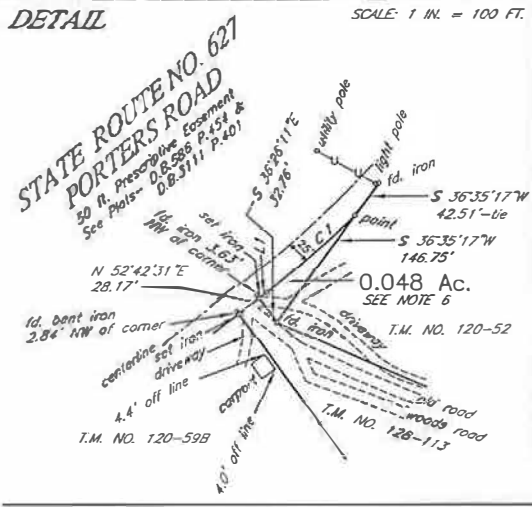
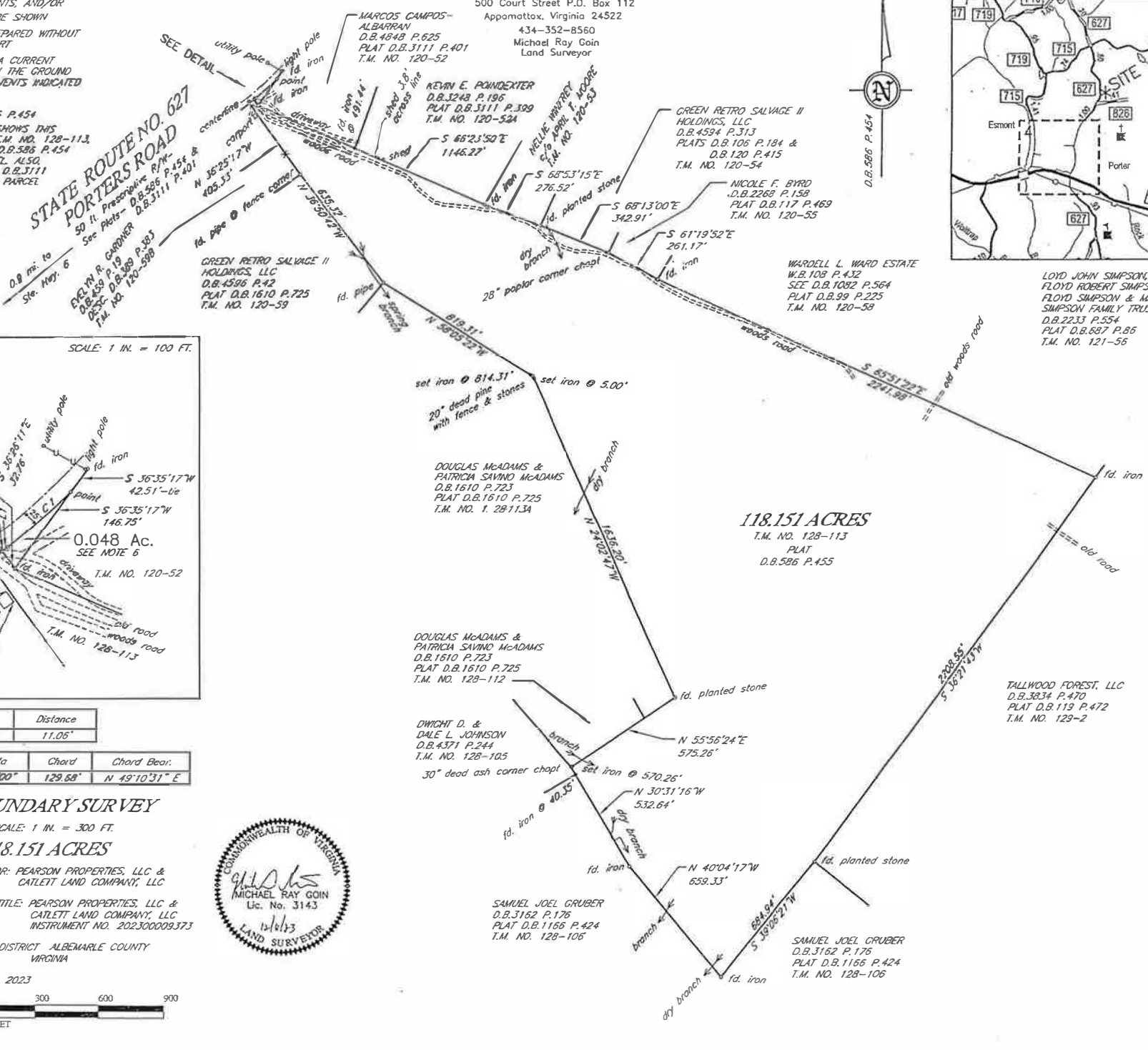
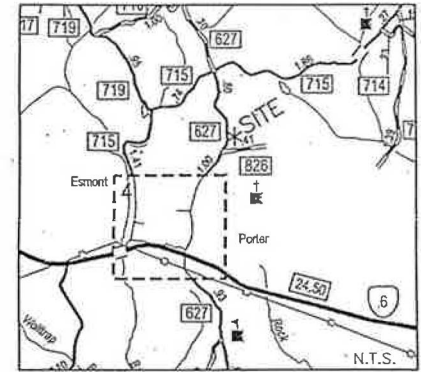


- NOTE: 1. THIS IS A BOUNDARY SURVEY, ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN
2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED
4. T.M. NO. 128-113
5. REFERENCE PLAT: D.B.586 P.454
6. ALBEMARLE COUNTY GIS SHOWS THIS PARCEL TO BE PART OF T.M. NO. 128-113, BUT REFERENCE PLAT IN D.B.586 P.454 DOES NOT INCLUDE PARCEL. ALSO, T.M. NO. 120-52 PLAT IN D.B.3111 P.401 DOES NOT INCLUDE PARCEL

DICKERSON SURVEYING LLC

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

LOCATION MAP



Course	Bearing	Distance
L1	N 52°42'31" E	11.05'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	1052.10'	129.76'	704°00'	129.68'	N 49°10'31" E

BOUNDARY SURVEY

SCALE: 1 IN. = 300 FT.

118.151 ACRES

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

SOURCE OF TITLE: PEARSON PROPERTIES, LLC & CATLETT LAND COMPANY, LLC
 INSTRUMENT NO. 20230009373

SCOTTSVILLE DISTRICT ALBEMARLE COUNTY VIRGINIA

DECEMBER 6, 2023

