

NOTES

- 1) THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY AND IS INTENDED TO REPRESENT A DIVISION OF THAT PROPERTY CONVEYED TO WALTER H., JR. & ELIZABETH M. BENNETT BY DEED BOOK 466 PAGE 472. TAX # 0460000A00000420. THE DIVISION ALONG ROUTE 631 WAS SURVEYED AT THIS TIME, THE PERIMETER BOUNDARY WAS SURVEYED IN APRIL 1990.
- 2) PROPERTY SUBJECT TO EASEMENT OF ROUTE 631.
- 3) THIS SURVEY WAS PERFORMED WITHOUT A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES, UNKNOWN OUT-CONVEYANCES OR UNWRITTEN RIGHTS THAT MAY AFFECT THE PROPERTY.
- 4) PROPERTY NOT LOCATED IN A FEMA DESIGNATED FLOOD HAZARD ZONE PER MAP # 51163C0250C.
- 5) CURRENT TAX # 0460000A00000420, CONTAINING 61.625 ACRES HAS BEEN DETERMINED TO HAVE AT LEAST _____ ACRES OF NET DEVELOPABLE AREA, CONTAINING _____ DEVELOPMENT RIGHTS WHICH ARE DISTRIBUTED AS SHOWN IN THE LOT ASSIGNMENT TABLE.

LOT ASSIGNMENT TABLE	
TAX # 0460000A00000420	
TAX # 0460000A0000042A	

OWNER'S CONSENT:
KNOW ALL MEN BY THESE PRESENT THAT THE DIVISION OF PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF:

WALTER H. BENNETT, JR. _____ DATE _____

ELIZABETH M. BENNETT _____ DATE _____

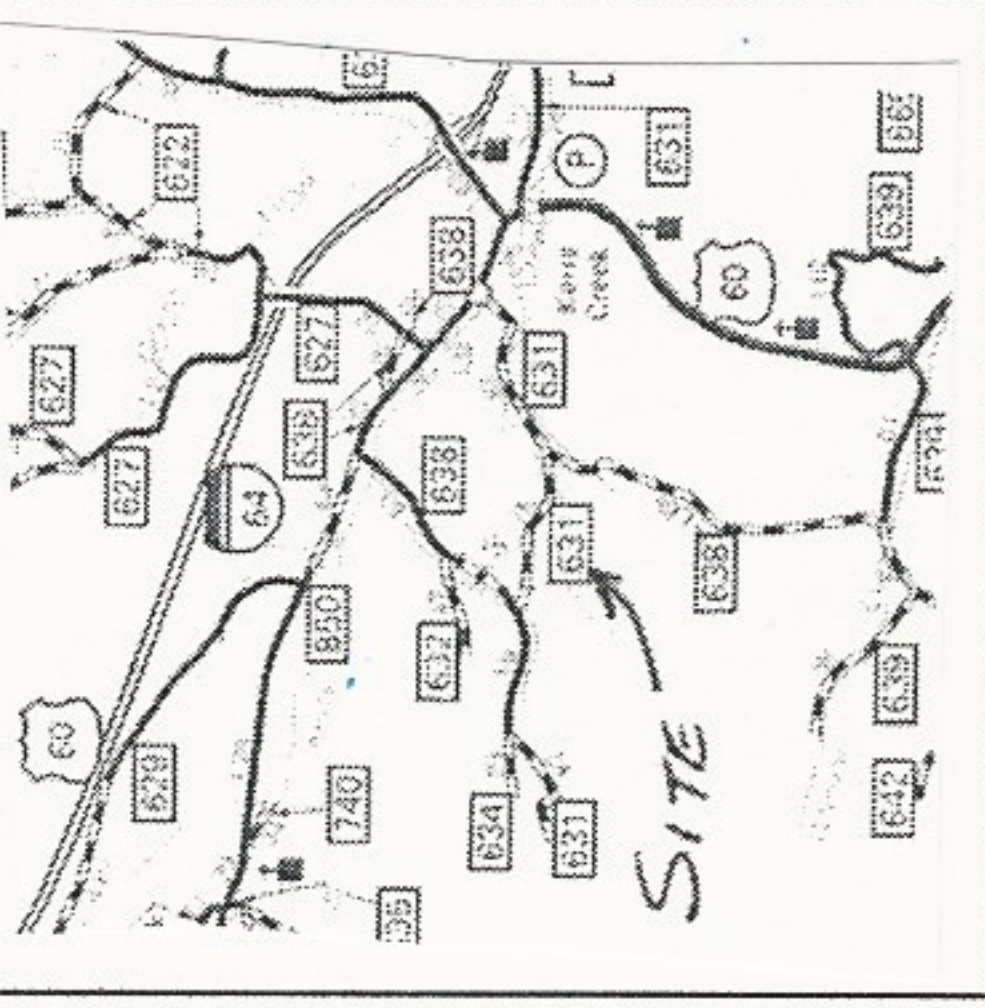
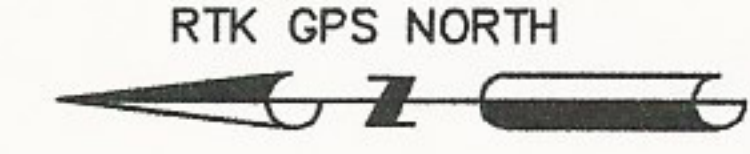
NOTARY CLAUSE:
STATE OF VIRGINIA
CITY/COUNTY OF _____
TO-WIT:
THE FOREGOING INSTRUMENT WAS
DULY ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____,
20____ BY _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

APPROVED: _____

SUBDIVISION AGENT _____ DATE _____



LINE DATA

LINE	BEARING	DISTANCE
L1	S 32°52'01" W	17.00'
L2	N 68°44'28" W	41.00'
L3	N 81°16'42" W	55.00'
L4	N 87°04'51" W	190.00'
L5	N 81°17'01" W	96.00'
L6	N 76°19'59" W	169.00'
L7	N 83°26'34" W	68.00'
L8	S 86°00'13" W	76.00'
L9	S 79°44'42" W	118.00'
L10	S 85°26'34" W	86.00'
L11	N 85°16'38" W	98.00'
L12	N 75°40'49" W	73.00'
L13	N 61°26'54" W	56.00'

TRACT B
50.556 ACRES
TAX # 0460000A0000042A

TRACT A
11.069 ACRES
TAX # 0460000A00000420

JUNE W. KELLER, TRUSTEE
DEED # 200003788
TAX # 46-A-40

DAVID K. CHITTUM
MYRNA C. JOHNSTON
DEED # 180001456
TAX # 46-A-49

DENNIS W. &
MYRNA C. JOHNSTON
DEED # 46-A-49A

DAVID K. CHITTUM
MYRNA C. JOHNSTON
DEED # 180001456
TAX # 46-A-49

BETTY M. KELLER
D.B. 630 P. 1
TAX # 46-A-41

WALTER H. BENNETT, JR.
DEED # 070003164
TAX # 46-2-15A

WALTER H. BENNETT, JR.
DEED # 070003163
TAX # 46-2-15

DOUGLAS N. SMITH
DEED # 160003838
TAX # 46-2-14A



DIVISION SURVEY FOR
**WALTER H., JR. &
ELIZABETH M. BENNETT**
250 UNION SCHOOL ROAD
KERRS CREEK MAGISTERIAL DISTRICT
ROCKBRIDGE COUNTY, VIRGINIA
SURVEYED 4 MARCH 2021
SCALE 1" = 200'



Vess Surveying, Inc.

132 North Maple Avenue - P.O. Box 1112
Covington, VA 24426
phone (540) 962-3900

5671-1	3	1	KBV
JOB NO.	SIZE	REV.	DWN.BY