

FLAT SHOWING
DIVISION SURVEY
AND
BOUNDARY LINE ADJUSTMENT

BETWEEN THE LANDS OF
GEORGE M. PETTIE
MADISON COUNTY, VIRGINIA
AND
HAWTHORNE DISTRICT
RAPPAHANNOCK COUNTY, VIRGINIA

THIS BOUNDARY LINE ADJUSTMENT DOES NOT
CREATE A NEW BUILDING LOT.
NO DRAINFIELDS ARE AFFECTED BY THIS SURVEY.
MADISON ZONING = A1

THE STREETS IN THIS SUBDIVISION SHALL BE PRIVATELY OWNED AND SHALL NOT BE ACCEPTED BY VDOT FOR INCLUSION INTO THE STATE SYSTEM OF THE SECONDARY ROADS. NO FUTURE PUBLIC FUNDS BEING FEDERAL, STATE COUNTY OR LOCAL SHALL BE USED TO MAINTAIN, CONSTRUCT OR RECONSTRUCT THE STREETS WITHIN THIS SUBDIVISION.
A LAND USE PERMIT MUST BE GRANTED BY VDOT PRIOR TO ANY WORK COMMENCING TO CONSTRUCT A SUBDIVISION / COMMERCIAL OR PRIVATE ENTRANCE

OWNERS CONSENT

THIS BOUNDARY LINE ADJUSTMENT AND SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEE.

COMMONWEALTH OF VIRGINIA
COUNTY OF _____ TO WIT:
THE FOREGOING OWNERS CERTIFICATE WAS ACKNOWLEDGED BEFORE ME _____ IN MY STATE AND COUNTY AFORESAID THIS ____ DAY OF _____, 2016

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

NOTES

THE PROPERTY SHOWN IS LOCATED ON ASSESSMENT MAP MADISON TR45-5 AND TR44-45 ALSO RAPPANNOCK TR45-29 AND 59-4C.

THE SUBJECT DWELLINGS ARE NOT IN ANY FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

SURVEYORS CERTIFICATE

I, GARY D. CAIRNS, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON IS THE LAND OF GEORGE M. PETTIE AS RECORDED IN DEED BOOK #461 AT PAGE 484 & INST#50001826 FOR TR45-5 AND INST#090001561 FOR TR44-45 AMONG THE LAND AND RECORDS MADISON COUNTY, VIRGINIA, AND INST#090000212 FOR TR45-29 & INST#150001024 FOR TR45-4C AMONG THE LAND RECORDS OF RAPPANNOCK COUNTY, VIRGINIA.

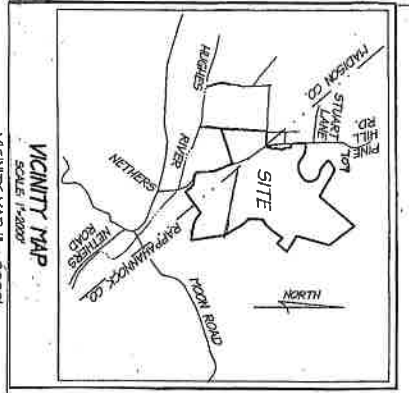
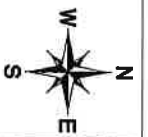
THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY
MOVEMENTS ARE AS SHOWN

Gary D. Cairns
GARY D. CAIRNS



ROUTE #101 LINE DATA

LINE	ARC	CHORD BEARING	RADIUS	CHORD
L1	127.28ft	S09°12'03"W		
C1	100.48ft	N01°27'02"W	123.36ft	48.18ft
L2	185.48ft	N44°14'51"W		
C2	180.40ft	N85°02'54"W	640.24ft	130.13ft
L3	105.18ft	N81°51'28"W		
C3	127.44ft	N77°53'48"W	262.59ft	126.60ft
L4	73.91ft	N03°46'20"W		
C4	87.10ft	N01°22'32"E	464.55ft	86.49ft
C5	73.36ft	N11°04'50"E	464.55ft	73.24ft
C6	84.25ft	N12°52'22"E	871.54ft	84.20ft
C7	74.45ft	N07°16'29"E	492.11ft	74.43ft
C8	80.35ft	N02°23'49"E	492.11ft	80.34ft
C9	109.00ft	N04°04'01"W	340.59ft	102.81ft
L5	116.98ft	N71°44'01"W		
L6	211.54ft	N11°31'02"W		
C10	192.11ft	N07°32'28"W	570.70ft	141.20ft
L7	111.87ft	N07°46'10"E		
L8	111.85ft	N07°46'10"E		
C11	103.32ft	N20°59'51"W	104.10ft	44.13ft
C12	48.93ft	N58°12'25"W	285.45ft	48.59ft
L9	20.00ft	S22°41'03"W		
L10	111.59ft	N74°18'04"W		
C13	164.24ft	N54°36'54"W	234.56ft	161.04ft
C14	110.34ft	N28°09'09"W	171.76ft	104.84ft



THE BOUNDARY LINE ADJUSTMENT AND SUBDIVISION OF THE LAND HEREON HAS BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS, AND MAY BE COMMITTED TO RECORD.

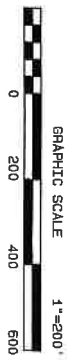
COUNTY AGENT _____
HEALTH DEPT. _____
V.D.O.T. _____
MADISON

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COUNTY AGENT _____
HEALTH DEPT. _____
V.D.O.T. _____
RAPPAHANNOCK

PROJECT: CAIRNS SURVEYING
DATE: 05-20-2016
540-987-8101
1503 NETTERS ROAD
SPERRYVILLE VA. 22740
SHEET 1 OF 2

GMP



GRAPHIC SCALE
1"=200'

GMP



ORIGINAL AREA TRACT #3 37355 ACRES
PLUS AREA "A" MAD. CO. 10895 ACRES
NEW TRACT #3 38650 ACRES

ORIGINAL AREA TRACT #4 30354 ACRES TOTAL
PLUS AREA "X" 12219 AC. B/LA
LESS AREA "Y" 10895 AC. B/LA
AREA AFTER B/LA 26249 ACRES

LOT "B" 31003 ACRES
LOT "C" 31003 ACRES
MAD. CO. AREA 52260 ACRES
RAP. CO. 35626 ACRES
LOT "D" 31003 ACRES

26249 ACRES

TRACT #4
26,437 ACRES MAD. CO. AREA TM#4-45
4,173 ACRES RAP. CO. AREA TM#3-35

TRACT #4
30,354 ACRES TOTAL ORIGINAL AREA TRACT #4
LESS AREA "X" 12,219 AC. B/LA
LESS AREA "Y" 10,895 AC. B/LA
AREA AFTER B/LA 26,249 ACRES

LOT "B" 31,003 ACRES
LOT "C" 31,003 ACRES
MAD. CO. AREA 52,260 ACRES
RAP. CO. 35,626 ACRES
LOT "D" 31,003 ACRES

26,249 ACRES

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LEGEND
IPF=IRON PIPE FOUND
IPR=IRON ROD FOUND
IRS=IRON ROD SET

PROJ. ECT.	FETTE
DATE	05-20-2016
SHEET 2 OF 2	

CARNS SURVEYING
1503 NETHERS ROAD
SPERRYVILLE VA. 22140
540-987-3101

TRACT #3
38,650 ACRES

NEW
RAP TM#3-4C
GEORGE M. PETTIE
ORIGINAL
TRACT #3
37,135 AC.

TM#3-9
AROLD GRUZ
INST#04-406

TM#3-4A
TRACT #2
DAVID N. AND SUZANNE H. WEISS
INST#500002973
52,8002 AC.

HANTHORSE DISTRICT
AND
RAPPAHANNOCK COUNTY, VIRGINIA

BETWEEN THE LANDS OF
GEORGE M. PETTIE
MADISON COUNTY, VIRGINIA

BOUNDARY LINE ADJUSTMENT
DIVISION SURVEY
AND
PLAT SHOWING

