

**SOURCE OF TITLE:**

TAX PARCEL 47-5-1: WILL OF ELIZABETH TYREE THOMPSON BOWLING RECORDED AS INSTRUMENT CWF210000020 IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF NELSON COUNTY, VIRGINIA.  
 TAX PARCEL 47-5-2: WILL OF ELIZABETH TYREE THOMPSON BOWLING RECORDED AS INSTRUMENT CWF210000020 IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF NELSON COUNTY, VIRGINIA.

**OWNER'S CERTIFICATE:**

THE RECONFIGURATION OF THE PROPERTIES SHOWN HEREON, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.  
 WITNESS THE FOLLOWING SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
 SANDRA G. HICKS  
 COUNTY/CITY OF \_\_\_\_\_ STATE OF VIRGINIA, TO WIT:

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE COUNTY/CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE NAMES SIGNED ABOVE HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.  
 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

**NOTES:**

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT REFLECT ALL EASEMENTS AND ENCUMBRANCES UPON THE PROPERTY SHOWN HEREON.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED, AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
3. PARCEL "A" (1.16 AC.), BEING A PORTION OF PARCEL 1 SHOWN ON PLAT RECORDED IN DEED BOOK 135 PAGE 265 (TAX PARCEL 47-5-1), IS TO BE ADDED TO AND BECOME AN INTEGRAL PART OF PARCEL 2 (TAX PARCEL 47-5-2), AND EXISTING PROPERTY LINES L1, L2 AND L3 ARE TO BE VACATED UPON RECORDED OF THIS PLAT.
4. BY GRAPHIC SCALING ONLY, THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA NFIP COMMUNITY MAP PANEL NO. 51125C0260B, EFFECTIVE DATE JUNE 18, 2010.
5. ALLOWABLE LOTS PER CURRENT ZONING ORDINANCE: THIS RECONFIGURATION DOES NOT CREATE ANY NEW LOTS. PER THE CURRENT ZONING ORDINANCE, NO SUCH DIVISION OR ADJUSTMENT OF BOUNDARY LINES OR ANY OTHER RECONFIGURATION OF A PARCEL SHALL INCREASE THE NUMBER OF LOTS WHICH MAY BE CREATED. THEREFORE, RECONFIGURED TAX PARCEL 47-5-1 HAS 5 ALLOWABLE LOTS, AND RECONFIGURED TAX PARCEL 47-5-2 HAS 2 ALLOWABLE LOTS.
6. TAX PARCELS 47-5-1 AND 47-5-2 ARE CURRENTLY ZONED A-1.
7. THE VIRGINIA DEPARTMENT OF HEALTH ADVISES THAT SEPTIC TANKS BE PUMPED TO REMOVE SOLIDS, EVERY THREE TO FIVE YEARS TO MAXIMIZE THE SERVICE LIFE OF THE DRAINFIELD.
8. THIS PLAT HAS BEEN PREPARED FOR THE HEIRS OF THE ESTATE OF ELIZABETH TYREE THOMPSON BOWLING.
9. ACREAGE SHOWN HEREON FOR THE RESIDUE OF TAX PARCEL 47-5-1, IS BASED SOLELY ON THE CURRENT TAX RECORDS AND NOT BASED ON A CURRENT FIELD SURVEY OF THE RESIDUE PARCEL.

ACREAGE SUMMARY  
 TAX PARCEL 47-5-1  
 19.67 AC. (PER TAX RECORDS)  
 - 1.16 AC. (PARCEL "A")  
 +/- 18.51 AC. RESIDUE

ACREAGE SUMMARY  
 TAX PARCEL 47-5-2  
 0.99 AC. (EXISTING)  
 + 1.16 AC. (PARCEL "A")  
 2.15 AC. RECONFIGURED

APPROVED FOR RECORDATION

DIRECTOR OF PLANNING DATE

PRELIMINARY  
 04/14/2021  
 PENDING APPROVAL

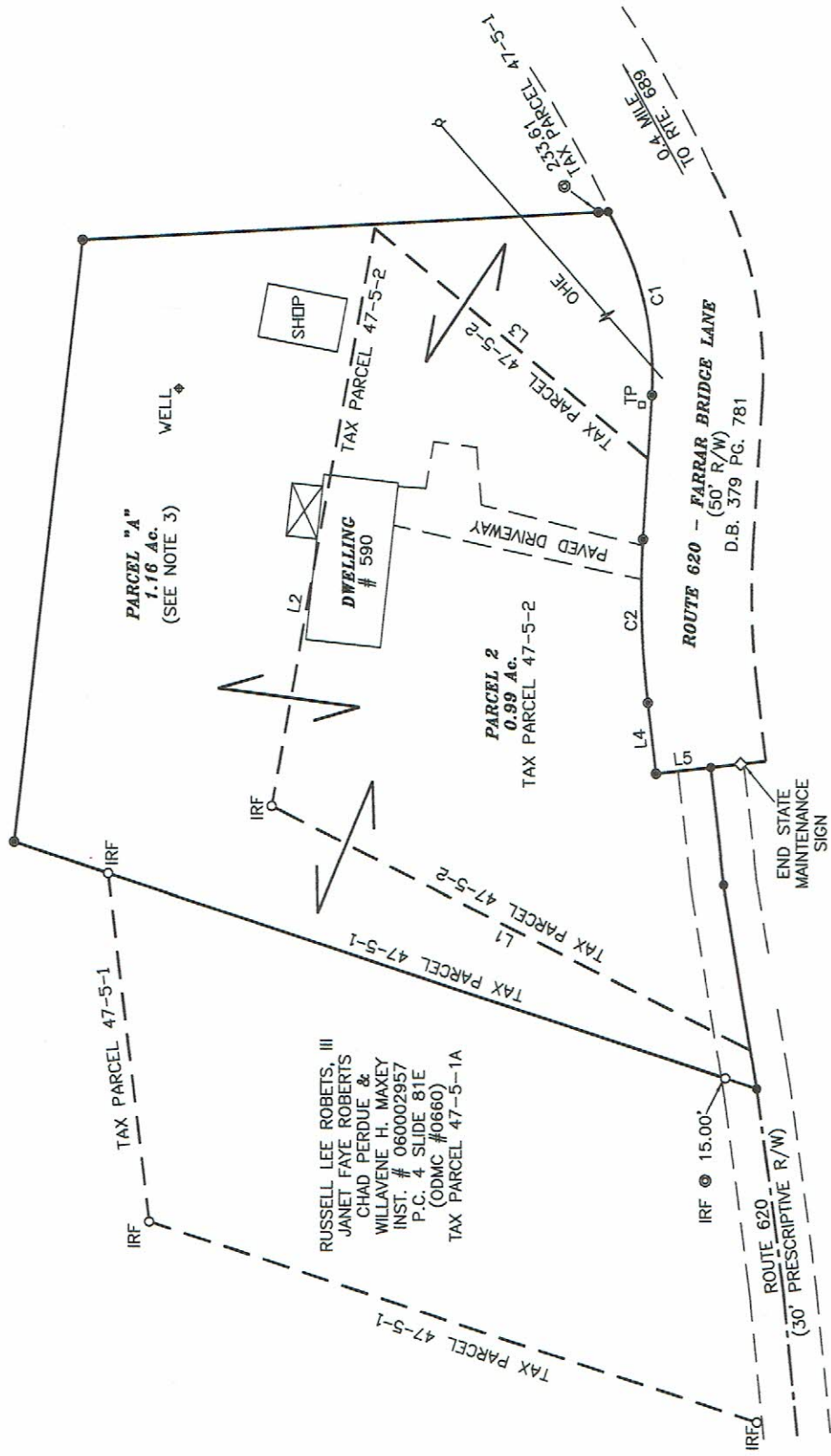
SINCE 1974  
 OLD DOMINION MAP COMPANY  
 LAND SURVEYING & LAND PLANNING  
 8774 LAUREL ROAD, SHIPMAN, VA. 22971  
 OFFICE: (434) 263-4348  
 olddominionmap@gmail.com

FILE NO. 2114

- LEGEND:**
- 1/2" CAPPED REBAR SET
  - IRF 1/2" REBAR FOUND
  - R/W RIGHT-OF-WAY
  - OHE OVERHEAD UTILITIES
  - TP TELEPHONE PEDESTAL

**ESTATE OF ELIZABETH TYREE THOMPSON BOWLING**

CWF 210000020  
 (SEE D.B. 135 PG. 263)  
 PARCEL 1  
 +/- 18.51 AC.  
 RESIDUE OF TAX PARCEL 47-5-1



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	33°27'37"	147.75'	86.28'	S76°42'17"W	85.06'
C2	9°54'38"	428.45'	74.11'	S88°28'46"W	74.02'

LINE	BEARING	DISTANCE
L1	N26°57'57"E	243.19'
L2	S79°47'44"E	265.42'
L3	S40°08'24"W	161.55'
L4	S83°31'26"W	32.14'
L5	S06°28'33"E	25.00'

PLAT OF RECONFIGURATION SHOWING  
 PARCEL "A"  
 BEING A PORTION OF PARCEL 1  
 TAX PARCEL 47-5-1  
 BEING ADDED TO  
 PARCEL 2  
 TAX PARCEL 47-5-2  
 SCHUYLER DISTRICT  
 NELSON COUNTY, VIRGINIA  
 APRIL 14, 2021



D.B. 135 PG. 263