

SURVEY DATA ALONG CL. OLD ROAD BED

Course	Bearing	Distance
L-1	N 61°36'30" E	175.32'
L-2	N 44°44'45" E	146.32'
L-3	N 77°11'31" E	30.84'
L-4	N 43°25'15" E	358.10'
L-5	N 74°25'15" E	148.37'
L-6	N 87°25'25" E	75.84'
L-7	N 87°45'25" E	148.25'
L-8	N 87°45'25" E	57.79'
L-9	N 74°12'55" E	144.42'

CHARLES A. & ILINE C. WOOLLEY
DB. 250, PG. 266

JOHN R. & JEAN B. KEELING
DB. 250, PG. 668 &
DB. 257, PG. 36

(SEE FLAT OF 47.81 ACRES BY MRS. SURVEYOR DATED MAY 18, 1993)

JOHN R. & JEAN B. KEELING
DB. 245, PG. 823
PARCEL #1
PLAT: DB. 104, PG. 250

JOHN PETER WOOD & CHARLOTTE WOOD
DB. 50, PG. 63
SEE FLAT OF 43.00 ACRES BY THIS SURVEYOR DATED SEPT. 17, 2004

JOHN R. & JEAN B. KEELING
DB. 177, PG. 504 - 78.43
PLAT: DB. 161, PG. 183

NOTES:

1. THE PROPERTY SHOWN HEREON WAS SURVEYED WITHOUT BENEFIT OF A FIELD HISTORY AND THEREFORE PLAT MAY NOT REFLECT ALL ENCUMBRANCES, AND LAND PROPERTY.
2. IPS denotes 1/4" IN SET. (IP denotes FOUND IRON PIN)
3. THE BOUNDARY SURVEY HEREON IS BASED ON A CURRENT FIELD SURVEY.
4. SEE VA STATE SUPREME COURT CASE NO. 232 Yo. 483 (1997) - "RECONSIDERATION OF R. H. PETTUS & AL. vs. JOHN R. KEELING, et al." DESCRIBING THE 14' WIDE ACCESS EASEMENT ACROSS THIS PROPERTY AS SHOWN HEREON ALONG EXISTING ROAD AND/OR OLD ROAD BED TO NEARBY PROPERTY.
5. SEE EASEMENT TO SAVE THE TOWN OF KEYSVILLE HARBORERS IN THE 1/4" IN SET WATER NEARLY TO A CIRCUMFERENCE OF 511.8' IN DB. 149, PG. 195. THE SAID 511.8' CIRCUMFERENCE SHOWN HEREON WAS SCALED FROM U.S.G.S. TOPOG. SHEETS AND THE LOCATION IS APPROXIMATELY 1/4" IN SET.
6. SEE FLAT OF "SITE DATA FOR COXTEL CELLULAR" TOWER SITE IN "TOWER FARMERS FOR ACCESS & UTILITY EASEMENTS" (DATED DEC. 21, 1994 BY WAXLEY-HOBBS & ASSOCIATES, P.C.)

JOHN H. ANDERSON et als.

DB. 268, PG. 235 & 241
TR.#2 - Parcel J
PLAT: DB. 39, PG. 416

DB. 268, PG. 235 & 241
TR.#3
PLAT: DB. 205, PG. 213

JOHN H. ANDERSON et als.
DB. 268, PG. 235 & 241
TR.#2 - Parcel 1
DB. 268, PG. 235 & 241
TR.#2 - Parcel 2

LELAND A. & DORIS B. CLAYBROOK
DB. 328, PG. 27

TOWN OF KEYSVILLE
"TOWN RESERVATION"
DB. 149, PG. 195
PLAT DB. 3, PG. 4

PLAT OF A PARCEL OF LAND CONTAINING 179.87 ACRES; BEING COMPOSED OF SEVERAL PARCELS CONVEYED TO R. H. PETTUS AS NOTED HEREON AND BEING A PORTION OF THOSE LANDS DEVISED TO HIS CHILDREN - NAMELY PAMELA KENT PETTUS, REGINA HAMMER PETTUS, ANNE TOMPKINS PETTUS PATTERSON, and THOMAS RICHARDSON RANDOLPH PETTUS IN WILL BOOK 34, PAGE 898; AND LOCATED IN THE WALTON MAGISTERIAL DISTRICT OF CHARLOTTE COUNTY, VIRGINIA.

reduced to 1" = 600'



WARREN A. TRENT - PLS. NO. 1380

GRAPHIC SCALE - FEET

TRENT LAND SURVEYING
1113A Lunenburg County Road
Keysville, Virginia 25947

DATE: JULY 14, 2005

SCALE: 1" = 250'

FILE: 02605.dwg - CG218