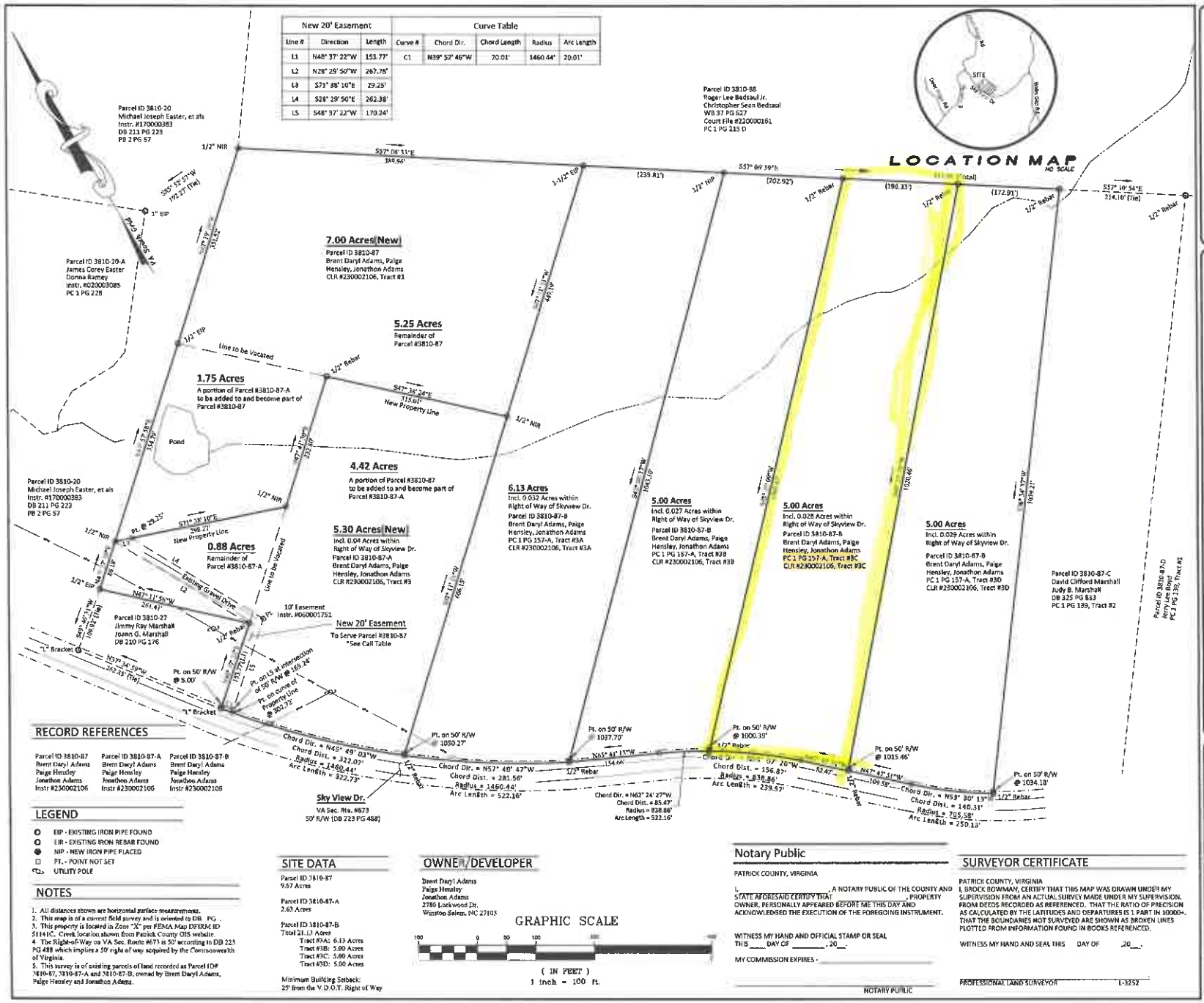
New 20' Easement		
Line #	Direction	Length
L1	N48° 37' 22"W	153.77'
L2	N28° 29' 50"W	267.78'
L3	S71° 38' 10"E	29.25'
L4	S28° 29' 50"E	262.38'
L5	S48° 37' 22"W	170.24'

Curve Table				
Curve #	Chord Dir.	Chord Length	Radius	Arc Length
C1	N39° 52' 46"W	20.01'	1460.44'	20.01'



RECORD REFERENCES

Parcel ID 3810-87	Parcel ID 3810-87-A	Parcel ID 3810-87-B
Brent Daryl Adams	Brent Daryl Adams	Brent Daryl Adams
Paige Hensley	Paige Hensley	Paige Hensley
Jonathon Adams	Jonathon Adams	Jonathon Adams
Instr #230002106	Instr #230002106	Instr #230002106

LEGEND

- EIP - EXISTING IRON PIPE FOUND
- EIR - EXISTING IRON REBAR FOUND
- NIP - NEW IRON PIPE PLACED
- PT. - POINT NOT SET
- UTILITY POLE

NOTES

1. All distances shown are horizontal surface measurements.
2. This map is of a current field survey and is oriented to DB PG .
3. This property is located in Zone "X" per FEMA Map DFIRM ID 51141C. Creek location shown from Patrick County GIS website.
4. The Right-of-Way on VA Sec. Route #673 is 50' according to DB 223 PG 488 which implies a 50' right of way acquired by the Commonwealth of Virginia.
5. This survey is of existing parcels of land recorded as Parcel I D# 3810-87, 3810-87-A and 3810-87-B, owned by Brent Daryl Adams, Paige Hensley and Jonathon Adams.

SITE DATA

Parcel ID 3810-87
9.67 Acres

Parcel ID 3810-87-A
2.63 Acres

Parcel ID 3810-87-B
Total 21.13 Acres
Tract #3A: 6.13 Acres
Tract #3B: 5.00 Acres
Tract #3C: 5.00 Acres
Tract #3D: 5.00 Acres

Minimum Building Setback:
25' from the V.D.O.T. Right of Way

OWNER / DEVELOPER

Brent Daryl Adams
Paige Hensley
Jonathon Adams
2780 Lockwood Dr.
Winston Salem, NC 27103

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

Notary Public

PATRICK COUNTY, VIRGINIA

I, _____, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID CERTIFY THAT _____, PROPERTY OWNER, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL
THIS ____ DAY OF _____, 20__.

MY COMMISSION EXPIRES - _____

_____
NOTARY PUBLIC

SURVEYOR CERTIFICATE

PATRICK COUNTY, VIRGINIA
I, BROCK BOWMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. FROM DEEDS RECORDED AS REFERENCED. THAT THE RATIO OF PRECISION AS CALCULATED BY THE LATITUDES AND DEPARTURES IS 1 PART IN 10000+. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED.

WITNESS MY HAND AND SEAL THIS DAY OF ,20__.

_____
PROFESSIONAL LAND SURVEYOR L-3252

BOWMAN - BUNN, P.C.
162 NORTH MAIN STREET
POINT OF ROCKS, VIRGINIA 24349
PH. 434-799-5611
Email - bowman@bowmanbunn.com
NC FIRM #1569

RECOMBINATION AND BOUNDARY PLAT OF
Brent Daryl Adams, Paige Hensley and Jonathon Adams Properties
DAN RIVER MAGISTERIAL DISTRICT
PATRICK COUNTY, VIRGINIA

DATE	REVISION

DATE	REVISION	DRAWN BY	CHECKED BY
8/28/2024		R. GALLIHAN	B. BOWMAN