

Jeffrey Blankenship  
Inst: 210000495

Anita Dunnack  
Inst: 090000574  
(L-04/27/08)  
(L-04/27/08)



End State Maintenance  
Sign as Observed 2010

**PLAT**  
prepared to show the survey  
of a Cemetery and an Easement  
for Ingress and Egress  
prepared for

Stephen E. Hermansen and Jan B. Hermansen  
Rocky Gap Magisterial District  
Bland County, Virginia

Scale: 1"=150' 14 March 2023

NOTES:

- 1) Owner of Record in the Referenced Deed:  
Stephen E. & Jan B. Hermansen
- 2) Reference: D.B. 175, Page 78.  
Plat in Plat Book 2, Page 438.
- 3) Tax Parcel No. 15-A-51A
- 4) This plat was prepared without the benefit of a lawyers title report and is subject to all rights, right-of-way, and easements of record. No Title Report Furnished.
- 5) This plat was prepared from a current survey.
- 6) Survey & Plat By: N. Keith Niday, Land Surveyor, P.O. Box 128  
Bland Va. 24315 276-722-2510, E-mail= nkniday57@embarqmail.com

(S-5003)  
Stephen E. and Jan B.  
Hermansen  
D.B. 175, Pg. 78  
Tax Parcel 15-A-51A

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Line Table  
for the centerline of a 12' Easement  
Being 6' each side of these Bearings & Distances  
For Ingress and Egress to the Lambert-Shrader Cemetery

LINE	BEARING	DISTANCE
L1	S 12°34'47" E	70.46'
L2	S 11°32'56" W	124.37'
L3	S 04°30'49" E	64.01'
L4	S 03°22'34" W	139.75'
L5	S 22°03'12" E	352.42'
L6	S 07°21'13" E	54.93'
L7	S 18°26'10" W	60.26'
L8	S 05°00'27" W	116.25'
L9	S 03°46'41" E	48.47'
L10	S 10°46'52" E	60.77'
L11	S 51°00'46" E	105.98'
L12	S 60°09'04" E	315.65'
L13	S 54°27'36" E	130.36'
L14	S 45°15'31" E	50.00'
L15	S 40°08'17" E	102.53'
L16	S 57°08'11" E	129.78'
L17	S 20°27'18" E	90.23'
L18	S 46°04'38" E	90.39'
L19	S 21°12'31" W	137.64'
L20	S 80°51'51" W	283.26'
L21	S 13°37'33" W	16.12'

Stephen E. and Jan B.  
Hermansen  
D.B. 175, Pg. 78  
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Eddie Shrader  
D.B.173, Pg.259

Stephen E. and Jan B.  
Hermansen  
D.B. 175, Pg. 78  
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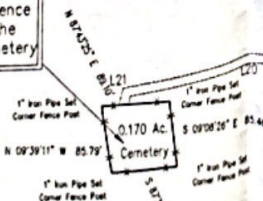
Existing Cemetery  
Enclosed by a Wire Fence  
Locally Known as the  
Lambert-Shrader Cemetery

THIS DIVISION OF PROPERTY  
IS NOT DEFINED AS A  
SUBDIVISION UNDER THE  
CURRENT SUBDIVISION ORDINANCE  
FOR BLAND COUNTY

5116123

*[Signature]*  
BLAND COUNTY PLANNING  
COMMISSION

Plat Review



Stephen E. and Jan B.  
Hermansen  
D.B. 175, Pg. 78  
Tax Parcel 15-A-51A

Received and Filed: Time 11:13 Date 3-14-23  
Bland County Circuit Court

Tests: *[Signature]*