

# DICKERSON SURVEYING LLC

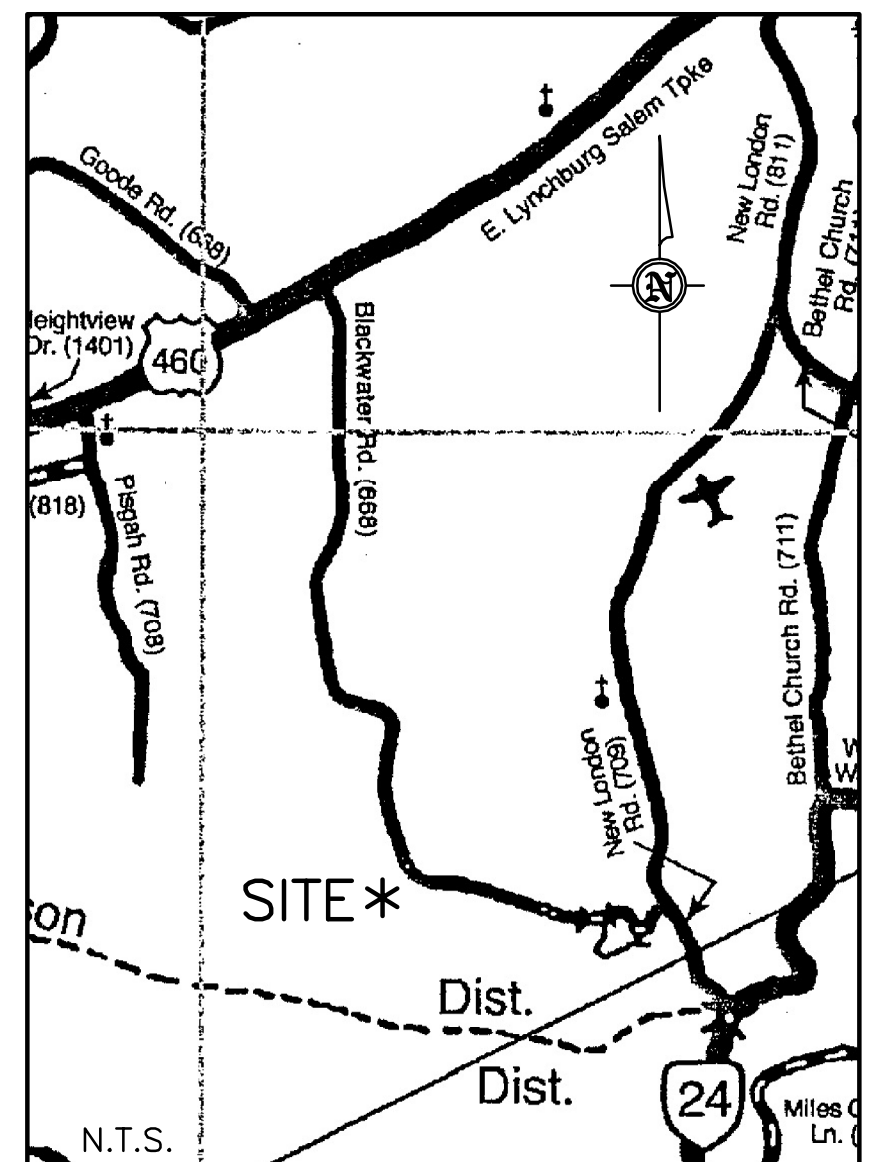
500 Court Street P.O. Box 112  
Appomattox, Virginia 24522

434-352-8560  
Michael Ray Goin  
Land Surveyor

- NOTE: 1. THIS IS A BOUNDARY SURVEY, ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN
2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED
4. T.M. NO. 186-A-18
5. LINES D-E-F-G: DUE TO AMBIGUITIES BETWEEN 1921 SURVEY DONE BY A. OVERSTREET (P.B. 10 P.156) AND PHYSICAL FENCE LINES, A BOUNDARY LINE AGREEMENT TO BE AGREED UPON BY BOTH OWNERS ALONG THE FENCE LINE. SEE AGREEMENT SIGNED BY BOTH PARTIES AT SITE ON OCTOBER 12, 2020
6. THIS PARCEL DID NOT HAVE A SURVEY ON RECORD AND WAS SURVEYED BY THE BOUNDS AND PHYSICAL LINES OF POSSESSION INCLUDING THE CEMETERY AREA, ALSO SEE NOTE 5
7. PARCEL IS BEING TAXED AS 75.52 ACRES, BUT SURVEYED OUT TO BE 169.163 ACRES, SEE NOTES 5 & 6 ABOVE
8. RIGHT OF INGRESS AND EGRESS OVER ROAD TO STATE RTE. NO. 668 - D.B.335 P.129. SEE PLATS IN D.B.335 P.132 & P.B.48 P.225-227
9. G.P.S. GRID NORTH BASED ON NETWORK SURVEY WITH TOPCON HIPER\_SR RECEIVER
10. APPROXIMATE FLOOD ZONES AE FLOODWAY, AE, A & X: SCALED FROM F.I.R.M. COMMUNITY PANELS 51019CD345D & 51019CD365D WITH EFFECTIVE DATE OF 9/29/2010



## LOCATION MAP



Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	178.00'	70.47'	22°41'00"	70.01'	S 62°28'51" E

Course	Bearing	Distance
L1	S 25°25'55" W	577.40'
L2	N 88°01'10" W	300.93'
L3	S 16°02'26" W	1137.50'
L4	S 50°54'44" E	210.81'
L5	S 52°55'52" E	117.87'
L6	S 56°40'29" E	590.67'
L7	S 55°53'14" E	120.50'
L8	N 74°06'50" E	209.18'
L9	N 84°38'55" E	75.59'
L10	S 82°52'39" E	139.26'
L11	S 81°00'03" E	198.78'
L12	S 85°02'39" E	89.97'
L13	N 87°09'09" E	84.34'
L14	N 66°48'56" E	56.73'

### C TO D ALONG CREEK

N 25°25'51" E	67.40'
N 08°54'16" W	77.58'
N 71°17'24" W	95.65'
N 06°21'34" E	163.31'
N 32°09'01" E	93.38'
N 10°48'17" W	139.23'
N 33°30'35" E	101.89'
N 74°57'54" E	137.49'
N 45°43'32" E	53.32'
N 17°23'34" E	64.34'
N 02°41'21" E	172.80'
N 32°32'32" W	90.07'
N 08°17'39" E	37.34'
S 64°42'21" E	108.90'
S 75°01'48" E	92.19'
S 54°18'08" E	93.57'
S 87°54'39" E	83.78'
N 20°24'28" E	60.24'
N 21°23'31" W	237.80'
N 42°37'58" W	58.93'
N 28°13'03" W	90.99'
N 15°37'52" E	87.81'
N 36°12'48" E	52.31'
N 60°01'29" E	180.21'
N 41°23'25" E	59.04'
N 47°25'28" W	123.68'
N 40°07'59" W	227.61'
N 33°44'22" W	62.91'
N 11°01'06" W	74.60'
N 34°35'41" E	63.30'
S 67°30'56" E	43.05'
S 45°07'05" E	205.68'
S 66°10'25" E	118.06'
S 81°37'19" E	58.13'
N 75°12'36" E	71.71'
N 38°13'27" E	46.92'
N 08°29'35" W	30.69'
N 32°46'47" W	53.55'
N 28°16'26" W	171.72'
N 10°59'26" W	23.70'
N 06°08'29" E	91.40'
N 42°34'11" E	75.04'
N 11°40'42" E	75.56'
N 40°58'15" E	31.54'
N 04°51'54" W	116.98'
N 31°27'01" E	140.35'
N 83°10'09" E	57.67'
S 77°28'21" E	54.12'
S 55°28'21" E	66.28'
S 06°27'01" E	87.77'
S 53°59'52" E	61.74'
N 85°00'45" E	116.54'
N 32°57'05" E	88.86'
N 28°38'50" E	65.12'
N 05°25'13" E	109.37'
N 23°59'45" E	94.91'
N 41°06'11" E	89.12'
N 10°40'56" E	31.32'

### A TO B ALONG BRANCH

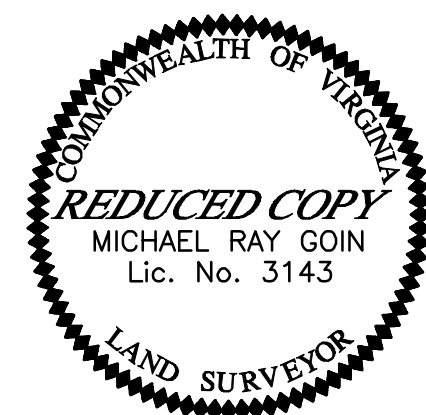
S 25°36'07" E	12.33'
S 12°49'55" E	89.90'
S 19°55'46" W	74.90'
S 12°53'34" E	68.25'
S 23°25'05" W	88.32'
S 00°02'14" W	35.50'
S 28°20'07" E	145.82'
S 07°34'04" W	147.93'
S 86°04'34" W	39.02'
S 59°58'29" W	35.42'
S 16°42'24" E	32.07'
S 41°27'30" E	52.92'
S 07°57'39" W	29.95'
S 44°02'45" W	79.83'
S 25°46'04" W	74.93'
S 76°33'01" W	23.62'
S 54°09'30" W	93.66'
S 37°41'17" W	118.75'
S 39°45'26" W	200.99'
S 03°55'53" E	55.54'
S 18°51'50" E	122.91'
S 52°36'21" E	79.21'
S 28°48'29" E	68.21'
S 04°23'02" E	94.94'
S 80°11'43" W	34.05'
S 08°15'51" E	122.82'
S 09°54'28" W	135.10'
S 08°15'09" W	29.14'
S 47°04'32" W	75.85'
S 02°57'13" W	68.78'
S 13°17'04" W	64.17'
S 00°46'45" W	94.85'

### B TO C ALONG RIVER

N 69°48'14" W	106.00'
N 67°56'47" W	171.81'
N 58°08'06" W	260.27'
N 51°52'28" W	335.49'
N 52°58'01" W	216.10'
N 56°12'41" W	192.54'
N 40°29'42" W	267.48'
N 52°53'45" W	309.40'
N 52°26'31" W	128.39'
N 52°36'09" W	230.04'
N 54°24'15" W	135.54'
N 42°58'04" W	154.93'

### D TO E ALONG BRANCH

S 69°41'39" E	49.08'
S 81°38'09" E	23.99'



## SHEET 1 OF 2 BOUNDARY SURVEY

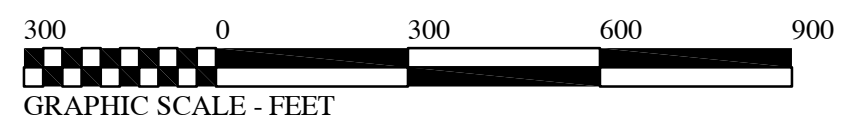
SCALE: 1 IN. = 300 FT.

**169.163 ACRES**

SURVEYED FOR: OTTER HILL FARMS, INC.  
SOURCE OF TITLE: OTTER HILL FARMS, INC.  
D.B.225 P.82

JEFFERSON DISTRICT BEDFORD COUNTY  
VIRGINIA

OCTOBER 14, 2020

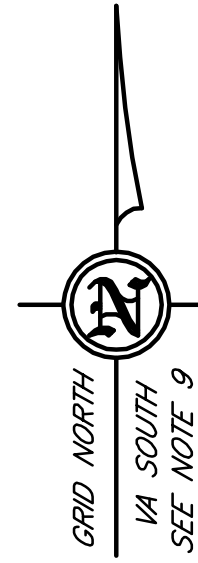


DICKERSON SURVEYING LLC

500 Court Street P.O. Box 112  
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434-352-8560  
Michael Ray Goin  
Land Surveyor

NOTE: SEE SHEET 1 FOR NOTES



STATE ROUTE NO. 668  
BLACKWATER ROAD  
50 ft. R/W - D.B.973 P.47

3.0 mi. to  
Hwy. # 460  
E. Lynchburg -  
Salem Turnpike

MARK A. &  
KIMBER L. MCKENZIE  
INST. NO. 960012698  
PLAT P.B.11 P.41  
T.M. NO. 169-A-17

ANITA F. BEARD, TRUSTEE OF THE  
ANITA F. BEARD REVOCABLE TRUST  
INST. NO. 120009279  
PLAT P.B.48 P.225-227  
T.M. NO. 186-3-6

DELAWARE PROPERTIES, LLC  
INST. NO. 040004854  
PLAT P.B.10 P.156  
T.M. NO. 169-A-18

BRIAN JOSEPH &  
MARY ELIZABETH DUFFY  
INST. NO. 060019727  
PLAT P.B.48 P.225-227  
T.M. NO. 186-3-7

ROBERT L. &  
VIRGINIA C. KING  
INST. NO. 140009803  
PLAT P.B.48 P.225-227  
T.M. NO. 186-3-8

169.163 Ac.  
(Acreage includes cemetery)

See Note 10  
PANEL # 51019C0345D  
PANEL # 51019C0365D

OTTER RIVER HOLDINGS, LLC  
INST. NO. 140004210  
PLAT D.B.713 P.177  
T.M. NO. 186-A-18A



SHEET 2 OF 2  
BOUNDARY SURVEY

SCALE: 1 IN. = 300 FT.  
169.163 ACRES

SURVEYED FOR: OTTER HILL FARMS, INC.  
SOURCE OF TITLE: OTTER HILL FARMS, INC.  
D.B.225 P.82

JEFFERSON DISTRICT, BEDFORD COUNTY  
VIRGINIA

OCTOBER 14, 2020

