

VICINITY MAP / SCALE: 1"= 2000' (+/-)

LINE	BEARING	DISTANCE
L1	S 36°01'48" E	1.91'
L2	S 72°34'50" E	100.42'
L3	N 62°53'25" E	33.77'

T.M. 57-115
FORD
IN#06-1927

T.M. 57-115B
AGUILAR
IN#20-129
P.B. 31-54

T.M. 57-113D
COLUCCI OR BOONE
IN#18-517
P.B. 38-7

NOTES:

- 1) NO TITLE REPORT FURNISHED
2) EASEMENTS, IMPROVEMENTS, AND
ENCROACHMENTS NOT SHOWN MAY EXIST
3) UTILITIES NOT LOCATED
4) ELEVATIONS SHOWN HEREON ARE ASSUMED
I.R.F. = IRON ROD FOUND
I.R.S. = IRON ROD SET
- = CREEK
-----X-----X-----X----- = FENCE
-----X-----X-----X----- = SETBACK
- (25' SIDE, 50' FRONT & REAR)

T.M. 57-113E
MITCHELL OR MOORE
IN#15-513
(D.B. 155-559)

T.M. 57-117D
PERL FAMILY LLC #2
IN#05-2254
(D.B. 156-349)

"STREETS IN THIS SUBDIVISION SHALL BE PRIVATELY OWNED AND SHALL NOT BE ACCEPTED BY THE VA. DEPT. OF TRANSPORTATION FOR INCLUSION INTO THE STATE SYSTEM OF SECONDARY ROADS. NO FUTURE PUBLIC FUNDS BEING FEDERAL, STATE, COUNTY, OR LOCAL SHALL BE USED TO MAINTAIN, CONSTRUCT, OR RECONSTRUCT THE STREETS WITHIN THIS SUBDIVISION"

A LAND USE PERMIT MUST BE GRANTED BY VDOT PRIOR TO ANY WORK COMMENCING TO CONSTRUCT A SUBDIVISION/ COMMERCIAL OR PRIVATE ENTRANCE

PLAT OF DIVISION SURVEY:

PERL & LILLIE BUILDERS PROPERTY
T.M. 57-115A / IN#22-1540, REF: P.B. 5-19
FORMER LOCUST DALE MAGISTERIAL DISTRICT
MADISON COUNTY, VIRGINIA
ZONED: A1 / SCALE: 1" = 100'
FIELD SURVEYED: 10/20/2022 - 8/23/2023
PLAT: 9/7/2023, REVISED 10/31/2023, 2/12/2024

2248.01

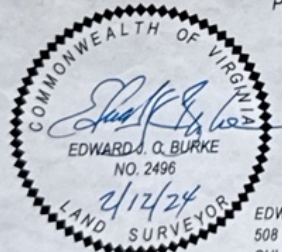
THE SUBDIVISION SHOWN HEREON
IS IN ACCORDANCE WITH THE WISHES
OF THE UNDERSIGNED OWNER(S)

APPROVALS

OWNER *[Signature]*
COUNTY AGENT *[Signature]*
HEALTH DEPT

Approved via letter dated 2/22/24	
VDOT	
Approved via letter dated 1/2/24	

APPROVED
MADISON COUNTY
BUILDING & ZONING
Madison, VA



T.M. 57-116
BARRALE
IN#20-53
P.B. 39-57

EDWARD J C BURKE SURVEYING, LLC
508 MOUNTAIN PROSPECT LANE
CULPEPER, VA. 22701 (540) 718-0027
(c) copyright 2024

INSTRUMENT 240000584
FILED IN THE CLERK'S OFFICE OF
THE DISTRICT COURT OF THE
FEDERAL JUDICIAL CIRCUIT COURT ON
MAY 7, 2024 AT 11:20 AM
LEETA D. LOUK, CLERK
RECORDED BY: JXK

James K. Boyd, Dep.
Chair

I.R.F. AT CORNER
S 49°03'33" E 12.92'
FROM PLANTED ROCK

