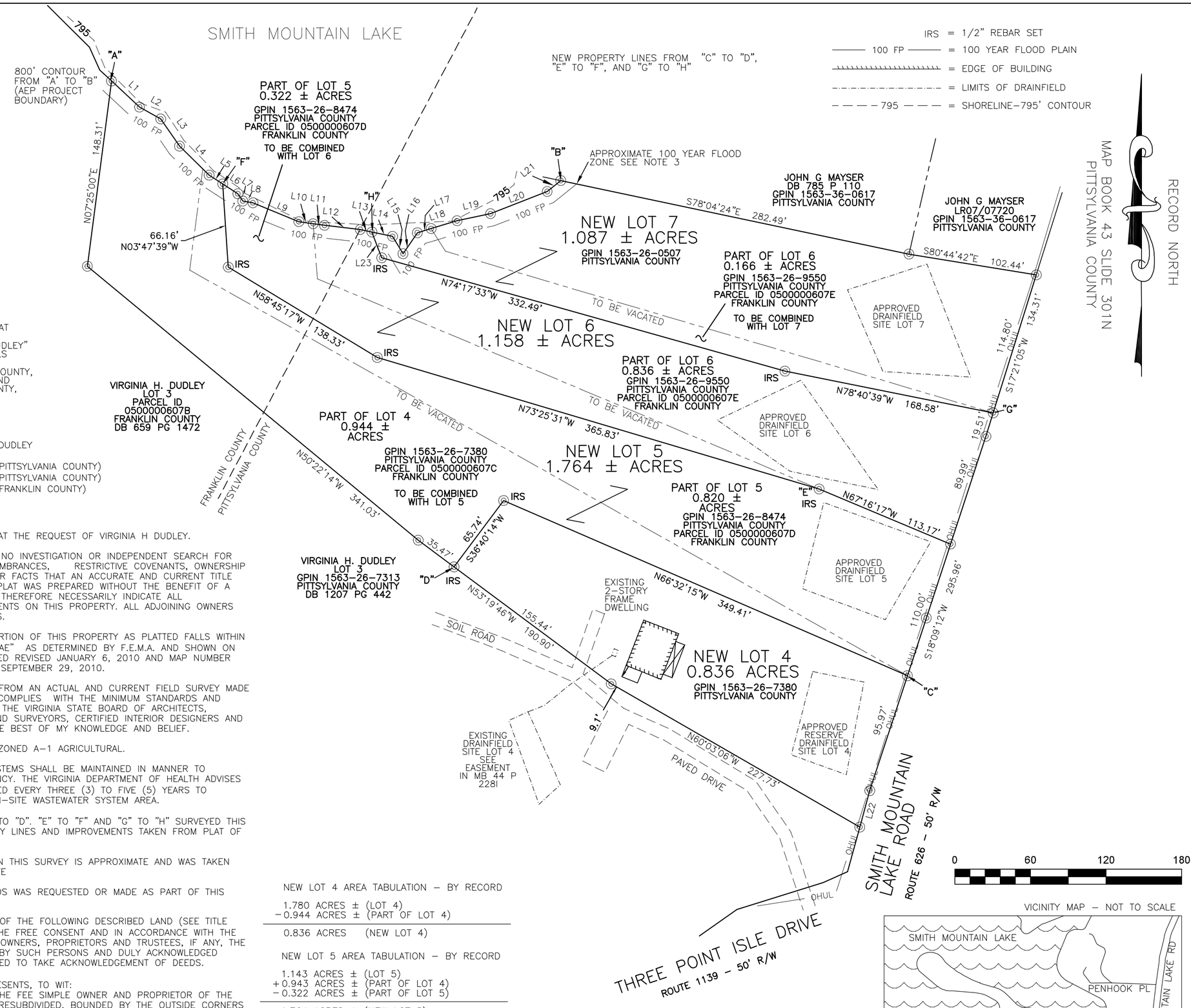
BOUNDARY LINE ADJUSTMENT PLAT SHOWING NEW LOT 4, NEW LOT 5, NEW LOT 6 AND NEW LOT 7

PROPERTY OF VIRGINIA H. DUDLEY

UNION HILL DISTRICT, FRANKLIN COUNTY CALLANDS-GRETNA DISTRICT, PITTSYLVANIA COUNTY



LINE	BEARING	DISTANCE
L1	S47°02'20"E	30.40'
L2	S60°37'19"E	19.34'
L3	S34°43'37"E	26.19'
L4	S45°33'43"E	33.00'
L5	S57°13'53"E	12.82'
L6	S57°13'53"E	14.26'
L7	S33°39'02"E	6.96'
L8	S80°12'40"E	8.17'
L9	S67°40'09"E	39.45'
L10	S81°40'12"E	11.49'
L11	S81°40'12"E	9.00'
L12	S83°29'16"E	28.66'
L13	S77°52'07"E	9.44'
L14	S77°52'07"E	16.71'
L15	S31°02'38"E	16.15'
L16	N34°11'29"E	20.24'
L17	N73°16'07"E	11.47'
L18	N73°16'07"E	21.46'
L19	N78°01'07"E	27.13'
L20	N68°36'47"E	48.32'
L21	N51°06'54"E	13.83'
L22	S15°13'51"W	29.99'
L23	N20°43'15"W	21.93'

PLAT OF REFERENCE:

PLAT TITLED "SUBDIVISION PLAT SHOWING LOTS 1 THRU 7 PROPERTY OF VIRGINIA H. DUDLEY" BY FRED EDWARD WILLMAN, LS DATED REVISED 1/2/2017, RECORDED IN PITTSYLVANIA COUNTY, MAP BOOK 44 PAGE 228I, AND RECORDED IN FRANKLIN COUNTY, PLAT BOOK 1093 PAGE 514

SOURCE OF TITLE:

CURRENT OWNER: VIRGINIA H. DUDLEY

DEED BOOK 1207 PAGE 440 (PITTSYLVANIA COUNTY)
DEED BOOK 1207 PAGE 442 (PITTSYLVANIA COUNTY)
DEED BOOK 659 PAGE 1472 (FRANKLIN COUNTY)

NOTES:

1. THIS PLAT WAS PREPARED AT THE REQUEST OF VIRGINIA H DUDLEY.

2. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES OR IMPROVEMENTS ON THIS PROPERTY. ALL ADJOINING OWNERS ARE NOW OR FORMER OWNERS.

3. BY GRAPHIC SCALING A PORTION OF THIS PROPERTY AS PLATTED FALLS WITHIN THE 100 YEAR FLOOD ZONE "AE" AS DETERMINED BY F.E.M.A. AND SHOWN ON THEIR MAP 51067C0265D DATED REVISED JANUARY 6, 2010 AND MAP NUMBER 51143C0065E DATED REVISED SEPTEMBER 29, 2010.

4. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY MADE UNDER MY SUPERVISION AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

5.THE SUBJECT PROPERTY IS ZONED A-1 AGRICULTURAL.

6.SEPTIC TANK DRAINFIELD SYSTEMS SHALL BE MAINTAINED IN MANNER TO MAXIMIZE THEIR LIFE EXPECTANCY. THE VIRGINIA DEPARTMENT OF HEALTH ADVISES THAT SEPTIC TANKS BE PUMPED EVERY THREE (3) TO FIVE (5) YEARS TO MAXIMIZE THE LIFE OF THE ON-SITE WASTEWATER SYSTEM AREA.

7.PROPERTY LINES FROM "C" TO "D". "E" TO "F" AND "G" TO "H" SURVEYED THIS DATE. REMAINDER OF PROPERTY LINES AND IMPROVEMENTS TAKEN FROM PLAT OF RECORD.

8.THE COUNTY LINE SHOWN ON THIS SURVEY IS APPROXIMATE AND WAS TAKEN FROM THE COUNTY GIS WEBSITE

9.NO DELINEATION OF WETLANDS WAS REQUESTED OR MADE AS PART OF THIS SURVEY.

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND (SEE TITLE BLOCK AND NOTES) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY, THE STATEMENT SHALL BE SIGNED BY SUCH PERSONS AND DULY ACKNOWLEDGED BEFORE AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGEMENT OF DEEDS.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT VIRGINIA H. DUDLEY IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, BOUNDED BY THE OUTSIDE CORNERS SHOWN ON THIS SURVEY, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JUNE 30, 2000, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, IN D.B. 659 P. 1472 AND BY DEED DATED JUNE 30, 2000, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY, VIRGINIA, IN D.B. 1207 P. 442.

_____
VIRGINIA H. DUDLEY

STATE OF_____
CITY/COUNTY OF_____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ BY _____

_____
NOTARY PUBLIC
REGISTRATION NO._____
MY COMMISSION EXPIRES_____.

NEW LOT 4 AREA TABULATION – BY RECORD

1.780 ACRES ± (LOT 4)
−0.944 ACRES ± (PART OF LOT 4)
0.836 ACRES (NEW LOT 4)

NEW LOT 5 AREA TABULATION – BY RECORD

1.143 ACRES ± (LOT 5)
+0.943 ACRES ± (PART OF LOT 4)
−0.322 ACRES ± (PART OF LOT 5)
1.764 ACRES ± (NEW LOT 5)

NEW LOT 6 AREA TABULATION – BY RECORD

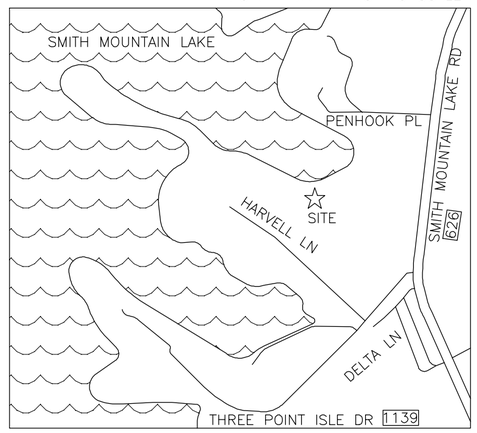
1.001 ACRES ± (LOT 6)
+0.323 ACRES ± (PART OF LOT 5)
−0.166 ACRES ± (PART OF LOT 6)
1.158 ACRES ± (NEW LOT 6)

NEW LOT 7 AREA TABULATION – BY RECORD

0.921 ACRES ± (LOT 7)
+0.166 ACRES ± (PART OF LOT 6)
1.087 ACRES ± (NEW LOT 7)

APPROVED BY
FRANKLIN COUNTY SUBDIVISION AGENT/DATE
PITTSYLVANIA COUNTY ZONING ADMINISTRATOR/DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION AGENT/DATE
VIRGINIA DEPARTMENT OF HEALTH AGENT/DATE

VICINITY MAP – NOT TO SCALE



COMMONWEALTH OF VIRGINIA
FRED EDWARD WILLMAN
Lic. No. 2746
07/30/2018
LAND SURVEYOR

ACCUPOINT
SURVEYING & DESIGN
SURVEYORS ♦ ENGINEERS ♦ SOIL EVALUATORS
950 AIRPORT ROAD, LYNCHBURG, VA 24502
PH: 434-610-4334 WWW.ACCUPOINTSURVEYING.COM

SCALE:	1" = 60'
ASD JOB #:	2016-140
FILE #:	2016-140.DWG
DATE:	JULY 30, 2018
REV:	

BOUNDARY LINE ADJUSTMENT PLAT

SHEET NUMBER: 1 OF 1