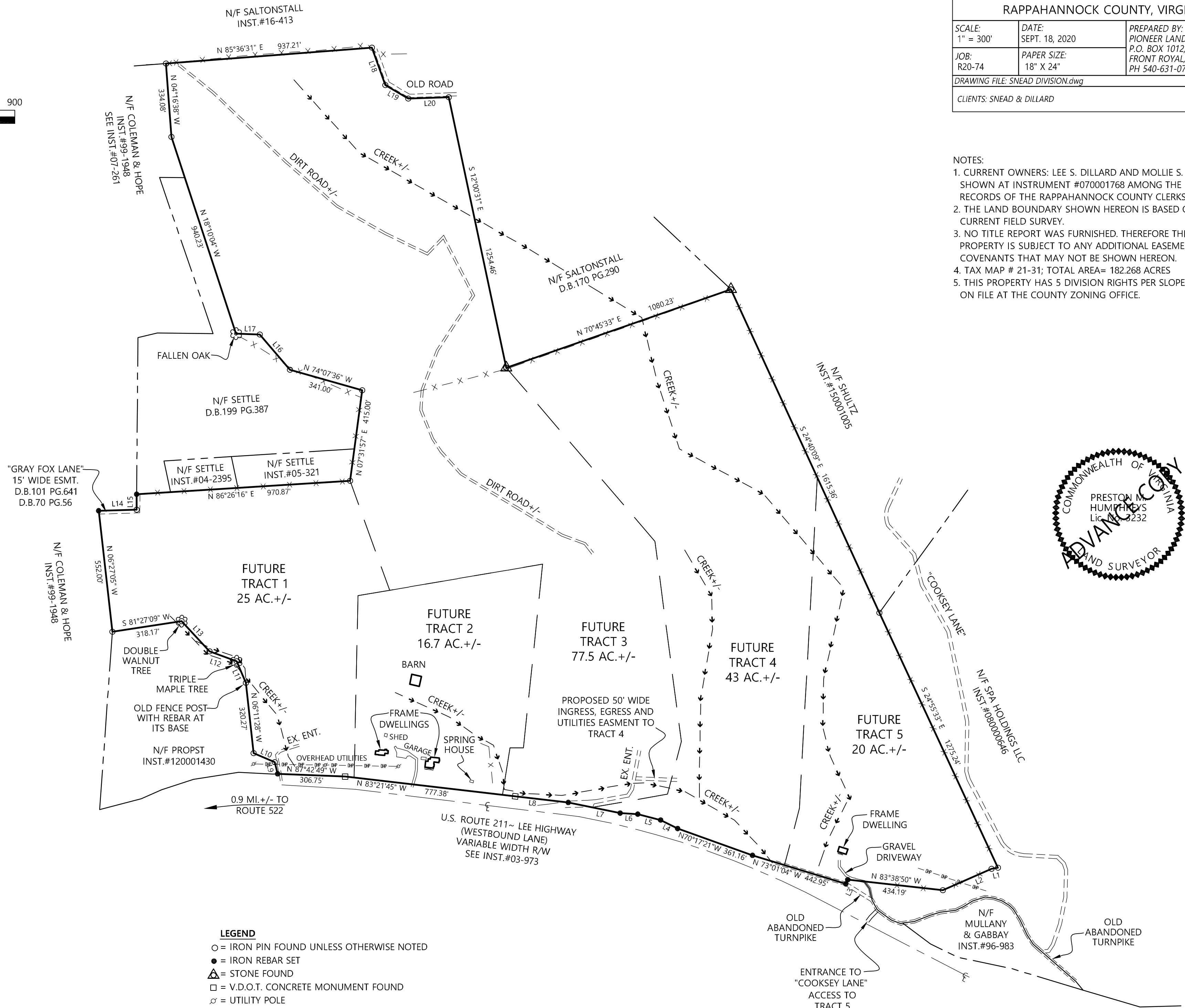


PROPOSED DIVISION
DILLARD & SNEAD PROPERTY
INSTRUMENT #070001768,
 WAKEFIELD DISTRICT,
 RAPPAHANNOCK COUNTY, VIRGINIA

SCALE: 1" = 300'	DATE: SEPT. 18, 2020	PREPARED BY: PIONEER LAND SURVEYS PLC P.O. BOX 1012, FRONT ROYAL, VA 22630 PH 540-631-0700
JOB: R20-74	PAPER SIZE: 18" X 24"	
DRAWING FILE: SNEAD DIVISION.dwg		SHEET: 1 OF 1
CLIENTS: SNEAD & DILLARD		



- NOTES:
- CURRENT OWNERS: LEE S. DILLARD AND MOLLIE S. SNEAD AS SHOWN AT INSTRUMENT #070001768 AMONG THE LAND RECORDS OF THE RAPPAHANNOCK COUNTY CLERKS OFFICE.
 - THE LAND BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.
 - NO TITLE REPORT WAS FURNISHED. THEREFORE THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL EASEMENTS AND COVENANTS THAT MAY NOT BE SHOWN HEREON.
 - TAX MAP # 21-31; TOTAL AREA= 182.268 ACRES
 - THIS PROPERTY HAS 5 DIVISION RIGHTS PER SLOPE ANALYSIS ON FILE AT THE COUNTY ZONING OFFICE.



LINE	BEARING	DISTANCE
L1	S 78°34'04" W	29.26'
L2	S 66°19'04" W	241.56'
L3	S 24°56'42" W	21.00'
L4	N 63°24'06" W	86.02'
L5	N 75°38'23" W	107.42'
L6	N 86°32'40" W	79.87'
L7	N 78°26'27" W	240.41'
L8	N 83°21'45" W	242.37'
L9	N 14°19'18" W	54.43'
L10	N 66°40'29" W	104.29'
L11	N 23°36'44" W	106.88'
L12	N 69°43'11" W	130.63'
L13	N 42°50'05" W	186.59'
L14	N 88°20'23" E	172.00'
L15	N 00°29'23" E	70.12'
L16	N 40°34'25" W	210.02'
L17	N 87°59'50" W	107.58'
L18	S 19°53'41" E	180.93'
L19	S 59°23'41" E	120.83'
L20	N 88°06'01" E	184.02'

- LEGEND**
- = IRON PIN FOUND UNLESS OTHERWISE NOTED
 - = IRON REBAR SET
 - ▲ = STONE FOUND
 - = V.D.O.T. CONCRETE MONUMENT FOUND
 - ∩ = UTILITY POLE