

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES " X & A " ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 510315 0150 C, DATED SEPTEMBER 4, 2002.

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND AS SUCH, THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

- NOTE:
1. THE PROPERTY LINE FROM POINTS D TO E IS TO BE VACATED.
 2. PARCEL B, A PORTION OF T.P. 31-5C, IS TO BE ADDED TO T.P. 30-13 FOR THE PURPOSE OF LOT ENLARGEMENT. CONVEYANCE IN ANY OTHER WAY REQUIRES COMPLIANCE WITH THE SOUTHAMPTON COUNTY SUBDIVISION ORDINANCE.
 3. THE PROPERTY LINE FROM POINTS A, B TO C WAS TAKEN FROM MAP OF RECORD LOCATED IN PLAT BOOK 10 AT PAGE 180 AND WAS NOT SURVEYED AT THIS TIME.

* DENOTES ENCROACHMENT

I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNER(S), AND IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY TIMBERVEST PARTNERS III VIRGINIA, LLC. THE LAST INSTRUMENT OF TITLE BEING 130003266.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF SOUTHAMPTON, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

STAFFORD C. CAMP

DATE

THIS SUBDIVISION OF PROPERTY, AS IT APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

AGENT OF
TIMBERVEST PARTNERS III VIRGINIA, LLC

DATE

STATE OF _____, COUNTY OF _____, TO-WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE AGENT OF TIMBERVEST PARTNERS III VIRGINIA, LLC SIGNED THE FOREGOING IN MY JURISDICTION AFORESAID.

GIVEN UNTO MY HAND THIS ____ DAY OF _____, 2025

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

No.

PLAT SHOWING LOT ENLARGEMENT

WHEREBY PARCEL B
A PORTION OF T.P. 31 - 5C
IS TO BE ADDED TO T.P. 30 - 13
FOUND IN THE NAME OF

**TIMBERVEST PARTNERS III
VIRGINIA LLC**

JERUSALEM MAGISTERIAL DISTRICT
SOUTHAMPTON COUNTY, VIRGINIA

SCALE : 1" = 500' MARCH 22 2025

LINE	BEARING	DISTANCE
L96	N 78°27'47" E	165.95'
L97	S 28°28'41" E	88.40'
L98	S 38°11'41" E	82.10'
L99	S 34°20'41" E	133.90'
L100	S 41°16'41" E	119.45'
L101	S 16°41'13" E	361.34'
L102	S 18°45'13" E	308.25'
L103	S 10°57'13" E	138.19'
L104	S 18°42'13" E	94.90'
L105	S 23°49'13" E	344.79'
L106	S 17°38'13" E	268.59'
L107	S 15°58'13" E	312.40'
L108	S 73°06'20" E	212.25'
L109	S 74°06'20" E	250.30'
L110	S 46°54'13" E	98.80'
L111	S 15°32'47" W	66.23'
L112	S 38°52'54" E	439.53'
L113	S 75°44'50" E	119.78'
L114	S 82°19'50" E	291.20'
L115	S 07°12'00" W	253.22'
L116	S 11°14'00" W	80.85'
L117	S 77°31'35" E	403.45'
L118	N 49°50'09" E	130.40'
L119	N 06°50'09" E	87.71'
L120	N 48°41'09" E	120.30'
L121	S 79°54'51" E	225.25'
L122	N 16°17'09" E	214.50'
L123	S 83°58'16" E	90.20'
L124	S 85°52'58" E	210.25'
L125	S 75°11'41" E	183.00'
L126	S 70°58'41" E	162.60'
L127	S 30°27'58" E	132.40'
L128	S 46°44'58" E	284.70'
L129	S 51°41'58" E	147.50'
L130	S 53°54'58" E	158.30'
L131	S 73°18'58" E	181.00'
L132	S 56°35'58" E	167.40'
L133	N 88°54'02" E	107.60'
L134	S 69°50'58" E	246.00'
L135	S 07°42'31" E	60.50'
L136	S 23°32'29" W	271.00'
L137	S 42°32'29" W	397.00'
L138	S 12°32'29" W	241.00'
L139	S 23°02'29" W	270.50'
L140	S 02°12'31" E	416.00'
L141	S 36°02'29" W	315.50'
L142	S 21°11'10" E	270.00'
L143	S 07°26'10" E	315.50'
L144	N 61°05'28" W	191.00'
L145	N 61°05'28" W	179.00'
L146	N 63°05'28" W	66.00'
L147	S 70°09'32" W	93.00'
L148	N 79°47'39" W	98.19'
L149	S 62°20'53" W	141.88'
L150	S 45°42'25" W	166.43'

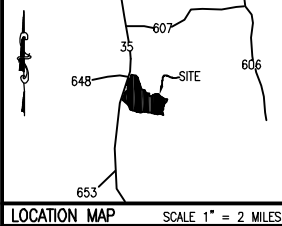
LINE	BEARING	DISTANCE
L151	N 86°49'51" W	40.00'
L152	N 61°49'51" W	203.00'
L153	N 67°34'51" W	196.00'
L154	N 87°33'15" W	147.29'
L155	N 82°32'47" W	168.82'
L156	N 84°03'23" W	102.00'
L157	N 76°30'56" W	93.61'
L158	N 61°58'07" W	66.95'
L159	N 67°12'10" W	92.60'
L160	N 88°18'10" W	141.76'
L161	S 87°38'29" W	270.87'
L162	N 64°24'40" W	262.21'
L163	N 76°19'01" W	175.00'
L164	N 88°43'01" W	180.00'
L165	S 88°16'59" W	212.00'
L166	S 62°43'59" W	325.00'
L167	N 78°56'01" W	123.00'
L168	N 72°11'16" W	268.08'
L169	N 79°11'09" W	234.78'
L170	N 64°20'57" W	173.21'
L171	N 74°36'51" W	369.26'
L172	N 69°50'19" W	108.10'
L173	N 81°40'11" W	93.70'
L174	N 61°41'12" W	187.17'
L175	N 51°26'49" W	125.30'
L176	N 24°56'49" W	545.30'
L177	N 35°34'28" W	197.86'
L178	N 03°17'57" W	39.20'
L179	N 51°10'09" W	1076.81'
L180	N 12°21'36" E	70.67'
L181	N 21°28'36" E	807.30'
L182	N 76°04'32" E	347.02'
L183	N 00°45'03" W	27.62'
L184	N 02°18'57" E	141.50'
L185	N 02°36'03" W	75.90'
L186	N 02°36'03" W	47.10'
L187	N 07°58'58" W	252.16'
L188	N 13°41'43" E	300.00'
L189	N 75°15'57" W	141.00'
L190	N 03°17'57" W	379.00'
L191	N 03°52'57" W	218.50'
L192	N 00°47'57" W	530.50'
L193	N 00°21'57" W	498.00'
L194	N 00°21'57" W	200.00'
L195	N 00°18'45" W	199.38'
L196	N 06°46'34" E	150.00'
L197	N 13°09'03" E	61.37'
L198	N 13°48'57" E	250.00'
L199	S 76°11'03" E	249.10'
L200	N 83°32'01" W	301.24'
L201	S 14°18'07" W	201.28'
L202	S 16°18'18" E	58.59'
L203	S 29°26'11" W	51.35'
L204	S 11°04'01" E	62.49'
L205	S 03°51'34" W	139.08'
L206	N 48°01'32" W	90.60'
L207	N 49°51'42" W	126.98'
L208	N 78°17'45" W	178.98'
L209	N 89°25'48" W	139.99'
L210	N 72°22'12" W	100.57'
L211	N 59°45'48" W	133.84'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	299.95'	1885.10'	9°07'00"	N 16°55'06" E	299.63'
C4	167.72'	1935.10'	4°57'58"	N 18°59'38" E	167.67'
C5	88.39'	1935.10'	2°37'02"	N 15°12'08" E	88.39'

AREA TABLE

ORIGINAL AREA T.P. 31-5C = 450.21± ACRES
LESS PARCEL B = 316.51± ACRES
RESIDUAL AREA T.P. 31-5C = 133.70± ACRES

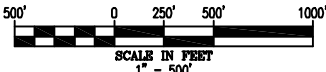
ORIGINAL AREA T.P. 30-13 = 23.35 ACRES
PLUS PARCEL B = 316.51± ACRES
NEW AREA T.P. 30-13 = 339.86± ACRES



P.B. 10 - PG. 181

LEGEND:

- COMPUTED POINT
- ⊙ ANG PNT IN BRANCH
- IRON ROD SET
- ⦿ IRON ROD FOUND
- ▣ MONUMENT FOUND
- VDOT MONUMENT FOUND
- ⊙ IRON PIPE FOUND
- SL SIDE LINE
- F&A FORE & AFT
- OC OLD CHOPS
- OP OLD PAINT
- P/L PROPERTY LINE
- C/L CENTER LINE
- ℓ PROPERTY LINE



T.P. 31 - 5C
T.P. 30 - 13
REFERENCE
FOR SURVEY
INST. # 130003266
P.B. 10 - PG. 180
P.B. 10 - PG. 181

S.V. CAMP, III & ASSOCIATES, INC.
22730 MAIN ST. COURTLAND, VIRGINIA
PHONE: (757)653-9278
FAX: (757)653-9600
CASSCAMP@SVCAMPINC.COM

SINCE 1958

ACC. #	DWN BY:	FIELD BOOK NO.:	SHEET:
500			1 OF 2

RIATZANTONSON FARM

THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

HIGHWAY ENGINEER

DATE

AGENT/REPRESENTATIVE OF
GOVERNING BODY

DATE

⑫
T.P. 30 - 12
NOW OR FORMERLY
VERNON TOM BABB &
ESTER S. BABB
INST.# 010002570
D.B. 229 - PG. 702
P.D.B. 229 - PG. 704

P.B. 10 - PG. 181

LEGEND:

- COMPUTED POINT
- ANG PNT IN BRANCH
- IRON ROD SET
- IRON ROD FOUND
- MONUMENT FOUND
- VDOT MONUMENT FOUND
- IRON PIPE FOUND
- SL SIDE LINE
- F&A FORE & AFT
- OC OLD CHOPS
- OP OLD PAINT
- P/L PROPERTY LINE
- C/L CENTER LINE
- EL PROPERTY LINE

