NOTE: 1. THIS IS A BOUNDARY SURVEY, ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN

2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT

3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED

4. T.M. NO. 76-10 & 11

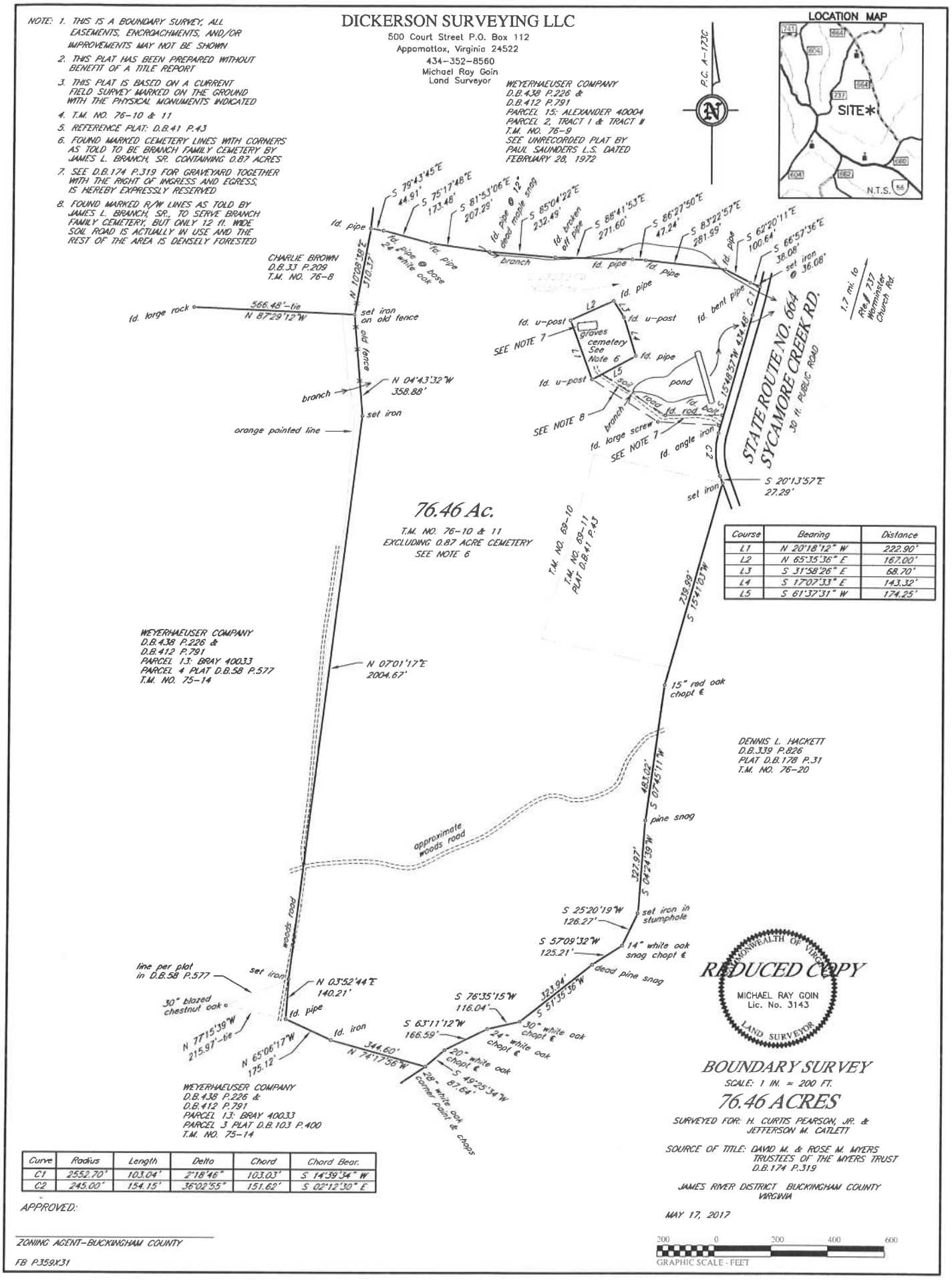
5. REFERENCE PLAT: D.B.41 P.43

6. FOUND MARKED CEMETERY LINES WITH CORNERS AS TOLD TO BE BRANCH FAMILY CEMETERY BY JAMES L. BRANCH, SR. CONTAINING 0.87 ACRES

7. SEE D.B.174 P.319 FOR GRAVEYARD TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, IS HEREBY EXPRESSLY RESERVED

8. FOUND MARKED R/W LINES AS TOLD BY JAMES L. BRANCH, SR., TO SERVE BRANCH FAMILY CEMETERY, BUT ONLY 12 ft. WIDE SOIL ROAD IS ACTUALLY IN USE AND THE REST OF THE AREA IS DENSELY FORESTED

DICKERSON SURVEYING LLC
500 Court Street P.O. Box 112
Appomattox, Virginia 24522
434-352-8560
Michael Ray Goin
Land Surveyor



REDUCED COPY

Course	Bearing	Distance
L1	N 20°18'12" W	222.90'
L2	N 65°35'36" E	167.00'
L3	S 31°58'26" E	68.70'
L4	S 17°07'33" E	143.32'
L5	S 61°37'31" W	174.25'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	2552.70'	103.04'	2°18'46"	103.03'	S 14°39'34" W
C2	245.00'	154.15'	36°02'55"	151.62'	S 02°12'30" E

BOUNDARY SURVEY

SCALE: 1 IN. = 200 FT.

76.46 ACRES

SURVEYED FOR: H. CURTIS PEARSON, JR. & JEFFERSON M. CATLETT

SOURCE OF TITLE: DAVID M. & ROSE M. MYERS TRUSTEES OF THE MYERS TRUST D.B.174 P.319

JAMES RIVER DISTRICT BUCKINGHAM COUNTY VIRGINIA

MAY 17, 2017

APPROVED:

ZONING AGENT-BUCKINGHAM COUNTY

FB P359X31