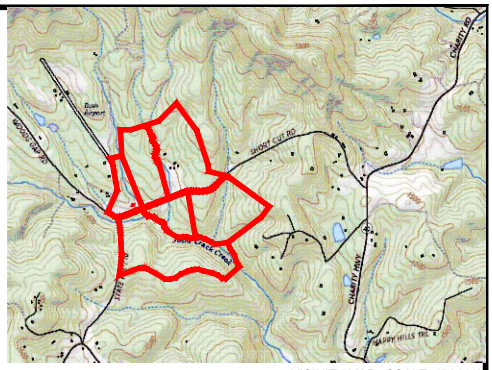
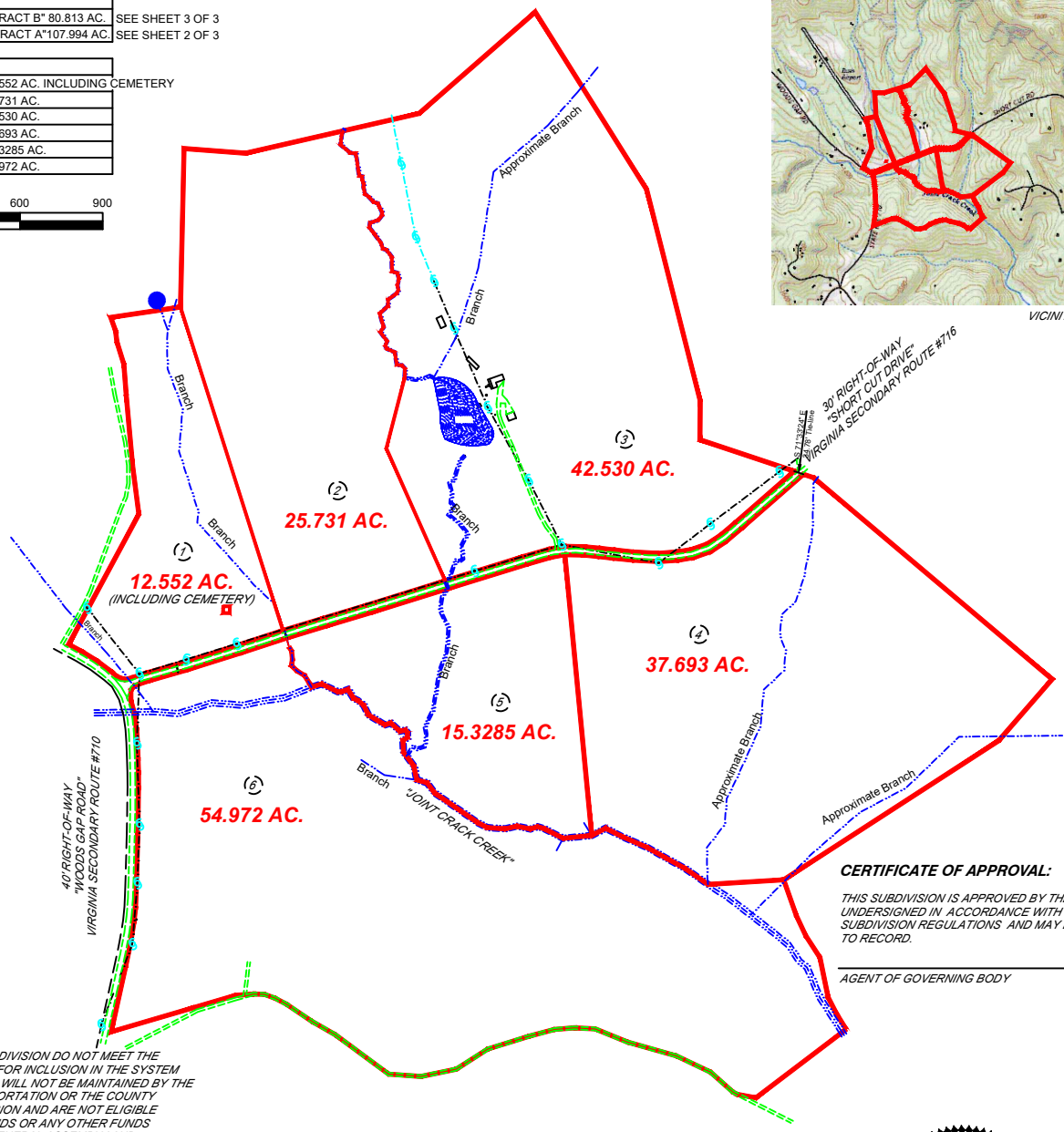
BEFORE LOT DIVISION		
TAX PARCEL 4918-41	"TRACT B" 80.813 AC.	SEE SHEET 3 OF 3
TAX PARCEL 4918-41A	"TRACT A"107.994 AC.	SEE SHEET 2 OF 3

AFTER LOT DIVISION	
TRACT 1	12.552 AC. INCLUDING CEMETERY
TRACT 2	25.731 AC.
TRACT 3	42.530 AC.
TRACT 4	37.693 AC.
TRACT 5	15.3285 AC.
TRACT 6	54.972 AC.

0 300 600 900



VICINITY MAP SCALE: 1" 2000'



CERTIFICATE OF APPROVAL:

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

AGENT OF GOVERNING BODY DATE

VDOT STATEMENT:

THE STREETS IN THIS SUBDIVISION DO NOT MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE COUNTY APPROVING THE SUBDIVISION AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.

NOTES:

1. THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. SUBJECT PROPERTY AS SHOWN IS ALL OF PATRICK COUNTY TAX PARCEL 4918-41 AND 4918-41-A.
4. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A H.U.D. DESIGNATED FLOOD HAZARD ZONE. THIS OPINION IS BASED UPON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL #51141C0075E, ZONE X, DATED: AUGUST 19, 2008 AND HAS NOT BEEN FIELD VERIFIED.
5. SUBJECT PROPERTY AS SHOWN HAS NOT BEEN TESTED FOR SEWAGE DISPOSAL SUITABILITY, AND THE PURCHASERS AGREE TO PURCHASE THE PROPERTY WITH THE UNDERSTANDING OF SAME.
6. ANY STREAMS OR WETLANDS CROSSING(S) SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN A MANNER THAT COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS. ANY PROPOSED WORK WITHIN "SAWPIT BRANCH" OR ITS TRIBUTARIES AND/OR ITS ADJACENT WETLANDS IS SUBJECT TO WRITTEN APPROVAL BY THE CORPS OF ENGINEERS AND/OR DEQ PRIOR TO ITS INITIATION. THE OWNER WILL OBTAIN WRITTEN APPROVAL BY SUBMITTING A COMPLETE PERMIT APPLICATION PRIOR TO PERFORMING ANY WORK IN THE WATERWAY AND/OR WETLANDS.

TITLE REFERENCE:

PLAT SHOWING "80.813 AC. AND 107.994 AC" IS ALL OF THAT PROPERTY ACQUIRED BY JOHN ALVIN ATKINSON, Jr., TRUSTEE OR THE SUCCESSORS IN TRUST UNDER THE 2005 JOHN A. ATKINSON SR. LIVING TRUST, AND ANY AMENDMENTS THERETO, DATED APRIL 29, 2005 AND FIRST AMENDMENT TO AN REINSTATEMENT OF TRUST DATED AUGUST 29, 2018, ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF PATRICK COUNTY, VIRGINIA, IN WHICH THE ABOVE REFERRED TO DEED IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID LAND.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS, ORDINANCES AND REGULATIONS, REGARDING THE PLATTING OF SUBDIVISIONS, WITHIN THE COUNTY OF PATRICK, VIRGINIA.

GIVEN UNDER MY HAND THIS____ DAY OF_____ 2024.

L.J. QUESENBERRY, L.S. #1270

OWNER'S STATEMENT:

THIS IS TO CERTIFY THAT THE SUBDIVIDED PROPERTY AS SHOWN HEREON HAS BEEN SUBDIVIDED IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS THEREOF, AND FURTHER, IN STRICT ACCORDANCE AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE.

JOHN ALVIN ATKINSON, Jr., DATE

NOTARY'S STATEMENT:

STATE OF_____
COUNTY OF_____, to wit:

I,_____, A NOTARY PUBLIC OF AND FOR THE AFOREMENTIONED STATE AND COUNTY, DO HEREBY STATE THAT JOHN ALVIN ATKINSON, Jr., DID APPEAR BEFORE ME THIS _____ DAY OF _____, 2024, AND ACKNOWLEDGED THE FOREGOING DOCUMENT BY EXECUTING THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

COMMONWEALTH OF VIRGINIA
L. J. QUESENBERRY
(LICENSE) No. 1270
LAND SURVEYOR

RECORD NORTH
PLAT CABINET 1, SLIDE 293C & 293D

PLAT SHOWING
"LOT SUBDIVISION"

80.813 AC. TOTAL
107.994 AC. TOTAL

PROPERTY OF

JOHN ALVIN ATKINSON, Jr., TRUSTEE OR THE SUCCESSORS IN TRUST UNDER THE 2005 JOHN A. ATKINSON SR. LIVING TRUST, DATED APRIL 29, 2005 AND FIRST AMENDMENT TO AN REINSTATEMENT OF TRUST DATED AUGUST 29, 2018

LOCATED ON VIRGINIA SECONDARY ROUTE #710 AND #716
"WOODS GAP ROAD" AND "SHORT CUT DRIVE"
SMITH RIVER MAGISTERIAL DISTRICT
PATRICK COUNTY, VIRGINIA
SCALE: 1" = 300' DATE: 10 MAY 2024

L. J. QUESENBERRY, LICENSED LAND SURVEYOR
521 SOUTH MAIN STREET HILLSVILLE VIRGINIA 24343
PHONE & FAX: (276)-728-7471
E-MAIL: quesenberrysurveying@gmail.com

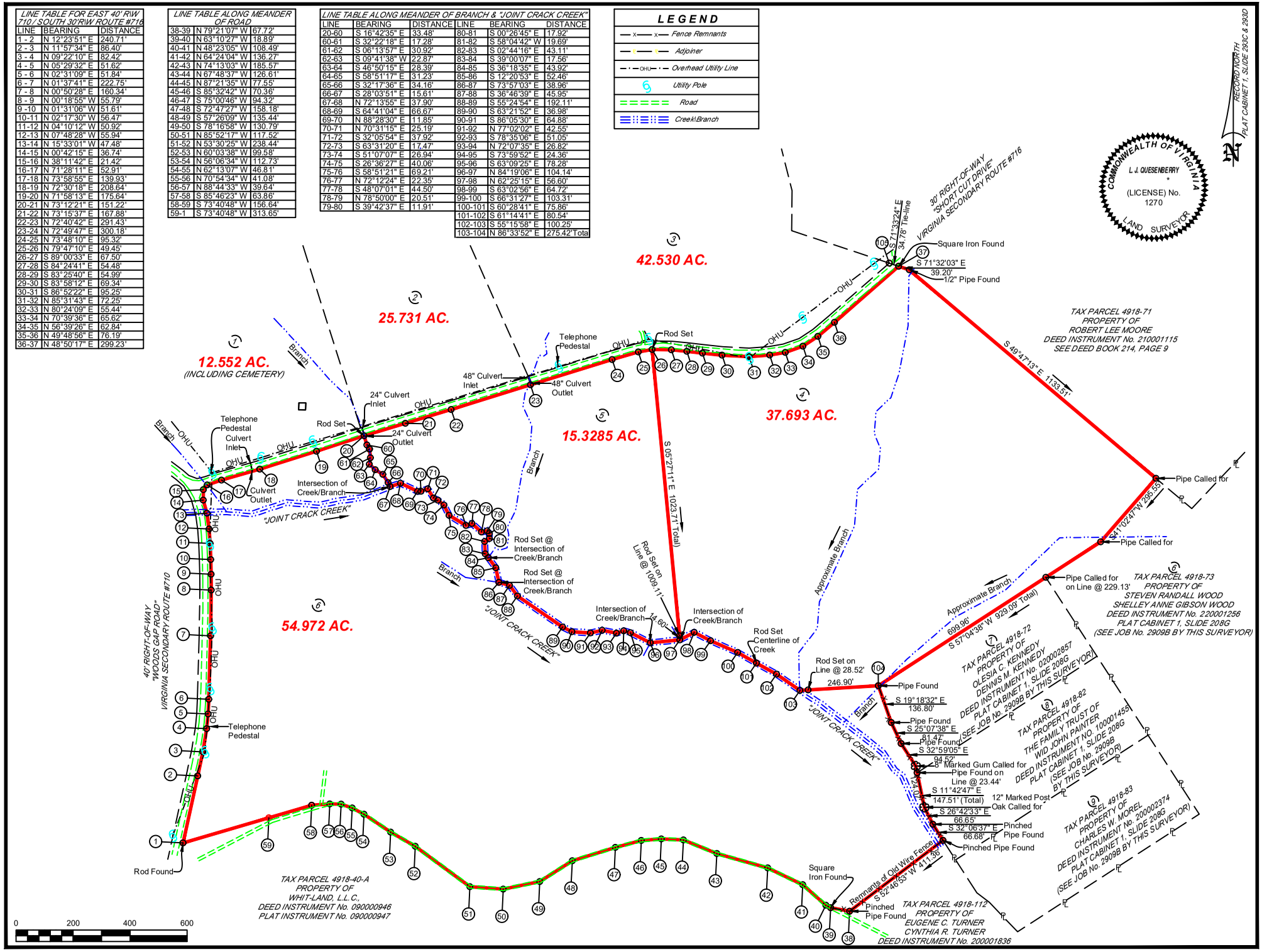
LINE TABLE FOR EAST 40' R/W 710 / SOUTH 30' R/W ROUTE #716		
LINE	BEARING	DISTANCE
1 - 2	N 12°23'51" E	240.71'
2 - 3	N 11°57'34" E	86.40'
3 - 4	N 09°22'10" E	82.42'
4 - 5	N 05°29'32" E	51.62'
5 - 6	N 02°31'09" E	51.84'
6 - 7	N 01°37'41" E	222.75'
7 - 8	N 00°50'28" E	160.34'
8 - 9	N 00°18'55" W	55.79'
9 -10	N 01°31'06" W	51.61'
10-11	N 02°17'30" W	56.47'
11-12	N 04°10'12" W	50.92'
12-13	N 07°48'28" W	55.94'
13-14	N 15°33'01" W	47.48'
14-15	N 00°42'15" E	36.74'
15-16	N 38°11'42" E	21.42'
16-17	N 71°28'11" E	52.91'
17-18	N 73°58'55" E	139.93'
18-19	N 72°30'18" E	208.64'
19-20	N 71°58'13" E	175.64'
20-21	N 73°12'21" E	151.22'
21-22	N 73°15'37" E	167.88'
22-23	N 72°40'42" E	291.43'
23-24	N 72°49'47" E	300.18'
24-25	N 73°48'10" E	95.32'
25-26	N 79°47'10" E	49.45'
26-27	S 89°00'33" E	67.50'
27-28	S 84°24'41" E	54.48'
28-29	S 83°25'40" E	54.99'
29-30	S 83°58'12" E	69.34'
30-31	S 86°52'22" E	95.25'
31-32	N 85°31'43" E	72.25'
32-33	N 80°24'09" E	55.44'
33-34	N 70°39'36" E	65.62'
34-35	N 56°39'26" E	62.84'
35-36	N 49°48'56" E	76.19'
36-37	N 48°50'17" E	299.23'

LINE TABLE ALONG MEANDER OF ROAD		
38-39	N 79°21'07" W	67.72'
39-40	N 63°10'27" W	18.89'
40-41	N 48°23'05" W	108.49'
41-42	N 64°24'04" W	136.27'
42-43	N 74°13'03" W	185.57'
43-44	N 67°48'37" W	126.61'
44-45	N 87°21'35" W	77.55'
45-46	S 85°32'42" W	70.36'
46-47	S 75°00'46" W	94.32'
47-48	S 72°47'27" W	158.18'
48-49	S 57°26'09" W	135.44'
49-50	S 78°16'58" W	130.79'
50-51	N 85°52'17" W	117.52'
51-52	N 53°30'25" W	238.44'
52-53	N 60°03'38" W	99.58'
53-54	N 56°06'34" W	112.73'
54-55	N 62°13'07" W	46.81'
55-56	N 70°54'34" W	41.08'
56-57	N 88°44'33" W	39.64'
57-58	S 85°46'23" W	63.86'
58-59	S 73°40'48" W	156.64'
59-1	S 73°40'48" W	313.65'

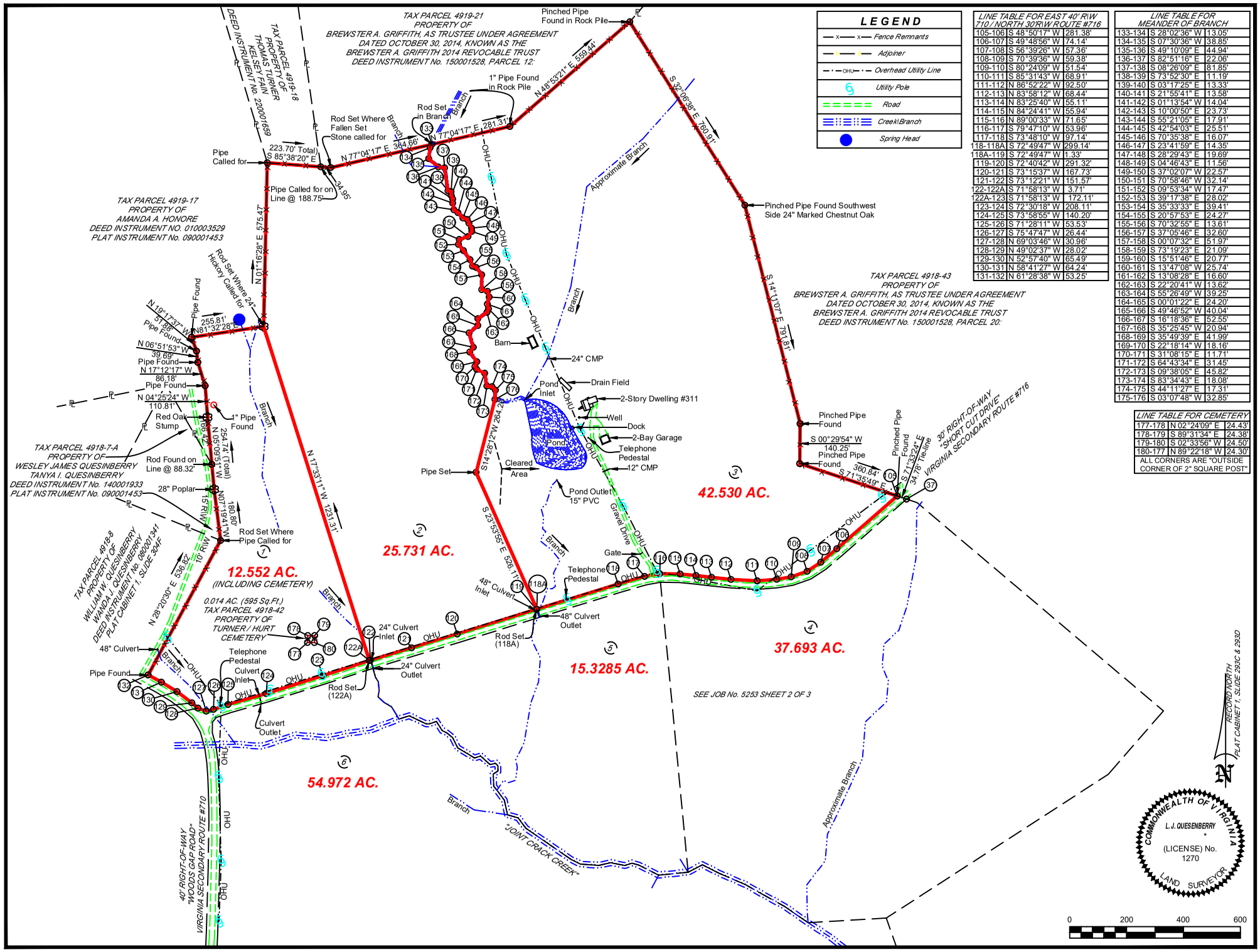
LINE TABLE ALONG MEANDER OF BRANCH & "JOINT CRACK CREEK"					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
20-60	S 16°42'35" E	33.48'	80-81	S 00°26'45" E	17.92'
60-61	S 32°22'18" E	17.28'	81-82	S 58°04'42" W	19.69'
61-62	S 06°13'57" E	30.92'	82-83	S 02°44'16" E	43.11'
62-63	S 09°41'38" W	22.87'	83-84	S 39°00'07" E	17.56'
63-64	S 46°50'15" E	28.39'	84-85	S 36°18'35" E	43.92'
64-65	S 58°51'17" E	31.23'	85-86	S 12°20'53" E	52.46'
65-66	S 32°17'36" E	34.16'	86-87	S 73°57'03" E	38.96'
66-67	S 28°03'51" E	15.61'	87-88	S 36°46'39" E	45.95'
67-68	N 72°13'55" E	37.90'	88-89	S 55°24'54" E	192.11'
68-69	S 64°41'04" E	66.67'	89-90	S 63°21'52" E	36.98'
69-70	N 88°28'30" E	11.85'	90-91	S 86°05'30" E	64.88'
70-71	N 70°31'15" E	25.19'	91-92	N 77°02'02" E	42.55'
71-72	S 32°05'54" E	37.92'	92-93	S 78°35'06" E	51.05'
72-73	S 63°31'20" E	17.47'	93-94	N 72°07'35" E	26.82'
73-74	S 51°07'07" E	26.94'	94-95	S 73°59'52" E	24.36'
74-75	S 26°36'27" E	40.06'	95-96	S 63°09'25" E	78.28'
75-76	S 58°51'21" E	69.21'	96-97	N 84°19'06" E	104.14'
76-77	N 72°12'24" E	22.35'	97-98	N 62°25'15" E	56.60'
77-78	S 48°07'01" E	44.50'	98-99	S 63°02'56" E	64.72'
78-79	N 78°50'00" E	20.51'	99-100	S 66°31'27" E	103.31'
79-80	S 39°42'37" E	11.91'	100-101	S 60°28'41" E	75.86'
			101-102	S 61°14'41" E	80.54'
			102-103	S 55°15'58" E	100.25'
			103-104	N 86°33'52" E	275.42'Total

LEGEND

- Fence Remnants
- Adjoiner
- Overhead Utility Line
- Utility Pole
- Road
- Creek\Branch



JOB No. 5253 SHEET 2 OF 3



LINE TABLE FOR EAST 40' R\W 710 / NORTH 30'R\W ROUTE #716		
105-106	N 48°50'17" W	281.38'
106-107	S 49°48'56" W	74.14'
107-108	S 56°39'26" W	57.36'
108-109	S 70°39'36" W	59.38'
109-110	S 80°24'09" W	51.54'
110-111	S 85°31'43" W	68.91'
111-112	N 86°52'22" W	92.50'
112-113	N 83°58'12" W	68.44'
113-114	N 83°25'40" W	55.11'
114-115	N 84°24'41" W	55.94'
115-116	N 89°00'33" W	71.65'
116-117	S 79°47'10" W	53.96'
117-118	S 73°48'10" W	97.14'
118-118A	S 72°49'47" W	299.14'
118A-119	S 72°49'47" W	1.33'
119-120	S 72°40'42" W	291.32'
120-121	S 73°15'37" W	167.73'
121-122	S 73°12'21" W	151.57'
122-122A	S 71°58'13" W	3.71'
122A-123	S 71°58'13" W	172.11'
123-124	S 72°30'18" W	208.11'
124-125	S 73°58'55" W	140.20'
125-126	S 71°28'11" W	53.53'
126-127	S 75°47'47" W	26.44'
127-128	N 69°03'46" W	30.96'
128-129	N 49°02'37" W	28.02'
129-130	N 52°57'40" W	65.49'
130-131	N 58°41'27" W	64.24'
131-132	N 61°28'38" W	53.25'

LINE TABLE FOR MEANDER OF BRANCH		
133-134	S 28°02'36" W	13.05'
134-135	S 07°30'36" W	38.85'
135-136	S 49°10'09" E	44.94'
136-137	S 82°51'16" E	22.06'
137-138	S 08°26'09" E	81.85'
138-139	S 73°52'30" E	11.19'
139-140	S 03°17'25" E	13.33'
140-141	S 21°55'41" E	13.58'
141-142	S 01°13'54" W	14.04'
142-143	S 10°00'50" E	23.73'
143-144	S 55°21'05" E	17.91'
144-145	S 42°54'03" E	25.51'
145-146	S 70°35'38" E	16.07'
146-147	S 23°41'59" E	14.35'
147-148	S 28°29'43" E	19.69'
148-149	S 04°46'43" E	11.56'
149-150	S 37°02'07" W	22.57'
150-151	S 70°58'46" W	32.14'
151-152	S 09°53'34" W	17.47'
152-153	S 39°17'38" E	28.02'
153-154	S 35°33'33" E	39.41'
154-155	S 20°57'53" E	24.27'
155-156	S 70°32'55" E	13.61'
156-157	S 37°05'46" E	32.60'
157-158	S 00°07'32" E	51.97'
158-159	S 73°19'23" E	21.09'
159-160	S 15°51'46" E	20.77'
160-161	S 13°47'08" W	25.74'
161-162	S 13°08'28" E	16.60'
162-163	S 22°20'41" W	13.62'
163-164	S 55°26'49" W	39.25'
164-165	S 00°01'22" E	24.20'
165-166	S 49°46'52" W	40.04'
166-167	S 16°18'36" E	52.55'
167-168	S 35°25'45" W	20.94'
168-169	S 35°49'39" E	41.99'
169-170	S 22°18'14" W	18.16'
170-171	S 31°08'15" E	11.71'
171-172	S 64°43'34" E	31.45'
172-173	S 09°38'05" E	45.82'
173-174	S 83°34'43" E	18.08'
174-175	S 44°11'27" E	17.31'
175-176	S 03°07'48" W	32.85'

LINE TABLE FOR CEMETERY		
177-178	N 02°24'09" E	24.43'
178-179	S 89°31'34" E	24.38'
179-180	S 02°33'56" W	24.50'
180-177	N 89°22'18" W	24.30'

JOB No. 5253 SHEET 3 OF 3