Plat Cabinet 3 Slide 3084 Page 12

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.

COMMONWEALTH OF VIRGINIA
RICKY W. DALTON
No. 1793
10-17-24
LAND SURVEYOR

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

UN--NAMED TRIBUTARY OF BEAVER DAM CREEK

EIP @ FENCE CORNER

MARY HENLEY
WB 118-PG 240
(DB 402-PG 707)
TAX ID 312-A-23

GARDNER CEMETERY
TAX ID 312-A-25

DRAINAGE EASEMENT EXTENDS 205' TO THE RECEIVING CHANNEL

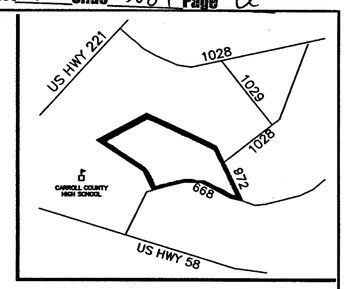
DRAINAGE EASEMENT EXTENDS 500' TO THE RECEIVING CHANNEL

DRILL STEEL FOUND

"TIE" N66°46'58"W 865.30'

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



VICINITY MAP

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

PLAT CAB. 2, SLIDE 2016-PG 1

DREAMA BOWMAN
DB 1114 - PG 131
TAX ID. 312-A-26

DEER RUN PHASE I

V.S.R. 972

BOWMAN DRIVE

LACY COURT (50' R/W)

CAVALIER DRIVE (40' R/W)

VSR 668

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' 22"E
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
C32	63°20'11"	50.00	55.27	30.84	52.50	S50° 23' 12"W
C44	11°30'59"	50.00	10.05	5.04	10.03	S12° 57' 36"W
C45	48°11'21"	25.00	21.03	11.18	20.41	S31° 17' 47"W
C46	48°11'23"	25.00	21.03	11.18	20.41	N79° 29' 10"E
C47	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
L8	77.48	S55° 23' 28"W
L9	116.42	S52° 52' 13"W
L10	26.43	N77° 26' 22"W
L11	42.09	N65° 26' 23"W
L12	40.75	N62° 04' 10"W
L13	40.75	S62° 04' 10"E
L14	42.09	S65° 26' 23"E
L15	26.43	S77° 26' 22"E
L16	91.81	N52° 52' 13"E
L17	149.84	S49° 34' 16"E
L18	17.11	S49° 34' 16"E
L19	158.40	S48° 05' 30"E
L24	34.26	N55° 23' 28"E

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LOWELL BOWMAN, III
CHELSEA LYNN BOWMAN (PAINTER)
DB 719-PG 662
TAX ID. 312-2-1

DEER RUN PHASE I
PLAT CABINET 2, SLIDE 2016-PAGE 1

CARROLL COUNTY SCHOOL BOARD
DB 139-PG 226
CARROLL COUNTY HIGH SCHOOL
TAX ID 67-A-25

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

10/23/24 — V.D.O.T. OFFICIAL

10/28/2024 — TOWN COUNCIL

10/29/2024 — 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 — LOWELL BOWMAN, III

10-18-24 — 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 2024 AT 10:52 AM
THIS MAP WAS RECEIVED IN OFFICE AND ADMITTED TO RECORD
TESTE: _____ CLERK/DEPUTY CLERK
Plat Instrument # 03381

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

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

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

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

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-SAC'S 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: RWD
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