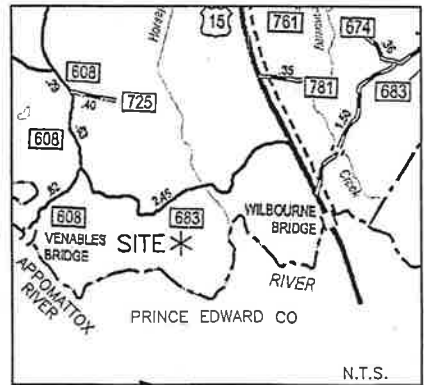


- NOTE: 1. THIS IS A DIVISION SURVEY, ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN
2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED
4. PART OF T.M. NO. 208-10
5. REFERENCE PLATS: PART OF D.B.64 P.431, PART OF D.B.26 P.128 & P.C.A.-311 B & C
6. IN D.B.173 P.747 WESTACO RESERVED AN EASEMENT FOR INGRESS, EGRESS AND REGRESS OVER AND ACROSS OLD STATE RTE. NO. 683
7. APPROXIMATE FLOOD ZONES A & X SCALED FROM F.L.R.M. COMMUNITY PANEL NO. 51029004758 AND PANEL NO. 51029004802, BOTH WITH EFFECTIVE DATE OF JUNE 17, 2008
8. LINES J-K ARE BASED ON PLAT IN D.B.64 P.431 WITH PHYSICAL EVIDENCE AND ARE NEAR BRANCH AS SHOWN. SURVEY DESCRIPTION IN D.B.55 P.405 DONE BY J.W. OVERTON, MARCH 5, 1918, CALLS FOR BRANCH AS EASTERLY PROPERTY LINE
9. LINES J-K-L-M ARE BASED ON PLAT IN D.B.64 P.431 AND PHYSICAL EVIDENCE OF CHOPTS AND FENCE

DICKERSON SURVEYING LLC

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

LOCATION MAP



**B TO C ALONG BANK OF RIVER**

Bearing	Distance
S 12°37'51" W	334.28'
S 11°37'36" E	140.24'
S 30°55'55" E	63.97'
S 17°35'38" E	202.13'

**C TO D ALONG BANK OF RIVER**

Bearing	Distance
S 21°34'55" E	180.37'
S 09°12'11" E	48.74'
S 17°48'40" E	116.63'
S 08°56'20" W	143.20'
S 08°25'45" W	62.84'

**A TO B ALONG HORSEPEN CREEK**

Bearing	Distance
S 39°54'20" E	82.17'
S 71°49'33" E	58.68'
S 33°24'57" E	134.56'
S 32°09'34" E	118.25'
S 27°58'21" E	98.54'
S 53°45'42" E	173.82'
S 38°46'45" E	61.07'
S 09°09'49" E	89.78'
S 67°57'45" E	45.55'
S 30°37'30" E	103.73'
N 45°58'42" E	36.47'
S 54°01'34" E	34.60'
S 14°10'23" W	60.00'
S 26°51'27" E	31.91'
N 68°50'29" E	31.62'
S 40°47'55" E	63.31'
S 07°12'06" E	80.81'
S 58°49'27" E	53.60'
N 80°13'52" E	28.48'
S 28°07'37" E	185.47'
S 34°49'55" E	66.93'
S 27°37'36" W	93.88'
S 05°18'17" E	49.29'
S 68°16'28" E	57.30'
S 14°54'08" E	79.21'
S 27°15'38" W	88.17'
S 09°30'00" E	24.79'
S 28°30'48" E	65.00'
S 28°19'25" E	79.90'
S 02°04'14" E	136.73'
S 28°39'53" E	46.11'
S 30°42'39" E	107.86'
S 64°32'36" E	62.72'

**D TO E ALONG BANK OF RIVER**

Bearing	Distance
S 01°51'16" W	135.90'
S 02°16'21" E	107.11'
S 00°46'44" W	189.04'
S 11°30'11" W	114.08'
S 19°38'10" W	126.12'
S 32°35'33" W	91.80'
S 24°27'36" W	91.66'

**E TO F ALONG BANK OF RIVER**

Bearing	Distance
S 24°39'10" W	423.45'
S 00°36'30" W	180.33'
S 14°14'48" W	30.94'
S 34°37'42" W	25.13'
S 50°37'56" W	323.37'
S 33°54'19" W	140.44'
S 26°43'50" W	139.37'
S 23°40'10" W	105.59'
S 31°05'45" W	107.05'
S 60°00'58" W	49.86'
S 80°01'26" W	86.06'
N 77°01'25" W	120.79'
N 63°57'11" W	201.49'
N 51°54'22" W	101.05'
N 54°15'57" W	183.53'

Course	Bearing	Distance
L1	N 23°53'49" E	50.21'
L2	N 62°27'23" W	68.67'
L3	N 43°13'16" W	105.97'
L4	N 29°44'21" W	190.83'
L5	N 28°04'18" W	47.95'
L6	N 52°28'58" E	25.45'
L7	N 30°19'35" E	47.90'
L8	N 50°58'54" E	67.72'
L9	N 50°58'54" E	300.00'
L10	N 50°58'54" E	90.23'
L11	N 74°26'15" E	117.21'
L12	N 74°26'15" E	386.55'
L13	N 74°26'15" E	313.45'
L14	S 29°02'45" E	84.54'
L15	S 18°26'34" E	82.23'
L16	S 08°55'20" E	132.33'
L17	S 27°36'36" E	71.23'
L18	S 51°54'18" E	62.23'
L19	S 60°52'04" E	174.02'
L20	S 80°28'25" E	48.47'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	654.30'	228.70'	20°08'51"	228.52'	N 65°09'20" E
C2	679.320'	22.38'	0°36'38"	72.38'	N 55°47'36" E
C3	679.320'	300.02'	2°31'50"	300.00'	N 54°13'22" E
C4	679.320'	232.30'	1°57'33"	232.28'	N 51°58'41" E
C5	868.80'	210.55'	12°26'22"	210.14'	N 57°13'05" E
C6	968.80'	186.19'	11°00'00"	185.90'	N 65°56'16" E

**F TO G ALONG BANK OF RIVER**

Bearing	Distance
N 85°24'16" W	131.20'
N 64°26'44" W	165.23'
N 59°18'26" W	110.11'
N 76°01'11" W	175.11'
N 76°01'19" W	149.14'
N 62°07'55" W	51.02'

**I TO J ALONG BANK OF RIVER**

Bearing	Distance
N 52°08'26" W	196.85'
N 67°36'19" W	38.33'
S 80°49'24" W	97.11'
S 76°17'42" W	170.94'
S 78°49'22" W	101.56'
S 83°18'39" W	253.15'
S 75°21'28" W	198.16'
S 80°57'15" W	210.62'
N 65°35'39" W	206.07'
N 77°58'38" W	110.29'
S 75°58'28" W	172.99'

**G TO H ALONG BANK OF RIVER**

Bearing	Distance
N 41°32'04" W	152.40'
N 53°18'10" W	188.26'
N 57°41'10" W	303.10'
N 58°13'43" W	170.94'

**H TO I ALONG BANK OF RIVER**

Bearing	Distance
N 50°18'28" W	244.28'
N 38°55'01" W	138.04'
N 32°49'25" W	55.74'

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

OFFICE COPY  
 SHEET 1 OF 3  
 DIVISION SURVEY  
 SCALE: 1 IN. = 300 FT.  
 382.167 ACRES

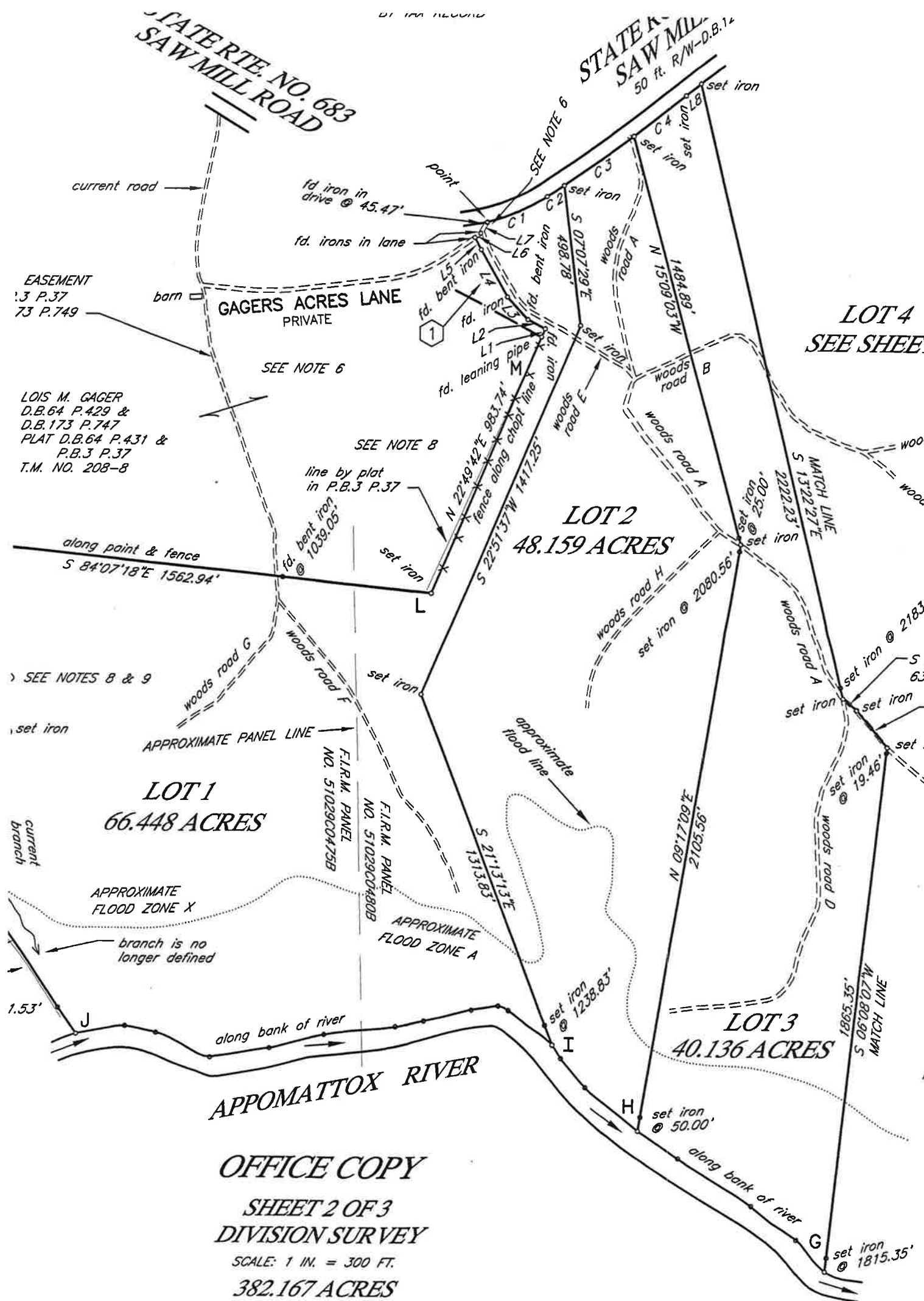
SURVEYED FOR: PEARSON PROPERTIES, LLC & CATLETT LAND COMPANY, LLC

SOURCE OF TITLE: PEARSON PROPERTIES, LLC & CATLETT LAND COMPANY, LLC D.B.504 P.390

FRANCISCO DISTRICT BUCKINGHAM COUNTY VIRGINIA

JANUARY 3, 2023  
 REVISED JANUARY 5, 2023  
 DIVIDED FEBRUARY 23, 2023.





OFFICE COPY  
 SHEET 2 OF 3  
 DIVISION SURVEY  
 SCALE: 1 IN. = 300 FT.  
 382.167 ACRES

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 D.B.504 P.390  
 FRANCISCO DISTRICT BUCKINGHAM COUNTY  
 VIRGINIA

EASEMENT  
 :3 P.37  
 73 P.749  
 LOIS M. GAGER  
 D.B.64 P.429 &  
 D.B.173 P.747  
 PLAT D.B.64 P.431 &  
 P.B.3 P.37  
 T.M. NO. 208-8

GAGERS ACRES LANE  
 PRIVATE

STATE K  
 SAW MILL  
 50 ft. R/W-D.B.14

LOT 2  
 48.159 ACRES

LOT 1  
 66.448 ACRES

LOT 3  
 40.136 ACRES

LOT 4  
 SEE SHEET

APPOMATTOX RIVER

OFFICE COPY  
 SHEET 2 OF 3  
 DIVISION SURVEY

SCALE: 1 IN. = 300 FT.  
 382.167 ACRES

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 VIRGINIA