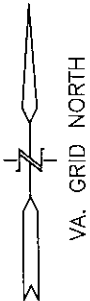


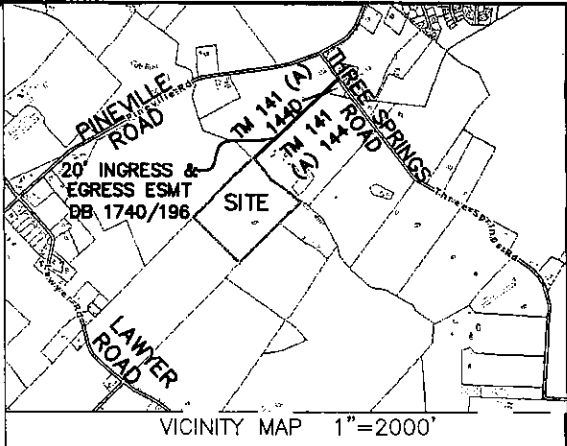
SEPTEMBER 14, 2018
SCALE: 1"=200'



- = FOUND IRON PIN
- = SET IRON PIN
- △ = POINT
- *— = FENCE
- ▨ = 20' R/W & 12' PRIVATE DRIVE THAT EXCEEDS 10% GRADE
- - - = WATER LINE
- ⊙ = SPIGOT

NEW IRRIGATION WELL EASEMENT	
LINE	BEARING
L10	N 45°18'47" E 368.39'
L11	S 89°04'04" W 53.64'

LINE	BEARING	DISTANCE
L1	S 56°35'09" E	127.85'
L2	S 56°35'09" E	161.33'
20' R/W EASEMENT		
L3	S 37°29'42" W	18.77'
L4	S 53°36'54" E	77.09'
12' PRIVATE DRIVE		
L5	S 17°12'44" E	63.09'
L6	S 16°56'25" W	55.92'
L7	S 29°14'49" W	53.20'
L8	S 63°41'17" W	11.67'
L9	N 83°29'08" W	48.02'



NOTE:

- 1) THERE ARE NO DWELLINGS ON THE 16.130 ACRE RESIDUE AND ALL DWELLINGS ON THE 15.000 ACRE PORTION ARE IN COMPLIANCE WITH COUNTY SETBACK LAWS WITH REGARD TO THE NEW PROPERTY LINES.
- 2) THE LAND IS ZONED A-1.
- 3) THE LAND IS IN FLOOD ZONE X & AE
- 4) THE DRAINFIELD SITE IS TO REMAIN OPEN AND AVAILABLE FOR USE AS SEPTIC DRAINFIELD.
- 5) THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.
- 6) THE EXISTING RIGHT-OF-WAY TO THREE SPRINGS ROAD DOES NOT EXCEED 10% GRADE.
- 7) THE NEW 20' R/W & 12' PRIVATE DRIVE DOES NOT EXCEED 10% GRADE, EXCEPT HATCHED AREAS REFLECTED ON PLAT.

ANDREW &
MARTHA E. WALIGORA
TM 141 (A) 107A
DB 4084/562

16.130 ACRES
RESIDUE OF
GREGORY S. &
STACEY JOHNSON
TM 141 (A) 144A
DB 2586/525
31.130 ACRES

DANA K. & KIMBERLY B. DAVIS
TM 141 (A) 144 & 144D
DB 4877/646 & DB 4984/80

MARTHA SUSETTE
FURRY
TM 141 (A) 90
DB 1871/238

PEAKS VIEW DAIRY, LLC
TM 141 (A) 92
DB 4594/485

CUB RUN FARM, LC
TM 141 (A) 90C
DB 2017/532

DIVISION SURVEY OF A 31.130 ACRE TRACT

STONEWALL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 083118
DRAWING: 060717.dwg
CRD: 060717

20' R/W EASEMENT						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	26.35'	50.00'	30°11'56"	S 22°23'44" W	26.05'	
C2	53.15'	50.00'	60°54'40"	S 23°09'34" E	50.69'	
12' R/W EASEMENT						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C3	31.77'	50.00'	36°24'10"	S 35°24'49" E	31.24'	
C4	20.86'	35.00'	34°09'09"	S 00°08'10" E	20.56'	
C5	10.74'	50.00'	12°18'24"	S 23°05'37" W	10.72'	
C6	21.04'	35.00'	34°26'27"	S 46°28'03" W	20.72'	
C7	20.05'	35.00'	32°49'36"	S 80°06'05" W	19.78'	

