



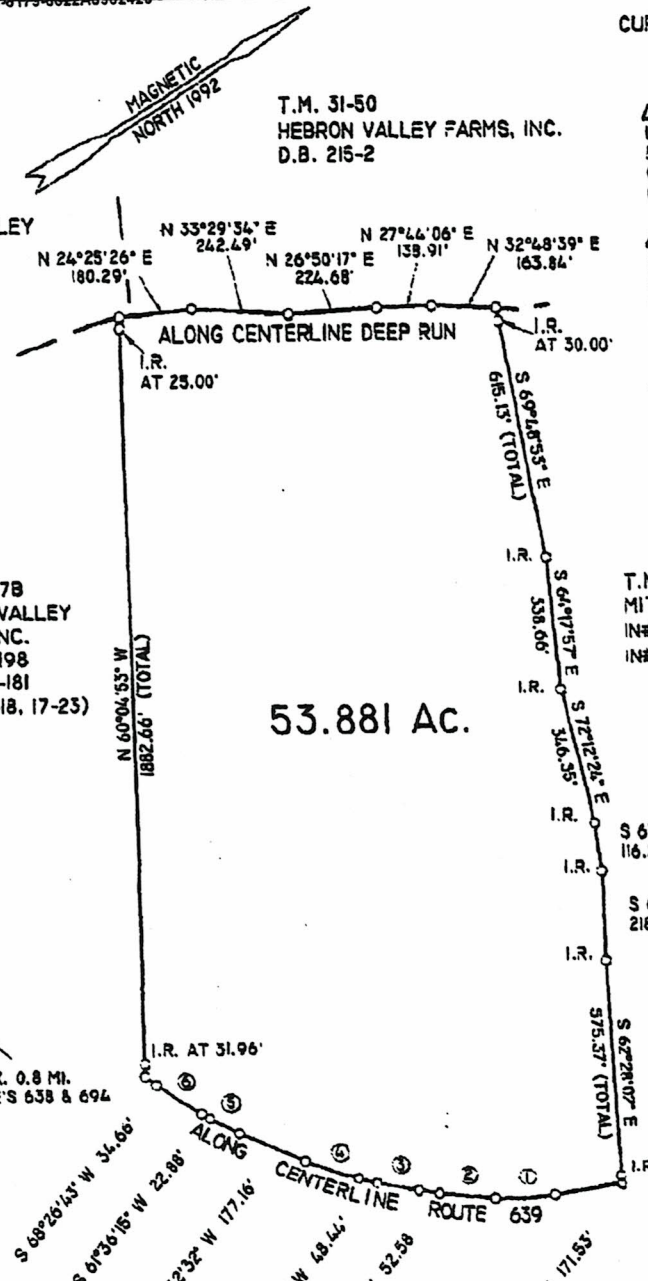
CURVE DATA ALONG CENTERLINE RTE 639

T.M. 31-51C
HEBRON VALLEY
FARMS, INC.
D.B. 213-327

T.M. 31-50
HEBRON VALLEY FARMS, INC.
D.B. 215-2

T.M. 31-57B
HEBRON VALLEY
FARMS, INC.
D.B. 271-198
D.B. 264-181
(P.B. 23-18, 17-23)

① Δ=11°39'36"(RT) L=131.98' R=746.79' CHB=S 27°16'39" W CH=151.71'	② Δ=04°45'25"(RT) L=143.29' R=1725.92' CHB=S 35°29'10" W CH=143.25'
③ Δ=07°44'56"(RT) L=106.74' R=789.21' CHB=S 41°44'20" W CH=106.65'	④ Δ=08°55'44"(RT) L=143.37' R=919.99' CHB=S 50°04'40" W CH=143.23'
⑤ Δ=07°03'44"(RT) L=84.24' R=683.45' CHB=S 58°04'24" W CH=84.19'	⑥ Δ=06°50'27"(RT) L=133.81' R=1120.73' CHB=S 65°01'30" W CH=133.73'



T.M. 31-57A
MITCHELL OR CHAMBERLIN
IN#140001016 (REF: P.B. 38-23)
IN#130000796 (REF: P.B. 25-34, P.B. 17-8)

11/10/2014

Comm | C.M.M.

APPRDX. 0.8 MI.
TO RTE'S 638 & 694

COMPOSITE PLAT OF BOUNDARY SURVEY:
**CLIFFORD M. MILLER &
CHRISTOPHER M. MILLER PROPERTY**
T.M. 31-57 ; IN#040001123 (REF: IN#140001016)
FORMER ROBERTSON MAGISTERIAL DISTRICT
MADISON COUNTY, VIRGINIA
PLAT: 10/16/2014

NOTES:
NO TITLE REPORT FURNISHED

EASEMENTS, IMPROVEMENTS, AND
ENCROACHMENTS NOT SHOWN MAY EXIST

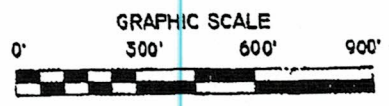
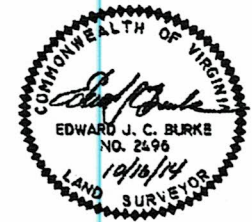
UTILITIES NOT LOCATED

THIS PLAT REPRESENTS A COMPOSITE PLAT OF T.M. 31-57 BASED ON THE FOLLOWING:

- 1) PLAT OF BOUNDARY SURVEY CONDUCTED BY THIS OFFICE IN 1992 (REF: P.B. 17-8) LESS OFF CONVEYANCES BY FIELD SURVEY PLATTED BY THIS OFFICE AS FOLLOWS:
- 2) OFF CONVEYANCE OF 12.200 AC. AND 7.800 AC. RECORDED IN D.B. 264-181 AND CONFIRMED IN D.B. 271-198 (REF: P.B. 17-23 DATED 1992 & P.B. 23-8 DATED 1998) SHOWN AS T.M. 31-57B
- 3) OFF CONVEYANCE OF 3.347 AC. RECORDED IN INSTR#140001016 (REF: P.B. 38-23 DATED 2014) SHOWN AS BEING COMBINED WITH T.M. 31-57A
- 4) 0.210 AC. CONVEYED AS HIGHWAY DEDICATION (REF: P.B. 23-18 DATED 1998)

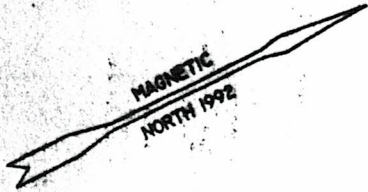
ACREAGE BY THIS COMPOSITE PLAT FOR T.M. 31-57 AS SHOWN HEREON: 53.881 AC.

I.R. = IRON ROD



Madison Co, VA
Inst. No. H40001016

DEEP RUN
D° = CORNER IN DEEP RUN
I.R.S. AT 30.00
N 32°43'39" E
60.58'
A° = CORNER IN DEEP RUN
I.R. AT 30.00'



RESIDUE OF T.M. 31-87
MILLER ET AL
INST#040001123
54.1 AC. +/- (BY COUNTY GIS)

T.M. 31-87A
MITCHELL OR CHAMBERLIN
INST#130000796

PLAT OF BOUNDARY ADJUSTMENT SURVEY FOR:
**HARVEY BRYAN MITCHELL AND
CONSTANCE KANDEL CHAMBERLIN**

PORTION OF T.M. 31-87; REF. P.B. 28-34, P.B. 17-8
FORMER ROBERTSON MAGISTERIAL DISTRICT
MADISON COUNTY VA
FIELD SURVEYED: 6/23-30/2014, 01/04-05 1995,
9/10-23/1992
PLAT: 7/11/2014

INSTRUMENT H40001016
RECORDED IN THE CLERK'S OFFICE OF
MADISON ON
AUGUST 22, 2014 AT 10:23AM
\$27.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$12.75 LOCAL: \$13.75
Cheryl A. Myers, Deputy Clerk
LINDA M. PARRISH, CLERK
RECORDED BY: CBM

PARCEL C
3.047 AC.
PORTION OF T.M. 31-87
TO BE COMBINED WITH T.M. 31-87A

T.M. 31-87A
MITCHELL OR CHAMBERLIN
INST#130000796

NOTES

- NO TITLE REPORT FURNISHED
- EASEMENTS, IMPROVEMENTS AND ENCROACHMENTS NOT SHOWN MAY EXIST
- UTILITIES NOT LOCATED

PARCEL C, AS SHOWN HEREON, IS TO BE COMBINED WITH AND TO BECOME A PART OF T.M. 31-87A AND IS NOT TO BE CONSIDERED AS A SEPARATE BUILDING LOT

THIS PLAT REPRESENTS A CURRENT FIELD SURVEY ONLY OF THE NEW ADJUSTED LINES BETWEEN POINTS "C" AND "D". LINES SHOWN BETWEEN POINTS "D" AND "A", "A" AND "B", AND "B" AND "C" ARE BASED ON FIELD SURVEY WORK PERFORMED IN 1995 AND 1992.

T.M. 31-87 RETAINS ACREAGE AND FRONTAGE ALONG RTE 639 IN EXCESS OF MINIMUM STANDARDS OF MADISON COUNTY ZONING ORDINANCE

I.R. = IRON ROD I.P. = IRON PIPE
C° = I.R.S. = IRON ROD SET

WOODS ROAD
CENTERLINE OF CREEK OR RUN

C° = I.R. IN COPPER PIPE
D° = I.R. IN COPPER PIPE
N 67°28'02" W 508.37'
N 67°20'08" W 218.48'
N 67°20'58" W 118.22'
N 72°12'24" W 346.58'
13.1'
11.0'
14.1' TO MAIN BARN
15.7'
29°39'58" W 109.78'



Note: Shed portion to be removed by October 1, 2014 so the barn will be in compliance with the side setback of the (10) foot Req.

GRAPHIC SCALE



APPROVALS

COUNTY AGENT

TENANTS
CHURCH RD.

PB JS
P.23