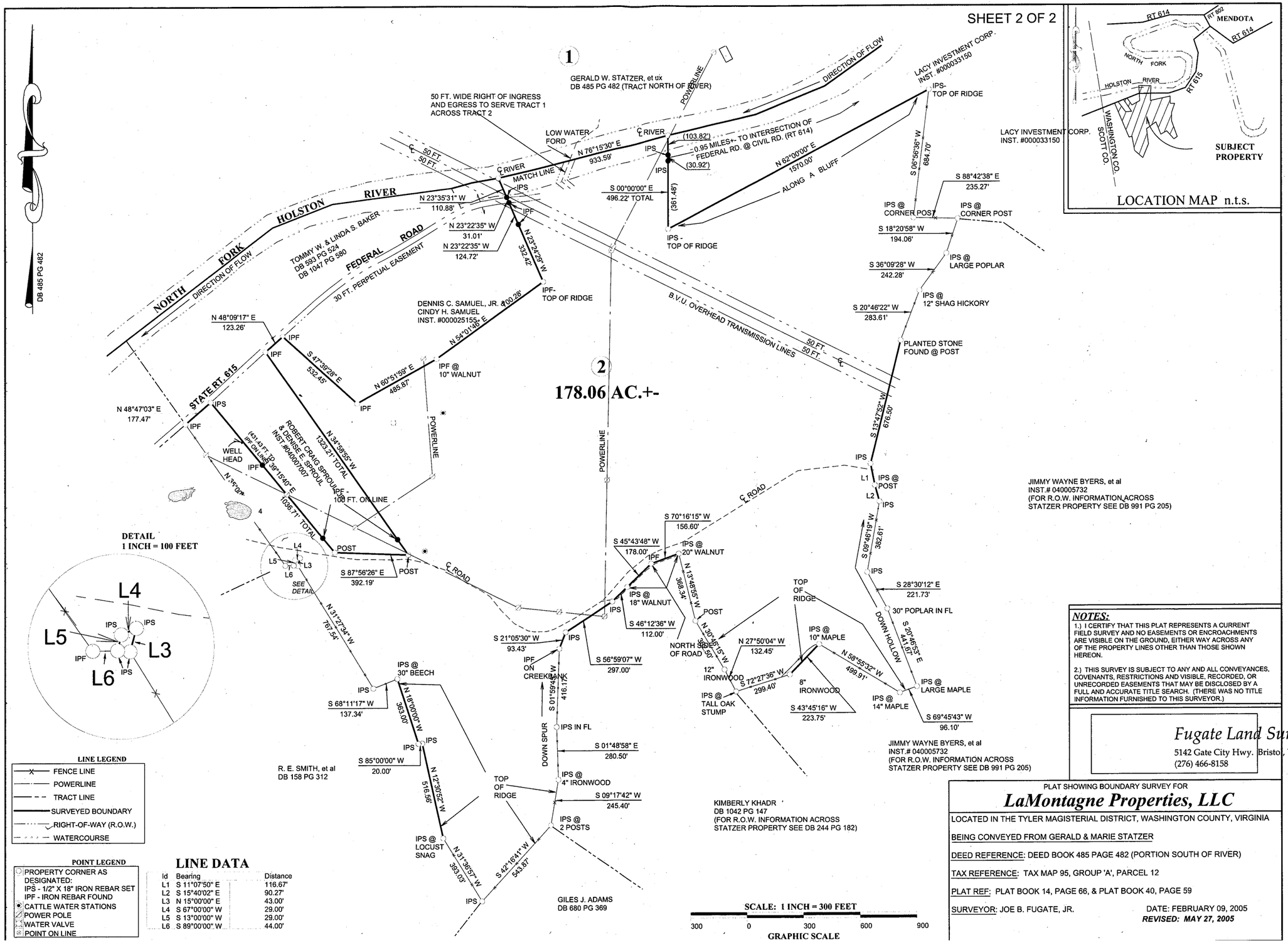
SHEET 2 OF 2
1
2
178.06 AC.+-
GERALD W. STATZER, et ux
DB 485 PG 482 (TRACT NORTH OF RIVER)
50 FT. WIDE RIGHT OF INGRESS AND EGRESS TO SERVE TRACT 1 ACROSS TRACT 2
LOW WATER FORD
℄ RIVER
MATCH LINE
N 76°15'30" E
933.59'
(103.82')
0.95 MILES+- TO INTERSECTION OF FEDERAL RD. @ CIVIL RD. (RT 614)
(30.92')
N 62°00'00" E
1570.00'
ALONG A BLUFF
LACY INVESTMENT CORP.
INST. #000033150
IPS- TOP OF RIDGE
S 05°58'36" W
684.70'
S 88°42'38" E
235.27'
IPS @ CORNER POST
IPS @ CORNER POST
S 18°20'58" W
194.06'
IPS @ LARGE POPLAR
S 36°09'28" W
242.28'
IPS @ 12" SHAG HICKORY
S 20°46'22" W
283.61'
PLANTED STONE FOUND @ POST
S 13°47'52" W
676.80'
IPS - TOP OF RIDGE
S 00°00'00" E
496.22' TOTAL
(361.48')
HOLSTON RIVER
NORTH FORK
DIRECTION OF FLOW
POWERLINE
N 23°35'31" W
110.88'
N 23°22'35" W
31.01'
N 23°22'35" W
124.72'
N 23°24'28" W
332.42'
IPF- TOP OF RIDGE
TOMMY W. & LINDA S. BAKER
DB 593 PG 524
DB 1047 PG 880
FEDERAL ROAD
30 FT. PERPETUAL EASEMENT
DENNIS C. SAMUEL, JR. & CINDY H. SAMUEL
INST. #000025155
N 54°01'48" E
N 48°09'17" E
123.26'
IPF
S 47°39'28" E
532.45'
N 60°51'59" E
485.87'
IPF @ 10" WALNUT
B.V.U. OVERHEAD TRANSMISSION LINES
50 FT.
50 FT.
℄
STATE RT. 615
N 48°47'03" E
177.47'
ROBERT CRAIG SPROUSE & DENISE E. SPROUSE INST.#000001007
N 34°58'56" W
1323.21' TOTAL
451.61 FT. TO IPF ON LINE
S 39°15'40" E
1036.71' TOTAL
100 FT. ON LINE
WELL HEAD
POWERLINE
POST
S 87°56'26" E
392.19'
℄ ROAD
DETAIL
1 INCH = 100 FEET
L4
L5
L3
L6
SEE DETAIL
N 31°27'34" W
767.54'
IPS @ 30" BEECH
S 68°11'17" W
137.34'
N 15°00'00" W
363.00'
S 85°00'00" W
20.00'
N 12°30'52" W
516.56'
IPS @ LOCUST SNAG
N 31°36'57" W
393.03'
S 42°16'41" W
543.87'
IPS IN FL
S 01°48'58" E
280.50'
IPS @ 4" IRONWOOD
S 09°17'42" W
245.40'
IPS @ 2 POSTS
DOWN SPUR
S 01°59'48" W
416.17'
S 21°05'30" W
93.43'
IPF ON CREEKBANK
S 56°59'07" W
297.00'
S 46°12'36" W
112.00'
IPS @ 18" WALNUT
S 45°43'48" W
178.00'
IPF
IPS @ 20" WALNUT
S 70°16'15" W
156.60'
N 13°48'55" W
368.34'
POST
N 30°46'15" W
383.50'
NORTH SIDE OF ROAD
N 27°50'04" W
132.45'
12" IRONWOOD
S 72°27'36" W
299.40'
8" IRONWOOD
IPS @ TALL OAK STUMP
S 43°45'16" W
223.75'
TOP OF RIDGE
IPS @ 10" MAPLE
N 58°55'32" W
499.91'
IPS @ 14" MAPLE
S 69°45'43" W
96.10'
IPS @ LARGE MAPLE
DOWN HOLLOW
S 28°46'03" E
441.87'
30" POPLAR IN FL
S 28°30'12" E
221.73'
S 09°46'19" W
382.61'
IPS @ POST
L1
L2
JIMMY WAYNE BYERS, et al
INST.# 040005732
(FOR R.O.W. INFORMATION ACROSS STATZER PROPERTY SEE DB 991 PG 205)
JIMMY WAYNE BYERS, et al
INST.# 040005732
(FOR R.O.W. INFORMATION ACROSS STATZER PROPERTY SEE DB 991 PG 205)
KIMBERLY KHADR
DB 1042 PG 147
(FOR R.O.W. INFORMATION ACROSS STATZER PROPERTY SEE DB 244 PG 182)
R. E. SMITH, et al
DB 158 PG 312
GILES J. ADAMS
DB 680 PG 369
DB 485 PG 482
LOCATION MAP n.t.s.
RT 614
RT 693
MENDOTA
RT 614
NORTH FORK
HOLSTON RIVER
RT 615
WASHINGTON CO.
SCOTT CO.
LACY INVESTMENT CORP.
INST. #000033150
SUBJECT PROPERTY
LINE LEGEND
FENCE LINE
POWERLINE
TRACT LINE
SURVEYED BOUNDARY
RIGHT-OF-WAY (R.O.W.)
WATERCOURSE
POINT LEGEND
PROPERTY CORNER AS DESIGNATED:
IPS - 1/2" X 18" IRON REBAR SET
IPF - IRON REBAR FOUND
CATTLE WATER STATIONS
POWER POLE
WATER VALVE
POINT ON LINE
LINE DATA
Id | Bearing | Distance
L1 | S 11°07'50" E | 116.67'
L2 | S 15°40'02" E | 90.27'
L3 | N 15°00'00" E | 43.00'
L4 | S 67°00'00" W | 29.00'
L5 | S 13°00'00" W | 29.00'
L6 | S 89°00'00" W | 44.00'
SCALE: 1 INCH = 300 FEET
300 0 300 600 900
GRAPHIC SCALE
NOTES:
1.) I CERTIFY THAT THIS PLAT REPRESENTS A CURRENT FIELD SURVEY AND NO EASEMENTS OR ENCROACHMENTS ARE VISIBLE ON THE GROUND, EITHER WAY ACROSS ANY OF THE PROPERTY LINES OTHER THAN THOSE SHOWN HEREON.
2.) THIS SURVEY IS SUBJECT TO ANY AND ALL CONVEYANCES, COVENANTS, RESTRICTIONS AND VISIBLE, RECORDED, OR UNRECORDED EASEMENTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. (THERE WAS NO TITLE INFORMATION FURNISHED TO THIS SURVEYOR.)
Fugate Land Surveyi
5142 Gate City Hwy. Bristo, VA, 2420
(276) 466-8158
PLAT SHOWING BOUNDARY SURVEY FOR
LaMontagne Properties, LLC
LOCATED IN THE TYLER MAGISTERIAL DISTRICT, WASHINGTON COUNTY, VIRGINIA
BEING CONVEYED FROM GERALD & MARIE STATZER
DEED REFERENCE: DEED BOOK 485 PAGE 482 (PORTION SOUTH OF RIVER)
TAX REFERENCE: TAX MAP 95, GROUP 'A', PARCEL 12
PLAT REF: PLAT BOOK 14, PAGE 66, & PLAT BOOK 40, PAGE 59
SURVEYOR: JOE B. FUGATE, JR.
DATE: FEBRUARY 09, 2005
REVISED: MAY 27, 2005