

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

AUG. 29, 2017 SCALE: 1"= 200'
P.N. 1708-07 F.B. 132-12
SHEET 3 OF 3

JEFFREY HINER
LAND SURVEYOR
MONTEREY, VA

THE LINES FROM "C" TO "E" 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.

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

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



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

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

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

- 678+14.19, R27.54
- 678+18.11, L22.48
- 679+99.90, L20.71
- 684+01.83, R26.96
- 684+04.12, L22.72
- 691+40.13, L26.00

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78.228 ACRES
LESS 1.108 ACRES IN HOUND DOG HUNT CLUB LOT
LESS 1.804 ACRES IN RT. 39 R.O.W.
75.316 ACRES

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

32.637 ACRES SOUTH
OF STATE ROUTE 39

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

MICHAEL KENT BURTNER
SANDRA L. BURTNER
D.I.N. 17-251, TAX # 39-7C

TAX # 39-7D
D.I.N. 05-659
BURTNER

TAX # 39-7A
D.I.N. 137-584
MURRAY

TAX # 39-7E
D.I.N. 13-301
RAINVILLE

ROBERT B. KIRKS
D.B. 147-497
TAX # 39-7

SHARP
W.B. 17-57
TAX # 39-11
DILLENBECK CWF 08-26

"A": POINT REFERENCED BY AN IRON BOLT THAT BEARS N 24°33'07" E 5.73'.
"B": POINT REFERENCED BY AN IRON ROD THAT BEARS N 35°14'47" E 10.10'.

LINE	BEARING	DISTANCE
L1	N 60°42'03" W	55.20'
L2	N 60°51'41" W	20.96'
L3	S 29°08'19" W	40.00'
L4	S 29°08'19" W	25.00'
L5	N 60°42'03" W	55.13'
L6	N 65°10'03" W	369.49'
L7	N 59°26'03" W	146.07'
L8	N 56°17'03" W	42.94'
L9	N 65°10'03" W	320.34'
L10	N 12°39'36" E	25.58'
L11	N 24°33'07" E	143.29'
L12	S 35°14'47" W	143.59'

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

NOTE: ALMOST ALL CURVES ARE NON-TANGENT

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5704.58'	289.99'	02°54'45"	N 62°09'26" W	289.96'
C2	5729.58'	292.27'	02°55'22"	N 62°09'44" W	292.24'
C3	5729.58'	154.40'	01°32'38"	N 64°23'44" W	154.39'
C4	2864.79'	286.67'	05°44'00"	N 62°18'03" W	286.55'
C5	2864.79'	157.50'	03°09'00"	N 57°51'33" W	157.48'
C6	1432.39'	193.96'	07°45'30"	N 60°09'48" W	193.81'
C7	1432.39'	86.49'	03°27'34"	N 65°46'20" W	86.47'
C8	2839.79'	5.39'	00°06'32"	N 65°06'47" W	5.39'