

Just #200301121 Slide A-295 #3

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	LINE	BEARING	DISTANCE
C1	1198.29	131.93	131.87	N78°41'43"W	06°18'30"	L1	N03°49'37"W	127.26
C2	326.56	52.32	52.26	N00°45'46"E	09°10'46"	L2	N60°29'55"E	55.26
C3	85.18	95.33	90.69	N28°20'09"E	64°19'32"	L3	S89°01'58"W	39.47
C4	145.79	119.55	119.49	N45°40'58"E	02°29'26"	L4	S89°01'58"W	200.00
C5	145.79	119.55	119.49	N45°40'58"E	02°29'26"	L5	S89°01'58"W	200.00
C6	946.11	35.00	35.00	S89°01'58"W	02°29'26"	L6	S89°01'58"W	55.26
C7	946.11	200.37	200.00	S89°01'58"W	02°29'26"	L7	S89°01'58"W	189.46
C8	946.11	103.66	103.60	S89°01'58"W	02°29'26"	L8	S89°01'58"W	125.92
C9	379.40	43.22	43.20	S89°01'58"W	02°29'26"	L9	S89°01'58"W	103.33
C10	379.40	202.39	200.00	S89°01'58"W	02°29'26"	L10	S89°01'58"W	208.09
C11	379.40	202.39	200.00	S89°01'58"W	02°29'26"	L11	S89°01'58"W	113.58
C12	379.40	202.39	200.00	S89°01'58"W	02°29'26"	L12	S89°01'58"W	188.26
C13	379.40	202.39	200.00	S89°01'58"W	02°29'26"	L13	S89°01'58"W	69.09
C14	379.40	202.39	200.00	S89°01'58"W	02°29'26"	L14	S89°01'58"W	45.53
C15	379.40	202.39	200.00	S89°01'58"W	02°29'26"	L15	S89°01'58"W	120.82
C16	379.40	202.39	200.00	S89°01'58"W	02°29'26"	L16	S89°01'58"W	66.39
C17	379.40	202.39	200.00	S89°01'58"W	02°29'26"	L17	S89°01'58"W	80.93
C18	379.40	202.39	200.00	S89°01'58"W	02°29'26"	L18	S89°01'58"W	108.08
C19	379.40	202.39	200.00	S89°01'58"W	02°29'26"	L19	S89°01'58"W	28.69

I, E.E. Hodges, III, L.S. do hereby certify that Cedar Springs containing 96.29 acres, more or less in 12 lots and 1.68 acres, more or less, dedicated for public use in SR No. 691 and 1.70 acres dedicated for public use in SR No. 665 is with my consent and in accordance with the desire of the undersigned owner(s).

Date: 3/10/07 Land Surveyor: E.E. Hodges, III

This subdivision known as Cedar Springs containing 96.29 acres, more or less in 12 lots and 1.68 acres, more or less, dedicated for public use in SR No. 691 and 1.70 acres dedicated for public use in SR No. 665 is with my consent and in accordance with the desire of the undersigned owner(s).

Date: 3/10/07 Land Surveyor: E.E. Hodges, III

Legend:

IPS = iron pin set
IPF = iron pin found
o = denotes iron pin set unless otherwise indicated

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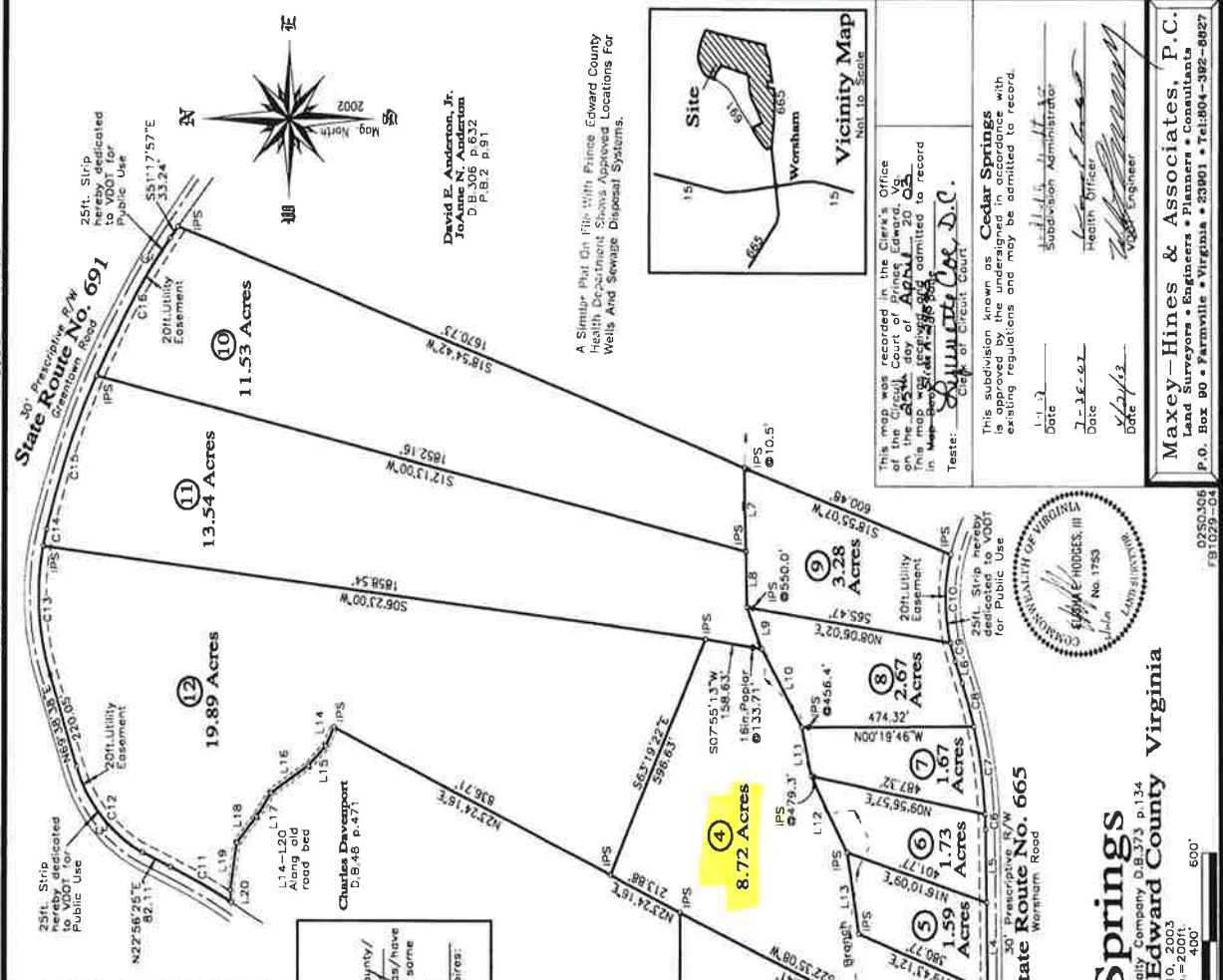
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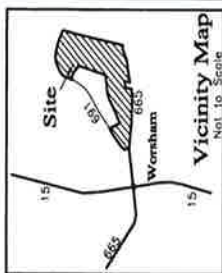
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David E. Anderson, Jr.
JoAnne N. Anderson
D.B. 306 p.632
P.B.2 p.91

A Simplot Plot On File With Prince Edward County Health Department Shows Approved Locations For Wells And Sewage Disposal Systems.



This map was recorded in the Clerk's Office at the County of Prince Edward, Virginia on the 20th day of April, 2003. In testimony whereof, I have hereunto set my hand and the seal of said County at the City of Charlottesville, Virginia, this 20th day of April, 2003.

This subdivision known as Cedar Springs is approved by the undersigned in accordance with existing regulations and may be admitted to record.

Maxey-Hines & Associates, P.C.
Land Surveyors • Engineers • Planners • Consultants
P.O. Box 80 • Farmville • Virginia • 23901 • Tel:804-392-0827

Cedar Springs Hampden District Prince Edward County Virginia

Current Owner: State Wide Realty Company D.B.373 p.134

Prince Edward County, Virginia

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Notes:

1. Tax Map Parcel No. 64-A-118 and 65-A-4.
2. This plot has been prepared without benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.
3. This land is situated in F.R.M. Flood plain Zone C (not a special flood hazard zone) as shown on the Flood Insurance Rate Map (FIRM) Panel No. 510239 0050 A Effective Date September 1, 1978.
4. Location of all private entrances will be addressed upon individual request to VDOT.
5. See Prince Edward County Zoning Ordinance for setback lines.
6. All easements are shown on a separate plot on file in the office of the County Health Department.
7. 20ft. Utility Easement reserved along South side of State Rte. 691 and along the North side of State Rte No. 665.
8. Northern boundary of lots 7, 8 and 9 along the meander of a small stream.
9. This plot is based on a current field survey.

