

LEGEND

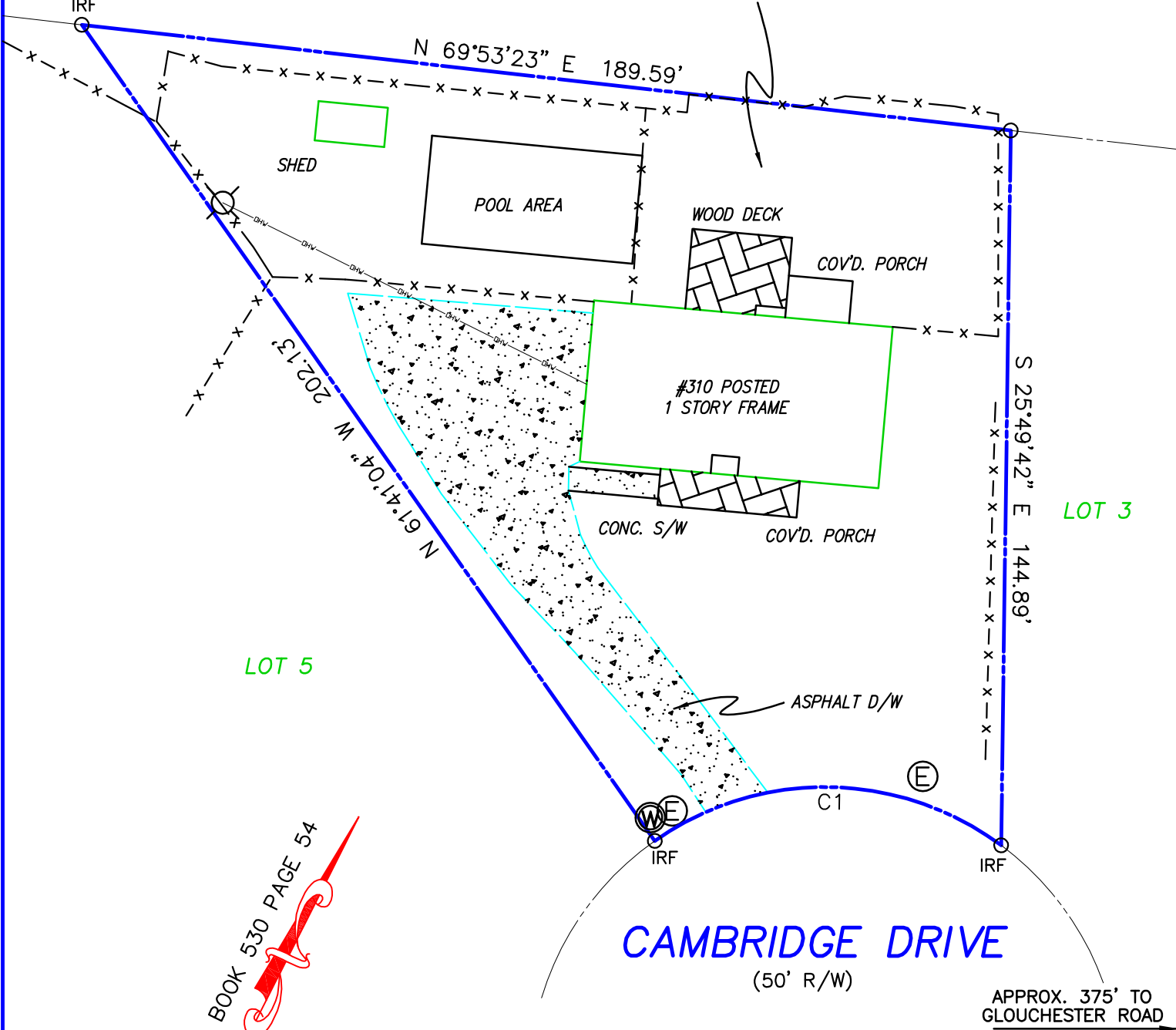
These standard symbols will be found in the drawing.

- POWER POLE
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- UG PROPANE
- WATER METER
- SEP. LID
- TEL. PED.
- ELEC.

SHIELDS INVESTMENT COLLG  
INSTRUMENT# 0300015319  
TAX MAP# 084F 7 3

LOT 4  
18881 SQ. FT.  
0.433 ACRES

DESPER, EDWARD E OR FRANCES  
INSTRUMENT# 050010820  
TAX MAP# 084F 1 1 4



CAMBRIDGE DRIVE  
(50' R/W)

APPROX. 375' TO  
GLOUCESTER ROAD

PHYSICAL SURVEY OF  
0.433 ACRES  
KNOWN AS LOT 4, BLOCK 1  
BROADMOOR  
SOUTH RIVER MAGISTERIAL DISTRICT  
AUGUSTA COUNTY, VIRGINIA  
SCALE 1"=30' DATE 3-23-25

CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	60.00'	75.05'	N 64°08'06" E

FILE# LTL-25-529



- 1.) NO TITLE REPORT FURNISHED.
- 2.) CURRENT ZONING FOR THIS PARCEL IS R1
- 3.) EASEMENTS & OTHER ENCUMBRANCES NOT SHOWN MAY EXIST.
- 4.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
- 5.) BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM RECORD DEED BOOK 530 PAGE 54
- 6.) SETBACKS IF SHOWN ARE TAKEN FROM THE SURVEY OF RECORD, COUNTY ZONING IS SUBJECT TO CHANGE, VERIFY WITH COUNTY FOR ACCURACY.

CEDAR MOUNTAIN LAND SURVEYING

www.cedarmountainlandsurveying.com

CEDAR MOUNTAIN LAND SURVEYING  
315 HIGH KNOLL TERRACE, SHENANDOAH, VA. 22849  
(540) 718-1775 CMLS@COMCAST.NET