

Attest:

Randall E. Trout
CLERK

3/702

3/702

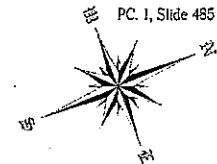
NOTES

- 1) This plat was drawn from an actual field survey and is intended to represent a portion of that property conveyed to Vernon E. Meyer of record in deed book 384, page 301, tax parcel 0770000A00000230.
- 2) This property lies in flood zone X (area determined to be outside any flood hazard zone) according to flood map #51163C0290 C, dated April 6, 2000.
- 3) This survey was performed without the benefit of a title report and may not indicate all encumbrances upon the property. Unwritten rights not addressed.
- 4) The remaining Meyer property has a net developable area that is estimated to be greater than the required 2.00 acres.
- 5) The property boundary along Route 704 was established generally along the existing centerline.
- 6) A 25' right-of-way along Route 704 is hereby dedicated to The Virginia Department of Transportation for the purpose of maintenance and improvement of said route. It is intended that said right-of-way be measured from the existing centerline to a parallel line 25' west of said centerline.
- 7) This subdivision is approved for an existing onsite sewage system and VDOT entrance.

Legend:

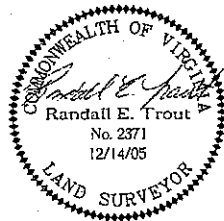
- Overhead Utility Line
- Utility Pole
- Metal Fence

Remaining Property
Vernon E. Meyer
Deed Book 384, Page 301
Tax Parcel 0770000A00000230
Remaining Area ±56.00 Acres



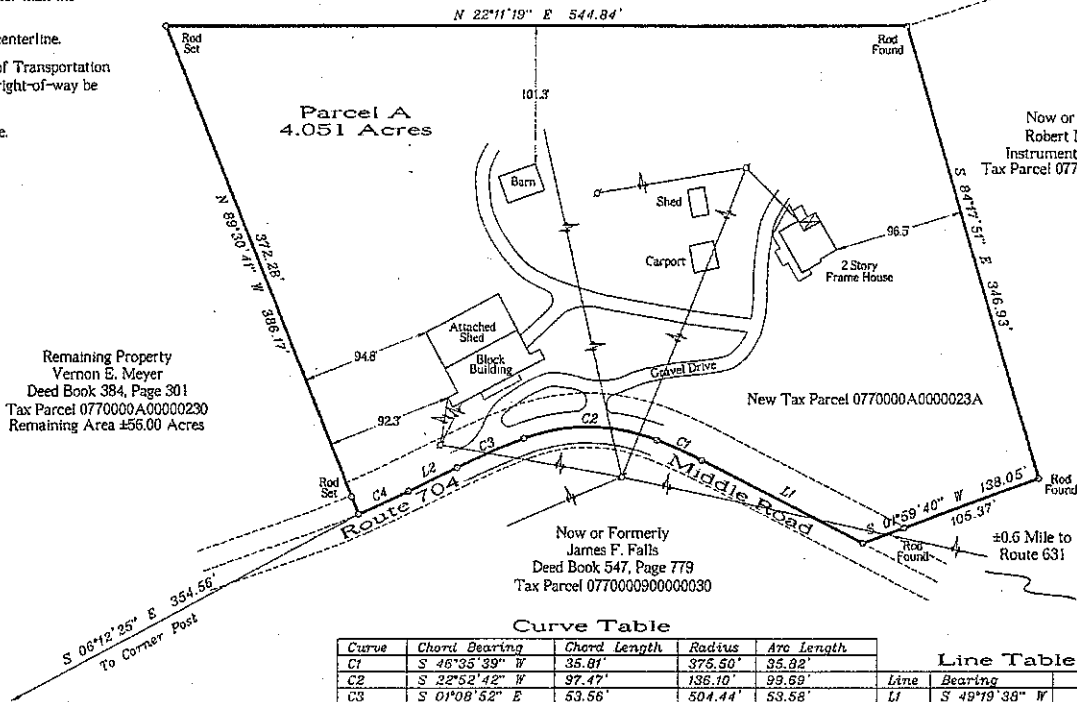
Approved:

Randall E. Trout 12/21/05
Director of planning Date



Single Lot Subdivision Survey For
Vernon E. Meyer
Middle Road
South River Magisterial District
Rockbridge County, Virginia
Surveyed December 14, 2005

Remaining Property
Vernon E. Meyer
Deed Book 384, Page 301
Tax Parcel 0770000A00000230
Remaining Area ±56.00 Acres



Curve Table

Curve	Chord Bearing	Chord Length	Radius	Arc Length
C1	S 46°35'39" W	35.81'	375.50'	95.82'
C2	S 22°52'42" W	97.47'	136.10'	99.69'
C3	S 01°08'52" E	53.56'	504.44'	53.58'
C4	S 02°37'45" E	40.49'	742.92'	40.50'

Line Table

Line	Bearing	Distance
L1	S 49°19'38" W	134.38'
L2	S 04°11'27" E	39.46'



TROUT LAND SURVEYING
1366 Forge Road
Lexington, Va. 24450
(540) 261-8995

Randall E. Trout, L.S.

Graphic Scale 1" = 80'



DWN. BY	REVISION:				PROJ. NO.
	NO.	DATE	REV. BY	REVISION	
RET					0447
SIZE					SHEET
2					1 OF 1

★ BARN + SHED ARE NO LONGER ON PROPERTY