PLAT OF SURVEY FOR

AMERICAN TIMBERLAND COMPANY

CHASE CITY MAGISTERIAL DISTRICT
BOYDTON MAGISTERIAL DISTRICT
MECKLENBURG COUNTY, VIRGINIA
SCALE 1" = 250'
FEBRUARY 20, 2009
LEGAL REF. : INSTR. NO. 020004743
INSTR. NO. 010004743
INSTR. NO. 020004740
INSTR. NO. 020007315
PLAT REF. : PC 1 SLIDE 400 PG. 3
PC 1 SLIDE 349 PG. 7
PC 1 SLIDE 367 PG. 1
PC 1 SLIDE 343 PG 10 (50' EASEMENT)

TAX MAP SEC. 71-((A))-1
71-((A))-2
71-((A))-7A
71-((A))-7B
71-((A))-7

NOTES :

1.) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS PLAT.

2.) 50' ACCESS WAS SURVEYED FROM R/W RTE. 677 TO POINT F, APPROXIMATELY 1782 FEET SURVEYED ALONG WEST PROPERTY LINE, REMAINDER OF THE OUTSIDE BOUNDARY WAS TAKEN FROM RECORDED PLATS. NEW PROPERTY LINE BETWEEN TRACTS 4 & 5, AND NEW PROPERTY LINE ALONG EXISTING GRAVEL ROAD & 60' EASEMENT.

3.) RECORDED 50' ACCESS EASEMENT TO BE ABANDONED & USE 60' INGRESS & EGRESS ON THIS SURVEY

4.) (SOUTH OF STATE ROAD) 0.07 ACRES IS BEING RECOMBINED, WITH 3.94 ACRES WITH DOUBLEWIDE, AND 30.00 ACRES PARCEL.

5.) T.M.S. 71-((A))-7B SHOWS 84.50 ACRES. 7.79 ACRES SHOULD HAVE BEEN COMBINED WITH 84.50 ACRES AND BEING 92.29 ACRES TOTAL.

6.) T.M.S. 71-((A))-7A SHOWS 96.49 ACRES, BY RECORDED PLATS. 79.40 ACRES AND 30.00 ACRE PARCEL COMBINED TO BE 109.40 ACRES, BEING A DIFFERENCE OF 12.91 ACRES.

7.) THIS SURVEY REFLECTS 20.55 ACRES MORE THAN TAX RECORDS SHOW. (SHOULD HAVE BEEN 20.70 ACRES, BY RECORDED PLATS. 0.15 ACRES LOST BY THIS SURVEY.)

250 0 250 500 750
GRAPHIC SCALE – FEET

" LEGEND "
●--- REBAR SET
⊠--- REBAR FOUND
IPF --- IRON PIPE FOUND
R/W -- RIGHT OF WAY
℄ ---- CENTERLINE
LP----LIGHT POLE
E ---- OVERHEAD LIGHT LINE
T.M.S. - TAX MAP SECTION
⊠-- (SHOWN FOUND THAT WAS SET ON PREVIOUS SURVEY, RECORDED PLAT)

PC 1 SLIDE 400 PG. 3

T-IRON 28' BACK
S55°45'55"E 816.55'
N32°51'18"W 417.77'
N19°25'03"E 140.90'
N80°40'07"W 150.38'
N42°53'47"W 412.47'
N06°49'30"W 362.79'
T-IRON
S55°45'55"E 713.93'
JOHN HANCOCK MUTUAL LIFE INSURANCE CO. D.B. 586 PG. 598 N.P.B. 7 P. 358 T.M.S. 53-((A))-3
S56°00'15"E 349.54'
HEAD SOURWOOD
T-IRON
S54°48'15"E 606.31'
T-IRON
S54°48'15"E 125.00'
A
BRANCH IS PROPERTY LINE
N35°47'17"W 404.57'
43.28 ACRES
TRACT 1
ZONE C
ZONE A
SANDY L. MILLER, JR. D.B. 418 PG. 529 N.P.B. 7 PG. 35 LOT 15 T.M.S. 52A-((1))-15
24" POPLAR 10.0' BACK
N28°42'05"E 902.61'
RUN OF ALLEN CREEK IS PROPERTY LINE
SAMMY R. REESE BARBARA M. REESE INSTR. NO. 030006375 P.B. 11 PG. 235 T.M.S. 71-((A))-44B
N88°42'25"E 201.67'
N66°24'53"E 215.08'
N71°47'22"E 153.68'
T.M.S. 71-((A))-1
EXISTING OUTLET ROAD TO RTE. 677
S63°52'17"E 222.41'
S86°07'06"E 410.25'
(ALONG OLD ROAD)
CEMETERY
N78°23'37"E 332.39'
J
EXISTING PATH
8' MAPLE STUMP
1132.13'
N79°02'51"W 1257.13'
125.00'
B
MAPLE STUMP
60'
LP
LP
ZONE C
ZONE A
WILLIAM I. MCBRIDE DIANE D. MCBRIDE D.B. 525 PG. 198 N.P.B. 7 PG. 35 LOT 14 T.M.S. 52A-((1))-14
N05°41'27"W 1067.92'
BRANCH
LP
LP
RUN OF ALLEN CREEK IS PROPERTY LINE
234.39 ACRES
TRACT 2
PATRICIA ANN NAYLOR D.B. 526 PG. 43 N.P.B. 7 PG. 35 LOT 15 T.M.S. 52A-((1))-12
EXISTING GRAVEL OUTLET ROAD
DOUBLE ELECTRIC TRANSMISSION LINE
DOUBLE ELECTRIC TRANSMISSION LINE
APROX. LIMITS OF FLOOD HAZARD AREA (SCALED FROM RECORDED PLAT)
SHEET 2 OF 3
N05°41'27"W 988.63'
1/2" IPF
60' INGRESS & EGRESS EASEMENT
N05°41'27"W 629.42'
℄ ALONG OLD ROAD
SAMMY R. REESE BARBARA M. REESE INSTR. NO. 030001005 P.B. 12 PG. 43 T.M.S. 71-((A))-32
N28°35'46"W 328.02'
60' INGRESS AND EGRESS EASEMENT ALONG GRAVEL ROAD
N48°03'26"W 204.82'
N25°08'13"W 407.86'
℄ ALONG OLD ROAD
N36°36'06"W 123.80'
N30°49'35"W 129.11'
N10°48'40"W 183.24'
I
MARY L. UMSTEAD INSTR. NO. 050001476 N.P.B. 7 PG. 35 LOT 13 T.M.S. 52A-((1))-13
N76°20'28"E 1563.52'
G
35' BACK
N06°35'02"W 1095.80'
FORESTREE GM LLC INSTR. NO. 040007182 T.M.S. 71-((A))-3
D
30' ℄ BACK
NEW ℄ BACK
S01°53'12"W 297.13'
H
RUN OF BURTON BRANCH IS ℄
Z767' BACK
N27°06'19"E 1403.59'
F
36.67 ACRES
TRACT 5
N28°30'37"E 1443'
N49°25'47"E 597.42'
N64°52'08"E 140.23'
NEW PROPERTY LINE ALONG CENTER OF EXISTING GRAVEL ROAD AND CENTER OF 60' EASEMENT
ZONE C
ZONE A
53.85 ACRES
TRACT 3
RUN OF BURTON BRANCH IS ℄
APROX. LIMITS OF FLOOD HAZARD AREA (SCALED FROM RECORDED PLAT)
N10°48'43"E 111.54'
60.95'
S64°52'03"E 419.48'
N60°20'14"E 315.17'
N66°40'19"E 311.58'
60' INGRESS AND EGRESS EASEMENT ALONG GRAVEL ROAD
OLD HOUSE
DOUBLE WIDE # 1671
101.02'
WELL
N48°06'14"E 270.87'
INSTR. NO. 030004740 ITEM #2 PC 1 SLIDE 340 PG. 4
89.50 ACRES
TRACT 4
N11°11'09"E 990.69'
929.74'
N34°13'44"E 253.44'
N25°08'58"E 103.76'
S37°26'03"W 307.68'
N09°55'56"E 571.71'
LP
LP
TIE LINE N89°56'38"E 39.61'
L1
L2
L3
L4
L5
K
TRACE OF OLD WIRE GENERALLY ALONG LINE
S73°15'09"W 730.40'
18" HICKORY
TRACE OF OLD WIRE
S89°26'23"W 401.28'
NOT ALONG LINE
N69°03'37"W 304.92'
N76°18'37"W 584.10'
N88°03'37"W 255.42'
TRACE OF OLD WIRE
NOT ALONG LINE
S71°11'23"W 561.00'
N55°33'37"W 229.02'
S71°09'41"W 307.33' TO ℄
24" BLAZED HICKORY CC 33.2' BACK
E
N49°12'47"W 28.96'
JOHN HANCOCK MUTUAL LIFE INSURANCE CO. T.M.S. 71-9
℄
RUN OF ALLEN CREEK ℄
SHELTON H. SHORT, III W.B. 39 PG. 210 N.P.B. 7 PG. 261 T.M.S. 71-((A))-46
VA. RTE. 677 30' R/W MOUNT PLEASANT GRAVEL ROAD
TIE LINE S73°05'18"W 39.20'
A
0.07 ACRES 2,790.56 SQ. FT.
TRACE OF OLD WIRE
NOT ALONG LINE
ZONE C
ZONE A

250 0 250 500 750
GRAPHIC SCALE – FEET

FILE NAME : AMERI208-B