

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

VIRGINIA STATE PLANE GRID NORTH



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

CONCRETE R.O.W. MONUMENT LOCATIONS  
CENTER OF BACK OF MONUMENTS  
STATIONS BASED ON C OF RT. 39

- 694+73.39, L23.73
- 708+31.58, R26.00
- 713+91.41, L23.18
- 715+20.20, R25.15

THE LINES FROM "A" TO "C" ARE BASED ON SURVEY MADE NOV. 30, 2016, SAID SURVEY MADE WITH A TOPCON HIPER LITE + GPS SYSTEM. ALL OTHER LINES WERE COMPILED FROM RECORDS.

THIS PLAT DOES NOT SHOW ALL EASEMENTS, UNDERGROUND UTILITIES, DRAINS, 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.

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

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NAT. FOREST  
ALUMINUM MON.

STEPHEN W. HINER  
TAMMY J. HINER  
D.I.N. 17-132  
TAX # 39-21C

MTGDS, LLC  
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TAX # 39-1G

- LINES FROM "A" TO "C"
- S 29°53'53" W 51.81'
  - S 29°53'53" W 84.85'
  - S 53°53'00" W 136.16'
  - S 26°31'54" W 79.63'
  - S 16°00'52" W 86.55'
  - S 20°11'41" W 84.51'
  - S 14°33'14" W 126.93'
  - S 01°38'14" E 103.59'
  - S 21°46'59" E 78.48'
  - S 12°22'56" E 167.71'
  - S 18°15'15" E 146.27'
  - S 43°22'54" E 164.05'
  - S 53°39'10" E 204.74'
  - S 56°45'35" E 98.51'
  - S 38°20'33" E 215.45'
  - S 01°30'00" E 9.42'

A 20 FOOT WIDE ACCESS EASEMENT IS TO RUN FROM "B" TO "C" GENERALLY ALONG AN EXISTING OLD WOODS ROAD.

CORNERS FROM "A" TO "C" ARE SET IRON RODS.

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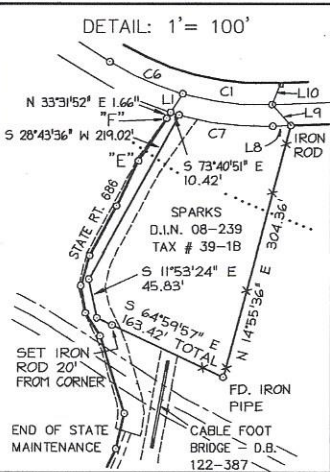
STATE ROUTE 39

49.827 ACRES SOUTH OF STATE ROUTE 39 CENTERLINE, LESS 1.272 ACRES WITHIN THE RIGHT OF WAY OF RT. 39 = 48.555 ACRES SOUTH OF STATE ROUTE 39 R.O.W.

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- LINES "D" TO "F" RUN WITH OLD FENCE OR WHERE OLD FENCE IS BELIEVED TO HAVE STOOD
- N 44°12'02" E 127.05'
  - N 36°32'15" E 59.71'
  - N 25°44'59" E 100.30'
  - N 12°55'03" E 42.69'
  - N 17°28'59" W 94.79'
  - N 33°34'44" W 31.91'
  - N 09°12'11" W 32.63'
  - N 15°56'59" E 36.15'
  - N 28°56'16" E 66.62'
  - N 25°28'18" E 58.84'
  - N 33°31'52" E 45.42'
- CORNERS "D" TO "E" ARE IRON RODS.  
CORNER "F" IS A 30" WHITE OAK.

LINE	BEARING	DISTANCE	L6	S 66°45'52" E	126.50'
L1	N 33°31'52" E	26.16'	L7	S 71°13'52" E	374.21'
L2	N 87°50'52" E	99.71'	L8	N 87°50'52" E	20.99'
L3	S 69°15'52" E	394.71'	L9	N 42°10'19" W	32.64'
L4	S 69°15'52" E	219.56'	L10	S 22°06'28" W	27.42'
L5	S 66°45'52" E	42.74'	L11	N 58°20'58" W	52.67'



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	337.03'	105.49'	17°55'58"	N 83°12'59" W	105.06'
C2	1432.39'	574.58'	22°59'00"	S 80°39'38" E	570.74'
C3	2864.87'	223.34'	04°28'00"	S 68°59'52" E	223.28'
C4	1432.39'	91.22'	03°38'56"	S 69°19'35" E	91.20'
C5	1432.39'	86.49'	03°27'34"	S 65°46'20" E	86.47'
C6	337.03'	93.53'	15°54'02"	N 66°17'59" W	93.23'
C7	362.03'	110.87'	17°32'48"	S 83°24'30" E	110.44'
C8	1432.39'	254.17'	10°10'00"	N 63°25'58" W	253.83'

ALMOST ALL CURVES ARE NON-TANGENT.

**COMPILED PLAT  
OF BOUNDARY ADJUSTMENT FOR  
MTGDS, LLC  
WARM SPRINGS DISTRICT  
BATH COUNTY, VIRGINIA**

AUG. 29, 2017 SCALE: 1"=200'  
P.N. 1708 OF F.B. 132-12  
SHEET 2 OF 3

JEFFREY HINER  
LAND SURVEYOR  
MONTEREY, VA