

VIRGINIA: IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF FLOYD COUNTY, _____, 20____ AT _____ M. THIS MAP RECEIVED IN OFFICE AND ADMITTED TO RECORD.

Plat of Agricultural Subdivision
Kenneth M. Sewell Estate

March 3, 2023

Scale: 1" = 150'

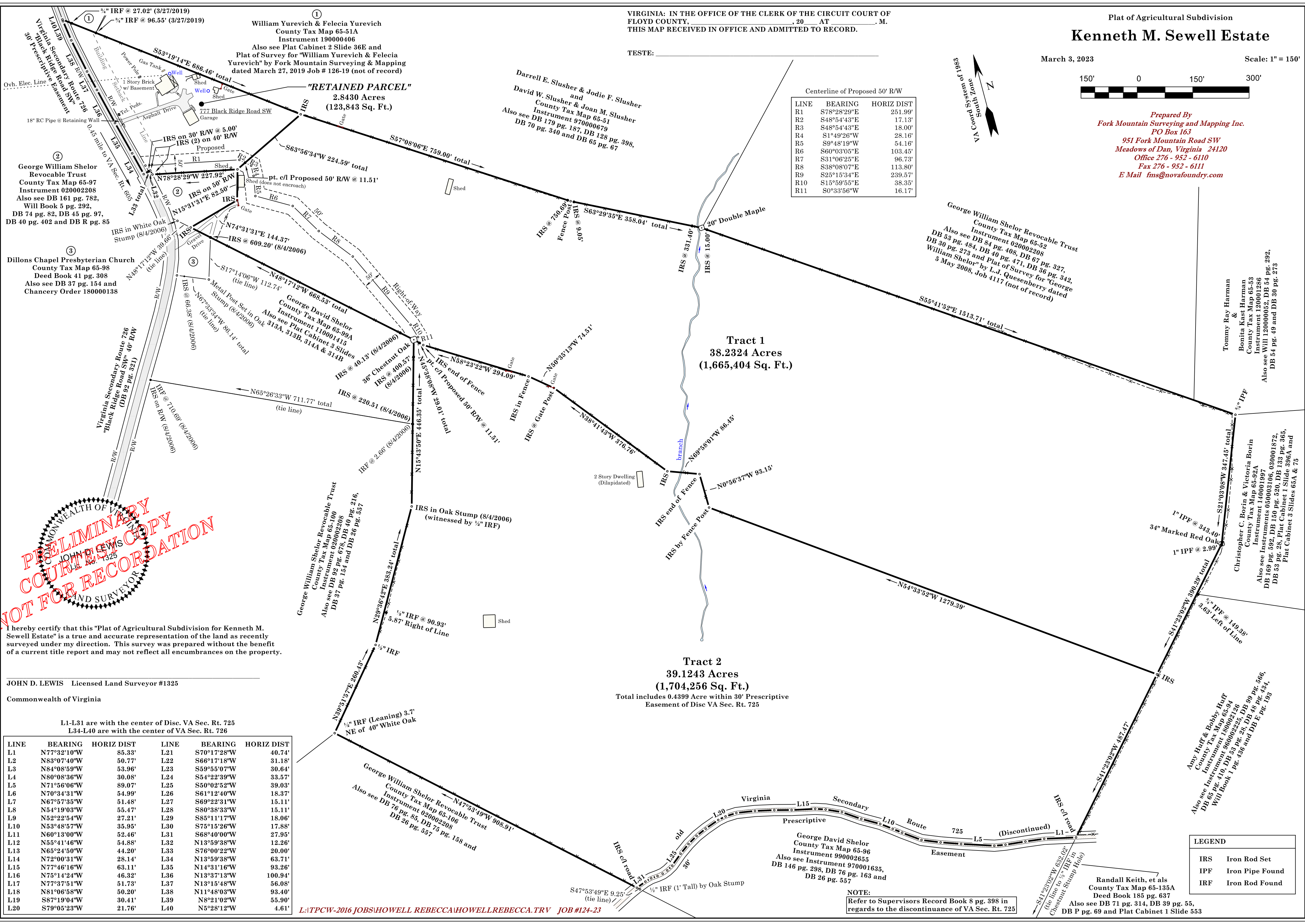


Prepared By
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TESTE: _____

Centerline of Proposed 50' RW

LINE	BEARING	HORIZ DIST
R1	S78°28'29"E	251.99'
R2	S48°54'43"E	17.13'
R3	S48°54'43"E	18.00'
R4	S1°49'26"W	28.16'
R5	S9°48'19"W	54.16'
R6	S60°03'05"E	103.45'
R7	S31°06'25"E	96.73'
R8	S38°08'07"E	113.80'
R9	S25°15'34"E	239.57'
R10	S15°59'55"E	38.35'
R11	S0°33'56"W	16.17'



George William Shelor Revocable Trust
County Tax Map 65-97
Instrument 020002208
Also see DB 161 pg. 782,
Will Book 5 pg. 292,
DB 74 pg. 82, DB 45 pg. 97,
DB 40 pg. 402 and DB R pg. 85

Dillons Chapel Presbyterian Church
County Tax Map 65-98
Deed Book 41 pg. 308
Also see DB 37 pg. 154 and
Chancery Order 180000138

**PRELIMINARY
COURTESY COPY
NOT FOR RECORDATION**

I hereby certify that this "Plat of Agricultural Subdivision for Kenneth M. Sewell Estate" is a true and accurate representation of the land as recently surveyed under my direction. This survey was prepared without the benefit of a current title report and may not reflect all encumbrances on the property.

JOHN D. LEWIS Licensed Land Surveyor #1325
Commonwealth of Virginia

L1-L31 are with the center of Disc. VA Sec. Rt. 725
L34-L40 are with the center of VA Sec. Rt. 726

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	N77°32'10"W	85.33'	L21	S70°17'28"W	40.74'
L2	N83°07'40"W	50.77'	L22	S66°17'18"W	31.18'
L3	N84°08'59"W	53.96'	L23	S59°55'07"W	30.64'
L4	N80°08'36"W	30.08'	L24	S54°22'39"W	33.57'
L5	N71°56'06"W	89.07'	L25	S50°02'52"W	39.03'
L6	N70°34'31"W	54.99'	L26	S61°12'40"W	18.37'
L7	N67°57'35"W	51.48'	L27	S69°22'31"W	15.11'
L8	N54°19'03"W	55.47'	L28	S80°38'33"W	15.11'
L9	N52°22'54"W	27.21'	L29	S85°11'17"W	18.06'
L10	N53°48'57"W	35.95'	L30	S75°15'26"W	17.88'
L11	N60°13'00"W	52.46'	L31	S68°40'00"W	27.95'
L12	N55°41'46"W	54.88'	L32	N13°59'38"W	12.26'
L13	N65°24'50"W	44.20'	L33	S76°00'22"W	20.00'
L14	N72°00'31"W	28.14'	L34	N13°59'38"W	63.71'
L15	N77°46'16"W	63.11'	L35	N14°31'16"W	93.26'
L16	N75°14'24"W	46.32'	L36	N13°37'13"W	100.94'
L17	N77°37'51"W	51.73'	L37	N13°15'48"W	56.08'
L18	N81°06'58"W	50.20'	L38	N11°48'03"W	93.40'
L19	S87°19'04"W	30.41'	L39	N8°21'02"W	55.90'
L20	S79°05'23"W	21.76'	L40	N5°28'12"W	4.61'

Tract 2
39.1243 Acres
(1,704,256 Sq. Ft.)
Total includes 0.4399 Acre within 30' Prescriptive
Easement of Disc VA Sec. Rt. 725

George David Shelor
County Tax Map 65-96
Instrument 990002655
Also see Instrument 970001635,
DB 146 pg. 298, DB 76 pg. 163 and
DB 26 pg. 557

NOTE:
Refer to Supervisors Record Book 8 pg. 398 in
regards to the discontinuance of VA Sec. Rt. 725

LEGEND

IRS	Iron Rod Set
IPF	Iron Pipe Found
IRF	Iron Rod Found