

NOTES:

1. THE LAND BOUNDARIES SHOWN HEREON ARE BASED UPON A CURRENT FIELD SURVEY.
2. A CURRENT TITLE REPORT WAS NOT FURNISHED. ALL EASEMENTS KNOWN TO THIS SURVEYOR ARE SHOWN OR NOTED ON THIS PLAN.
3. PHYSICAL IMPROVEMENTS EXIST THAT WERE NOT SURVEYED. ENCROACHMENTS, IF ANY, ARE SHOWN.
4. THIS PROPERTY IS LOCATED ON F.E.M.A. MAP NUMBER 51047001500, DATED 2/26/2021 AND APPEARS TO BE PARTIALLY WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD), AND PARTIALLY WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS).
5. THE APPROXIMATE FLOOD ZONE BOUNDARY IS SHOWN.
6. I.R.F. DENOTES AN IRON ROD FOUND. I.P.F. DENOTES AN IRON PIPE FOUND. L.R.S. DENOTES A 1/2 INCH IRON ROD SET.
7. THE BOUNDARY BETWEEN LINES 4 THROUGH 18 AND LINE 31 IS ALONG THE CENTER OF MUDDY RUN.
8. THE BOUNDARY ALONG VIRGINIA ROUTE 640 IS THE CENTER OF THE ROAD.

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	902.11'	149.94'	6°31'24"	S 87°51'14" E	149.77'	
C2	632.32'	149.76'	1°33'47"	N 80°53'59" E	149.41'	
C3	829.45'	440.73'	2°57'38"	N 69°13'01" E	440.58'	



LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 87°23'04" E	214.07'
L2	N 71°00'07" E	435.05'
L3	N 70°41'50" E	332.14'
L4	S 68°22'53" W	193.07'
L5	S 62°36'50" W	284.05'
L6	S 71°32'45" W	41.29'
L7	S 40°10'38" W	32.00'
L8	S 24°46'58" W	91.49'
L9	S 04°45'57" W	71.39'
L10	S 12°09'06" W	42.69'
L11	S 66°43'04" W	44.04'
L12	S 84°02'05" W	52.63'
L13	N 78°50'04" W	22.07'
L14	S 53°06'43" W	68.26'
L15	S 68°40'42" W	65.25'
L16	S 54°44'21" W	54.05'
L17	S 58°46'54" W	54.05'
L18	S 49°57'56" W	82.49'
L19	S 20°47'06" E	44.34'
L20	N 46°37'57" W	44.80'
L21	N 64°29'03" W	149.43'
L22	S 00°28'20" W	32.76'
L23	N 01°08'44" W	181.28'
L24	N 82°21'25" E	289.32'
L25	N 06°01'55" W	406.63'
L26	S 68°31'25" W	248.56'
L27	N 04°51'27" E	73.69'
L28	S 28°26'30" E	87.94'
L29	S 87°20'53" W	113.73'
L30	S 25°13'55" W	49.28'
L31	S 71°31'25" E	299.00'
L32	N 71°31'25" E	299.00'

COMMONWEALTH OF VIRGINIA
 SHARON L. DUNN, L.S.
 Lic. No. 9177
 9-12-23
 LAND SURVEYOR

SEPTEMBER 12, 2023
 SCALE: 1" = 400'
 SHEET 1 OF 1

BOUNDARY SURVEY
 THE LAND OF
 ILOW W. LEGGETT, JR. & DEARNA D. LEGGETT
 TAX MAP# 22-49
 DEED BOOK 359, PAGE 189
 JEFFERSON MAGISTRAL DISTRICT
 CULPEPER COUNTY, VIRGINIA

RECORD PLAT
 APPROVED AS A BOUNDARY SURVEY OF AN EXISTING TRACT OR LOT
 APPROVED BY [Signature] 6/5/23

BATTLEFIELD LAND SURVEYING, PLLC
 165 Blue Ridge Drive, Orange, VA 22960
 Ph: (540)406-2885 Fax: (866)402-0977

DATE	REVISION