

# SURVEYORS CERTIFICATE

I, RUSSELL L. MILES, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SAID LAND SHOWN HEREON (TAX MAP No. 34-5B) WAS CONVEYED TO MISTY D. WOOD BY DEED RECORDED IN DEED BOOK 404 AT PAGE 402, AMONG THE LAND RECORDS OF KING GEORGE COUNTY, VIRGINIA.

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

VIRGINIA STATE GRID NORTH  
(NAD 83)

N/F  
LOT 13  
BEAVER LODGE ESTATES  
TAX MAP 34B-1-13  
PLAT BOOK 6 PAGE 135

N/F  
LOT 12  
BEAVER LODGE ESTATES  
TAX MAP 34B-1-12  
PLAT BOOK 6 PAGE 135

N/F  
LOT 7  
EVELYN E. NORMAN  
TAX MAP 34-7  
DEED BOOK 197 PAGE 117

N/F  
LOT 7A  
THOMAS A. WOOD  
TAX MAP 34-7A  
DEED BOOK 569 PAGE 36

N/F  
BRADSHAW ESTATES, LLC  
TAX MAP 34-4  
DEED BOOK 585 PAGE 186

N/F  
EDWARD L COATES &  
NAOMI SMALL  
TAX MAP 34-6  
DEED BOOK 144 PAGE 63

N/F  
LOT 2  
JOHN R. TAYLOR ESTATE  
TAX MAP 34-5C  
INST. #2006111588960

N/F  
LOT 1  
JOHN R. TAYLOR ESTATE  
TAX MAP 34-5  
INST. #2006111588960

S 86°07'36" W 241.15'

EXISTING 50'  
INGRESS-EGRESS ESM'T  
INST. #2006111588940

LOT 1B  
TAX MAP #34-5B  
153,597 S.F. OR 3.5261 ACRES

N 09°59'22" W 498.00'

GRADING & DRAINAGE  
EASEMENT  
(HEREBY GRANTED)

GRADING & DRAINAGE  
EASEMENT  
(HEREBY GRANTED)

25.13'

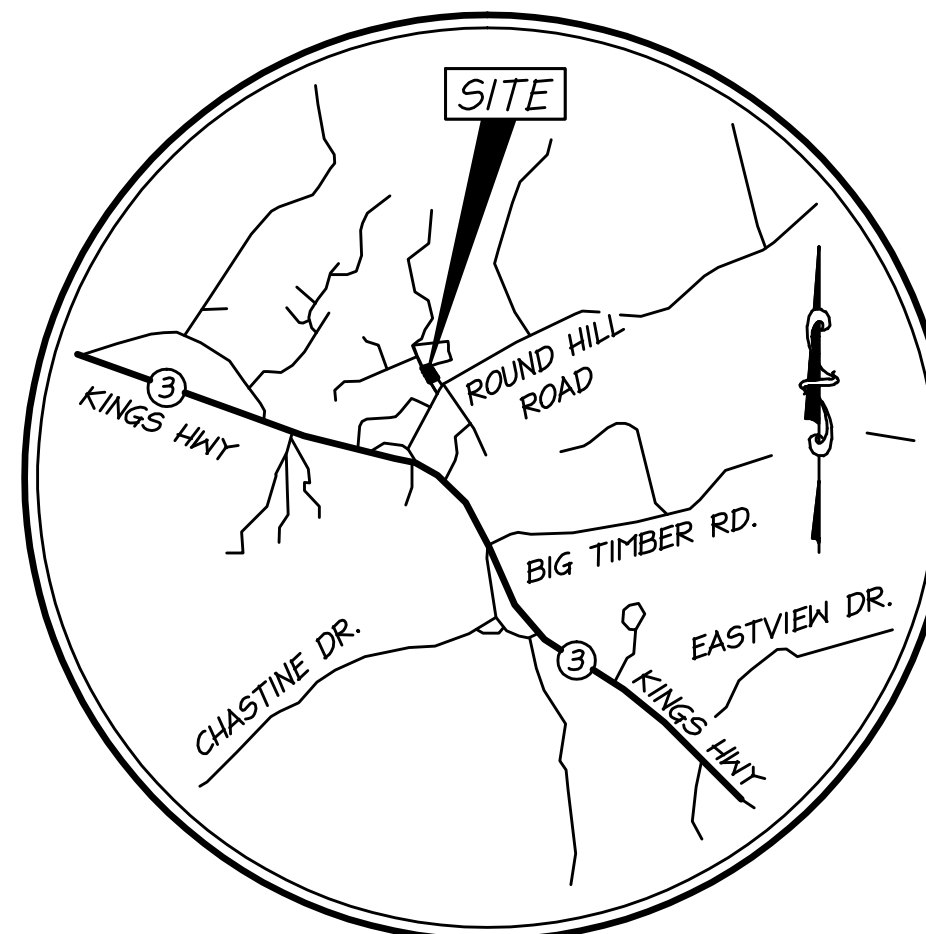
36.28'

N 84°57'13" W 362.28'

EXISTING 20'  
INGRESS-EGRESS ESM'T  
INST. #2002041618860

EXISTING 10'  
INGRESS-EGRESS ESM'T  
INST. #2006111588960

EXISTING VEPCO 100'  
RIGHT-OF-WAY  
EASEMENT



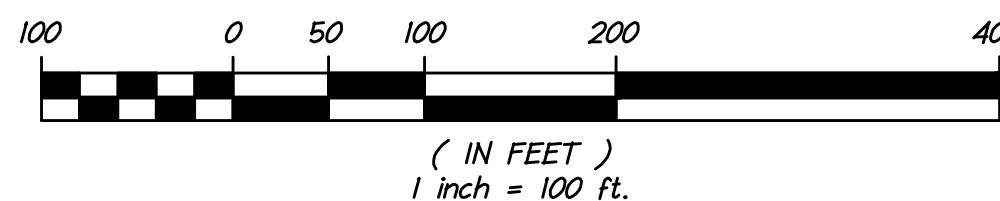
VICINITY MAP  
1" = 2,000'

1" = 2,000'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 70°31'58" W	162.78'
L2	N 79°08'35" W	88.70'
L3	N 24°07'03" W	126.63'
L4	N 55°23'43" W	49.20'

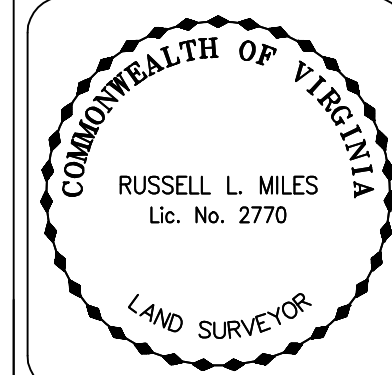
GRAPHIC SCALE



## NOTES:

- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, ALL UNDERLYING EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHTS-OF-WAY MAY EXIST.
- THE PROPERTY SHOWN HEREON IS LOCATED ON THE KING GEORGE COUNTY TAX ASSESSMENT MAP AS #34-5B AND IS CURRENTLY ZONED A-2.
- THE CURRENT OWNER OF THE PROPERTY IS MISTY D. WOOD, AS ACQUIRED BY DEED RECORDED IN DEED BOOK 404 AT PAGE 402.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS SHOWN ON F.E.M.A. COMMUNITY PANEL NO. 510312 0030B, DATED DECEMBER 15, 1990.
- THE BOUNDARY SHOWN HEREON WAS TAKEN FROM DEEDS OF RECORD AND DOES NOT CONSTITUTE A CURRENT FIELD RUN BOUNDARY SURVEY PERFORMED BY THIS FIRM. THE BOUNDARY IS REFERENCED TO A PLAT OF SURVEY PREPARED BY PAUL F. McCONNELL, ENTITLED "BOUNDARY SURVEY OF THE LANDS OF BRADSHAW ESTATES, LLC."
- THE PLAT OF LAND SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY PREPARED BY PAUL F. McCONNELL. THE BEARINGS SHOWN ARE REFERENCED TO THE VCS 1983 GRID NORTH.

**MILES & COMPANY, INC.**  
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Fax: 540-548-4647  
Email: russmiles@miles-company.com



REVISION:


GRADING & DRAINAGE EASEMENT PLAT  
**LOT 1B**  
**JOHN R. TAYLOR ESTATE**  
TAX MAP #34-5B  
L.R. 200204160018860  
SHILOH MAGISTERIAL DISTRICT, KING GEORGE COUNTY, VIRGINIA

DATE: 08-05-08

SCALE: 1" = 100'

SHEET : 1 OF 1