

PARCEL 'A2' THE REMAINDER OF TAX PARCEL 47-13-A WAS PLATTED WITHOUT DEMONSTRATING CAPACITY MEETING THE REQUIREMENTS OF SPOTSYLVANIA COUNTY CODE, CHAPTER 6A.

N/W DELVIN D. OR KATHERINE E. DOWSE  
LOT 27 - SNOW HILL  
INST. #24000015(DEED)  
P.B. II PG. 46(PLAT)

GORDON HILL ESTATES  
LOT 47-14-4  
N/W TED B. AND PG. 66(DEED)  
D.B. 428 PG. 237(PLAT)

PARCEL 'A2'  
3.0000 ACRES  
(NEW LOT)

HATCHED AREA REPRESENTS  
VARIABLE WIDTH PRIVATE  
INGRESS/EGRESS EASEMENT  
HEREBY RESERVED

MELTON LANE  
(PRIVATE DRIVE)

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

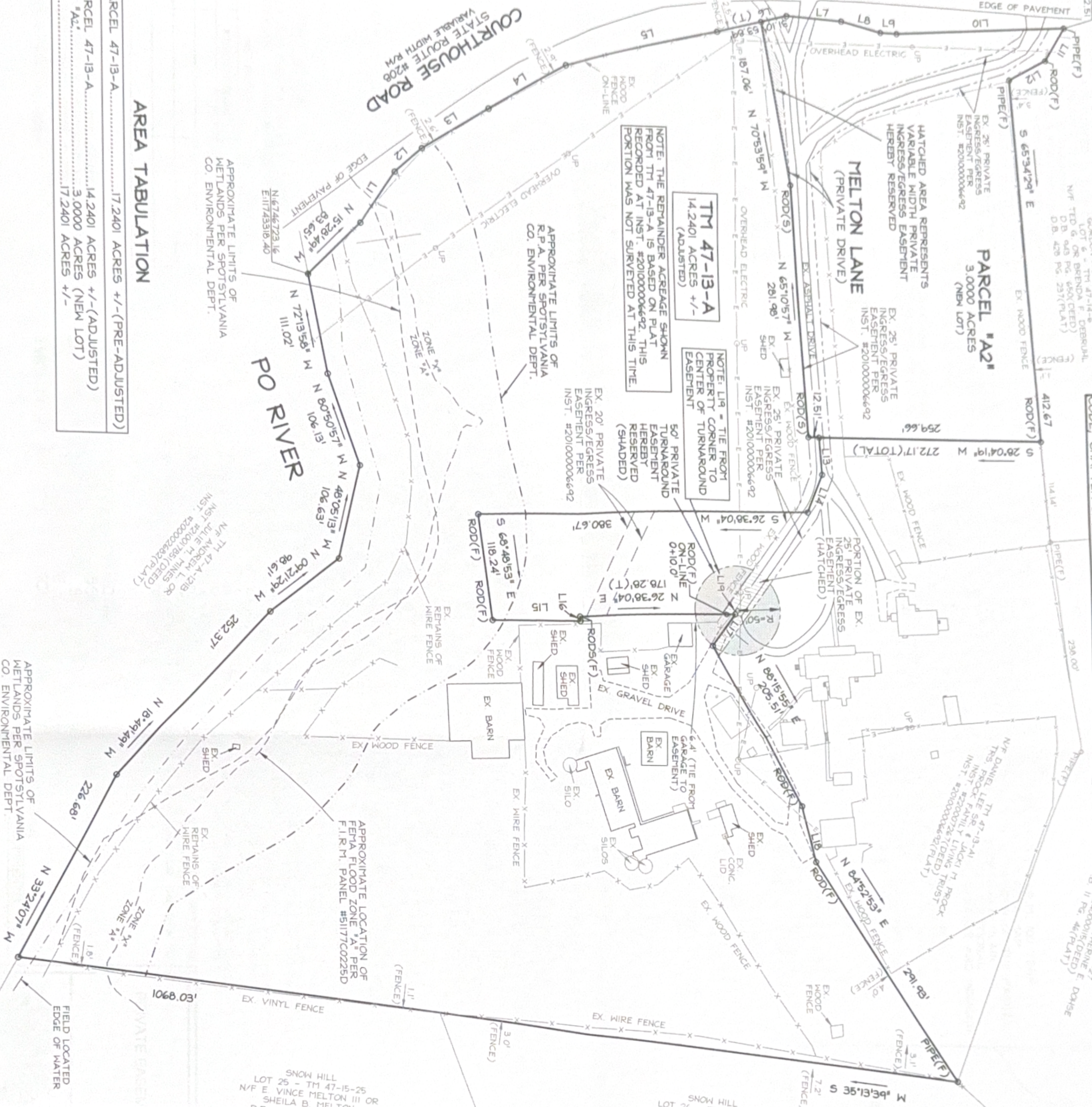
NOTE: THE REMAINDER ACREAGE SHOWN  
FROM TM 47-13-A IS BASED ON PLAT  
RECORDED AT INST. #20100006492. THIS  
PORTION WAS NOT SURVEYED AT THIS TIME.

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

APPROXIMATE LIMITS OF  
WETLANDS PER SPOTSYLVANIA  
CO. ENVIRONMENTAL DEPT.

AREA TABULATION

TAX PARCEL 47-13-A.....	17.2401 ACRES +/- (PRE-ADJUSTED)
TAX PARCEL 47-13-A.....	14.2401 ACRES +/- (ADJUSTED)
PARCEL 'A2'.....	3.0000 ACRES (NEW LOT)
TOTAL.....	17.2401 ACRES +/-



SNOW HILL  
LOT 26 - TM 47-15-26  
N/W 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/W VINCE MELTON III OR  
SHEILA B. MELTON  
D.B. 777 PG. 30(DEED)  
P.B. II PG. 46(PLAT)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 27°10'32" W	64.52'
L2	N 12°27'34" W	41.14'
L3	N 03°01'42" W	84.20'
L4	N 07°40'06" W	104.63'
L5	N 13°59'32" E	100.64'
L6	N 12°40'56" E	64.94'
L7	N 31°04'04" E	64.22'
L8	N 41°37'37" E	47.00'
L9	N 24°42'25" E	194.31'
L10	N 30°45'04" E	45.56'
L11	S 07°41'52" E	50.00'
L12	S 65°17'36" E	42.04'
L13	S 34°06'16" E	46.61'
L14	N 27°50'10" E	94.82'
L15	N 67°52'50" W	5.04'
L16	S 24°50'21" E	44.80'
L17	S 76°10'50" 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
EX	FOUND
(F)	INSTRUMENT
INST	NOW/FORMERLY
N/W	PLAT BOOK
P.B.	PAGE
PG.	IRON PIPE FOUND
PIPE(F)	IRON ROD FOUND
ROD(F)	IRON ROD SET
ROD(S)	RESOURCE PROTECTION AREA
R.P.A.	RIGHT-OF-WAY
R/W	SET
(S)	TOTAL
(T)	TAX MAP
UP	UTILITY POLE



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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

SURVEYING \* ENGINEERING \* LAND PLANNING