

NOTES:

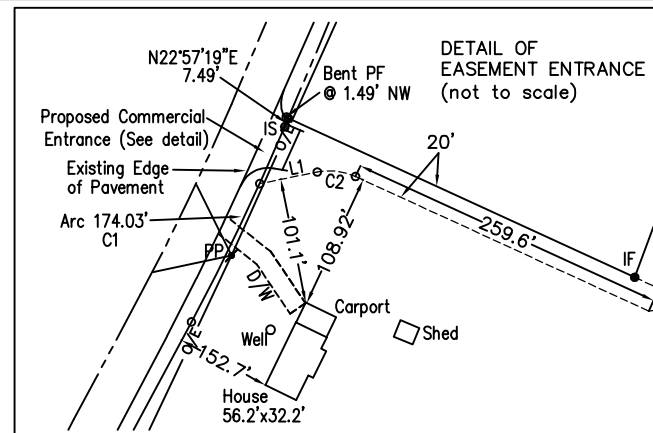
- The boundary survey shown is based on a plat recorded in PB 3-29.
- The purpose of this plat is to show a proposed 20' easement through TM49-(A)-26 to access Lots 1 through 3.
- This Plat has been prepared without benefit of a current title report and does not therefore necessarily indicate all encumbrances on the property. It is therefore subject to easements, restrictions, conditions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to this property which have not expired by limitation of time contained therein or have not otherwise become ineffective.
- The land regulations listed/described herein are imposed pursuant to the Fluvanna County Code in effect this date, and are not restrictive covenants running with the land and their appearance on this plat is not intended to impose them as such.
- References- Right of Way deeds w/ VA Telephone & Telegraph Co. DB 49-26, DB 56-496 and DB 62-414.

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	1929.86'	90.83'	181.52'	5°23'21"	181.45'	N 25°25'55" E
C2	50.00'	16.27'	31.46'	36°02'55"	30.94'	S 83°22'04" E

BEARINGS & DISTANCES FOR SOUTHERN EDGE OF EASEMENT

Course	Bearing	Distance
L1	N 78°36'29" E	47.24'
L2	S 65°20'36" E	259.63'
L3	N 82°22'25" E	532.68'
L4	S 65°21'50" E	536.77'

Approved for Recordation _____ Date _____



THE REVISED EASEMENT RUNNING ACROSS TM 49 PARCEL (A) 26 LOCATED IN THE FORK UNION MAGISTERIAL DISTRICT AND RECORDED IN DB 781 ON PAGE 346 CONTAINING 10.00 ACRES IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

Nicole Geary

CITY/COUNTY OF:
Commonwealth of Virginia

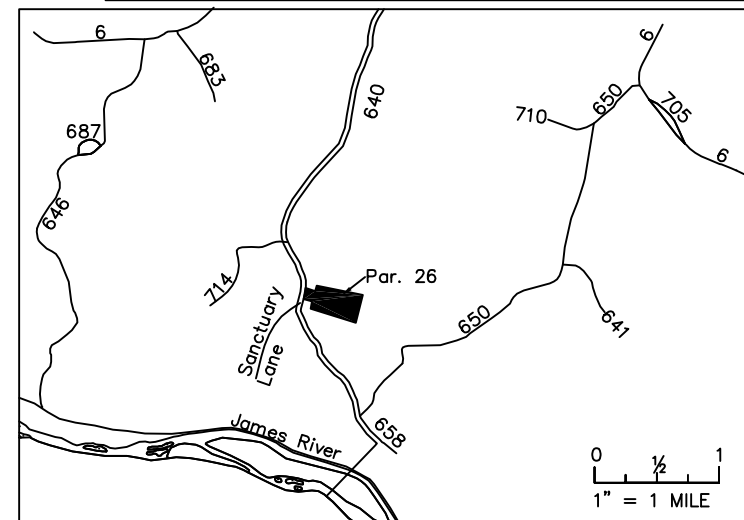
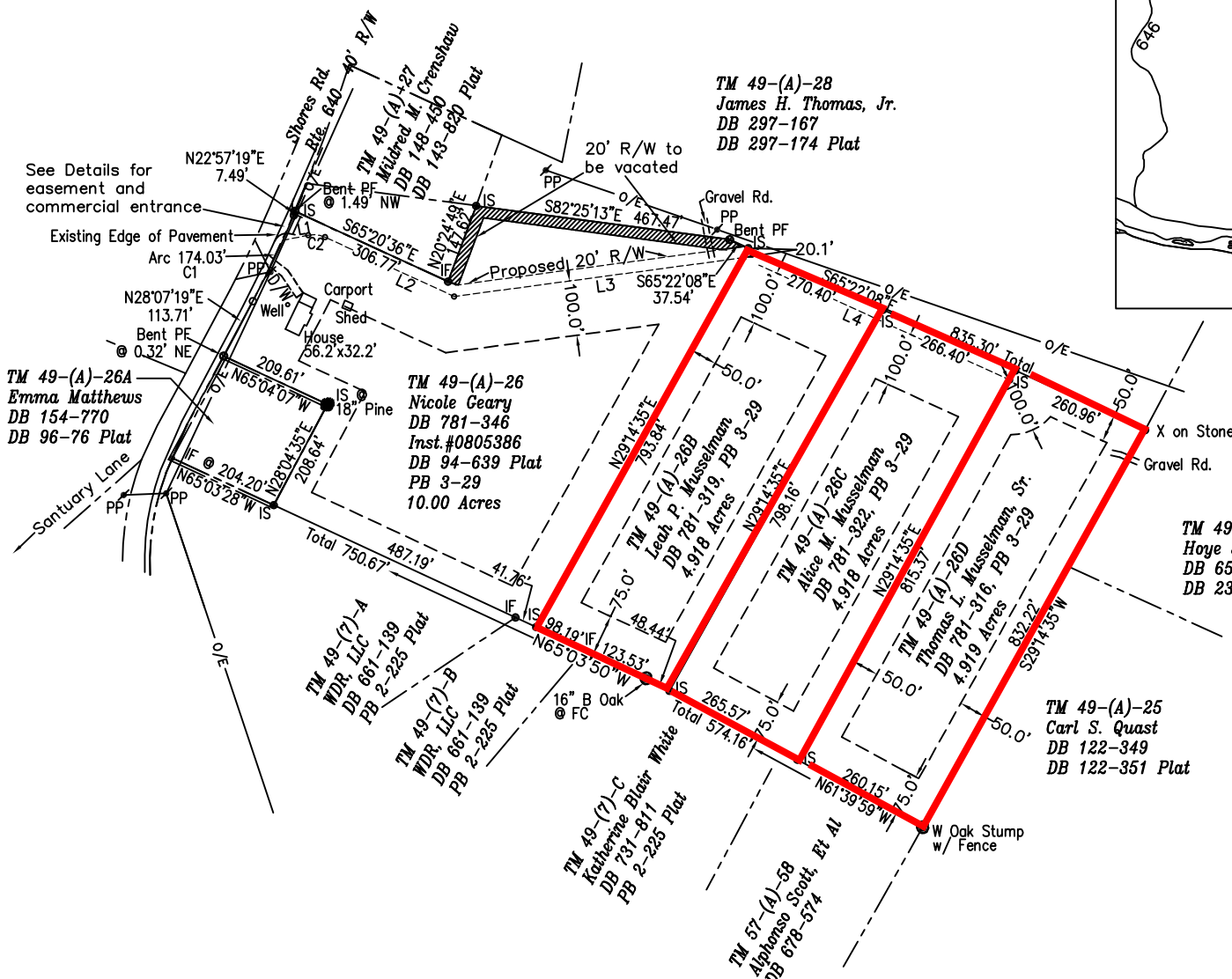
The foregoing was subscribed and sworn before me by Nicole Geary this

___ day of _____, 200__.

Notary Public
My commission expires: _____
Registration # _____

LEGEND

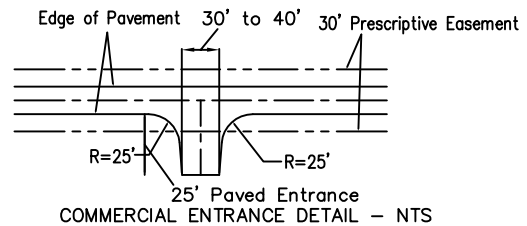
- IS Iron Rod Set
- IF Iron Rod Found
- TPD Telephone Pedestal
- PP Power Pole
- Building Setback
- Front (private rd.)=100'
- Front (state rd.)=125'
- Side=50'
- Rear=75'



PLAT SHOWING EASEMENT ACROSS
TAX MAP 49 PARCEL (A)-26

THE NICOLE GEARY PROPERTY

FORK UNION DISTRICT, FLUVANNA COUNTY, VIRGINIA
SCALE: 1" = 200' DATE: JANUARY 14, 2009
490026fsd.dwg folder no. 49-27
LUM, STANLEY AND ASSOCIATES, PLC
LAND SURVEYING-LAND PLANNING
P.O. BOX 154, PALMYRA, VA. 22963-0154
PHONE: (434) 589-8395



Three 5 Acre Parcels

