

Sandra S. Hostetter
CLERK

- NOTES**
1. PROPERTY LINES FROM POINT "A" THRU "D" CLOCKWISE ARE THE RESULT OF A CURRENT FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT. REMAINING BOUNDARY INFORMATION IS FROM EXISTING RECORDS. REF: PC 4/319
 2. PROPERTY LINES FROM POINT "B" TO "C" ARE GENERALLY ALONG THE EXISTING CENTERLINE OF ROUTE 730 (RAFFS MILL LANE).
 3. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
 4. THIS PROPERTY IS LOCATED IN ZONE "X" UNSHADED (AREA OUTSIDE OF THE 100 YEAR FLOOD HAZARD ZONE) AS DETERMINED BY FEMA AND SHOWN ON PANEL #5116300350C, DATED APRIL 8, 2000.
 5. TAX PARCEL 93-A-24, CONTAINING ±125.1 ACRES (PER TAX RECORDS), HAS BEEN DETERMINED TO HAVE ±82.5 ACRES OF NET DEVELOPABLE AREA USING THE ROCKBRIDGE COUNTY GEOGRAPHIC INFORMATION SYSTEM. THE CURRENT ZONING ALLOWS FOR SEVEN (7) LOTS (DEVELOPMENT RIGHTS) AND ARE DISTRIBUTED PER THE LOT ASSIGNMENT TABLE.
 6. PROPERTY LINE IS FROM A SURVEY BY DORSEY SURVEYORS P.L.C. DATED NOVEMBER 27, 2012 ENTITLED BOUNDARY SURVEY OF A PARCEL OF PROPERTY OWNED BY HEIRS OF RANDALL W. PURSLEY.



SOURCE OF TITLE:

PATRICIA MAE SMITH
DEED BOOK 270 PAGE 402
TMM 0930000A0000240

THE NEW PARCEL AS SHOWN HEREON, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

Patricia Mae Smith 1/9/13
PATRICIA MAE SMITH DATE

REMAINING LAND
TMM 0930000A0000240
PATRICIA MAE SMITH
DB 270/402
±125.1 AC (PER TAX RECORDS)
- 46.31 AC
± 78.79 AC

TMM 94-A-17
N/F
FIRST DOMINION PROPERTIES INC
INST# 090003180

APPROVED: *[Signature]* 12.27.12
ROCKBRIDGE COUNTY DATE

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA
COUNTY OF Rockbridge
I, Sandra S. Hostetter A NOTARY
PUBLIC IN AND FOR THE AFORESAID STATE, DO
HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE
SIGNED ABOVE HAVE ACKNOWLEDGED THE
SAME BEFORE ME.
MY COMMISSION EXPIRES June 30, 2014

Sandra S. Hostetter 1/9/13
NOTARY PUBLIC DATE
NOTARY REGISTRATION NUMBER: 7067055

SANDRA S. HOSTETTER
NOTARY PUBLIC 7067055
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 06-30-2014

LOT ASSIGNMENT TABLE
TMM 93-A-24 - 4 LOTS
NEW PARCEL - 3 LOTS
(SEE NOTE #5)

LINE	LENGTH	BEARING
L1	111.72'	N38°18'26"W
L2	121.78'	N57°07'46"W
L3	110.85'	N52°46'47"W
L4	81.04'	N02°56'03"W
L5	109.63'	N21°58'31"W
L6	54.48'	N10°28'44"E
L7	21.09'	N02°53'07"W
L8	21.95'	N43°37'49"W

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	144.84'	692.21'	N24°30'53"W	144.36'	115°02'11"
C2	210.87'	970.00'	N05°38'54"W	206.03'	32°38'15"
C3	84.45'	180.00'	N01°35'06"W	83.50'	37°15'00"
C4	89.21'	89.81'	N49°00'36"E	89.88'	71°47'00"
C5	104.04'	180.00'	N07°15'28"W	102.21'	87°19'17"

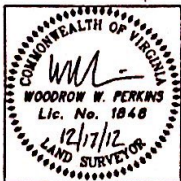
TMM 93-A-26A
N/F
MORRIS, FRANKLIN D, et al
DB 350/570
INST# 090003585

TMM 93-A-27
N/F
PURSLEY, MICHAEL W &
PURSLEY AMY L
INST# 090003152

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- UTILITY POLE
- +— UTILITY LINE
- x— FENCE
- N/F— NOW or FORMERLY

PLAT SHOWING
DIVISION OF THE PROPERTY OF
PATRICIA MAE SMITH
BUFFALO MAGISTERIAL DISTRICT
ROCKBRIDGE COUNTY, VIRGINIA



DATE: 12/17/2012
DWD: V-8P-12420
JOB: 12420

GRAPHIC SCALE
0 100 200 300 400 500 600 700 800 900 1000

PERKINS & ORRISON
ENGINEERS & PLANNERS - SURVEYORS

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