

PARCEL "A" & THE REMAINDER OF TAX PARCEL 47-13-A
WAS PLATTED WITHOUT DEMONSTRATING SEPTIC CAPACITY
MEETING THE REQUIREMENTS OF SPOTSYLVANIA COUNTY
CODE, CHAPTER 6A.

N:6747647.63
E:11743462.51

GORDON HILL ESTATES
LOT 6 - TM 47-14-6
N/F TED G. OR BRENDA F. DEBRUHL
D.B. 943 PG. 650(DEED)
D.B. 428 PG. 237(PLAT)

LOT 27 - SNOW HILL
N/F DELVIN D. OR KATHERINE E. DOHSE
INST. #240000115(DEED)
P.B. II PG. 46(PLAT)

TM 47-13-A1
TRS. PROCK FAMILY LIVING TRUST
INST. #220007267(DEED)
INST. #201000006692(PLAT)

SNOW HILL
LOT 26 - TM 47-15-26
N/F LAWRENCE M. MADDY OR
KAREN L. FLOWERS
INST. #160021719(DEED)
P.B. II PG. 46(PLAT)

SNOW HILL
LOT 25 - TM 47-15-25
N/F E. VINCE MELTON III OR
SHEILA B. MELTON
D.B. 777 PG. 30(DEED)
P.B. II PG. 46(PLAT)

TM 47-A-121B
N/F ANDREW L. OR
JULIE M. TINES
INST. #20001785(DEED)
INST. #200002662(PLAT)

PARCEL "A2"
3.0000 ACRES
(NEW LOT)

MELTON LANE
(PRIVATE DRIVE)

TM 47-13-A
14.2401 ACRES +/-
(ADJUSTED)

APPROXIMATE LIMITS OF
R.P.A. PER SPOTSYLVANIA
CO. ENVIRONMENTAL DEPT.

APPROXIMATE LIMITS OF
WETLANDS PER SPOTSYLVANIA
CO. ENVIRONMENTAL DEPT.

PO RIVER

AREA TABULATION

TAX PARCEL 47-13-A.....	17.2401 ACRES +/--(PRE-ADJUSTED)
TAX PARCEL 47-13-A.....	14.2401 ACRES +/--(ADJUSTED)
PARCEL "A".....	3.0000 ACRES (NEW LOT)
TOTAL.....	17.2401 ACRES +/-

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 27°10'32" W	69.52'
L2	N 12°27'34" W	41.14'
L3	N 03°01'42" W	89.20'
L4	N 02°40'06" W	104.63'
L5	N 13°59'32" E	180.69'
L6	N 12°40'56" E	84.99'
L7	N 31°04'04" E	64.22'
L8	N 41°37'37" E	47.00'
L9	N 29°42'25" E	19.31'
L10	N 23°41'49" E	199.98'
L11	S 30°45'04" E	45.56'
L12	S 00°41'52" E	50.00'
L13	S 65°17'36" E	42.09"
L14	S 39°06'16" E	46.61'
L15	N 27°50'10" E	99.82'
L16	N 62°52'58" W	5.09'
L17	S 24°50'21" E	44.80'
L18	S 76°10'58" E	64.27'

TIE TO CENTER OF TURN AROUND EASEMENT LINE TABLE

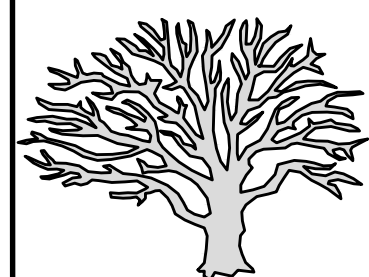
LINE	BEARING	DISTANCE
L19	N 24°50'21" W	5.20'

LEGEND

CONC.....CONCRETE
D.B.....DEED BOOK
DEPT.....DEPARTMENT
EX.....EXISTING
(F).....FOUND
INST.....INSTRUMENT
N/F.....NOW/FORMERLY
P.B.....PLAT BOOK
PG.....PAGE
PIPE(F).....IRON PIPE FOUND
ROD(F).....IRON ROD FOUND
ROD(S).....IRON ROD SET
R.P.A.....RESOURCE PROTECTION AREA
R/W.....RIGHT-OF-WAY
(S).....SET
(T).....TOTAL
TM.....TAX MAP
UP.....UTILITY POLE



ANNUAL EXEMPT DIVISION
TAX PARCEL 47-13-A AND
PRIVATE EASEMENT RESERVATION ON TAX PARCEL 47-13-A1
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA
DECEMBER 6, 2024 SCALE: 1" = 80'
SHEET 2 OF 2 JOB# 24137 KAL



**THE
BENCHMARK GROUP**

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