

SOURCE OF TITLE

THREE SQUARE LLC.
INST. # 040004356
PARCEL A TWS 40-1-10
CPN 6727-1A 2337
PB 2-29
PARCEL B TWS 40-1-10
CPN 6727-1A 2337
PB 1-177
PARCEL C TWS 40-1-10A
CPN 6726-80-3522
PB 1-177
PARCEL D TWS 40-1-10
CPN 6726-88-9632
PB 2-30

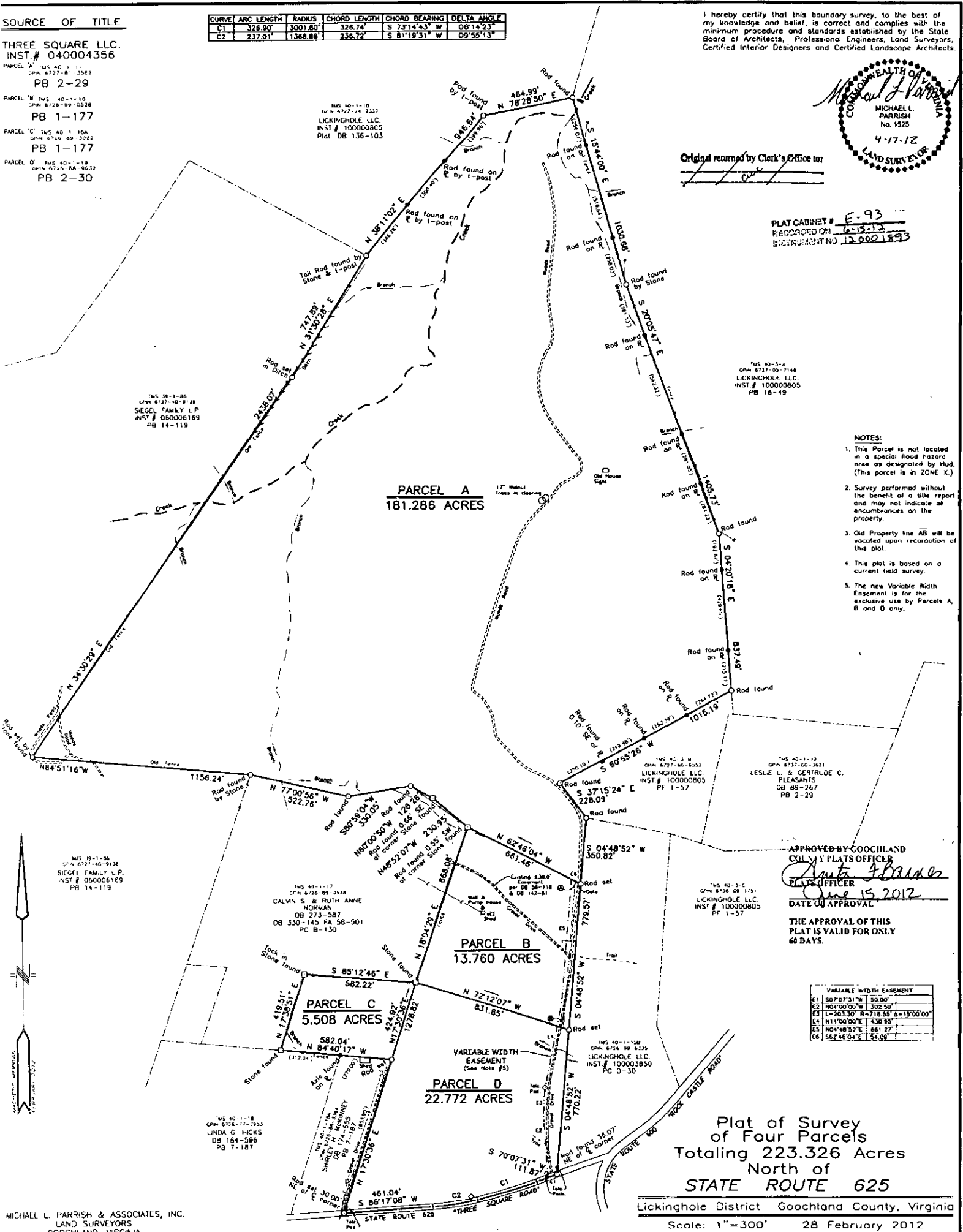
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	328.90'	3001.80'	328.74'	S 73°14'43" W	08°14'23"
C2	237.01'	1368.88'	236.72'	S 81°19'31" W	09°55'13"

I hereby certify that this boundary survey, to the best of my knowledge and belief, is correct and complies with the minimum procedure and standards established by the State Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Certified Landscape Architects.



Original returned by Clerk's Office to:

PLAT CABINET # E-93
RECORDED ON 6-15-12
INSTRUMENT NO. 12 000 183



- NOTES:
1. This Parcel is not located in a special flood hazard area as designated by HUD. (This parcel is in ZONE X.)
 2. Survey performed without the benefit of a title report and may not indicate all encumbrances on the property.
 3. Old Property line AB will be vacated upon recordation of this plat.
 4. This plot is based on a current field survey.
 5. The new Variable Width Easement is for the exclusive use by Parcels A, B and D only.

APPROVED BY GOOCHLAND COUNTY PLATS OFFICER
Anta J. Baines
PLATS OFFICER
DATE OF APPROVAL June 15, 2012

THE APPROVAL OF THIS PLAT IS VALID FOR ONLY 60 DAYS.

VARIABLE WIDTH EASEMENT	
E1	50'00'00" W 50'00'
E2	104'00'00" W 302'50'
E3	L=203.30' R=718.55' Δ=15°00'00"
E4	N11°00'00" E 430'85"
E5	N04°48'52" E 881'27"
E6	S67°46'04" E 54'09"

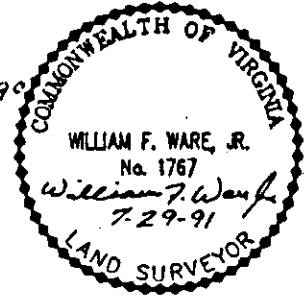
Plat of Survey
of Four Parcels
Totaling 223.326 Acres
North of
STATE ROUTE 625

Lickinghole District Goochland County, Virginia
Scale: 1"=300' 28 February 2012 K.A.S.

NOTE : This property is located within FIA Flood Plain Zone C.

I hereby certify that this boundary survey, to the best of my knowledge and belief, is correct and complies with the minimum procedure and standards established by the State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects,

PLAT CABINET # B-130
RECORDED ON 4-2-92
DEED BOOK # 273 P. OF 587 590



MYRTLE H. DICKINSON
DB 114 - 356
PB 2 - 29

JOHN TYLER SIEGEL & ALICE H. SIEGEL
DB 234 - 327
PB 14 - 119
418.60 Acres

30.73 ACRES
DB 142 - 81
TMS 40 (1) 17

WILLIAM H. & BERTHA V. HICKS
DB 77 - 438

CHARLES A. & LINDA G. HICKS
DB 184 - 596
PB 7 - 187

MYRTLE H. DICKINSON
DB 90 - 434
PB 1 - 177, # 2

SHIRLEY HICKS MCKINNEY
DB 174 - 655

MYRTLE H. DICKINSON
DB 90 - 434
PB 1 - 177, # 1

MYRTLE H. DICKINSON
DB 114 - 356

Plat of Survey of 30.73 Acres
Located 0.2± Mile North of State Route 625
Now or Formerly in the Name of
VERNON WILSON LAYNE
Lickinghole District, Goochland County, Virginia
Scale : 0 200 400 600 800

12 July 1991

KENNETH M. HART & ASSOC., INC.
Professional Land Surveying,
Gum Spring, Virginia 23065

