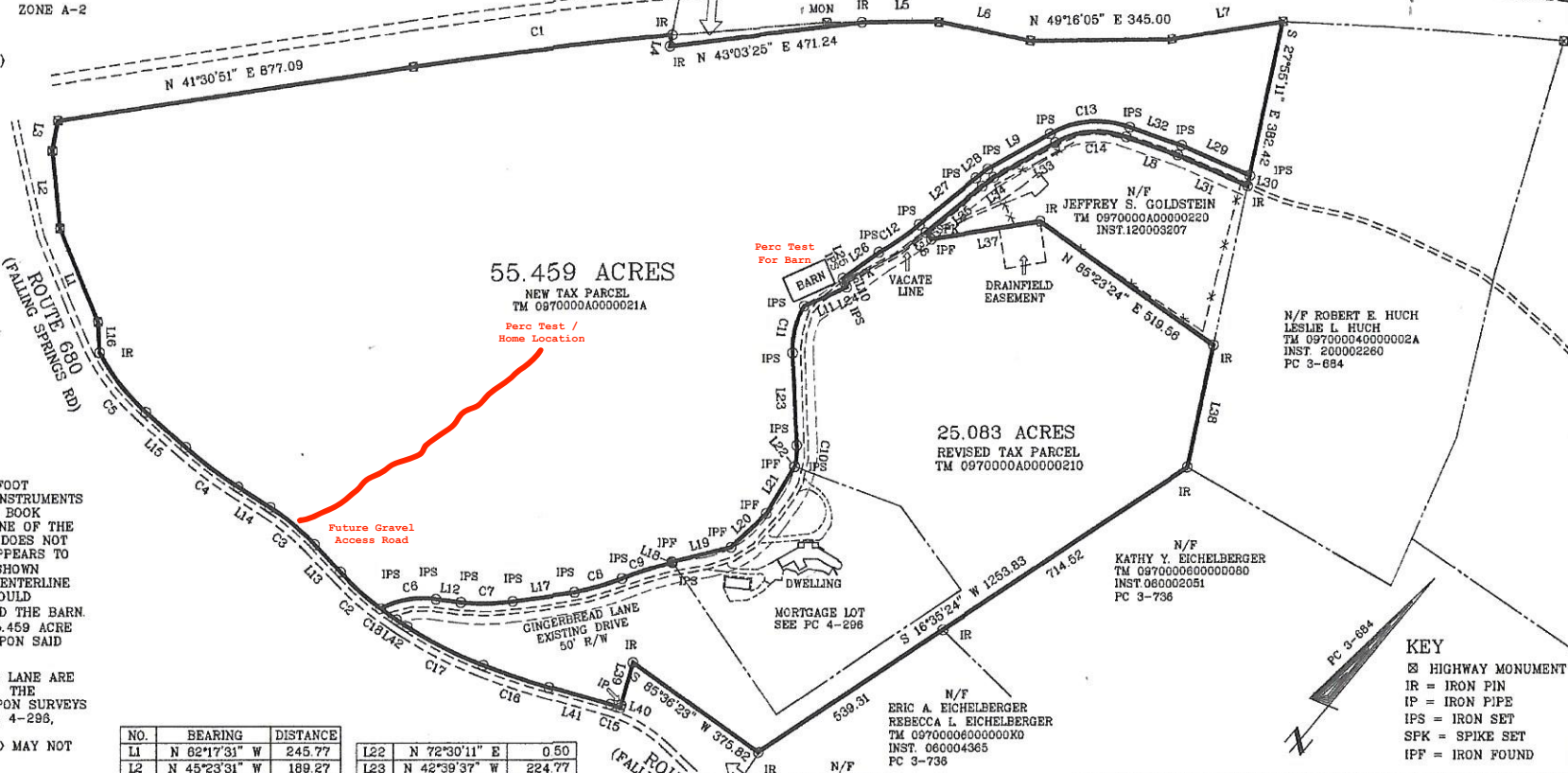


APPROVAL DIRECTOR OF PLANNING
BOUNDARY LINE ADJUSTMENT ZONE A-2

LOT ASSIGNMENT TABLE: (SEE FC 5-219)
TAX PARCEL 0970000A0000021A MAY BE
DIVIDED INTO A TOTAL OF 5 LOTS
TAX PARCEL 0970000A0000021A MAY BE
DIVIDED INTO A TOTAL OF 2 LOTS
SUBDIVISION RIGHTS ESTABLISHED PER
CURRENT COUNTY LAND DEVELOPMENT
REGULATIONS

PLAT DB 206-191
N/F JOHN A. HASBROUCK
TM 0970000A000000001D
INST. WF 07000035
SEE DB 405-392



THIS PROPERTY IS SUBJECT TO THE 50 FOOT
EASEMENT FOR GINGERBREAD LN. SEE INSTRUMENTS
080000842, 050005475, 020004198, DEED BOOK
375-585, AND PB 6-113. THE CENTERLINE OF THE
RIGHT-OF-WAY AS SHOWN ON PB 6-113 DOES NOT
CONFORM TO THE EXISTING ROAD AND APPEARS TO
BE IN ERROR, THEREFORE THE R/W AS SHOWN
HEREON IS BASED UPON THE EXISTING CENTERLINE
EXCEPT NEAR THE BARN AS PB 6-113 WOULD
INDICATE THE R/W WOULD BREAK AROUND THE BARN.
THE 50' R/W IS NOT TO BENEFIT THE 55.459 ACRE
PARCEL EXCEPT WHERE IT IS LOCATED UPON SAID
TRACT NEAR THE BARN.

NEW DIVISION LINES ALONG GINGERBREAD LANE ARE
BASED UPON A CURRENT FIELD SURVEY. THE
REMAINING COMPOSITE PLAT IS BASED UPON SURVEYS
OF RECORD. SEE PLAT CABINETS 3-884, 4-296,
5-219, AND INST. 120003207. PARTIAL
IMPROVEMENTS SHOWN FROM RECORD AND MAY NOT
REFLECT CURRENT CONDITIONS

THIS PROPERTY IS SUBJECT TO AND INTENDED TO
JOIN THE RIGHT-OF-WAY FOR ROUTE 680 AND THE
VARIABLE WIDTH RIGHT OF WAY FOR INTERSTATE 61.
BOUNDARY ON ROUTE 680 SHOWN 20 FOOT FROM
EXISTING CENTERLINE AND MAY BE SUBJECT TO
PRIOR IMPLIED DEDICATION

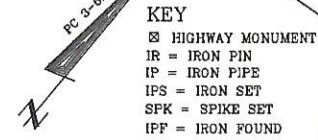
THIS PROPERTY IS IN FLOOD ZONE X. SEE F.I.R.M.
NO. 51163C0390_C AND 51163C0390_C

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF
A TITLE REPORT AND DOES NOT THEREFORE
NECESSARILY INDICATE ALL ENCUMBRANCES,
EASEMENTS, OR OTHER RIGHTS UPON THE PROPERTY.
SURVEYOR HAS MADE NO INVESTIGATION OR
INDEPENDENT SEARCH FOR EASEMENTS OF RECORD,
ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP
TITLE EVIDENCE, OR OTHER FACTS THAT AN
ACCURATE AND CURRENT TITLE SEARCH MAY
DISCLOSE

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N 02°17'31" W	245.77	L22	N 72°30'11" E	0.50
L2	N 45°23'31" W	189.27	L23	N 42°39'37" W	224.77
L3	N 29°51'09" W	73.43	L24	N 63°24'54" W	14.15
L4	S 28°27'30" E	28.27	L25	N 63°24'54" W	9.23
L5	N 49°22'50" E	188.12	L26	N 14°16'57" E	108.78
L6	N 62°18'16" E	228.92	L27	N 10°50'03" E	177.87
L7	N 41°04'56" E	274.22	L28	N 12°59'27" E	36.93
L8	S 69°19'16" W	134.61	L29	N 74°02'54" E	182.07
L9	S 20°39'58" W	174.29	L30	S 27°55'11" E	25.56
L10	S 83°24'54" E	23.38	L31	S 74°02'54" W	186.37
L11	S 25°53'26" W	113.55	L32	S 89°19'16" W	133.91
L12	S 57°23'23" W	61.16	L33	S 20°30'58" W	172.61
L13	N 83°16'38" W	92.27	L34	S 12°59'27" W	34.78
L14	S 82°33'37" W	92.13	L35	S 10°50'09" W	176.86
L15	N 88°29'17" W	129.27	L36	S 79°09'51" E	20.68
L16	N 43°00'07" W	74.65	L37	N 40°56'40" E	289.58
L17	N 42°34'46" E	152.76	L38	S 27°55'11" E	302.33
L18	N 74°27'54" W	3.29	L39	S 24°08'55" E	106.84
L19	N 38°18'09" E	148.34	L40	S 24°08'55" E	0.92
L20	N 07°28'28" E	117.53	L41	S 66°10'09" W	157.23
L21	N 08°51'29" W	132.77	L42	S 83°16'21" W	31.70

NO.	DELTA	RADIUS	TAN	ARC	Chd. Bearing	Length
C1	03°12'16"	11359.16	317.73	635.29	N 43°06'58" E	635.20
C2	09°54'37"	768.68	66.64	132.95	N 88°13'56" W	132.79
C3	14°09'45"	567.40	70.48	140.25	S 69°38'30" W	139.69
C4	08°57'08"	1027.57	80.43	160.54	S 87°02'10" W	160.98
C5	20°41'23"	511.50	93.37	184.70	N 78°08'16" W	183.70
C6	38°51'01"	216.89	72.19	139.37	N 40°34'48" E	136.98
C7	15°04'13"	480.41	63.55	126.36	N 48°46'53" E	128.00
C8	09°18'25"	745.89	60.49	120.73	N 34°01'59" E	120.59
C9	09°27'27"	784.41	64.89	129.48	N 32°28'34" E	129.33
C10	16°12'16"	195.10	28.04	51.77	N 35°02'52" W	51.82
C11	32°43'38"	207.65	61.03	118.72	N 26°17'46" W	117.11
C12	12°36'01"	538.89	59.50	118.51	N 15°53'39" E	118.27
C13	49°58'57"	230.92	107.83	201.44	N 45°09'08" E	195.11
C14	50°02'38"	205.92	98.12	179.85	S 45°07'19" W	174.19
C15	04°05'20"	382.74	12.95	25.89	S 68°12'49" W	25.88
C16	04°17'54"	2244.93	84.25	168.42	S 68°10'06" W	168.38
C17	12°48'18"	927.55	104.08	207.30	S 78°52'12" W	206.87
C18	03°32'25"	768.68	23.76	47.50	S 85°02'33" W	47.49

PLAT SHOWING
SINGLE LOT SUBDIVISION OF A PORTION
OF PROPERTY WHICH WAS DEEDED TO
STEPHEN D. BECK AND BETTY C. BECK IN
INSTRUMENT 050005476
NATURAL BRIDGE DISTRICT SCALE 1" = 200'
ROCKBRIDGE COUNTY, VIRGINIA REVISED OCTOBER 22, 2020



DORSEY SURVEYORS P.L.C.
POST OFFICE BOX 1098
LEXINGTON, VA. 24450
540-463-4893

DORSEY SURVEYORS P.L.C.

F. B. WHITLOCK_BECK_4	NO.	DATE	BY	REVISION	FILE NO.
NAME BDD					1910
DISK					SHEET OF