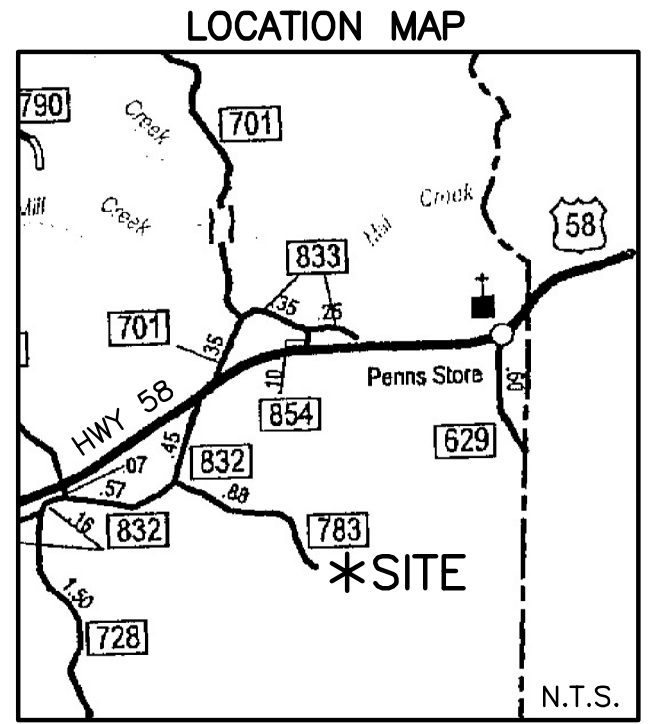
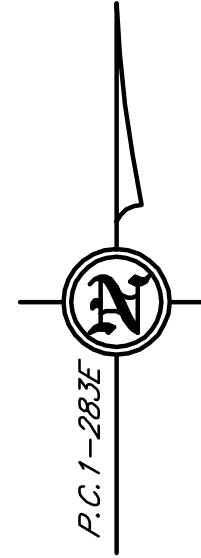


- NOTE: 1. THIS IS A BOUNDARY SURVEY, ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN
2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED
4. T.M. NOS. 5409-5, 6 & 14A
5. REFERENCE PLATS: P.C.1-83B, P.C.1-83M, P.C.1-283E AND P.C.1-327J

DICKERSON SURVEYING LLC

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

6. DEED OF EASEMENT IN D.B.273 P.831 CALLS FOR A NONEXCLUSIVE EASEMENT OF RIGHT-OF-WAY FIFTY FEET IN WIDTH, WITH THE LOCATION OF SAID EASEMENT TO BE OVER THE EXISTING ACCESS ROAD, OUTLET ROAD OR DRIVEWAY THAT IS BEING USED FOR INGRESS AND EGRESS. PLAT IN P.C.1-83M SHOWS THE LOCATION OF THIS ROAD WHICH CORRESPONDS WITH CURRENT PHYSICAL LOCATION AND DEED OF EASEMENT LOCATION. RIGHT-OF-WAY AS SHOWN IN P.C.1-83B DOES NOT CORRESPOND WITH PHYSICAL LOCATION OR DEED OF EASEMENT LOCATION AND NO DEED CHANGING LOCATION COULD BE FOUND



D TO B ALONG CREEK	
Bearing	Distance
N 69°01'59" W	11.89'
N 25°38'19" E	81.62'
N 06°33'26" W	50.60'
N 20°04'02" E	71.00'
N 05°51'38" W	78.20'
N 54°44'04" E	15.90'
S 88°53'11" E	28.20'
N 24°27'22" E	16.80'
N 07°36'55" W	66.90'
N 29°49'57" W	60.80'
N 10°06'10" E	33.00'
N 30°30'56" W	63.30'
N 58°03'44" W	36.00'
N 25°34'19" W	45.90'
N 57°59'50" W	75.20'
S 79°09'20" W	27.70'
N 62°27'23" W	35.50'
N 18°08'15" W	130.90'
S 85°05'35" W	16.30'
N 15°09'47" W	35.40'
N 33°56'21" E	34.70'
N 20°34'33" E	52.00'
N 35°54'08" E	38.33'
N 16°38'59" E	27.26'

112.568 ACRES

P.C.1-83B
T.M. NO. 5409-5
SEE NOTE 6

79.081 ACRES

P.C.1-83M &
P.C.1-283E
T.M. NO. 5409-6

A TO B ALONG CREEK

Bearing	Distance
S 75°51'34" E	58.99'
S 07°45'31" E	210.47'
S 30°23'23" W	36.55'
N 73°15'54" W	44.85'
S 09°50'57" W	130.21'
S 10°29'10" E	76.92'
S 19°06'16" W	80.57'
S 70°00'11" E	64.92'
S 29°02'34" E	126.38'
S 71°01'41" E	106.95'
S 33°40'04" E	79.48'
N 41°05'12" E	53.06'
N 80°13'01" E	46.97'
N 40°46'29" E	90.45'
S 56°41'59" E	65.09'
S 03°33'37" E	79.92'
S 68°08'40" E	224.96'
S 49°54'56" E	63.31'
S 17°10'07" E	86.57'
S 18°49'35" W	47.03'
N 64°05'25" W	63.39'
S 50°33'14" W	43.03'
S 29°57'17" E	43.66'
S 55°29'31" W	47.85'
S 19°17'54" W	83.36'
S 88°55'16" W	53.41'
S 29°32'41" W	109.47'
S 42°12'49" W	124.03'
S 30°33'53" W	63.86'
N 89°54'06" W	60.22'
S 31°53'26" W	84.19'
S 16°38'59" W	44.70'

C TO D ALONG CREEK

Bearing	Distance
N 11°55'42" W	73.79'
N 54°51'54" E	45.91'
N 05°42'37" E	28.81'

Course	Bearing	Distance
L1	S 21°34'07" W	217.48'
L2	S 15°21'47" E	195.58'
L3	S 03°21'56" W	95.72'
L4	S 28°52'23" W	155.73'
L5	S 88°23'17" W	204.70'
L6	S 88°13'58" W	139.82'
L7	N 39°16'30" W	272.09'

BOUNDARY SURVEY

SCALE: 1 IN. = 300 FT.

196.670 ACRES

SURVEYED FOR: H. CURTIS PEARSON, JR. &
JEFFERSON M. CATLETT
SOURCE OF TITLE: H. CURTIS PEARSON, JR. &
JEFFERSON M. CATLETT
T.M. NO. 5409-5=
INSTRUMENT NO. 210000337
T.M. NO. 5409-6 & 14A=
INSTRUMENT NO. 210000336
MAYO RIVER DISTRICT PATRICK COUNTY
VIRGINIA
MARCH 9, 2021

