRENT - PLS. NO. 1390