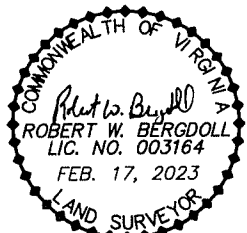
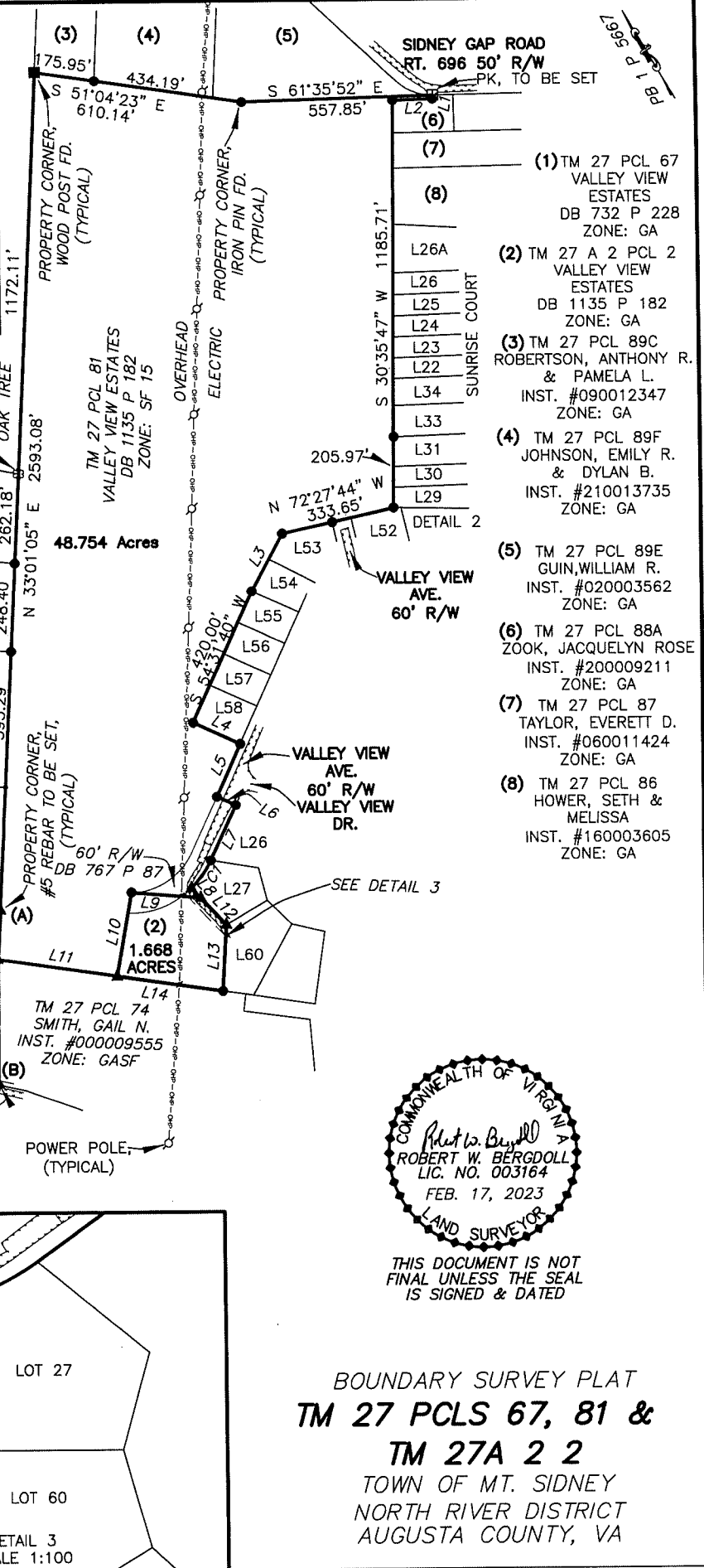
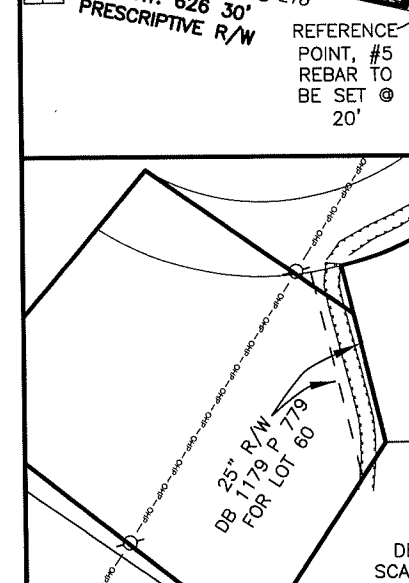


LINE	BEARING	DISTANCE
L1	S 37°17'57" W	11.93'
L2	N 61°35'52" W	116.33'
L3	S 58°14'40" W	191.55'
L4	S 35°28'20" E	150.00'
L5	S 54°31'40" W	167.33'
L6	S 35°27'55" E	60.00'
L7	S 54°31'40" W	179.16'
L8	S 13°26'06" E	39.99'
L9	N 54°58'20" W	202.93'
L10	S 40°13'35" W	246.76'
L11	N 51°42'14" W	350.61'
L12	S 13°26'06" E	107.19'
L13	S 33°29'14" W	192.48'
L14	N 51°42'14" W	311.20'
L15	S 30°24'36" W	380.14'
L16	N 48°29'12" W	469.66'
L17	N 41°27'47" E	464.47'
L18	S 56°13'00" E	379.02'

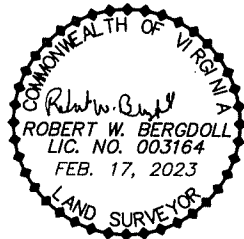
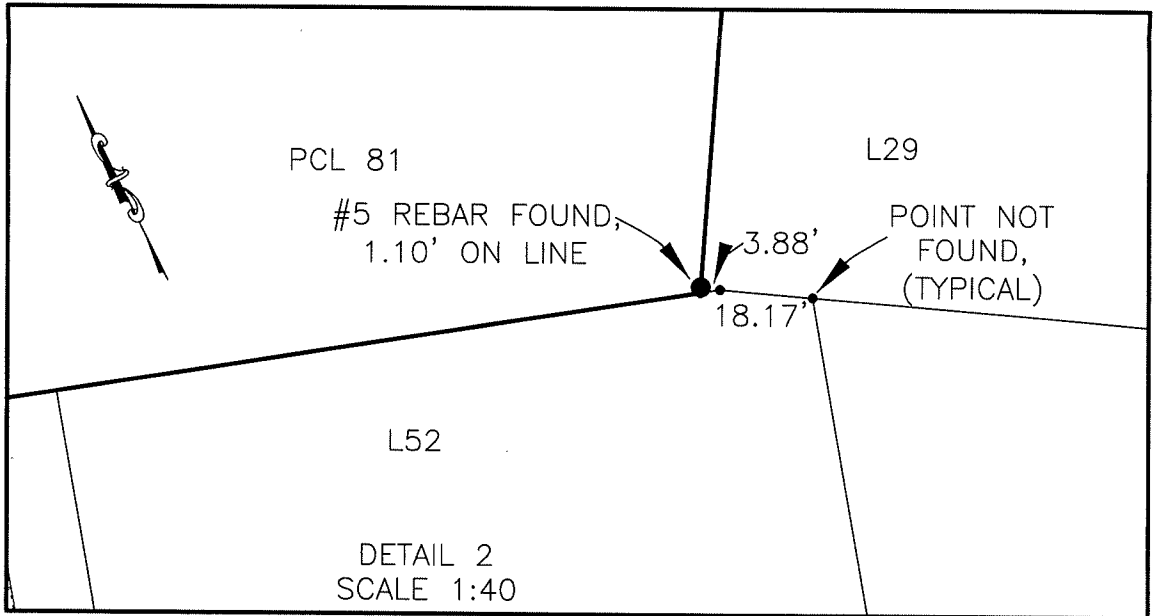
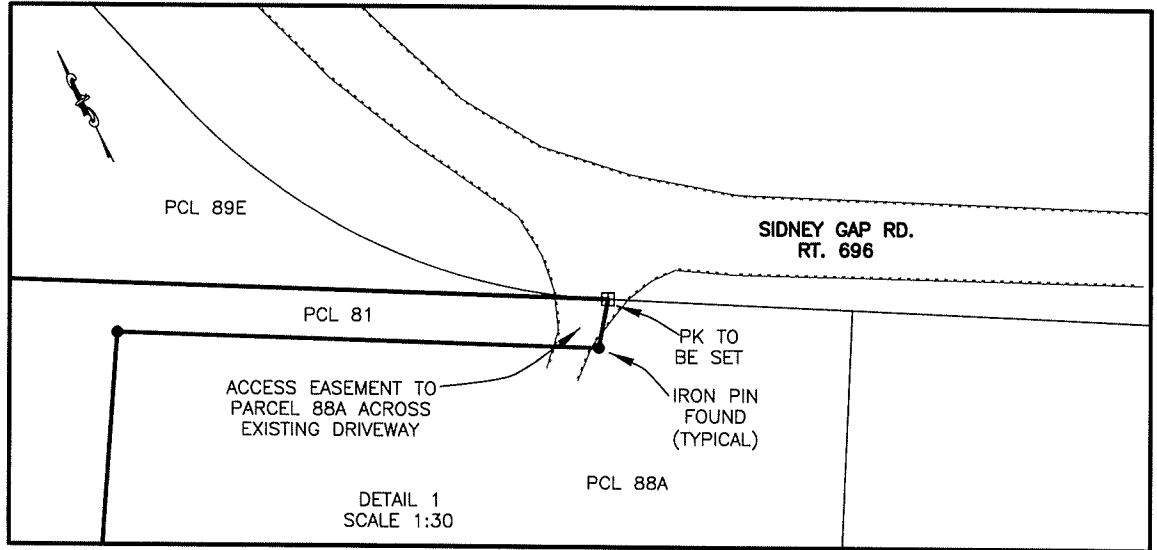
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	260.00'	100.01'	99.39'	S 65°32'45" W	22°02'19"



THIS DOCUMENT IS NOT FINAL UNLESS THE SEAL IS SIGNED & DATED

BOUNDARY SURVEY PLAT  
**TM 27 PCLS 67, 81 &**  
**TM 27A 2 2**  
 TOWN OF MT. SIDNEY  
 NORTH RIVER DISTRICT  
 AUGUSTA COUNTY, VA

1. THIS SURVEY IS BASED UPON A FIELD SURVEY OF JAN 15 THRU FEB. 13, 2023.
2. A TITLE REPORT WAS PROVIDED, ALL ENCUMBRANCES ARE SHOWN ON THIS PLAT UNLESS OTHERWISE NOTED.
3. TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED: SURVEY WAS ACTUALLY MADE ON THE GROUND PER RECORD DESCRIPTIONS AND IS CORRECT. NO ENCROACHMENTS ARE EVIDENT EXCEPT AS SHOWN HERE ON.
4. THIS PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE.
5. NO GRAVES OR PLACES OF BURIAL WERE OBSERVED DURING THE SURVEY.
6. BOUNDARY LINES FROM "(A)" TO "(B)" WERE AGREED UPON IN THE FIELD BETWEEN VALLEY VIEW ESTATES, GAIL N. SMITH, & PHILIP WAYNE COFFMAN ETAL. AS A BOUNDARY LINE AGREEMENT.



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BOUNDARY SURVEY PLAT  
**TM 27 PCLS 67, 81 &**  
**TM 27A 2 2**  
 TOWN OF MT. SIDNEY  
 NORTH RIVER DISTRICT  
 AUGUSTA COUNTY, VA

<b>BERGDOLL SURVEYING, LLC.</b> P. O. BOX 36 MOUNT SIDNEY, VIRGINIA 24467 540 416-4081	DSN: RWB	DWG: RWB	FILE: 22099	PROJ: 22099
	DATE: FEB. 17, 2023 PLOTTED: FEB 17, 2023	SCALE:	SHEET 2 OF 2	