

DICKERSON SURVEYING LLC

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

- 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 OF THE OVERLAND TRACT WITH THE PHYSICAL MONUMENTS INDICATED.
 4. T.M. NO. 39-84
 5. PLAT DESCRIPTIONS: INST. NO. 130001805
 6. A-B: ALONG SOUTHWEST CORNER OF 20 FT. R/W THAT ONCE SERVED AS ACCESS TO THE REAR PARCEL.
 7. B-C: CURRENT 25 FT. R/W WHICH ENCOMPASSES ORIGINAL 20 FT. R/W

Course	Bearing	Distance
L1	N 49°14'10"E	506.27'
L2	N 49°02'04"E	260.53'
L3	N 51°43'15"E	126.28'
L4	N 44°48'11"E	81.37'
L5	N 27°25'25"E	216.28'
L6	N 22°52'11"E	95.16'
L7	N 29°39'08"E	120.89'
L8	N 50°08'15"E	75.40'
L9	N 57°25'41"E	62.21'
L10	N 68°21'12"E	78.23'
L11	N 71°46'21"E	236.84'
L12	N 31°16'03"E	149.80'
L13	N 76°31'28"E	310.72'
L14	N 71°04'00"E	108.36'
L15	N 68°54'27"E	169.36'
L16	N 68°21'12"E	142.81'
L17	N 63°03'15"E	92.32'
L18	N 60°14'58"E	90.86'
L19	N 62°22'49"E	96.90'
L20	N 68°00'46"E	201.53'
L21	N 63°36'36"E	254.68'

BARBARA BROWN YATES
 WILL NO. 200800005
 SEE D.B. 208 P.01
 T.M. NOS. 39-88 & 88B

LAWRENCE ALSTON LANE
 D.B. 340 P.32
 T.M. NO. 39-85A

JOHNSON ROAD
 PROPERTY OF
 INST. NO. 100002521
 PLAT D.B. 272 P.516
 T.M. NO. 39-83A

ROCK HILL FARM
 DICKERSON SURVEYING LLC
 INST. NO. 110002008
 PLAT P.C. 6-322
 T.M. NO. 39-90

183.52 AC.

GEORGE ELLIS GIBSON
 D.B. 301 P.33
 T.M. NO. 39-92F

MARIO & MELISSA AYALA
 INST. NO. 120005487
 PLAT P.C. 8-270
 T.M. NO. 39-84

MOUNTAIN RUN
 INST. NO. 130001805
 PLAT P.C. 6-322
 T.M. NO. 39-84

POINT OF BEGINNING
 40° double white oak stump
 461.90'

SEE NOTE 6
 fence corner post
 413.14'

SEE NOTE 6
 fence corner post
 413.14'

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 fence corner post
 413.14'

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 fence corner post
 413.14'

JULY 14, 2017

SALEM DISTRICT, CULPEPER COUNTY
 VIRGINIA

SOURCE OF TITLE: OVERLAND VA. LLC
 INSTRUMENT NO. 130001805

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

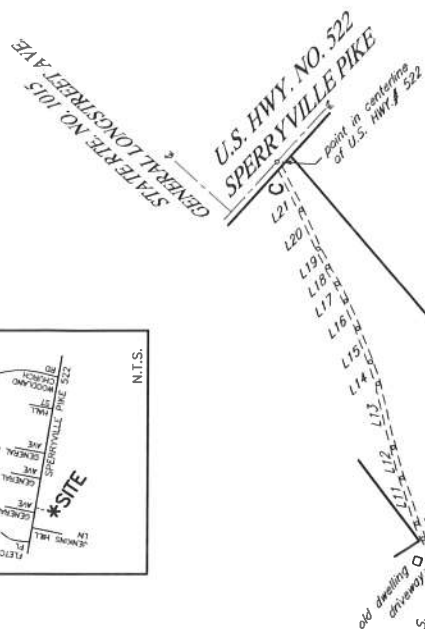
183.52 ACRES

BOUNDARY SURVEY

SCALE: 1 IN. = 400 FT.



LOCATION MAP



FRANCES ANN
 CARDER MANON ET ALS.
 WILL NO. 090000451
 SEE D.B. 110 P.495
 T.M. NO. 39-61

NOTE: SEE D.B. 110 P.495 FOR 25 FT. R/W
 ALONG EXISTING GRAVEL DRIVE & SOUL ROAD

DANIEL B. &
 TITANY N. WOODWARD
 INST. NO. 160001157
 PLAT Plat Folder 3 P.608
 T.M. NO. 39-540

SAMANTHA PAGE DOVE JENKINS
 INST. NO. 130000814
 PLAT Plat Folder 3 P.608
 T.M. NO. 39-540

MARIO & MELISSA AYALA
 INST. NO. 120005487
 PLAT P.C. 8-270
 T.M. NO. 39-84