

MADISON
COUNTY, VA.
CASE NO. 2007-02350

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T.M. 16-20
PULLIAM

EXISTING 50' WIDE RIGHT-OF-WAY
(Ref. D.B. 12-523, P. 16-8 & 9)
(Ref. D.B. 219-554)

PROPOSED RIGHT-OF-WAY
50' and GREATER IN WIDTH

APPROX. 0.4 MI. ALONG R/W

T.M. 16-12
HAWKINS

T.M. 23-3
PETTIE

T.M. 16-19
ALFRED

T.M. 16-21
AYLOR, Tr.

T.M. 16-15
AYLOR, Tr.

T.M. 16-14
AYLOR, Tr.

T.M. 16-13
AYLOR, Tr.

T.M. 16-15
AYLOR, Tr.

T.M. 16-16
J.B. J. CONSTRUCTION, INC.

T.M. 23-5
J.B. J. CONSTRUCTION, INC.

T.M. 23-4
DEEP RUN LAND TRUST

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INSTRUMENT #207002350
RECORDED IN THE CLERK'S OFFICE OF
MADISON COUNTY, VA.
OCTOBER 24, 2007 AT 02:25PM
CAROLINE WATTS-CLERK
RECORDED BY: JOL

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COURSES ALONG PROPOSED R/W

"A" to "B" - ALONG & AT END EXISTING R/W
N 17° 09' 35" E 53.53'
"B" to "C" - ALONG NW EDGE PROPOSED R/W
S 84° 13' 43" W 35.55'
S 49° 51' 04" W 116.00'
S 42° 12' 45" W 196.16'
S 37° 40' 45" W 443.71'
S 56° 04' 21" W 274.15'
S 45° 25' 15" W 214.63'
S 34° 56' 07" W 327.53'
S 40° 25' 08" W 189.06'
"C" to "D" - ALONG & AT NW EDGE PROPOSED R/W
S 42° 24' 55" W 660.00'
S 32° 09' 53" W 470.25'
S 32° 09' 53" W 66.00'
"D" to "E" - ALONG NW EDGE PROPOSED R/W
S 50° 05' 40" W 199.53'
S 37° 23' 36" W 224.86'
"E" to "F" - ALONG & AT NW EDGE PROPOSED R/W
S 17° 26' 21" W 188.10'

R/W COURSES (cont.)

"A" to "G" - ALONG & AT SE EDGE PROPOSED R/W
S 17° 09' 35" W 73.95'
S 58° 39' 35" W 127.05'
"G" to "H" - ALONG SE EDGE PROPOSED R/W
S 33° 06' 35" W 506.53'
S 56° 04' 21" W 277.58'
S 45° 25' 15" W 205.58'
S 34° 56' 07" W 318.05'
S 23° 46' 10" W 101.99'
S 54° 14' 35" W 109.56'
S 41° 37' 51" W 387.01'
S 42° 24' 55" W 236.13'
S 32° 09' 53" W 299.72'
S 34° 47' 23" W 263.53'
S 49° 32' 43" W 207.36'
S 20° 02' 22" W 53.91'
S 35° 16' 17" W 240.48'
S 17° 26' 21" W 100.13'

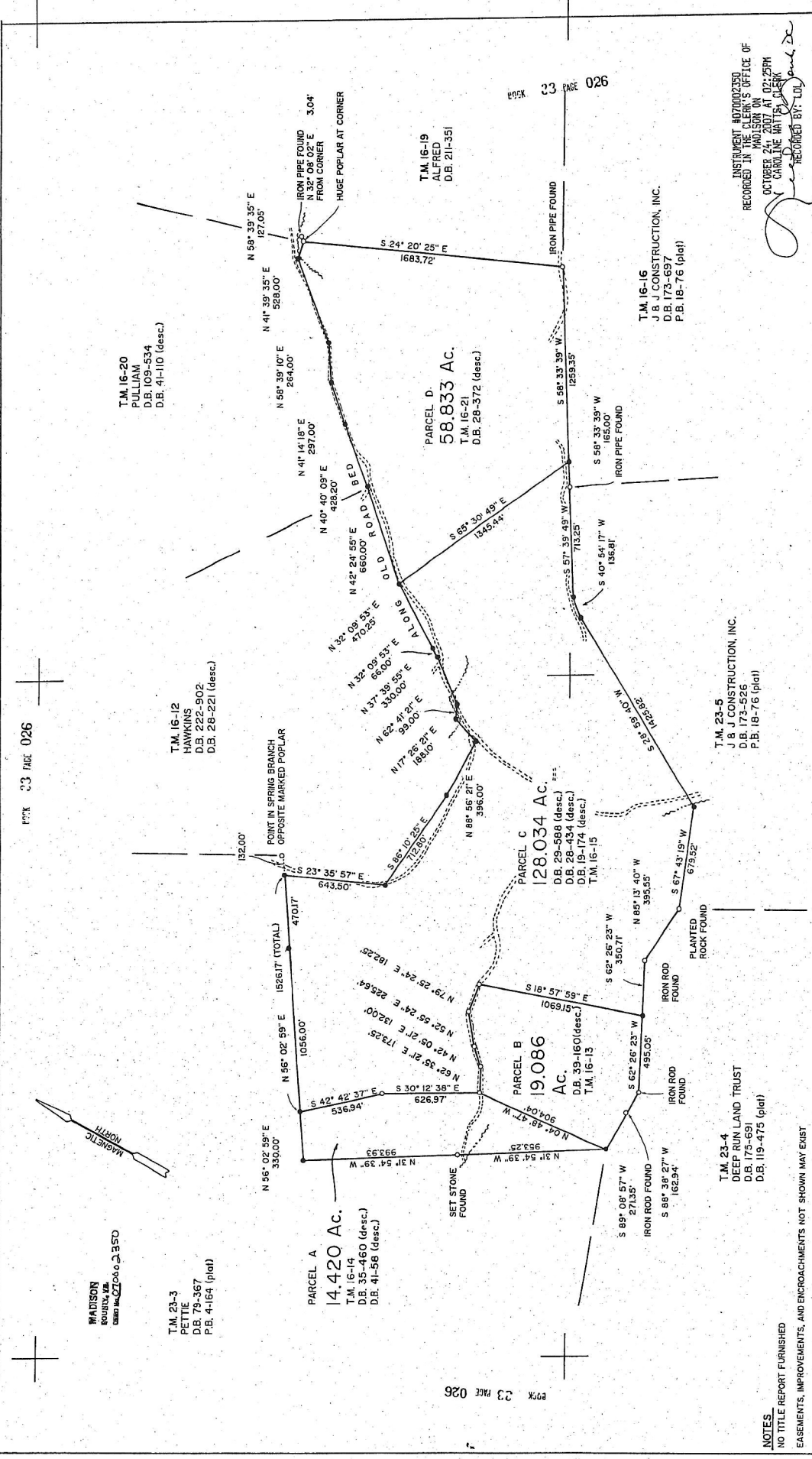
R/W COURSES (cont.)

"H" to "I" - TIE LINE TO & PROPOSED 50' WIDE R/W
N 73° 50' 57" W 25.01'
"I" to "J" - ALONG & PROPOSED 50' WIDE R/W
S 14° 52' 04" W 142.71'
S 01° 26' 15" W 468.59'
N 89° 02' 35" W 9.42'
S 50° 16' 35" W 117.14'
S 89° 24' 33" W 100.81'
N 84° 10' 35" W 220.85'
S 63° 30' 08" W 114.93'
N 85° 12' 29" W 107.46'
S 63° 17' 18" W 192.78'
S 50° 53' 07" W 148.73'
S 75° 26' 56" W 157.12'
N 84° 33' 55" W 143.69'
"J" to "K" - ALONG & AT & PROPOSED 50' WIDE R/W
S 79° 26' 24" W 102.25'
S 52° 55' 24" W 225.84'
S 42° 05' 21" W 152.00'
S 62° 35' 21" W 173.25'

PLAT OF PROPOSED RIGHT-OF-WAY SERVING:
JOHN ROY B. AYLOR, Tr. Property
and
CLINTON L. HAWKINS, Jr. Property
and
EUGENE L. PULLIAM Property
FORMER ROBERTSON MAGISTERIAL DISTRICT
MADISON COUNTY, VA.
SCALE: 1" = 400'
FIELD SURVEYED: 1/6/94 - 5/3/94
PLAT: 1/31/95



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NOTES:
NO TITLE REPORT FURNISHED
EASEMENTS, IMPROVEMENTS, AND ENCROACHMENTS NOT SHOWN MAY EXIST
UTILITIES NOT LOCATED

THIS PLAT REPRESENTS A SURVEY OF THE EXTERIOR PERIMETER OF THE FOUR PARCELS SHOWN HEREON. INTERIOR LINES BETWEEN THE VARIOUS PARCELS SHOWN HEREON WERE NOT RUN IN THE FIELD. INTERIOR LINES WERE ESTABLISHED BY THE SURVEYOR BY MEANS OF A TRAIL RUN HEREON SOLELY FOR PURPOSES OF ACREAGE ASSESSMENT AND GENERAL TRACT LOCATION PURPOSES.

===== EXISTING DIRT ROAD
----- & RUN OR BRANCH
--- IRON ROD SET

INSTRUMENT #070002350
RECORDED IN THE CLERK'S OFFICE OF
MADISON COUNTY, VA
OCTOBER 24, 2007 AT 10:25PM
CAROLINE WATERS, CLERK
RECORDED BY: *[Signature]*

PLAT OF BOUNDARY SURVEY:
JOHN ROY B. AYLOR, Tr. Property
Mitchell Mountain Partnership
T.M. 16-13, 16-14, 16-15, 16-21 : D.B. 195-589
FORMER ROBERTSON MAGISTERIAL DISTRICT
MADISON COUNTY, VA.
SCALE: 1" = 400'
FIELD SURVEYED: 1/6/94 - 5/3/94
Eliya Y. Ensel
594 South Washington Street
Tiffin, Ohio 44883-3350



BOOK 1097E 535

SCALE 1" = 300' JUNE 23, 1971
 0 100' 200' 300' 400' 500' 600' 700' 800' 900' 1000'
 C.V. SMITH
 50 31 PG 422

— 2 —

R. C. AYLORE
2017 06 29

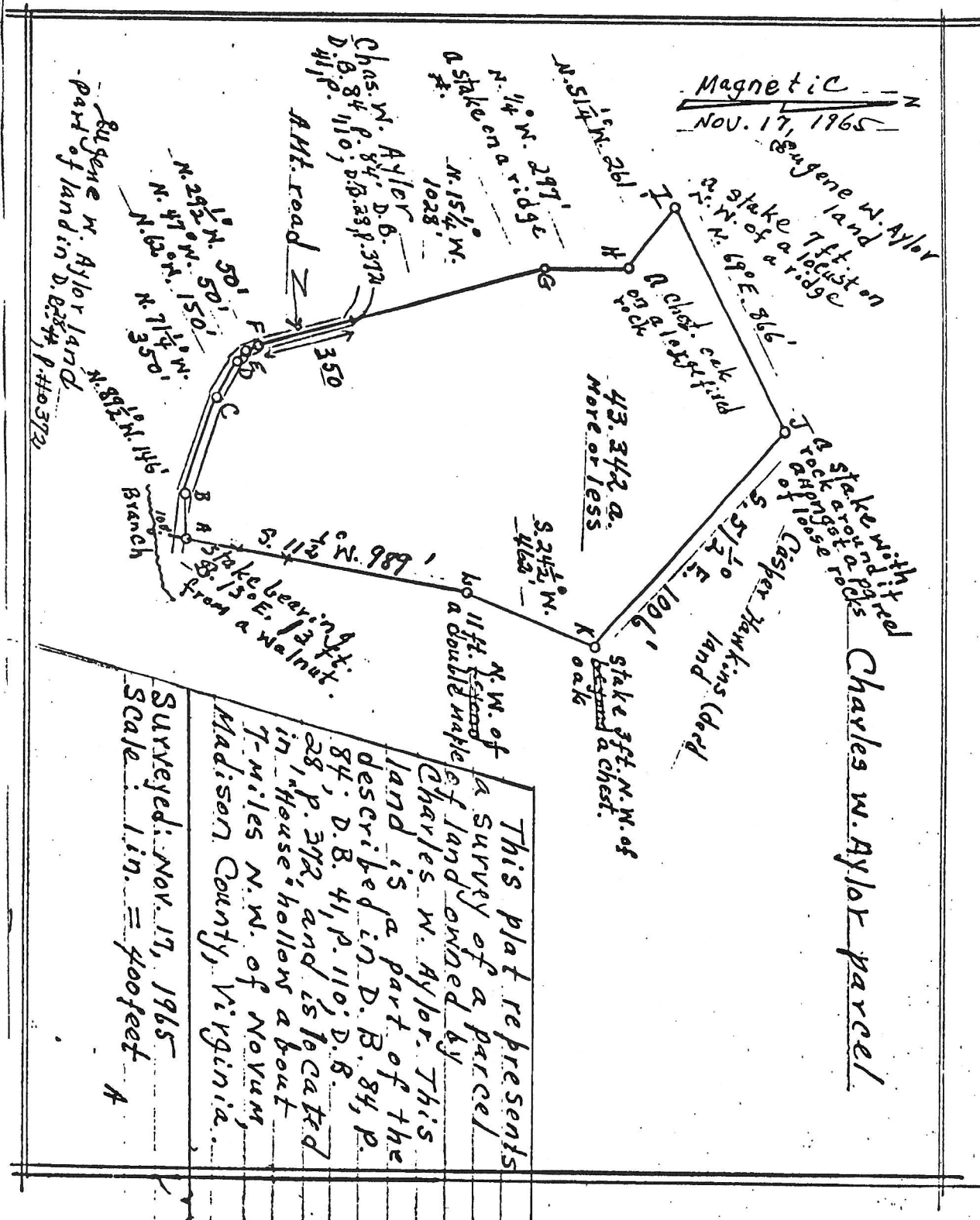
R.C. AYLOR
WB 17 PG 597

R. C. AYLOR
#817 PG 597

Walter Terry Estes
MILTON TERRY ESTES
VA. C.L.S. NO. 895

VIRGINIA: IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY OF NORTHERN, THE 30 DAY OF 02-14-2019, THE FOREGOING INSTRUMENT WAS FILED, AND AFTER THE CERTIFICATE AMOUNTED, ADMITTED TO BE: BY AT 3:30 O'CLOCK P.M., AFTER PAYMENT OF TAX THEREON BY SELLING \$664 (RECEIVED IN \$152.00) AND A COMMISSION \$20.00 TRANSFER \$10.00, RECORDING \$8.00, PAY \$3.75.

David L. Taylor
Executive Director



Virginia, Madison County, to-wit:

In the office of the Clerk of the Circuit Court for the County of Madison, the 31st day of December 19 65, this instrument was presented, and with the certificate annexed, admitted to record at 1:45 o'clock P. M.

Teste:

Sam A. Judge, Deputy Clerk

NOTES:

1. No Title Report Furnished
2. Easements Not Shown May Exist
3. This Plat Is Based On A Field Survey Dated 14 September 2022
4. This Is A Boundary Adjustment, No New Estate: REQUIRED BY SEC 58.1-802 OF THE VA. CODE
OCTOBER 5, 2022 AT 02:51 PM
MADISON CIRCUIT COURT ON
RECORDED IN THE CLERK'S OFFICE OF
MADISON COUNTY, VA
RECORDED BY: JYK
LEETA D. LOUK, CLERK
LOCAL: \$16.00
5. This Property Is Zoned Agriculture
6. 911 Address 1127 House Hollow Road
7. This Is A Current Field Survey of Parcel X. Boundary Information on TM 16-19A Is from Plat Recorded at PB 35-25, Rotated to Virginia Grid North

Denotes Pipe Fnd. Unless Stated

Approvals

County Agent

APPROVED
MADISON COUNTY
BUILDING & ZONING
Madison, VA

Thompson
DB 654-687
TM 25-6 Culpeper Co.

Friedlander & Long
DB 252-766
PB 17-4
TM 16-27
TM 25-5 Culpeper Co.

Aylor, J.
WF 220004290
DB 199-589
PB 10-64
TM 16-25

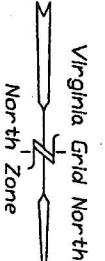
62,676 AC.
New Total
(by Addition)
IN 130001805
PB 35-25
TM 16-19A

Parcel X
1453.01
7.932 AC.
1007.52

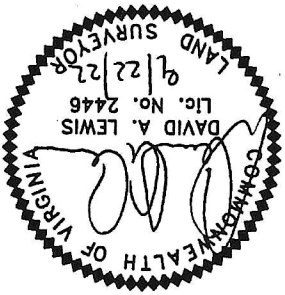
IN 190000645
Plat DB 88-118
Portion
TM 16-20A

35,410 AC.
New Total
(by Subtraction)
Dick Purcell Land, Cattle
& PG One, LLC
IN 190000645
Plat DB 88-118
TM 16-20A

Foresta
IN 010002161
PB 16-8
TM 16-18



Boundary Adjustment Survey of
LESTER DALE ALFRED, JR. Property
IN 130001805, Tax Map 16-19A
DICK PURCELL LAND, CATTLE AND TIMBER CORPORATION
& PG ONE LLC Property
IN 190000645, Tax Map 16-20A
Madison County, Va.
Scale: 1" = 300', 20 September 2022



Lewis Surveying Inc.
David A. Lewis, L.S.
518 Graves Road
Graves Mill, VA 22727
(540) 948-7136
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LINE	BEARING	DISTANCE
L1	S 73°56'04" W	135.72'
L2	S 71°33'48" W	145.64'
L3	S 70°44'07" W	139.34'
L4	N 72°15'50" W	41.39'
L5	N 78°14'37" W	152.76'
L6	S 82°18'25" W	58.23'
L7	S 58°57'19" W	42.20'
L8	S 74°39'14" W	133.64'
L9	N 60°59'48" E	199.65'

MADISON
COUNTY, VA.
DEED NO. 35

BOUNDARY SURVEY
R. C. AYLOR & SON, LIMITED PARTNERSHIP PROPERTY
FORMERLY ROBERTSON DISTRICT
MADISON COUNTY, VIRGINIA

BY
MILTON TERRY ESTES, C.L.S., INC.
SURVEYORS & PLANNERS
ORANGE, VIRGINIA
JANUARY 9, 1986
SCALE: 1" = 300'
JOB NO. M-3857

*Witness: R. C. Aylor, Jr. Son
of Eugene Aylor
J. H. A. Br 42
Being toward VA 22715*

Tox Map 16-24
DAVID H. or PAULA S. OSBORN
DB 164 PG 346
DB 164 PG 527

Tox Map 16-31B
PAULA S. OSBORN
DB 166 PG 69

Tox Map 16-31
ORVILLE B. BATHE
DB 165 PG 82

Tox Map 16-2
NINA DODSON
WB 31 PG 323

Tox Map 16-27
LANE INDUSTRIES
DB 154 PG 28

Tox Map 16-18
VAN NOSTRAND
ROBERT
DB 142 PG 240

Tox Map 16-20A
EUGENE L. PULLIAN
DB 88 PG 116

Tox Map 16-20
EUGENE L. PULLIAN
DB 109 PG 534

Tox Map 16-12
CLINTON L. HAWKINS et als
DB 80 PG 10

Tox Map 16-10
W. R. COFFE
DB 89 PG 439



Milton Terry Estes
MILTON TERRY ESTES
VA. C.L.S. NO. 995



Virginia: Clerk's Office, Circuit Court of Madison County
Subs. The 15th day of December, 1985
The foregoing instrument was presented and
received with the original, compared, and
recorded at 11:23 o'clock A.M. after
payment of costs as shown.
Giver: *Joel B. Goff*
Grantee: *Everette H. Yowell*
TOTAL \$ 11.10
CLERK

Tox Map 16-22
JOEL B. GOFF
DB 80 PG 395

EVERETTE H. YOWELL

- NOTES:
1. NO TITLE REPORT FURNISHED.
 2. EASEMENTS NOT SHOWN MAY EXIST.
 3. UNDERGROUND UTILITIES AND SUBSURFACE FACILITIES NOT LOCATED.
 4. IMPROVEMENTS NOT LOCATED.
 5. BOUNDARY SURVEY IS BASED ON PRIOR SURVEYS OF ADJOINING PROPERTIES, WHERE NECESSARY.

N
Magnetic
1985

200' 100' 50'