

LINE	BEARING	DISTANCE
L 1	S 50° 52' 46" E	69.61'
L 2	N 46° 19' 16" E	28.77'
L 3	N 30° 29' 29" E	39.89'
L 4	N 34° 38' 43" W	53.76'
L 5	N 76° 42' 42" E	49.23'
L 6	S 50° 17' 15" E	88.20'
L 7	S 67° 31' 30" E	121.54'
L 8	S 19° 45' 02" W	121.43'
L 9	S 73° 42' 13" W	125.26'
L 10	N 20° 55' 22" W	142.48'

JOHNS
TM 39-7B
DB 178. PG 442

BOUNDARY LINE ADJUSTMENT
JOHNS PROPERTY
STONEWALL DISTRICT
RAPPAHANNOCK COUNTY, VIRGINIA
APRIL 3, 2018

REVISED
PARCEL 2
34.7776 ACRES
TM 39-7A
DB 179. PG 48

REVISED
PARCEL 3
2.1542 ACRES
TM 39-7
DB 224. PG 414

THESE DOTTED LINES ARE
HEREBY VACATED.

THIS LINE
HEREBY CREATED

THESE LINES
HEREBY CREATED

I HEREBY CERTIFY THAT I HAVE MADE A FIELD SURVEY OF
REVISED PARCEL 3. THIS SURVEY IS BASED ON A PLAT BY
VH&D, INC. WHICH IS RECORDED IN DEEDBOOK 178, PAGE 442.

BOTH PARCELS 2 & 3 ARE LISTED IN THE NAMES OF
CHRISTOPHER G. & ELIZABETH A. JOHNS.
PARCEL 2 IS RECORDED IN DEEDBOOK 179, PAGE 48.
PARCEL 3 IS RECORDED IN DEEDBOOK 224, PAGE 414.

8.2056 ACRES - ORIG. PARCEL 3 (MY CALCULATION)
- 6.0514 ACRES - ADDED TO PARCEL 2
2.1542 ACRES - REVISED PARCEL 3
28.7262 ACRES - ORIG. PARCEL 2 (MY CALCULATION)
+ 6.0514 ACRES - ADDED FROM PARCEL 3
34.7776 ACRES - REVISED PARCEL 2

NO TITLE REPORT FURNISHED. EASEMENTS AND/OR ENCUMBRANCES,
IF ANY, OTHER THAN THOSE SHOWN MAY EXIST.

IPF - IRON PIPE FOUND
IRS - IRON ROD SET

WALSH
TM 39-8A
DB 160. PG 235

WALSH
TM 39-8
DB 193. PG 539



LARRY B. NEWMAN
CIVIL ENGINEER & LAND SURVEYOR
301 E. STAUNTON AVENUE
STERLING, VA 20164
PHONE/FAX 703-437-8140

