

- NOTE: 1. THIS IS A DIVISION SURVEY. ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN
2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED
4. T.M. NO. 190-28
5. REFERENCE PLAT: D.B.61 P.309
6. APPROXIMATE FLOOD ZONE X AND FLOOD ZONE A SCALED FROM FEMA F.I.R.M. COMMUNITY PANEL NO. 51029C04259 WITH EFFECTIVE DATE OF JUNE 17, 2008
7. EACH LOT OWNER IS RESPONSIBLE FOR OBTAINING A VDOT LAND USE PERMIT, REQUIRED FOR ANY NEW DRIVEWAY ACCESS TO A VDOT MAINTAINED ROAD

### DICKERSON SURVEYING LLC

500 Court Street P.O. Box 112  
 Appomattox, Virginia 24522  
 434-352-8560  
 Michael Ray Goin  
 Land Surveyor

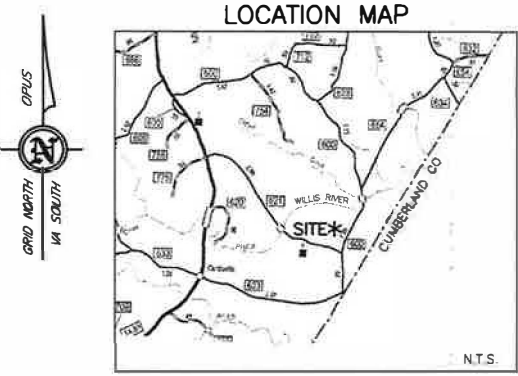
A TO B ALONG CENTER WILLIS RIVER	
Bearing	Distance
N 80°49'39" E	34.40'
N 44°10'11" E	208.11'
N 80°17'21" E	193.37'
N 80°50'17" E	100.40'
S 76°11'52" E	130.65'
S 74°14'00" E	106.71'
S 89°30'31" E	108.62'
N 67°43'14" E	180.10'
N 62°20'36" E	258.78'
N 54°18'11" E	248.51'
N 52°19'41" E	130.00'
N 86°27'22" E	119.87'
S 59°21'57" E	115.01'
N 85°14'21" E	280.03'

B TO C ALONG CENTER WILLIS RIVER	
Bearing	Distance
S 73°08'23" E	142.59'
S 71°12'22" E	162.20'
S 70°09'45" E	120.07'
N 80°00'57" E	194.01'

C TO D ALONG CENTER WILLIS RIVER	
Bearing	Distance
N 87°36'57" E	111.84'
N 75°17'00" E	130.81'
S 84°36'54" E	54.98'
S 88°48'11" E	99.19'
S 44°54'59" E	163.79'
S 79°20'45" E	189.71'
S 36°28'03" E	148.93'
S 77°21'25" E	81.08'
N 77°11'29" E	110.70'

D TO E ALONG CENTER WILLIS RIVER	
Bearing	Distance
N 63°38'22" E	160.42'
S 79°48'11" E	65.83'
S 64°39'30" E	88.54'
S 39°12'16" E	48.92'
S 00°36'02" E	96.38'
S 59°48'59" E	51.17'
N 86°04'25" E	132.75'
N 86°30'02" E	180.43'
N 84°38'12" E	114.68'
N 64°05'19" E	53.39'
S 70°19'05" E	111.55'
S 08°51'43" E	53.80'

E TO F ALONG CENTER OF BRANCH	
Bearing	Distance
S 75°25'00" W	103.24'
S 30°09'17" W	40.01'
S 45°17'40" E	28.98'
N 84°15'36" E	25.76'
S 48°59'07" W	47.44'
S 13°59'37" W	26.70'
S 69°19'20" E	26.84'
S 28°57'54" W	29.05'
S 81°15'29" W	52.86'
S 62°43'25" W	42.61'
S 35°18'10" E	42.90'
S 71°53'08" W	37.42'
S 85°27'21" W	59.01'
S 01°55'54" W	59.12'
S 63°38'02" W	47.38'
S 34°47'31" W	28.67'
S 42°18'34" E	25.44'
S 51°36'39" W	40.16'
S 62°57'40" E	36.11'
S 10°46'36" W	15.13'
S 65°32'18" W	36.42'
S 64°13'20" E	18.08'
S 30°28'19" W	19.46'
S 68°33'35" W	31.91'
S 03°34'19" E	39.62'
S 53°58'26" W	38.80'
S 03°59'43" E	46.54'
S 21°57'42" W	58.74'
S 30°32'46" W	80.79'
S 06°51'28" W	37.17'
S 22°23'18" W	76.35'
S 21°17'44" E	36.21'
S 40°27'47" W	57.61'
S 00°10'03" E	58.42'
S 41°37'50" W	40.76'
S 05°42'21" E	67.03'
S 81°36'04" W	73.05'
S 87°24'35" W	58.59'
S 24°40'33" E	64.13'
S 36°45'14" W	57.92'
S 23°45'58" E	45.37'
S 53°53'13" W	78.86'
S 33°02'35" W	81.55'
S 83°57'28" W	49.42'
S 09°53'41" E	41.78'
S 55°24'54" E	20.94'
N 74°42'26" E	18.09'
S 08°32'57" E	98.85'
S 39°25'55" W	99.39'
S 35°47'50" W	30.34'
S 08°08'46" W	31.73'



Course	Bearing	Distance
L1	S 24°49'39" W	227.70'
L2	S 23°50'00" W	230.12'
L3	S 21°50'00" W	111.64'
L4	S 25°39'35" W	10.03'
L5	S 25°39'15" W	302.00'
L6	S 25°39'35" W	232.38'
L7	S 04°36'44" W	151.61'
L8	S 07°08'12" E	85.15'
L9	S 22°53'31" E	110.41'
L10	S 33°11'11" E	193.46'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	8249.70'	72.30'	0.3008°	72.30'	S 24°34'56" W
C2	8249.70'	70.88'	0.2932°	70.88'	S 24°04'46" W
C3	5709.60'	180.34'	1°48'35"	180.33'	S 24°44'17" W
C4	853.00'	308.13'	20°41'50"	306.46'	S 15°17'39" W

THE PLATTING OR DEDICATION OF THIS LAND IS WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY:

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF \_\_\_\_\_  
 CITY/COUNTY OF \_\_\_\_\_  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_

NOTARY PUBLIC  
 REGISTRATION NO.: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
 NOTARY PUBLIC

\_\_\_\_\_  
 PRINTED NAME

APPROVED: \_\_\_\_\_

ZONING AGENT - BUCKINGHAM COUNTY

## REDUCED COPY SHEET 1 OF 2 DIVISION SURVEY

SCALE: 1 IN. = 300 FT.  
 162.006 ACRES

SURVEYED FOR: CATLETT LAND COMPANY, LLC AND PEARSON PROPERTIES, LLC

SOURCE OF TITLE: PEARSON PROPERTIES, LLC & CATLETT LAND COMPANY, LLC D.B.512 P.290

CURDSVILLE DISTRICT BUCKINGHAM COUNTY VIRGINIA

DECEMBER 11, 2023



