

Attest: *R. D.*  
 CLERK

4319

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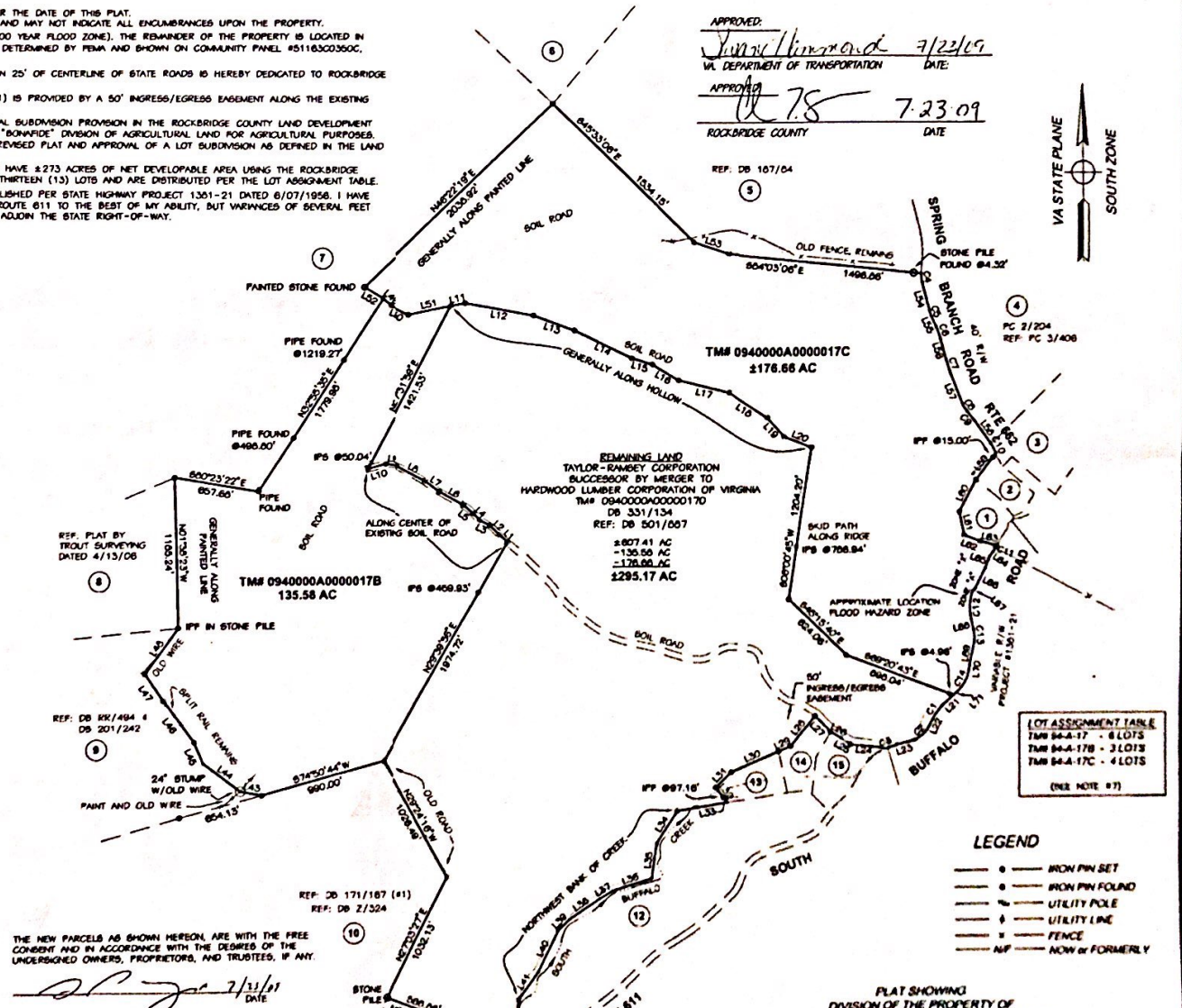
- NOTES
1. THIS PLAT WAS PREPARED FROM A CURRENT FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT.
  2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
  3. A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A" (AREA WITHIN THE 100 YEAR FLOOD ZONE). THE REMAINDER OF THE PROPERTY IS LOCATED IN ZONE "X" UNHAZARD (AREA OUTSIDE THE 100 YEAR FLOOD HAZARD ZONE) AS DETERMINED BY FEMA AND SHOWN ON COMMUNITY PANEL 451163C0350C, DATED APRIL 6, 2000.
  4. A RIGHT-OF-WAY, ACROSS THE NEW PARCELS AS SHOWN HEREON, LYING WITHIN 25' OF CENTERLINE OF STATE ROADS IS HEREBY DEDICATED TO ROCKBRIDGE COUNTY FOR FUTURE ROAD IMPROVEMENTS.
  5. ACCESS TO THE DB 08400000000178 FROM SOUTH BUFFALO ROAD (ROUTE 611) IS PROVIDED BY A 50' INGRESS/EGRESS EASEMENT ALONG THE EXISTING SOIL ROAD AS SHOWN HEREON.
  6. THE NEW PARCELS AS SHOWN HEREON WERE CREATED UNDER THE AGRICULTURAL SUBDIVISION PROVISION IN THE ROCKBRIDGE COUNTY LAND DEVELOPMENT REGULATIONS AS DEFINED IN ARTICLE 3, AN AGRICULTURAL SUBDIVISION IS THE "BONAFIDE" DIVISION OF AGRICULTURAL LAND FOR AGRICULTURAL PURPOSES. THEREFORE, NO DWELLINGS SHALL BE BUILT ON THE NEW PARCELS WITHOUT A REVISED PLAT AND APPROVAL OF A LOT SUBDIVISION AS DEFINED IN THE LAND DEVELOPMENT REGULATIONS.
  7. SIX PARCEL 94-A-17, CONTAINING 2,607.41 ACRES, HAS BEEN DETERMINED TO HAVE 2,273 ACRES OF NET DEVELOPABLE AREA USING THE ROCKBRIDGE COUNTY GEOGRAPHIC INFORMATION SYSTEM. THE CURRENT ZONING ALLOWS FOR THIRTEEN (13) LOTS AND ARE DISTRIBUTED PER THE LOT ASSIGNMENT TABLE.
  8. PROPERTY LINES ALONG SOUTH BUFFALO ROAD (ROUTE 611) HAVE BEEN ESTABLISHED PER STATE HIGHWAY PROJECT 1361-21 DATED 6/07/1956. I HAVE ALIGNED THE CENTERLINE OF THESE PLANS WITH THE EXISTING CENTERLINE OF ROUTE 611 TO THE BEST OF MY ABILITY, BUT VARIANCES OF SEVERAL FEET EXIST IN SOME AREAS. THE PROPERTY LINES SHOWN HEREON ARE INTENDED TO ADJOIN THE STATE RIGHT-OF-WAY.

APPROVED:  
*James Hammond* 7/22/09  
 VA DEPARTMENT OF TRANSPORTATION DATE:  
 APPROVED:  
*78* 7.23.09  
 ROCKBRIDGE COUNTY DATE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	84.65'	N46°26'42"W	L59	123.27'	S44°23'14"W
L2	110.62'	N47°08'56"W	L60	362.20'	S29°23'15"W
L3	87.87'	N62°48'12"W	L61	289.15'	S50°13'15"W
L4	78.41'	N44°24'28"W	L62	412.50'	S03°48'20"W
L5	103.19'	N48°28'50"W	L63	180.98'	N78°11'08"W
L6	214.33'	N61°01'01"W	L64	360.53'	N52°49'42"W
L7	141.70'	N63°38'34"W	L65	180.27'	N27°19'42"W
L8	258.30'	N81°57'58"W	L66	402.55'	N08°12'21"W
L9	101.00'	N61°31'40"W	L67	253.00'	N34°03'22"W
L10	142.74'	S74°13'08"W	L68	434.87'	N34°47'08"E
L11	114.84'	N73°43'28"E	L69	79.80'	S50°14'22"E
L12	542.00'	S72°58'51"E	L70	186.20'	S64°18'06"E
L13	541.19'	S70°15'20"E	L71	330.82'	N70°23'29"E
L14	495.01'	S64°20'40"E	L72	188.54'	N09°33'40"W
L15	167.96'	S72°42'17"E	L73	206.45'	S71°33'08"E
L16	241.56'	S68°23'11"E	L74	224.96'	S15°51'05"E
L17	409.07'	S75°48'24"E	L75	82.95'	S28°02'31"E
L18	364.24'	S56°38'22"E	L76	190.71'	S18°28'55"E
L19	262.42'	S41°26'34"E	L77	270.24'	S23°30'50"E
L20	227.67'	S60°29'42"E	L78	222.36'	S38°23'45"E
L21	120.82'	S47°21'10"W	L79	204.40'	S38°23'33"W
L22	64.62'	S27°25'57"W	L80	279.60'	S28°52'53"W
L23	206.05'	S74°47'57"W	L81	100.10'	S11°47'07"E
L24	278.84'	N02°14'20"W	L82	132.52'	S60°17'07"E
L25	92.62'	N08°46'38"W	L83	139.60'	S73°02'07"E
L26	84.40'	N08°14'08"W	L84	43.00'	S38°32'11"W
L27	175.40'	N43°56'36"W	L85	100.30'	S20°29'18"W
L28	303.72'	S30°47'34"W	L86	175.33'	S28°27'57"W
L29	102.00'	S68°34'34"W	L87	20.50'	S44°37'53"W
L30	402.02'	S68°34'34"W	L88	81.02'	S12°12'05"E
L31	167.85'	S49°25'14"W	L89	199.22'	S19°57'02"W
L32	145.66'	S37°30'08"E	L90	8.78'	S68°27'57"W
L33	369.42'	S41°26'34"E	L91	40.88'	S47°23'10"W
L34	297.02'	S37°17'15"W			
L35	272.30'	S02°21'09"W			
L36	317.93'	S72°28'38"W			
L37	119.88'	S68°37'32"W			
L38	261.78'	S62°23'14"W			

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	132.23'	512.48'	S34°48'28"W	131.07'	14°47'04"
C2	159.20'	194.15'	S40°26'07"W	154.82'	47°01'00"
C3	23.91'	211.40'	S73°08'09"W	23.80'	82°33'52"
C4	66.81'	271.12'	S22°24'51"E	66.63'	147°32'30"
C5	34.42'	302.31'	S22°24'51"E	33.30'	107°11'28"
C6	102.20'	647.60'	S21°29'35"E	102.77'	97°02'50"
C7	97.50'	1003.17'	S18°43'46"E	97.54'	174°24'23"
C8	78.75'	219.15'	S32°32'56"E	78.26'	207°03'56"
C9	86.04'	797.05'	S39°28'20"E	85.96'	81°11'02"
C10	90.06'	210.02'	S22°50'02"E	90.54'	182°47'27"
C11	59.02'	1168.92'	S27°24'52"W	59.01'	28°41'01"
C12	228.88'	228.18'	S22°24'51"W	228.34'	37°24'22"
C13	86.02'	258.31'	S22°24'51"E	87.81'	10°49'37"
C14	208.55'	263.31'	S27°24'56"W	202.28'	41°38'36"

TRAIL	ADJACENTS (N/E/S/W)	DATE
1	TRAIL 94-A-15	08/02/1972
2	TRAIL 94-A-16A	08/02/1972
3	TRAIL 94-A-16	08/02/1972
4	TRAIL 94-A-12	08/02/1972
5	TRAIL 94-A-11	08/02/1972
6	TRAIL 94-A-9	08/02/1972
7	TRAIL 94-A-12	08/02/1972
8	TRAIL 94-A-12	08/02/1972
9	TRAIL 94-A-20	08/02/1972
10	TRAIL 94-A-24	08/02/1972
11	TRAIL 94-A-31	08/02/1972
12	TRAIL 94-A-31	08/02/1972
13	TRAIL 94-A-32	08/02/1972
14	TRAIL 94-A-32A	08/02/1972
15	TRAIL 94-A-19	08/02/1972



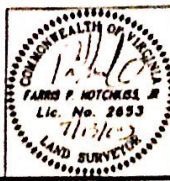
THE NEW PARCELS AS SHOWN HEREON, ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DEEDS OF THE UNDERGOING OWNERS, PREDECESSORS, AND TRUSTEES, IF ANY.

*Linda M. Childers* 7/23/09 DATE

COMMONWEALTH AT LARGE TO WIT:  
 STATE OF VIRGINIA  
 COUNTY OF Rockbridge  
 I, Linda M. Childers A NOTARY PUBLIC IN AND FOR THE FOREGOING STATE, DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED ABOVE HAVE ACKNOWLEDGED THE SAME BEFORE ME.

MY COMMISSION EXPIRES Nov-30-2012

*Linda M. Childers* 07/23/09 DATE  
 NOTARY REGISTRATION NUMBER 102490



PLAT SHOWING  
 DIVISION OF THE PROPERTY OF  
**TAYLOR-RAMSEY CORPORATION**  
 BUFFALO INDUSTRIAL DISTRICT  
 ROCKBRIDGE COUNTY, VIRGINIA

**PERKINS & ORRISON**  
 ENGINEERS & PLANNERS & SURVEYORS

1001 N. 11th St. #1100  
 Rockbridge County, VA 22840  
 Phone: 540-484-8201 Fax: 540-484-8288  
 E-Mail: info@perkinsorrison.com

LOT ASSIGNMENT TABLE  
 (SEE NOTE #7)

TRAIL 94-A-17	6 LOTS
TRAIL 94-A-17B	3 LOTS
TRAIL 94-A-17C	4 LOTS

- LEGEND
- IRON PIN SET
  - IRON PIN FOUND
  - UTILITY POLE
  - UTILITY LINE
  - FENCE
  - RF FORMERLY