

**SURVEY FOR
WILLIAM A. KELLER
GINA J. KELLER**

CREATING
TRACTS A-1 & A-2
BOONE MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SURVEYED JULY 18, 2007
JOB NO. 50-07C

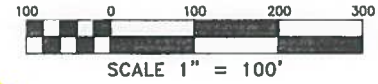
MELVA H. POINDEXTER, ETAL
D.B. 330 PG. 290
TAX: 18-15

BOBBY L. SCRUGGS
D.B. 705 PG. 913
D.B. 464 PG. 556
TAX: 18-74.8

CALVIN L. CLAYBORNE
D.B. 398 PG. 875
TAX: 18-74.7

LEGEND

- SURVEYED PROPERTY LINE
- - - DEED PROPERTY LINE (NOT SURVEYED)
- - - SURVEYED TIE LINE
- - - DEED LINE
- - - BRANCH
- OVERHEAD ELECTRIC LINE
- SET 1/2" IRON REBAR
- ⊙ FOUND 1/2" IRON REBAR
- ⊙ FOUND 5/8" IRON REBAR
- ⊙ CALLED FOR CORNER
- UTILITY POLE
- POINT



**TRACT A-1
15.193 ACRES
(INCLUDES 0.650 ACRE IN R/W)**

**TRACT A-2
7.042 ACRES
(INCLUDES 0.180 ACRE IN R/W)**

CALVIN L. CLAYBORNE
D.B. 398 PG. 875
TAX: 18-74.7

CALVIN L. CLAYBORNE
D.B. 470 PG. 839
TAX: 18-74.1

ROUTE 657 - RED VALLEY ROAD - 30' R/W

NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	N 79°08'15" W	23.43'	L30	N 07°17'35" W	84.73'
L2	N 20°35'35" W	25.85'	L31	N 02°14'25" W	71.29'
L3	N 28°49'30" W	51.30'	L32	N 00°35'05" E	97.59'
L4	N 27°52'55" W	93.61'	CORNER C		
L5	N 22°32'20" W	125.93'	L33	S 74°48'50" E	11.73'
L6	N 29°15'00" W	48.55'	L34	S 83°18'05" E	35.50'
L7	N 38°25'10" W	41.94'	L35	S 41°54'15" E	87.77'
L8	N 52°07'35" W	60.42'	L36	N 75°27'25" E	42.17'
L9	N 55°57'40" W	55.96'	L37	S 75°17'40" E	119.77'
L10	N 55°57'40" W	194.92'	L38	S 82°04'25" E	71.19'
L11	N 60°39'10" W	114.55'	L39	S 46°54'35" E	63.12'
L12	N 60°42'50" W	167.59'	L40	N 72°03'25" E	27.24'
L13	N 66°54'45" W	62.36'	L41	S 54°02'50" E	45.37'
L14	N 73°07'15" W	64.23'	L42	S 83°34'20" E	58.62'
L15	N 77°53'00" W	81.65'	L43	S 29°38'25" E	16.91'
L16	N 74°07'25" W	85.75'	L44	N 87°11'25" E	12.71'
L17	N 78°43'20" W	42.50'	L45	S 61°15'55" E	20.85'
L18	N 86°13'25" W	32.99'	L46	N 80°56'55" E	27.30'
L19	S 85°24'20" W	39.10'	L47	N 52°15'50" E	28.00'
L20	S 81°39'25" W	111.55'	L48	N 85°46'40" E	37.58'
L21	N 87°03'35" W	33.07'	L49	N 81°08'20" E	34.99'
L22	N 67°41'55" W	29.71'	L50	N 53°44'40" E	25.32'
L23	N 39°31'20" W	34.52'	L51	S 33°38'00" E	14.54'
L24	N 22°11'50" W	34.88'	CORNER D		
L25	N 10°49'05" W	43.96'	L52	N 79°12'49" E	28.18'
L26	N 01°13'50" W	45.35'	L53	N 29°11'00" E	19.98'
L27	N 03°45'55" E	267.41'	L54	N 65°38'55" E	49.63'
L28	N 01°57'40" E	87.06'	CORNER E		
L29	N 08°06'25" W	97.76'	L55	N 20°16'27" W	137.87'

NOTES

- LEGAL REFERENCE: DEED BOOK 484, PAGE 1389 (WILLIAM A. KELLER)
DEED BOOK 484, PAGE 1391 (PLAT)
- TAX REFERENCE: 018.00-073.00 (WILLIAM A. KELLER)
- PROPERTY LOCATED IN HUD FLOOD HAZARD ZONE X. SEE COMMUNITY PANEL #S10061 0065 B, DATED OCTOBER 5, 2001.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- CHORD BEARINGS AND DISTANCES, PROPERTY LINE FOLLOWS THE CENTERLINE OF ROUTE 657 FROM CORNER A TO CORNER B TO CORNER C.
- CHORD BEARINGS AND DISTANCES, PROPERTY LINE FOLLOWS THE CENTERLINE OF BRANCH FROM CORNER C TO CORNER D TO CORNER E.
- TRACT A-1 AND TRACT A-2 BOTH EXCEED 5.000 ACRES WITH STATE ROAD FRONTAGE AND ARE EXEMPT FROM THE FRANKLIN COUNTY SUBDIVISION ORDINANCES.
- TRACT A-1 AND TRACT A-2 BOTH EXCEED 5.000 ACRES AND DO NOT REQUIRE HEALTH DEPARTMENT APPROVAL.

