

APPROVAL DIRECTOR OF PLANNING
SINGLE LOT SUBDIVISION ZONE A-2

LOT ASSIGNMENT TABLE: (SEE PC 5-219/239)

TAX PARCEL 0970000A0000021A MAY NOT
BE FURTHER DIVIDED

TAX PARCEL 0970000A000021A1 MAY BE
DIVIDED INTO A TOTAL OF 4 LOTS

SUBDIVISION RIGHTS ESTABLISHED PER
CURRENT COUNTY LAND DEVELOPMENT
REGULATIONS

THE BOUNDARY OF THE 12.851 ACRE PARCEL IS
BASED UPON A CURRENT FIELD SURVEY. THE
REMAINING COMPOSITE BOUNDARY IS TAKEN FROM PC
5-239 AND SURVEYS OF RECORD

A 10' UTILITY EASEMENT IS RESERVED ACROSS ALL
SIDE AND REAR LOT LINES. SEE COVENANTS IN
INSTRUMENT 220002532

NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE
LOCATED FOR THIS BOUNDARY SURVEY. PARTIAL
IMPROVEMENTS SHOWN FOR REFERENCE AND SETBACK
VERIFICATION PURPOSES.

THIS PROPERTY IS SUBJECT TO AND INTENDED TO
JOIN THE VARIABLE WIDTH AND PRESCRIPTIVE
RIGHT-OF-WAY FOR ROUTE 680 AND ANY PRIOR
IMPLIED DEDICATION FOR SAME, AS WELL AS THE
VARIABLE WIDTH RIGHT OF WAY FOR INTERSTATE 81.
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 51163C0380_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

SCALE 1" = 200'

NO.	BEARING	DISTANCE
L1	S 10°50'03" W	58.77
L2	S 14°16'57" W	108.78
L3	S 63°24'54" E	9.23
L4	S 63°24'54" E	14.15
L5	S 25°53'26" W	113.55
L6	S 42°39'37" E	224.77
L7	S 72°30'11" W	0.50
L8	S 08°51'29" E	132.77
L9	S 07°28'26" W	117.53
L10	S 36°18'09" W	148.34
L11	N 62°17'31" W	245.77
L12	N 45°23'31" W	189.27
L13	N 29°51'09" W	73.43
L14	S 28°27'30" E	28.27
L15	N 49°22'50" E	188.12
L16	N 62°18'16" E	228.92
L17	N 41°04'56" E	274.22
L18	S 74°02'54" W	182.07
L19	S 69°19'16" W	134.61
L20	S 20°39'58" W	174.29
L21	S 12°59'27" W	36.93

L22	S 10°50'03" W	119.10
L23	S 88°34'31" W	254.38
L24	S 74°27'54" E	3.29
L25	S 42°34'46" W	152.76
L26	S 57°23'23" W	61.16
L27	N 83°16'38" W	92.27
L28	S 82°33'37" W	92.13
L29	N 88°29'17" W	129.27
L30	N 43°00'07" W	74.65

42.607 ACRES
NEW TAX PARCEL
TM 0970000A0000021A1

12.851 ACRES
REVISED TAX PARCEL
TM 0970000A0000021A

N/F
JOHN A. HASBROUCK
TM 097000040000001A
INST. WF 07000035
SEE DB 405-392

N/F
JEFFREY S. GOLDSTEIN
TM 0970000A00000220
INST. 120003207

N/F ROBERT E. HUCH
LESLIE L. HUCH
TM 097000040000002A
INST. 200002260
PC 3-684

N/F
STEPHEN D. BECK
BETTY C. BECK
TM 0970000A00000210
INST. 0500005476
PC 5-239

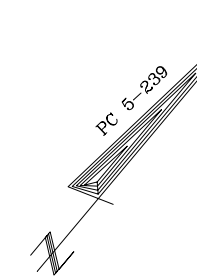
GINGERBREAD LANE
PRIVATE 50' R/W
(NO ACCESS TO FEY PROPERTY)

ROUTE 680
(FALLING SPRINGS RD)

INTERSTATE 81

ROUTE 680
(FALLING SPRINGS RD)

PLAT COPY



KEY
 ☒ HIGHWAY MONUMENT
 IR = IRON PIN
 IP = IRON PIPE
 IPS = IRON SET
 SPK = SPIKE SET
 IPF = IRON FOUND

PLAT SHOWING
SINGLE LOT SUBDIVISION OF PROPERTY
WHICH WAS DEEDED TO WAYNE D. FEY IN
INSTRUMENT 220002532

NATURAL BRIDGE DISTRICT
ROCKBRIDGE COUNTY, VIRGINIA
SCALE 1" = 200'
FEBRUARY 10, 2025

NO.	DELTA	RADIUS	TAN	ARC	Chd. Bearing	Length
C1	12°36'01"	538.89	59.50	118.51	S 15°53'39" W	118.27
C2	32°43'33"	207.85	61.03	118.72	S 26°17'46" E	117.11
C3	15°12'16"	195.10	26.04	51.77	S 35°02'52" E	51.62
C4	03°12'16"	11359.16	317.73	635.29	N 43°06'56" E	635.20
C5	49°58'57"	230.92	107.64	201.44	S 45°09'08" W	195.11
C6	09°27'27"	784.41	64.89	129.48	S 32°28'34" W	129.33
C7	09°16'25"	745.89	60.50	120.73	S 34°01'59" W	120.59
C8	15°04'13"	480.41	63.55	126.36	S 48°45'53" W	126.00
C9	36°51'01"	216.69	72.19	139.37	S 40°34'46" W	136.98
C10	09°54'37"	768.68	66.64	132.95	N 88°13'56" W	132.79
C11	14°09'45"	567.40	70.48	140.25	S 89°38'30" W	139.89
C12	08°57'06"	1027.57	80.43	160.54	S 87°02'10" W	160.38
C13	20°41'23"	511.50	93.37	184.70	N 78°08'35" W	183.70

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

DORSEY SURVEYORS P.L.C.

F. B. WHITLOCK_BECK_5
NAME BDD
DISK FB_WFEY (GPS)

NO.	DATE	BY	REVISION

FILE NO.
1910
SHEET OF