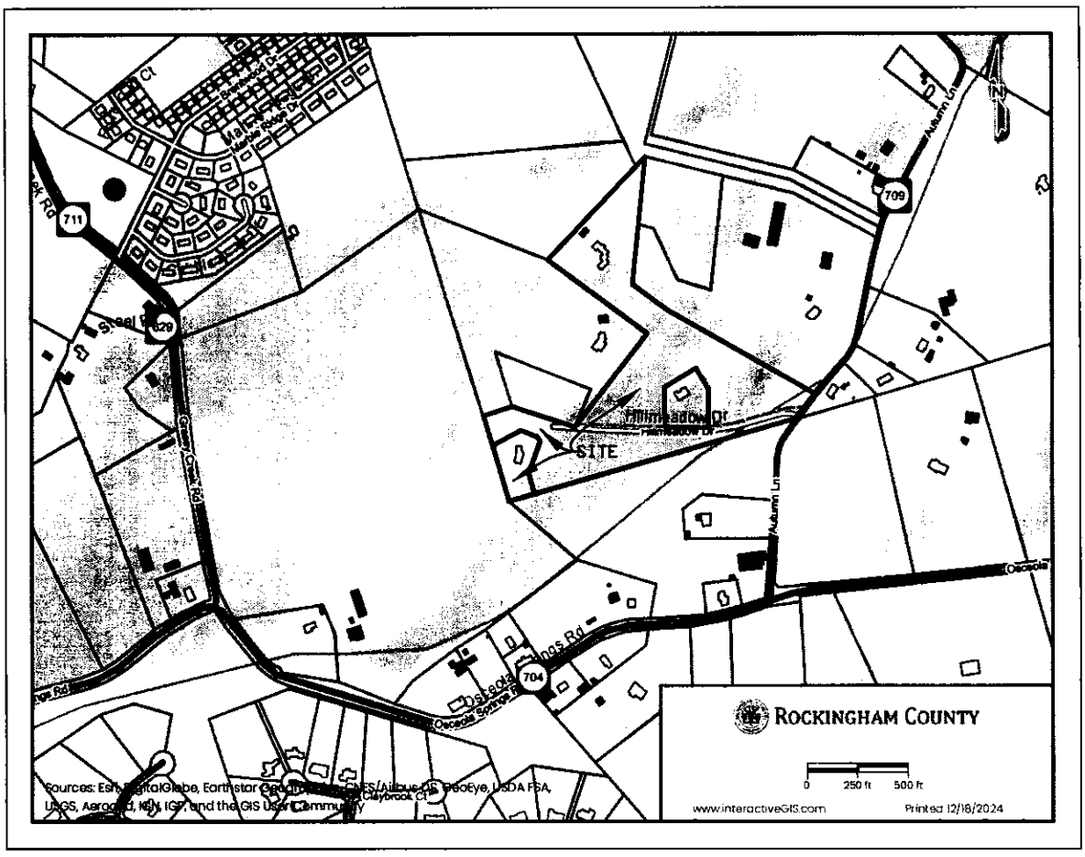
DIVISION SURVEY
ADJOINING LAND TRANSFER
OF A 5.900 ACRE TRACT
A PORTION OF TAX PARCEL 125 (A) 28F

ASHBY DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

DECEMBER 18, 2024



NOTE:

1) THIS CONVEYANCE IS AN ADJOINING TRANSFER, PROVIDED UNDER 16-9(a) OF THE ROCKINGHAM COUNTY SUBDIVISION ORDINANCE AND THE COMBINED PARCELS SHALL BE TREATED AS ONE PARCEL FOR ZONING AND SUBDIVISION PURPOSES.

2) THE LAND IS ZONED A-2.

3) THE LAND IS IN FLOOD ZONE X.

4) THE DRAINFIELD SITE IS TO REMAIN OPEN AND AVAILABLE FOR USE AS A SEPTIC DRAINFIELD.

5. ANY STRUCTURE ON THE COMBINED PARCELS IS IN COMPLIANCE WITH COUNTY SETBACK LAWS WITH REGARD TO THE NEW PROPERTY LINES.

6) THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.

7) RIGHT-OF-WAY DOES NOT EXCEED A 10% GRADE, EXCEPT IN HATCHED AREA LABELED ON PLAT.

LINE	BEARING	DISTANCE
L1	N 72°18'04" E	152.77'
L2	S 59°27'52" E	78.44'
L3	N 26°52'49" W	27.89'
L4	N 29°39'39" E	160.26'
L5	S 05°32'45" E	101.22'

NEW DRAINFIELD EASEMENT		
LINE	BEARING	DISTANCE
L6	N 29°39'39" E	117.32'
L7	S 47°26'10" E	87.98'
L8	S 56°36'37" W	116.72'
L9	N 49°22'26" W	33.47'
L10	N 29°39'39" E	42.94'

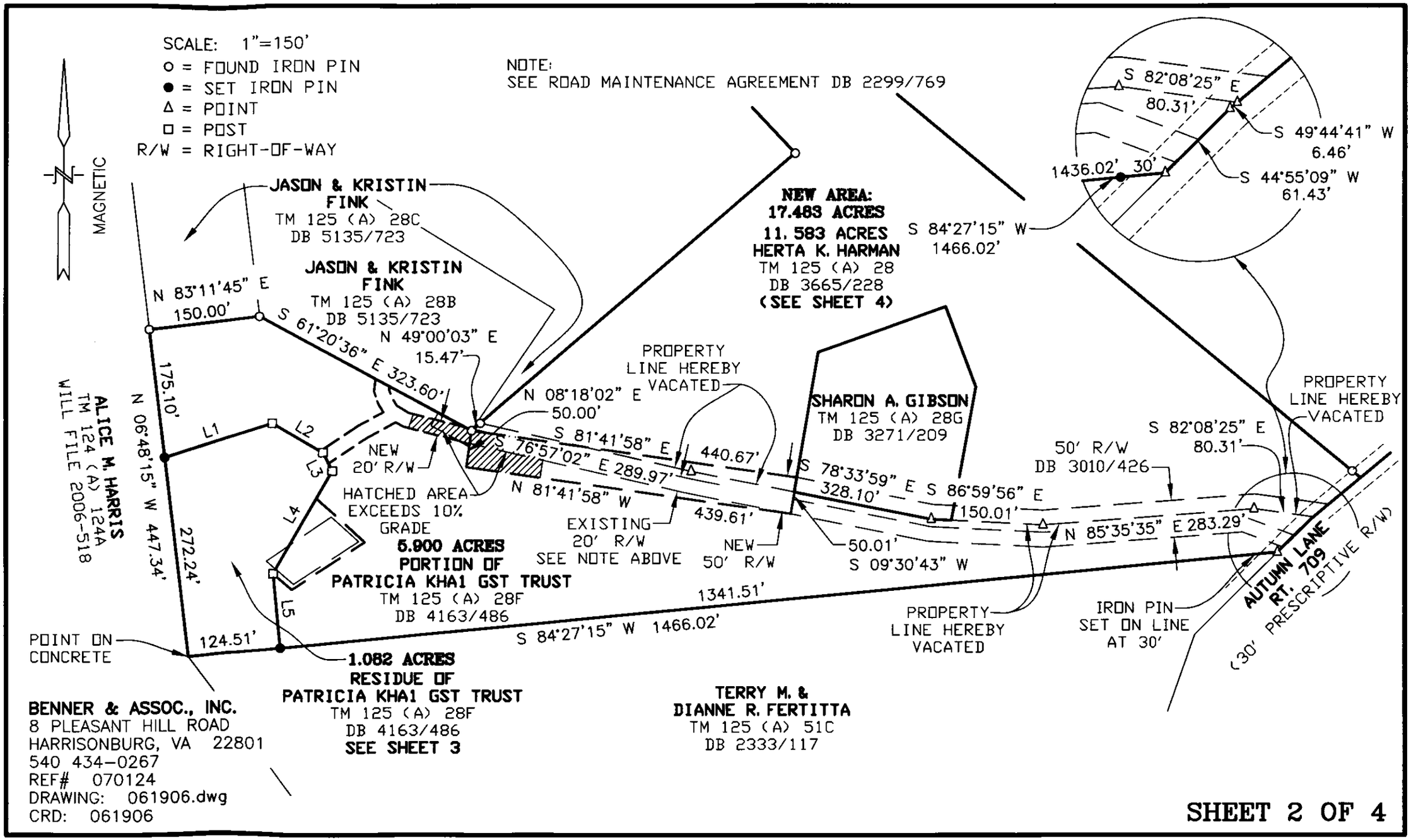
NEW 20' R/W		
LINE	BEARING	DISTANCE
L11	S 08°18'02" W	21.33'
L11A	N 61°20'36" W	14.75'
L12	N 75°29'48" W	78.25'
L13	N 59°10'55" W	11.28'
L14	S 60°59'20" W	44.14'
L15	S 55°59'55" W	62.05'
L16	N 26°52'49" W	16.71'
L17	N 59°27'52" W	3.79'
L18	N 55°59'55" E	62.48'
L19	N 60°59'20" E	36.99'
L20	N 31°42'42" W	12.72'
L21	N 18°55'54" W	17.73'
L22	N 06°43'08" E	17.83'
L23	S 61°20'36" E	21.56'
L24	S 06°43'08" W	5.23'
L25	S 18°55'54" E	10.94'
L26	S 31°42'42" E	12.35'
L27	S 59°10'55" E	18.85'
L28	S 75°29'48" E	77.87'
L29	S 61°20'36" E	9.81'

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 070124
DRAWING: 061906.dwg
CRD: 061906

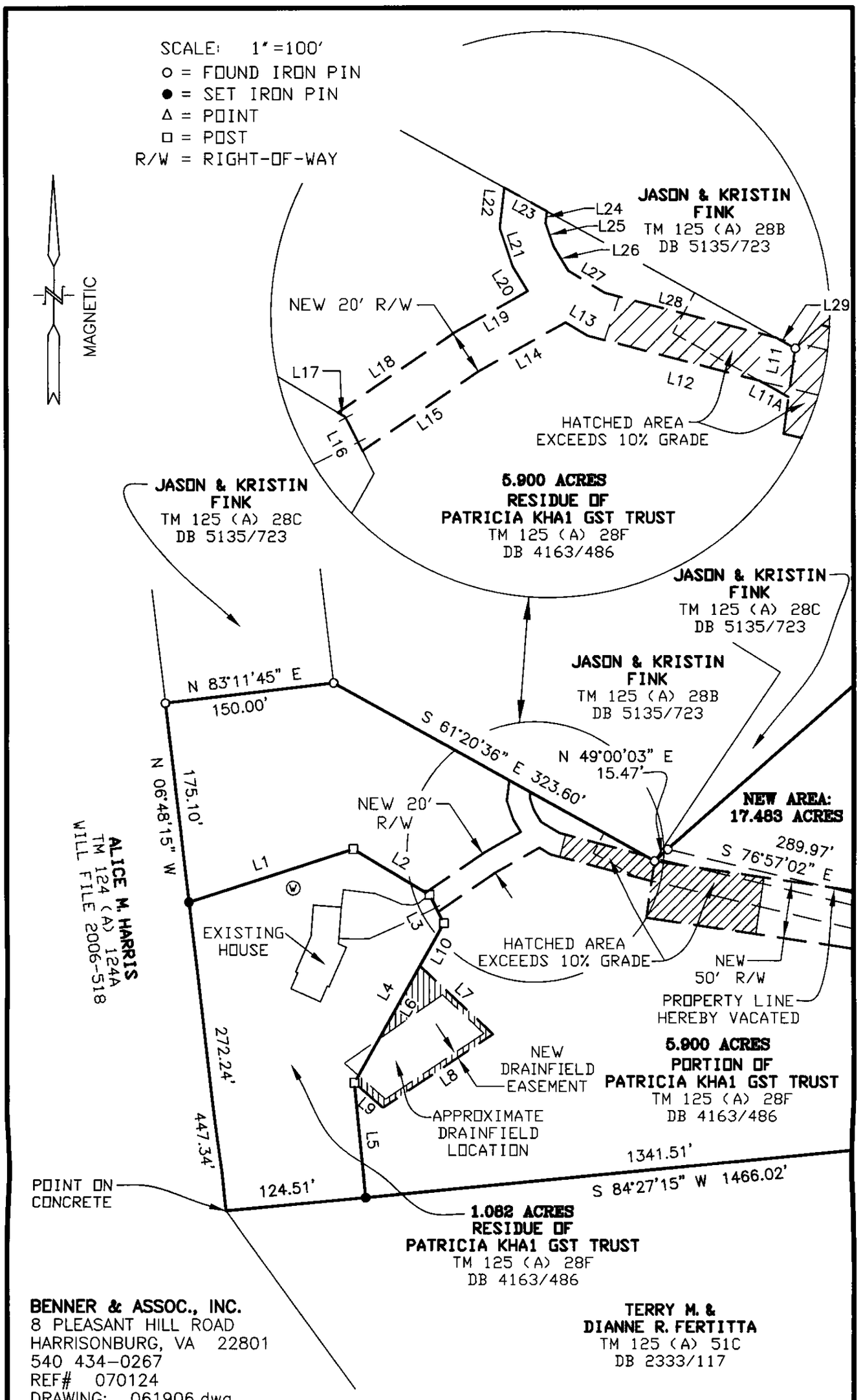
COMMONWEALTH OF VIRGINIA
Hal T. Benner
HAL T. BENNER
NO. 1526
12/18/2024
LAND SURVEYOR

SHEET 1 OF 4

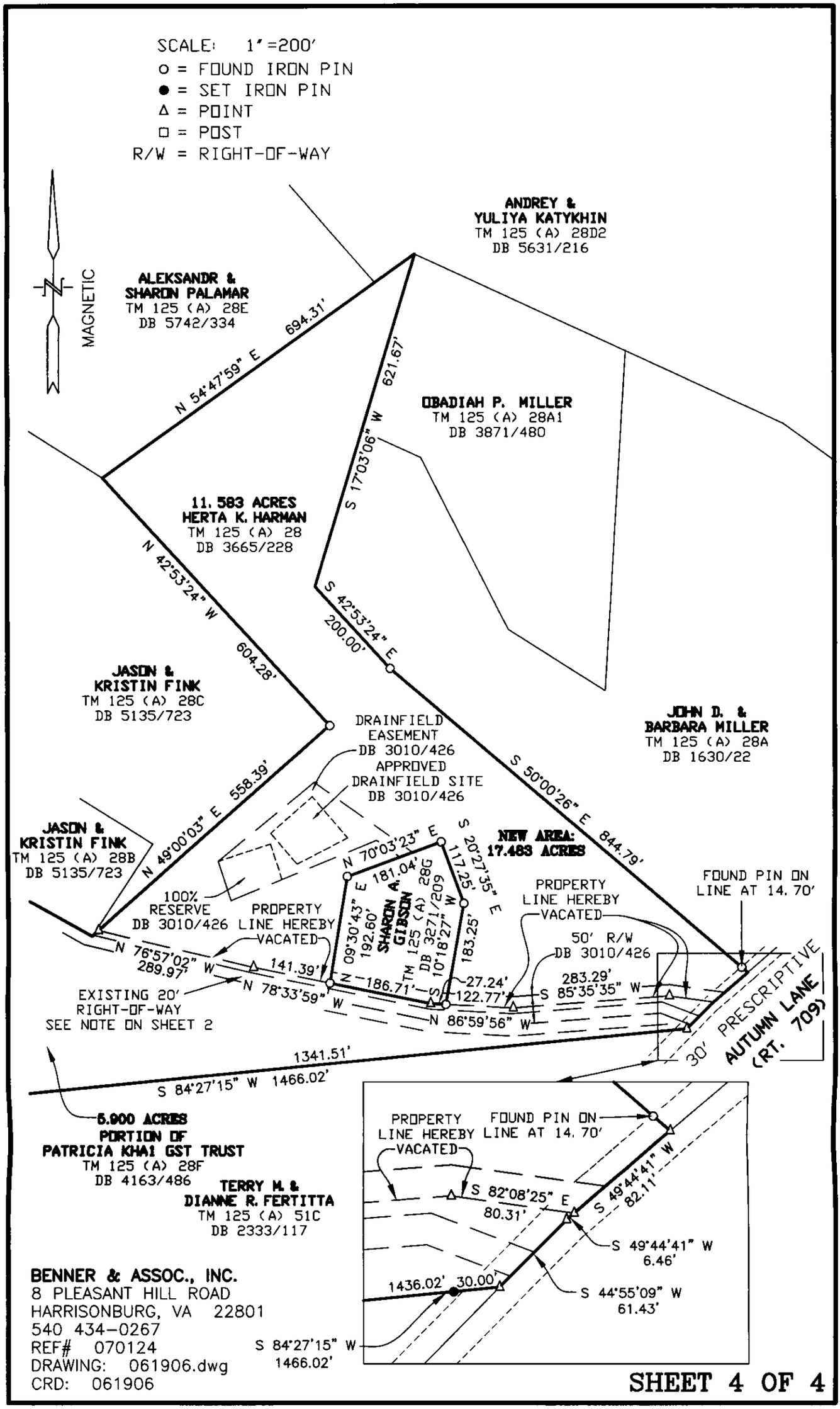
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SHEET 4 OF 4