CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	71.47'	154.05'	26°34'55"	N25°58'55"E	70.83'
C2	154.98'	224.11'	39°37'19"	N59°05'02"E	151.91'
C3	97.44'	879.68'	6°20'47"	N82°04'06"E	97.39'

P.F=PIPE FOUND
R.F.=ROD FOUND
R.S.=ROD SET
P.P.=POWER POLE

LENNING LAND SURVEYING
2126 LEWISTON PLANK RD.
BURKEVILLE VA 23922
434-767-9940

JN. C-2207

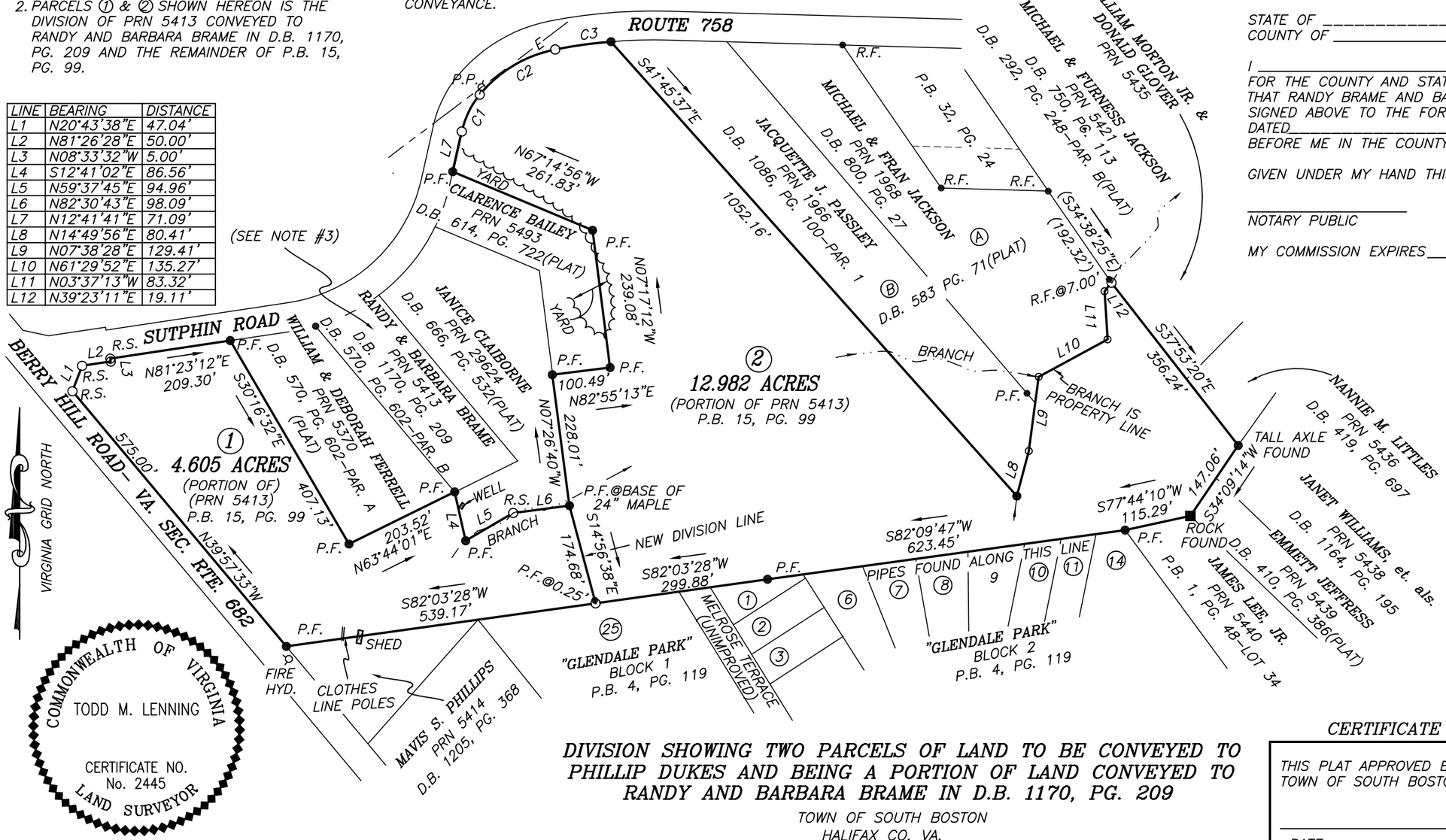
NOTES:

1. THE COUNTY GIS MAP SHOWS A PORTION OF PRN #5413 BEING ON THE NORTH SIDE OF SUTPHIN ROAD AND BELONGING TO RANDY AND BARBARA BRAME, (D.B. 1170, PG. 209). THIS IS INCORRECT, THAT PARCEL BELONGS TO ROBERT MICHAEL HARRIS, D.B. 1194, PG. 573, PLAT IN D.B. 564, PG. 290 AND PRN #27770.

2. PARCELS ① & ② SHOWN HEREON IS THE DIVISION OF PRN 5413 CONVEYED TO RANDY AND BARBARA BRAME IN D.B. 1170, PG. 209 AND THE REMAINDER OF P.B. 15, PG. 99.

3. THERE IS ALSO AN EXISTING ONE ACRE PARCEL BELONGING TO THEM, PART OF(D.B. 1170, PG. 209) THAT HAS PRN 5413 AND FRONTING ON THE SOUTHSIDE OF SUTPHIN ROAD AS SHOWN ON PLAT RECORDED IN D.B. 570, PG. 602-PAR. B, DATED OCT. 24, 1991 THAT IS NOT MADE PART OF THIS SURVEY. THEY ARE RETAINING THIS ONE ACRE PARCEL AND IT IS NOT PART OF THIS CONVEYANCE.

LINE	BEARING	DISTANCE
L1	N20°43'38"E	47.04'
L2	N81°26'28"E	50.00'
L3	N08°33'32"W	5.00'
L4	S12°41'02"E	86.56'
L5	N59°37'45"E	94.96'
L6	N82°30'43"E	98.09'
L7	N12°41'41"E	71.09'
L8	N14°49'56"E	80.41'
L9	N07°38'28"E	129.41'
L10	N61°29'52"E	135.27'
L11	N03°37'13"W	83.32'
L12	N39°23'11"E	19.11'



COMMONWEALTH OF VIRGINIA
TODD M. LENNING
CERTIFICATE NO.
No. 2445
LAND SURVEYOR

OWNERS STATEMENT:

THIS SUBDIVISION AS IT APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETORS AND TRUSTEES IF ANY;

RANDY BRAME _____ DATE _____

BARBARA BRAME _____ DATE _____

STATE OF _____,
COUNTY OF _____, TO WIT:

I _____ , A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT RANDY BRAME AND BARBARA BRAME WHOSE NAMES ARE SIGNED ABOVE TO THE FOREGOING WRITING, DATED_____,HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS_____DAY OF_____, 2025.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____ .

CERTIFICATE OF SUBDIVISION AGENT

THIS PLAT APPROVED BY THE SUBDIVISION AGENT OF THE TOWN OF SOUTH BOSTON, VIRGINIA

DATE _____ AGENT _____

DIVISION SHOWING TWO PARCELS OF LAND TO BE CONVEYED TO PHILLIP DUKES AND BEING A PORTION OF LAND CONVEYED TO RANDY AND BARBARA BRAME IN D.B. 1170, PG. 209

TOWN OF SOUTH BOSTON
HALIFAX CO. VA.
1"=200' DEC. 11, 2024 REVISED 1/16/25

JN. C-2207