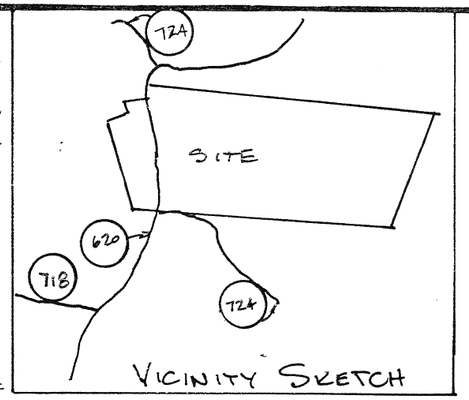
PLAT OF AN 80.682 ACRE PARCEL
LINVILLE MAGISTERIAL DISTRICT
ROCKINGHAM COUNTY, VIRGINIA

THE SURVEYED 80.682 ACRES IS ALL OF TAX PARCEL # 96-A-47. IT IS DESCRIBED AS 2 PARCELS IN DB. 177/357, BUT ONLY THE 1ST PARCEL HAS A METES AND BOUNDS DESCRIPTION. A METES & BOUNDS DESCRIPTION FOR THE 2ND PARCEL COULD NOT BE FOUND IN TRACING THE DEED BACK IN ITS CHAIN OF TITLE. TO ESTABLISH THE PROPERTY LINES FOR THIS SURVEY, THE ADJOINING OWNER'S DEED DESCRIPTIONS WERE USED, EXCEPT ALONG LINES 1-3. A METES & BOUNDS DESCRIPTION OF THE HEIRS OF ELEANOR COOLEY LAND WAS NOT FOUND. LINES 1-3 WERE ESTABLISHED HOLDING THE CREEK, THE FENCE & THE ROAD. IT IS SUGGESTED A PROPERTY LINE AGREEMENT WITH COOLEY HEIRS BE MADE.



11"x17" = SCALE: 1"=200'
DATE: 30 JAN 01

HEIRS OF ELEANOR COOLEY - WB 80/144

SMITH CREEK

N 06° 46' 37" W 116.17'

I.R. SET

F.P.

(1) (2) (3)

N03° 26' 02" E 113.11'

N 82° 00' 00" E 133.50'

FENCE

N64° 19' 23" E 288.75'

I.R. 15' SET

F.P.

S80° 45' 57" E 1330.00'

L.L. YANCEY, II 689/241

F.P.

S 80° 36' 58" E 765.74'

F.P.

FRANKLIN L. PARIS, JR. 1379/23

S80° 30' 53" E 832.48'

30' WALNUT

MOUNTAIN VALLEY ROAD
30' PRESCRIPTIVE R/W

177/357 PARCEL 1

177/357 PARCEL 2

HEIRS OF FANNIE & JOHN L. FREESE

80.682 ACRES

S13° 40' 36" W 869.07'

SHOMO FARMS, INC. 1288/537

S86° 15' 00" W 50.00'

S03° 45' 00" E 66.00'

N03° 45' 00" W 66.00'

PARCEL CONVEYED TO COMMONWEALTH @ 450/664

R=600.00'
L=150.25'
CB= N03°25'23"E
CH= 149.86'

LOCUST SNAG

214.50'

N79° 40' 36" W

R.E. SPIKE SET

I.P. SET

R= 550.00'
L= 139.70'
CB= S03°31'35"W
CH= 139.33'

N81° 39' 31" W 21.62'

ALAN C. SHOMO 1288/559

N 81° 39' 31" W 482.18'

I.P.

N80° 44' 15" W 1260.58'

ALAN C. SHOMO 679/134

PACK SADDLE TRAIL

I.P.

N 83° 43' 25" W 524.78'

F.P.

S25° 55' 53" W 1245.36'

BRUCE FORBES 1584/665

COMMONWEALTH OF VIRGINIA
ROBERT F. JELLUM
CERTIFICATE No. 54-17-3 (A) 1143
CERTIFIED LAND SURVEYOR

2688