

**COMPILED PLAT  
OF BOUNDARY ADJUSTMENT FOR  
MTGDS, LLC  
WARM SPRINGS DISTRICT  
BATH COUNTY, VIRGINIA  
AUG. 29, 2017 SCALE: 1"= 300'  
P.N. 1708-07 F.B. 132-12  
SHEET 1 OF 3**

JEFFREY HINER  
LAND SURVEYOR  
MONTEREY, VA

GEORGE WASHINGTON NATIONAL FOREST TRACT 407  
S 62°36'10" E 3671.11'

182.235 ACRES NORTH OF RT. 39 R.O.W.  
+ 48.555 ACRES SOUTH OF ROUTE 39 R.O.W.  
**230.790 ACRES TOTAL**

182.235 ACRES NORTH OF RT. 39  
182.235 ACRES SOUTH OF ROUTE 39 R.O.W.

APPROXIMATE LIMIT OF 100 YEAR FLOOD HAZARD AREA  
SCALED FROM FIRM 51017C0175B REVISED TO REFLECT  
LOMR EFFECTIVE AUGUST 29, 2011

182.235 ACRES NORTH OF RT. 39

**STATE ROUTE 39**  
D.B. 64-4

R.O.W. MON. LOCATIONS  
Q. OF BACK OF MONS.  
STATIONS BASED ON  
Q. OF RT. 39

- 708+31.58, R26.00
- 713+91.41, L23.18
- 715+20.20, R25.15
- 723+61.53, R24.82
- 723+61.82, L23.86
- 729+94.74, L25.50
- 729+97.80, R24.23
- 738+81.54, R22.91
- 738+81.81, L26.39
- 744+42.04, R25.00
- 751+51.32, L25.05
- 751+51.71, R25.05
- 760+77.71, L24.00

THIS PLAT WAS COMPILED FROM RECORDS AND SURVEY WORK DONE NOV. 30, 2016 AND DOES NOT REPRESENT A CURRENT FIELD SURVEY.

THIS PLAT DOES NOT SHOW ALL EASEMENTS, FENCES, DRAINS, UNDERGROUND UTILITIES, POWER POLES AND RIGHT OF WAYS THAT MAY EXIST AND AFFECT THIS PROPERTY.

THE SURVEYOR WAS NOT FURNISHED WITH A CURRENT TITLE REPORT FOR THIS PROPERTY.

APPROVING AUTHORITY



N 55°06'18" E,  
AT 8.36' PASSING A  
POINT AT CORNER OF  
NAT. FOREST, IN ALL  
25.21' TO A POINT ON  
RT. 39 R.O.W. LINE

N 55°06'18" E, AT  
9.63' PASSING A NAT.  
FOR. REF. MONUMENT,  
IN ALL 875.71'

FOUND NAT. FOREST  
ALUMINUM MONUMENT

NAT. FOREST ALUMINUM  
REFERENCE MONUMENT

185.540 ACRES NORTH OF STATE ROUTE 39  
CENTERLINE, LESS 3.305 ACRES WITHIN THE  
RIGHT OF WAY OF RT. 39 = 182.235 ACRES  
NORTH OF STATE ROUTE 39 R.O.W.

MTGDS, LLC  
D.I.N. 14-470  
TAX # 39-1

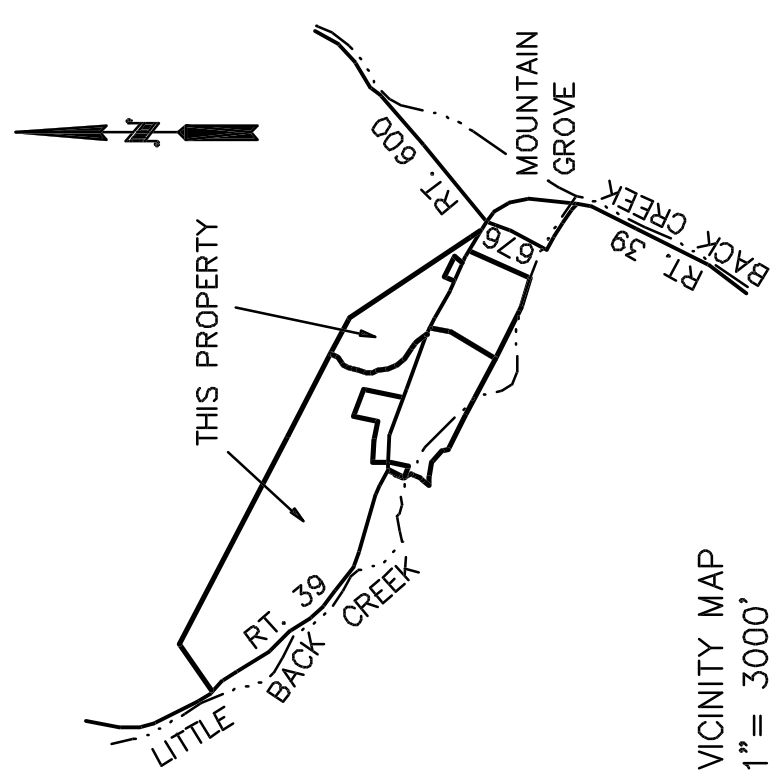
**SOURCE OF TITLE:**  
THE PROPERTY SHOWN HEREON IS PART OF THE LAND CONVEYED TO MTGDS, LLC FROM DARRELL L. HINER, DAVID L. KERSHNER, AND DARRELL L. HINER AND FRANKLIN D. CHESTNUT, CO-EXECUTORS OF THE ESTATE OF LENA FOSTER BONNER BY DEED DATED AUGUST 25, 2014 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BATH COUNTY, VIRGINIA AS DEED INSTRUMENT NUMBER 14-470. THE PROPERTY IS SHOWN ON PLATS RECORDED IN SAID CLERK'S OFFICE IN PLAT CABINET 2 SLIDE 29.

**BOUNDARY ADJUSTMENT STATEMENT:**  
THE BOUNDARY ADJUSTMENTS SHOWN ON SHEETS 1, 2 AND 3 OF THIS PLAT ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

SIGNED: \_\_\_\_\_  
OWNERS OR THEIR AGENTS

**COMMONWEALTH OF VIRGINIA  
COUNTY OF BATH, TO WIT:**  
I CERTIFY THE OWNERS OR THEIR AGENTS DID ACKNOWLEDGE THE ABOVE SIGNED BOUNDARY ADJUSTMENT STATEMENT BEFORE ME IN MY JURISDICTION OF \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

SIGNED: \_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_



VICINITY MAP  
1"= 3000'

LINE	BEARING	DISTANCE
L12	N 68°30'58" W	33.11'
L13	N 76°44'29" W	362.89'
L14	N 72°34'29" W	156.20'
L15	N 50°34'29" W	215.33'
L16	N 53°24'29" W	100.85'
L17	N 33°14'17" W	203.85'
L18	N 50°40'43" W	44.87'
L19	N 28°38'24" W	324.29'
L20	N 31°28'24" W	335.90'
L21	N 46°58'24" W	86.02'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	1909.86'	272.22'	08°10'00"	N 72°35'58" W	271.99'
C11	2864.79'	208.33'	04°10'00"	N 74°39'29" W	208.29'
C12	636.62'	244.44'	22°00'00"	N 61°34'29" W	242.95'
C13	5729.58'	283.33'	02°50'00"	N 51°59'29" W	283.30'
C14	1145.92'	393.33'	19°40'00"	N 43°04'17" W	391.41'
C15	1273.24'	388.89'	17°50'00"	N 41°55'43" W	387.38'
C16	572.96'	220.00'	22°00'00"	N 39°40'43" W	218.65'
C17	954.93'	258.33'	15°50'00"	N 39°13'24" W	257.55'
C18	636.62'	53.62'	04°49'34"	N 44°33'36" W	53.61'

ALMOST ALL CURVES ARE NON-TANGENT