

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	72.95'	N88°59'05"W	1,382.39'	301°25'	72.94'	56.48'
C2	242.92'	N83°26'20"W	1,382.39'	100°40'6"	242.61'	121.78'



TAX MAP 19 PARCEL (2)-9A
N/F CUMOPHAI PROPERTIES LLC
P.B. 11 PG. 110
P.B. 303 PG. 275
INST. 10-0678
LB. 2 PG. 182

TAX MAP 19 PARCEL (2)-9
N/F THOMAS W. FLORIO
P.B. 1 PG. 110
P.B. 8 PG. 52
LB. 2 PG. 182

TAX MAP 19 PARCEL (2)-1
N/F JOHN J. VERMERE III
& GLENN A. VERMERE
INST. 10-0678
LB. 2 PG. 182
10.0401 ACRES

TAX MAP 19 PARCEL (2)-2
N/F JOHN J. VERMERE
& GLENN A. VERMERE
INST. 10-0678
LB. 2 PG. 182
25.9525 ACRES

TAX MAP 19 PARCEL (2)-3
N/F JOHN J. VERMERE III
& GLENN A. VERMERE
INST. 10-0678
LB. 2 PG. 182
25.7993 ACRES

TAX MAP 19 PARCEL (A)-44A
N/F JOHN J. VERMERE III
& GLENN A. VERMERE
INST. 10-0678
LB. 2 PG. 182
0.6667 ACRE

JOHN CALYTON MEM. HWY
S.R. 14
100' WIDTH

N88°28'23"W 774.90'

UP δ N07°09'00"E 500.99'

UP δ

UP δ

C2

CWF

UP δ

OLD PARCEL LINES CALCULATED NOT SURVEYED (TYPICAL)

IPF 581°34'37"E
13.58'
FROM IPF
TO CORNER

IPF 146°34'31"E
13.58'
FROM IPF
TO CORNER

IPF 146°34'31"E
13.58'
FROM IPF
TO CORNER

IPF 146°34'31"E
13.58'
FROM IPF
TO CORNER

IPF 146°34'31"E
13.58'
FROM IPF
TO CORNER

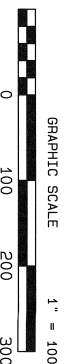
IPF 146°34'31"E
13.58'
FROM IPF
TO CORNER

13.29'

N07°08'22"E 1286.08'

S07°18'18"W 3877.00'

TAX MAP 19 PARCEL (2)-4
N/F TANGIER TIMBER LLC
INST. 17-1591
LB. 2 PG. 182



SURVEY OF
TAX MAP 19
PARCEL (A)-44A &
PARCELS (2)-1, 2 & 3
PLANKTANK MAGISTERIAL DISTRICT
MATHEWS COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: 12/16/2024
SHEET 2 OF 2

ALSTAIR J. RAMSAY L.S., P.C.
7319 MARTIN STREET SUITE 6 GROUNDSTREET, VIRGINIA 22061 804-654-4374



- IPF
- IRF
- AIF
- CWF
- UP

PROPERTY LINE
OVERHEAD UTILITY
RIGHT-OF-WAY LINE
IRON PIPE FOUND
IRON ROD FOUND
ANGLE IRON FOUND
CONCRETE MONUMENT FOUND
UTILITY POLE

24-195-2

SEE SHEET 1 OF 2

TAX MAP 19 PARCEL (2)-9A
N/F CUMORAH PROPERTIES LLC
D.B. 303 PG. 275
P.B. 11 PG. 110
P.B. 3 PG. 32
L.B. 2 PG. 182

OLD WOODS ROAD

N07°08'22"E 1266.08'

TAX MAP 19 PARCEL (2)-2
N/F JOHN J. VERMEIRE III
& GLENN A. VERMEIRE
INST. 10-0678
L.B. 2 PG. 182
25,932.3 ACRES

TAX MAP 19 PARCEL (2)-3
N/F JOHN J. VERMEIRE III
& GLENN A. VERMEIRE
INST. 10-0678
L.B. 2 PG. 182
25,799.5 ACRES

TAX MAP 19 PARCEL (2)-4
N/F TAMAGER TIMBER LLC
INST. 10-0678
L.B. 2 PG. 182

TAX MAP 19 PARCEL (A)-66
N/F CUMORAH PROPERTIES LLC
D.B. 303 PG. 275
L.B. 2 PG. 182



THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SURVEY APPEARS TO LIE WITHIN THE UNZONED AREA OF THE PLANNED DEVELOPMENT MAP FOR THE FLOOD INSURANCE RATE MAP FOR MATHEWS COUNTY, VIRGINIA REFERENCE PANEL NO. 51073C-0045 E DATED 12/09/2014.

THE EXISTENCE OF: VEGETATED AND/OR TIDAL WETLANDS AND/OR HAZARDOUS WASTES WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND AS SUCH MAY NOT REFLECT ALL TITLE MATTERS AFFECTING THE SUBJECT PROPERTY.
2. NOT ALL PHYSICAL IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
3. FLOOD ZONE SCALED FROM FEMA MAP.
4. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY PERFORMED DECEMBER 2024 THRU JANUARY 2025 AND DOCUMENTS OF RECORD.
5. NO EVIDENCE OF EASEMENTS APPARENT IN THE FIELD OR FOUND TO BE OF RECORD EXCEPT AS SHOWN.
6. PROPERTY IS ZONED RU.

SEE SHEET 2 OF 2

S07°18'18"W 3877.00'

N38°32'34"E 1315.45'

12" PINE
WITH FLAGGING

BENT IRF
100.18'
BENT IRT

Legend

PROPERTY LINE
OVERHEAD UTILITY
RIGHT OF WAY LINE
IRON PIPE FOUND
IRON ROD FOUND
ANGLE IRON FOUND
CONCRETE MONUMENT FOUND
UTILITY POLE

● IRP
● IRT
● AIF
● CMT
○ UP



BOUNDARY CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS FOR THE PERFORMANCE OF BOUNDARY SURVEYS WITHIN THE COMMONWEALTH OF VIRGINIA HAVE BEEN FOLLOWED.

01/10/2025

DATE:

AUSTAIR J. RAMSAY, L.S.

AUSTAIR J. RAMSAY, L.S., P.C.
7319 MARTIN STREET SUITE 8 GAITHERSBURG, VIRGINIA 20878 804-824-9174

SURVEY OF
TAX MAP 19
PARCEL (A)-44A &
PARCELS (2)-1, 2 & 3
PLANKTANK MAGISTERIAL DISTRICT
MATHEWS COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: 12/16/2024
SHEET 1 OF 2