

NOTES:

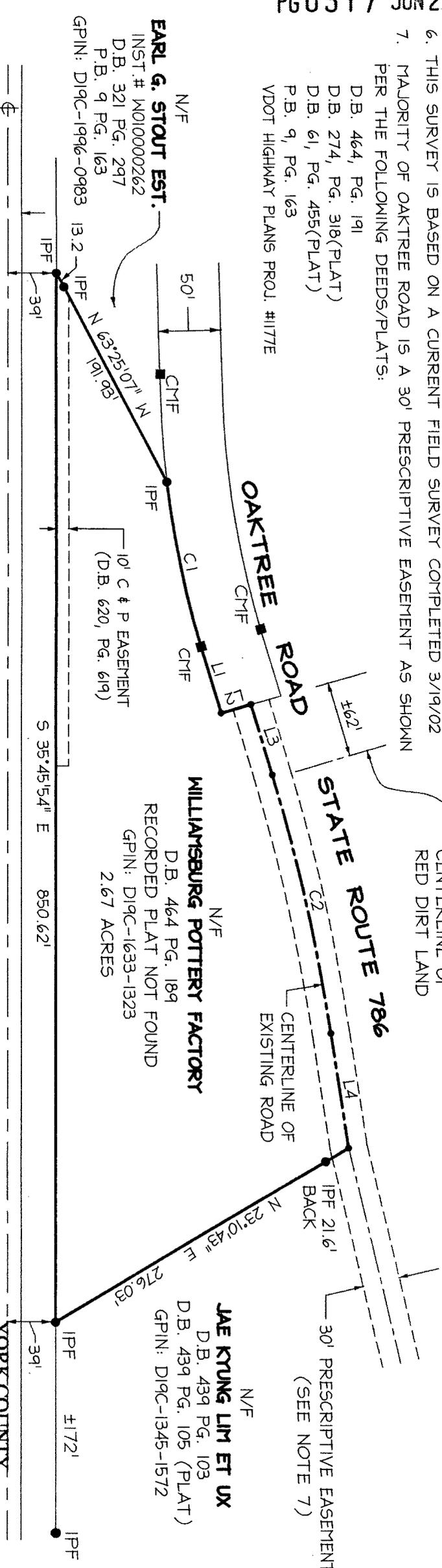
1. THIS PLAT REPRESENTS A LAND BOUNDARY SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY IS CORRECT AND COMPLIES WITH THE "MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING PRACTICE" OF THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNER AND LANDSCAPE ARCHITECTS, EFFECTIVE 3-01-02.
2. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. UNDERGROUND UTILITIES WERE NOT LOCATED.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #510182 0025 B DATED DECEMBER 16, 1988
6. THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY COMPLETED 3/19/02
7. MAJORITY OF OAKTREE ROAD IS A 30' PRESCRIPTIVE EASEMENT AS SHOWN PER THE FOLLOWING DEEDS/PLATS:
 D.B. 464, Pg. 191
 D.B. 274, Pg. 318 (PLAT)
 D.B. 61, Pg. 455 (PLAT)
 P.B. 9, Pg. 163
 VDOT HIGHWAY PLANS PROJ. #1177E

CURVE TABLE

NO.	DELTA	CHORD BEARING	TAN	RADIUS	LENGTH	CHORD
C1	10°03'27"	N 47°36'29" W	67.93	772.00	135.51	135.34
C2	08°04'05"	N 48°36'10" W	107.20	1520.00	214.04	213.86

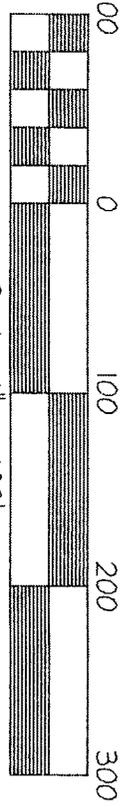
LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 52°38'13" W	56.50
L2	S 37°21'47" W	25.00
L3	N 52°38'13" W	59.65
L4	N 44°34'08" W	94.46



LEGEND
 IPF = IRON PIPE FOUND
 ☐ = CENTERLINE
 CMF = CONC. MONUMENT FOUND

ROCHAMBEAU DRIVE EAST - STATE ROUTE F-137
 BOUNDARY SURVEY OF A 2.67 ACRE PARCEL OF LAND
DESIGNATED AS GPIN #D19C-1633-1323
 SITUATED IN THE BRUTON DISTRICT OF YORK COUNTY, VIRGINIA



APPROVED FOR RECORDATION
 BY: Carl A. Bryant
 TITLE: Computer Mapping & GIS Technician
 DATE: 6.20.02

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