

PLAT SHOWING

PARCELS OF PROPERTY SITUATED ON THE NORTHWESTERN SIDE OF ROUTE 251 BEING A PORTION OF PROPERTY DEEDED TO J. ALLEN TYLER AND JANE A. TYLER AS RECORDED IN DEED BOOK 493-268.

KERRS CREEK MAGISTERIAL DISTRICT
ROCKBRIDGE COUNTY
OCTOBER 12, 1995
SCALE: 1" = 100'

HAMILTON ESTATES
SUBDIVISION

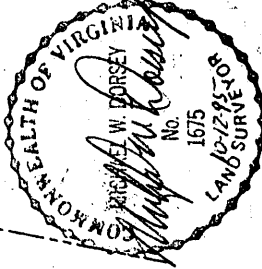
NOTES:
A 10' DRAINAGE AND UTILITY EASEMENT RESERVED ALONG ALL BOUNDARY LINES INSIDE EACH LOT AND A 20' DRAINAGE AND UTILITY EASEMENT ON LINES ADJOINING KORTMULDER AND HAMILTON ESTATES SUBDIVISION THIS SURVEY DONE WITHOUT BENEFIT OF TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES

THESE PARCELS ARE IN FLOOD ZONE C SEE FLOOD INSURANCE RATE MAP NO. 510205 0175 A
PARCELS C AND D ARE SUBJECT TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S RIGHT OF WAY FOR ROUTE 251

PARCEL "B"
3.05 ACRES

PARCEL "C"
2.83 ACRES

PARCEL "D"
2.83 ACRES



CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	85.99	98°32'01"	50.00	75.78	N 85°21'01" W	58.06
C2	75.27	86°14'56"	50.00	68.36	N 84°33'23" W	46.83
C3	36.14	41°24'35"	50.00	35.36	N 20°43'38" W	18.90
C4	31.47	36°03'40"	50.00	30.95	N 18°03'10" W	16.28
C5	40.80	46°45'30"	50.00	39.68	S 59°27'45" E	21.62
C6	36.14	41°24'35"	50.00	35.36	S 62°08'12" E	18.90
C7	81.81	93°45'04"	50.00	72.99	S 05°26'37" W	53.39
C8	83.56	00°02'54"	99333.38	83.56	S 52°20'22" W	41.78

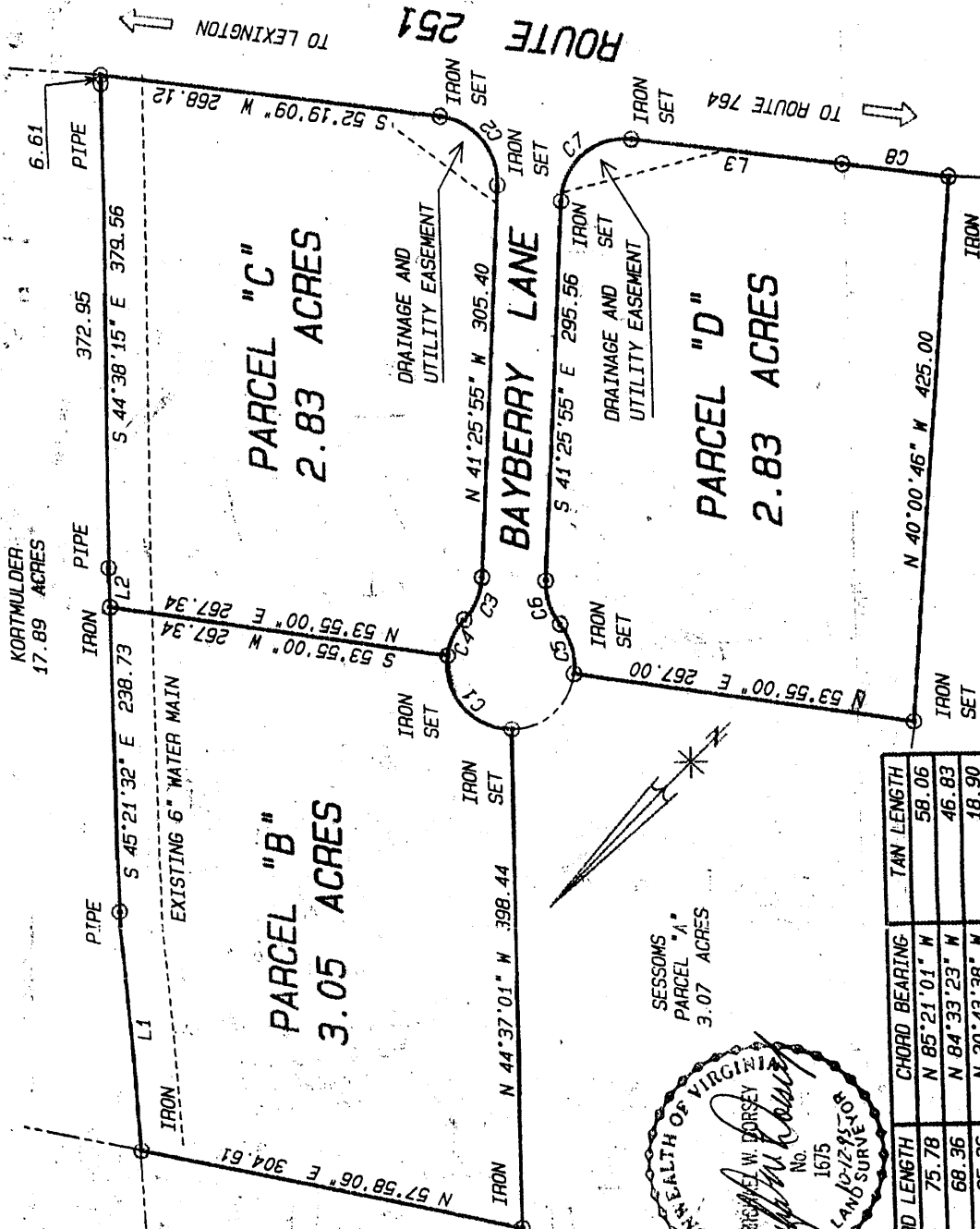
LINE	BEARING	DISTANCE
L1	S 48°39'18" E	190.92
L2	S 45°21'32" E	30.50
L3	S 52°19'09" W	164.85

DORSEY SURVEYING P.L.C.
POST OFFICE BOX 1098
LEXINGTON, VA. 24450
540-463-4893

DORSEY SURVEYING P.L.C.

F.B.	NO.	NO. DATE	BY	REVISION	FILE NO.
					517
NAME	TYLER				
DISK					
					SHEET OF

DIRECTOR OF PLANNING
Wm. C. ...



2/796

2/796

CLERK
[Signature]