

Division Plat of Tax Map 38-A, Parcel 105 And A Boundary Line Adjustment Between Tax Map 38-A, Parcels 105 & 106 & Stanardsville District Greene County, Virginia

Date: June 16, 2020
Revised: July 13, 2020 (county comments)

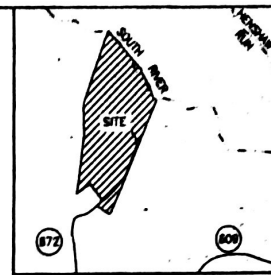
Notes:
1. No Title Report Furnished.
2. Owners:

Parcel 105:
Harold Morris & Wanda M. Borden
Trustees of the William & Ella Morris
Irrevocable Trust,
839 Miller Mtn. Rd.
Ruckersville, VA 22968
DB 36/205
DB 1198/231
PO 2805/4130
Parcel 106:
Harold & Pauline S. Morris
839 Miller Mtn. Rd.
Ruckersville, VA 22968
Plat Book 165

3. Both properties are zoned A-1.
Setbacks: Front=50', Side=30', Rear=50'.
4. These parcels are being created pursuant to
Section 5-2 and Section 5-4 of the Greene
County Subdivision Ordinance.

Total area of Parcel 105=88,522 Ac. (105200000.494)
has 22 division rights. Five division rights are
exercised in the creation of Parcel 105. The
residue retains 1 division right. On 10/26/2020 at 10:30 AM
further divided. 16 division rights are
transferred as follows:
5 division rights are transferred to Parcel B.
5 division rights are transferred to Parcel C.
2 division rights are transferred to Parcel D.
4 division rights are transferred to Parcel E.
Parcel E may not be further divided.
Parcel 106 may not be further divided.

5. Flood Zone Areas:
Zone A - Special Flood Hazard Areas subject
to inundation by the 1% annual chance
flood. Base flood elevations not determined.
Zone X - Areas determined to be outside
the 0.2% annual chance floodplain.
These areas shown hereon are based on
enlargement of Federal Flood Insurance Rate
Map with an effective date of Jan. 5,
2007. Community Panel # 51078C0120B.
6. Areas of 50' Access Easement Serving
Parcel B:
In Parcel A = 13,810 s.f.
In Parcel 106 = 10,858 s.f.
7. The new 50' Access Easements shown
hereon are private roads and will not be
maintained by VDOT and will not be adopted
into the VDOT system of public roads.
8. The boundary line adjustment shown
hereon is intended to make Pct. 106 a
conforming lot.



APPROVED FOR RECORDATION
Stephen L. Key
GREENE CO. OFFICIAL TITLE
Deputy Planning Director
DATE: 8/17/20

Line #	Bearing	Dist.
L1	N40°18'55"E	247.37'
L2	N70°06'27"E	97.47'
L3	S21°45'40"W	15.79'
L5	S70°06'27"W	97.47'
L6	S40°18'55"W	234.48'
L7	S68°14'20"E	206.09'
L8	S21°45'40"W	197.10'
L9	S68°14'20"E	200.28'
L10	S68°14'20"E	50.00'
L11	S22°26'57"W	135.57'
L12	N68°14'20"W	42.56'
L13	S21°45'40"W	258.63'

Line #	Bearing	Dist.
L30	S17°14'11"E	166.70'
L31	S07°00'54"E	174.05'
L32	N68°46'48"E	235.80'
L33	S58°23'47"E	293.60'
L34	S22°26'57"W	49.95'
L35	N76°33'07"W	460.31'

Line #	Bearing	Dist.
L14	N74°18'52"E	49.15'
L15	S89°55'23"E	46.22'
L16	S79°09'00"E	38.05'
L17	S72°25'19"E	18.59'
L18	N82°47'26"E	103.09'
L19	S87°44'53"E	41.28'
L20	S82°30'33"E	85.60'
L21	S10°06'23"W	74.78'
L22	S47°38'16"E	42.62'
L23	S07°33'40"W	62.21'
L24	S27°12'13"E	114.19'
L25	S04°23'49"E	224.52'
L26	S23°23'02"E	203.73'
L27	S10°18'45"E	86.26'
L28	S33°51'25"E	80.20'
L29	S58°54'03"E	58.45'

Curve #	Radius	Arc	Chd. Brg.	Chord
C1	832.89	171.80'	N46°13'28"E	171.50'
C2	256.14	133.19'	N55°12'41"E	131.69'
C3	245.60	131.35'	N54°47'10"E	129.79'
C4	195.60	165.05'	S45°56'04"W	160.20'
C5	306.14	159.19'	S55°12'41"W	157.40'

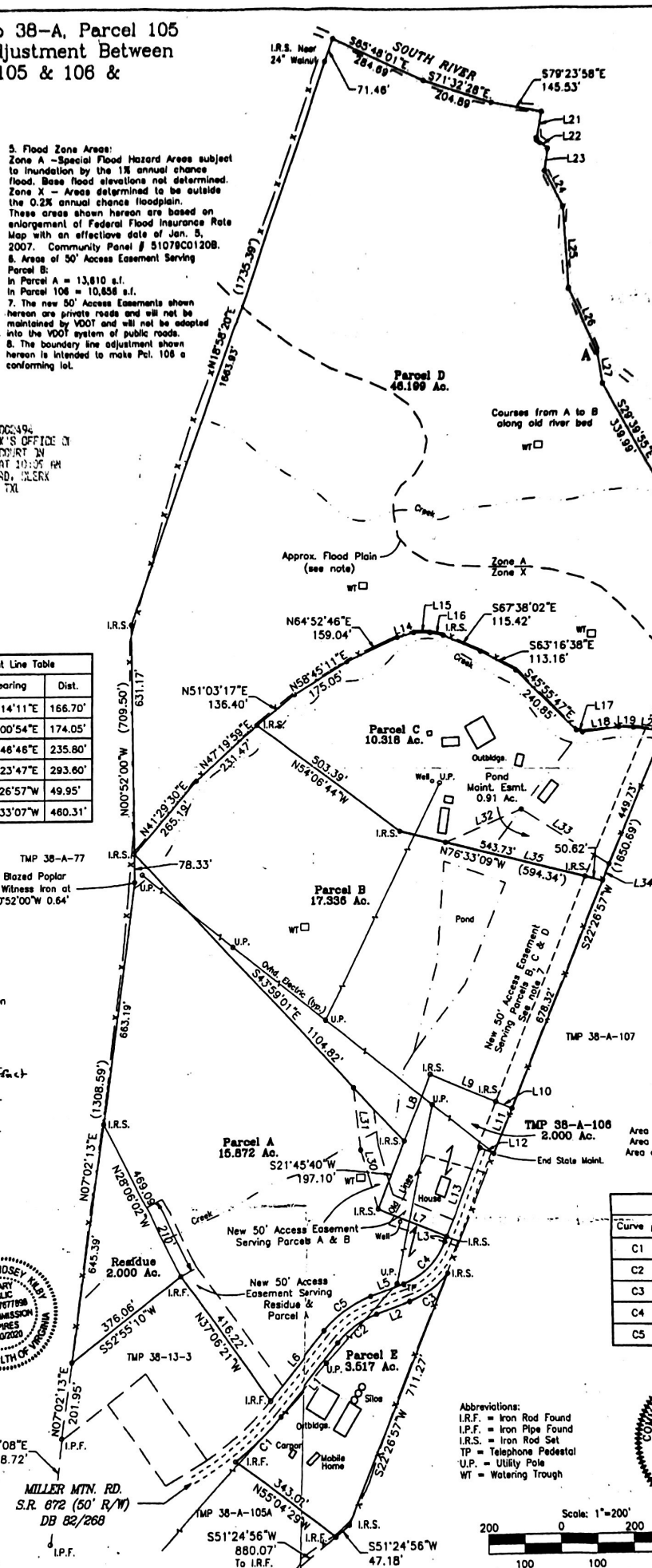
OWNERS APPROVAL:
The division and boundary line adjustment shown hereon
are in accordance with the desires of the undersigned
owners, proprietors and/or trustees.

Harold Morris
Harold Morris by *Pauline S. Morris* Attorney-in-fact
Pauline S. Morris
Pauline S. Morris
Wanda M. Borden
Wanda M. Borden

Commonwealth of Virginia
County of Greene
The foregoing instrument was acknowledged
before me this 12 day of August, 2020
by *Wanda M. Borden*
Pauline S. Morris
Notary Public
My commission expires: 11/30/2020

Commonwealth of Virginia
County of Greene
The foregoing instrument was acknowledged
before me this 12 day of August, 2020
by *Harold Morris*
Pauline S. Morris
Notary Public
My commission expires: 11/30/2020

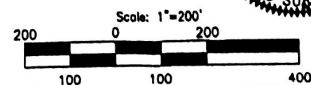
Surveyor's Statement:
On Apr. 16, 2020 I made a field survey as per
record description of the property shown on this
plat. To the best of my knowledge and belief this
is a true and accurate plat.
Steven L. Key L.S. 8/17/20



Abbreviations:
I.R.F. = Iron Rod Found
I.P.F. = Iron Pipe Found
I.R.S. = Iron Rod Set
T.P. = Telephone Pedestal
U.P. = Utility Pole
W.T. = Watering Trough



KEY
INCORPORATED
LAND SURVEYORS
&
LAND PLANNERS
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(434) 361-2507
JAT / 07-018-20LWG
07-018-001



Plat Card # 5536