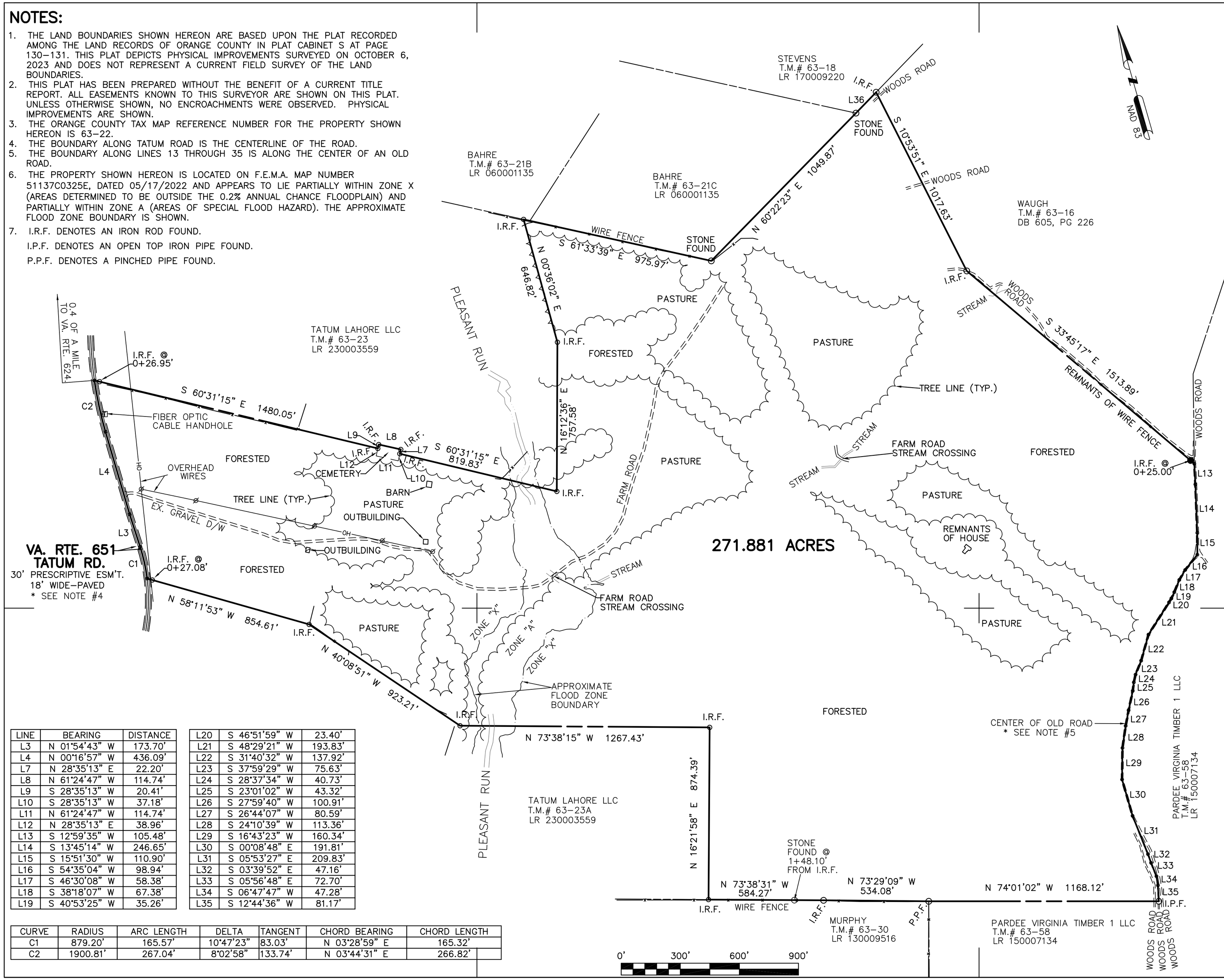
NOTES:

1. THE LAND BOUNDARIES SHOWN HEREON ARE BASED UPON THE PLAT RECORDED AMONG THE LAND RECORDS OF ORANGE COUNTY IN PLAT CABINET S AT PAGE 130–131. THIS PLAT DEPICTS PHYSICAL IMPROVEMENTS SURVEYED ON OCTOBER 6, 2023 AND DOES NOT REPRESENT A CURRENT FIELD SURVEY OF THE LAND BOUNDARIES.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ALL EASEMENTS KNOWN TO THIS SURVEYOR ARE SHOWN ON THIS PLAT. UNLESS OTHERWISE SHOWN, NO ENCROACHMENTS WERE OBSERVED. PHYSICAL IMPROVEMENTS ARE SHOWN.
3. THE ORANGE COUNTY TAX MAP REFERENCE NUMBER FOR THE PROPERTY SHOWN HEREON IS 63–22.
4. THE BOUNDARY ALONG TATUM ROAD IS THE CENTERLINE OF THE ROAD.
5. THE BOUNDARY ALONG LINES 13 THROUGH 35 IS ALONG THE CENTER OF AN OLD ROAD.
6. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP NUMBER 51137C0325E, DATED 05/17/2022 AND APPEARS TO LIE PARTIALLY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND PARTIALLY WITHIN ZONE A (AREAS OF SPECIAL FLOOD HAZARD). THE APPROXIMATE FLOOD ZONE BOUNDARY IS SHOWN.
7. I.R.F. DENOTES AN IRON ROD FOUND.
   I.P.F. DENOTES AN OPEN TOP IRON PIPE FOUND.
   P.P.F. DENOTES A PINCHED PIPE FOUND.



LINE	BEARING	DISTANCE
L3	N 01°54'43" W	173.70'
L4	N 00°16'57" W	436.09'
L7	N 28°35'13" E	22.20'
L8	N 61°24'47" W	114.74'
L9	S 28°35'13" W	20.41'
L10	S 28°35'13" W	37.18'
L11	N 61°24'47" W	114.74'
L12	N 28°35'13" E	38.96'
L13	S 12°59'35" W	105.48'
L14	S 13°45'14" W	246.65'
L15	S 15°51'30" W	110.90'
L16	S 54°35'04" W	98.94'
L17	S 46°30'08" W	58.38'
L18	S 38°18'07" W	67.38'
L19	S 40°53'25" W	35.26'

L20	S 46°51'59" W	23.40'
L21	S 48°29'21" W	193.83'
L22	S 31°40'32" W	137.92'
L23	S 37°59'29" W	75.63'
L24	S 28°37'34" W	40.73'
L25	S 23°01'02" W	43.32'
L26	S 27°59'40" W	100.91'
L27	S 26°44'07" W	80.59'
L28	S 24°10'39" W	113.36'
L29	S 16°43'23" W	160.34'
L30	S 00°08'48" E	191.81'
L31	S 05°53'27" E	209.83'
L32	S 03°39'52" E	47.16'
L33	S 05°56'48" E	72.70'
L34	S 06°47'47" W	47.28'
L35	S 12°44'36" W	81.17'

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	879.20'	165.57'	10°47'23"	83.03'	N 03°28'59" E	165.32'
C2	1900.81'	267.04'	8°02'58"	133.74'	N 03°44'31" E	266.82'

DATE	REVISION

BATTLEFIELD LAND SURVEYING, PLLC
165 Blue Ridge Drive, Orange, VA 22960
Ph: (540)406-2885 Fax: (866)402-0997

PHYSICAL SURVEY

THE LAND OF
TURN OF THE RIVER FARM LLC

TAX MAP# 63–22
LR 230000634

TAYLOR MAGISTERIAL DISTRICT
ORANGE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
SHAWN C. DUVALL
Lic. No. 3177
10-06-23
LAND SURVEYOR

OCTOBER 6, 2023

SCALE: 1" = 300'

SHEET 1 OF 1