

NOTES

- 1) This plat was drawn from an actual field survey and is intended to represent that property conveyed to Frances W. Ransone and Morris A. Ransone, Trustees, of record as instrument #060003551, tax parcel 65-108.
- 2) The property boundary adjoining tax parcel 65-109 was established generally along the existing fence line. The surveyor recommends a formal boundary line agreement be made to more permanently establish these lines.
- 3) This survey was performed without the benefit of a title report and may not indicate all encumbrances upon the property. Unwritten rights not addressed.
- 4) The property boundary adjoining Route 625 was established ±20' from the existing centerline of the traveled way as shown on that plat of survey prepared by Jack G. Bess of record in plat book 14, page 3. This survey is intended to adjoin the right-of-way of Route 625 and is subject to those rights, written or unwritten, associated with said route.

- Legend:**
- Overhead Utility Line
 - Utility Pole
 - Metal Fence
- All Properties Shown On This Plat Are Zoned A1 - Agricultural



Survey For
Morris A. Ransone
 And
Frances W. Ransone
 Pico Road
 Buchanan Magisterial District
 Botetourt County, Virginia
 Surveyed January 3, 2020

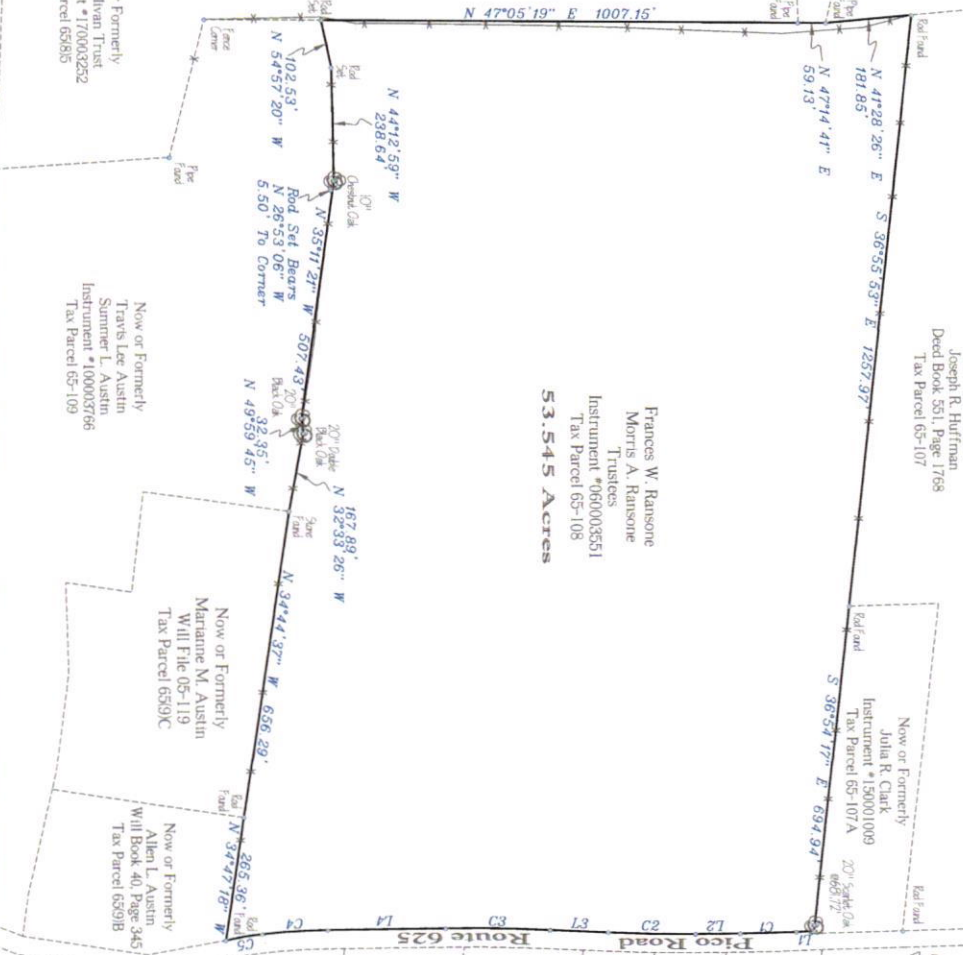


TROUT LAND SURVEYING
 1366 Forge Road
 Lexington, VA 24450
 (540) 261-8995
 Randall E. Trout, L.S.

LINE	BEARING	DISTANCE
L1	S 44°05'19" W	36.89
L2	S 47°11'37" W	94.29
L3	S 49°17'19" W	122.02
L4	S 45°58'13" W	248.89

CURVE	CHORD BEARING	ARC LENGTH	CHORD LENGTH	RADIUS
C1	S 45°08'28" W	119.25	119.25	3246.03
C2	S 47°44'28" W	184.87	184.85	3422.26
C3	N 47°37'46" E	221.10	221.07	3917.27
C4	N 43°09'43" E	138.98	138.92	1417.77
C5	N 36°53'46" E	77.48	77.43	641.97

Frances W. Ransone
 Morris A. Ransone
 Trustees
 Instrument #060003551
 Tax Parcel 65-108
53.545 Acres



Graphic Scale 1" = 250'

DWN. BY	NO.	DATE	REV. BY	REVISION	PROJ. NO.
RET.					01475
SIZE					SHEET
2					1 OF 1

1530'