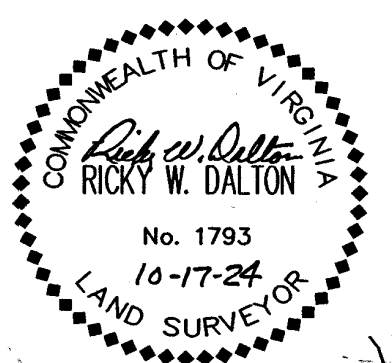


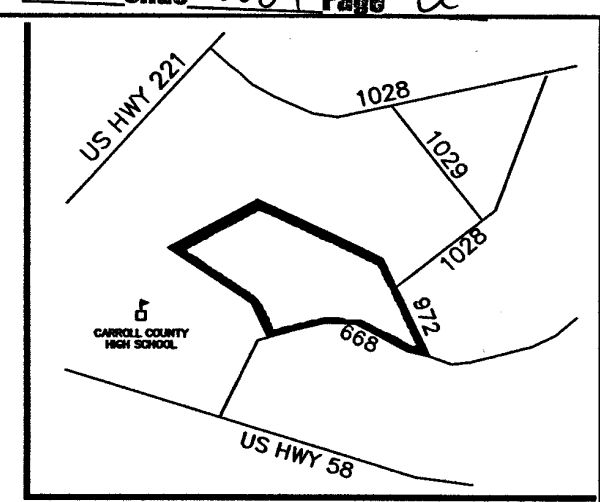
I, RICKY W. DALTON, LAND SURVEYOR, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THE ERROR OF CLOSURE EXCEEDS 1 PART IN 10,000.



LAND RETAINED BY
CARROLL INVESTMENT COMPANY, LLC
DB 1236-PG 79
PLAT CAB. 3 - SLIDE 3069-PG.7
TAX ID 312-A-26

SYMBOL LEGEND

□	FENCE CORNER POST
●	IRON PIN PLACED
○	IRON PIN FOUND = EIS
○	IRON PIPE FOUND = EIP
△	DRILL STEEL FOUND
●	NONMONUMENTED POINT
---	PUBLIC UTILITY EASEMENT (PUE)
---	MINIMUM BUILDING LINE



BOWMAN LEGACY FARMS, LLC.
DB 1232-PG 951 (TRACT 2)
TAX ID. 312-1-D-A

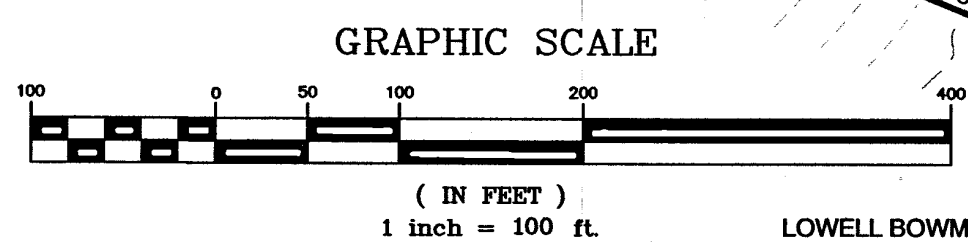
PLAT CAB. 2, SLIDE 2016-PG 1

CURVE TABLE

Curve #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	12°19'32"	320.04	68.85	34.56	68.71	N41° 55' 45"W
C2	0°55'18"	7770.25	125.00	62.50	125.00	N48° 33' 10"W
C3	0°33'28"	7770.25	75.63	37.82	75.63	N49° 17' 33"W
C4	104°57'45"	25.00	45.80	32.56	39.66	N2° 54' 36"E
C5	57°38'08"	50.00	50.30	27.51	48.20	N5° 47' 28"W
C6	63°20'11"	50.00	55.27	30.84	52.50	N66° 16' 37"W
C7	1°39'55"	875.36	25.44	12.72	25.44	S54° 33' 31"W
C8	0°51'20"	875.36	13.07	6.54	13.07	S53° 17' 54"W
C9	49°41'24"	146.05	126.66	67.62	122.73	S77° 42' 56"W
C10	12°00'00"	443.17	92.82	46.58	92.65	N71° 26' 22"W
C11	2°33'09"	1674.64	74.60	37.31	74.60	N64° 09' 48"W
C12	0°49'04"	1674.64	23.90	11.95	23.90	N62° 28' 42"W
C13	48°11'23"	25.00	21.03	11.18	20.41	N37° 58' 29"W
C14	36°53'32"	50.00	32.19	16.68	31.64	N32° 19' 33"W
C15	74°23'01"	50.00	64.91	37.94	60.45	N87° 57' 50"W
C16	74°50'22"	50.00	65.31	38.26	60.76	S17° 25' 29"W
C17	81°22'01"	50.00	71.01	42.98	65.19	S60° 40' 43"E
C18	8°53'50"	50.00	7.76	3.89	7.76	N74° 11' 23"O
C19	48°11'23"	25.00	21.03	11.18	20.41	S86° 09' 52"E
C20	1°58'33"	1724.64	59.48	29.74	59.47	S63° 03' 27"E
C21	1°23'39"	1724.64	41.97	20.98	41.97	S64° 44' 33"E
C22	4°45'44"	493.17	40.99	20.51	40.98	S67° 49' 14"E
C23	7°14'16"	493.17	62.30	31.19	62.26	S73° 49' 14"E
C24	10°42'41"	196.05	36.65	18.38	36.60	S82° 47' 42"E
C25	32°35'06"	196.05	111.50	57.30	110.00	N75° 33' 24"E
C26	6°23'38"	196.05	21.88	10.95	21.87	N56° 04' 02"E
C27	77°33'04"	25.00	33.84	20.08	31.31	S88° 20' 50"E
C28	0°57'53"	7720.25	129.98	64.99	129.97	S49° 05' 20"E
C29	0°30'53"	7720.25	69.37	34.68	69.36	S48° 20' 57"E
C30	63°20'11"	50.00	55.27	30.84	52.50	S50° 23' 12"W
C31	11°30'59"	50.00	10.05	5.04	10.03	S12° 57' 36"W
C32	48°11'21"	25.00	21.03	11.18	20.41	S31° 17' 47"W
C33	48°11'23"	25.00	21.03	11.18	20.41	N79° 29' 10"E
C34	80°33'15"	50.00	70.30	42.37	64.65	N63° 18' 13"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	107.62	N35° 45' 59"W
L2	41.29	N48° 05' 30"W
L3	110.00	N48° 05' 30"W
L4	114.33	N48° 05' 30"W
L5	49.37	N49° 34' 16"W
L6	92.78	N49° 34' 16"W
L7	77.48	S55° 23' 28"W
L8	116.42	S52° 52' 13"W
L9	26.43	N77° 26' 22"W
L10	42.09	N65° 26' 23"W
L11	40.75	N62° 04' 10"W
L12	40.75	S62° 04' 10"E
L13	42.09	S65° 26' 23"E
L14	26.43	S77° 26' 22"E
L15	91.81	N52° 52' 13"E
L16	149.84	S49° 34' 16"E
L17	17.11	S49° 34' 16"E
L18	158.40	S48° 05' 30"E
L19	34.26	N55° 23' 28"E



SOURCE OF TITLE
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CARROLL INVESTMENT COMPANY LLC BY DREAMA S BOWMAN IN DEED BOOK 1236 PAGE 79, DATED APRIL 19, 2024. A PORTION OF TAX ID 312-A-26 PLAT CAB. 3-SLIDE 3069-PG.7

OWNER
CARROLL INVESTMENT COMPANY, LLC
P.O. BOX 617
HILLSVILLE, VA 24343
TEL:276-733-3750

NOTE:
THE CONTOURS ON THIS MAP WERE SCALED FROM THE 'HILLSVILLE' QUADRANGLE BY THE UNITED STATES DEPARTMENT OF THE INTERIOR GEOLOGICAL SURVEY, DATED 1968.

MINIMUM BUILDING LINES:
FRONT = 30'
SIDES = 10'
REAR = 30'
HEIGHT = 35'

THIS SUBDIVISION KNOWN AS LEGACY ESTATES IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

10/23/24 [Signature] V.D.O.T. OFFICIAL
10/24/2024 [Signature] TOWN COUNCIL
10/29/2024 [Signature] PLANNING COMMISSION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, LEGACY ESTATES IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S).

10-18-24 [Signature] LOWELL BOWMAN, III
10-18-24 [Signature] CHELSEA LYNN BOWMAN (PAINTER)

SUBSCRIBED AND SWORN BEFORE ME THIS 18th DAY OF October, 2024.
NOTARY PUBLIC: Ashley Nicole Hash-Mayer
MY COMMISSION EXPIRES: 10/31/2027

ASHLEY NICOLE HASH-MAYER
NOTARY PUBLIC
REGISTRATION # 8090396
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
10/31/2027

STATE OF VIRGINIA IN CARROLL COUNTY
CIRCUIT COURT CLERK'S OFFICE
10/30/24 AT 10:54 AM
THIS MAP WAS RECEIVED IN OFFICE AND ADMITTED TO RECORD
TESTE: [Signature] CLERK/DEPUTY CLERK
Plat Instrument # 03381

- NOTES:**
- 1- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - 2- THIS PROPERTY IS SUBJECT TO DEEDS AND RIGHT-OF-WAYS EXECUTED PRIOR TO THIS DATE.
 - 3- THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A.
 - 4- INDIVIDUAL WELLS WILL NOT BE PERMITTED; ALL LOTS WILL BE SERVED BY THE TOWN OF HILLSVILLE WATER SYSTEM.
 - 5- INDIVIDUAL SEPTIC SYSTEMS WILL NOT BE PERMITTED; ALL LOTS WILL BE SERVED BY THE TOWN OF HILLSVILLE SEWER SYSTEM.
 - 6- EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC AND TELEPHONE LINES TO SERVICE THE DEVELOPMENT SHOWN HEREON ARE HEREBY GRANTED TO APPALACHIAN POWER COMPANY AND BRIGHTSPEED COMMUNICATIONS.
 - 7- MINIMUM 15" INSIDE DIAMETER PIPE TO BE REQUIRED FOR CONNECTION OF DRIVEWAY.
 - 8- THIS PROPERTY IS CURRENTLY ZONED (R-1) MEDIUM-DENSITY RESIDENTIAL.
 - 9- 15' PUBLIC UTILITY EASEMENT SHALL BE CENTERED ALONG ALL PROPERTY LINES.
 - 10- BOTH CUL-DE-SACS HAVE A RADIUS OF 50' RIGHT-OF-WAY AND A RADIUS OF 30' PAVEMENT.
 - 11- ALL 20' WIDE DRAINAGE EASEMENTS EXTEND TO ADEQUATE RECEIVING CHANNELS.
 - 12- THE INTERSECTION OF LACY COURT AND BOWMAN DRIVE WILL BE A 3-WAY STOP.
 - 13- ALL 20' WIDE DRAINAGE EASEMENTS ARE DEDICATED TO PUBLIC USE.

DALTON-WALKER ASSOCIATES, P.C.
SURVEYORS
117 N. MAIN STREET (276) 236-0632
GALAX, VA 24333 (276) 236-0596 fax
Email: daltonwalker@gmail.com
NC Firm No. C-1296

Crew: RWD
Drawn: MAJ
Checked: [Signature]
Scale: 1"=100'

Job Number
W920502
Date
05/10/24
REVISED 10-17-24

SUBDIVISION OF
LEGACY ESTATES
TOWN OF HILLSVILLE
PINE CREEK MAGISTERIAL DISTRICT
CARROLL COUNTY, VIRGINIA