

1967  
PLAT  
NORTH



THIS PLAT HAS BEEN COMPILED FROM RECORDS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. THE OUTSIDE LINES FROM "A" TO "B" ARE TAKEN FROM OR ARE BASED ON CALCULATIONS FROM A PLAT TITLED "SURVEY OF PROPERTY FOR R. TURNER JONES, COMM." SHOWING PARCEL A: 48.966 ACRES AND PARCEL B: 51.614 ACRES, DATED FEBRUARY 21, 1967 AND MADE BY R. RINER, S.C.S. A COPY OF SAID PLAT IS FILED WITH THE PAPERS OF A CHANCERY SUIT STYLED ALMEDA M. WIMER VS. MELVIN R. WIMER, AND IN DEED BOOK 47 PAGE 70.

CURVE C1 IS A CALCULATED LINE.

A. DELMAS REXRODE, ET AL  
D.B. 101-292

THE LOCATION OF STATE ROUTE 633 WAS CHANGED SOMETIME AFTER FEBRUARY 21, 1967.

THE RIGHT OF WAY LINES OF U.S. ROUTE 220 ARE BASED ON THE HIGHWAY RIGHT OF WAY PLANS. THE 30.55± ACRE PARCEL IS SHOWN ON A PLAT RECORDED IN PLAT CABINET 1, SLIDE 80. THE 17.29 ACRE PARCEL IS SHOWN ON A PLAT RECORDED IN DEED BOOK 106 AT PAGE 693. THE 1.38 ACRE AND THE 3.121 ACRE PARCELS ARE SHOWN ON A PLAT RECORDED IN DEED BOOK 106 AT PAGE 692.

THE LOCATION OF STRAIT CREEK WAS PLOTTED FROM THE 1967 PLAT BY R. RINER; THE CURRENT LOCATION OF THE STREAM COULD VARY FROM WHAT IS SHOWN ON THIS PLAT.

LINE	BEARING	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	S 65°22'35" E	132.90'	02°12'36"	S 64°16'17" E	14.73'
L2	N 67°14'00" E	173.77'	07°23'25"	S 89°04'17" E	454.11'
L3	N 75°38'00" E	73.90'	08°24'00"	N 71°26'00" W	134.47'
L4	S 60°00'00" E	151.15'	07°59'59"	S 35°39'50" W	205.42'
L5	N 02°30'00" E	85.00'			
L6	S 71°04'25" E	53.28'			
L7	S 45°24'38" W	150.00'			
L8	S 42°33'41" W	100.16'			
L9	S 24°05'29" W	102.91'			
L10	S 28°27'45" W	102.37'			
L11	S 47°50'17" W	98.69'			
L12	S 47°50'17" W	10.99'			
L13	S 20°45'15" W	100.12'			
L14	S 08°55'03" W	104.40'			
L15	S 12°18'24" W	101.98'			
L16	S 32°08'51" W	54.17'			
L17	S 32°08'51" W	46.94'			
L18	S 26°28'45" W	72.80'			
L19	S 26°28'45" W	27.32'			
L20	S 20°45'15" W	200.25'			
L21	S 23°37'00" W	100.00'			
L22	S 17°54'22" W	100.00'			
L23	S 23°37'00" W	63.84'			
L24	S 24°08'33" W	52.14'			

● : DENOTES AN IRON PIPE

L25	S 39°52'58" W	101.80'
L26	S 33°29'20" W	52.80'
L27	S 01°53'56" E	284.20'
L28	S 06°57'18" W	164.53'
L29	S 24°19'11" W	104.40'
L30	S 29°01'05" W	207.41'
L31	S 16°59'48" W	120.76'
L32	S 10°22'21" E	78.64'
L33	S 37°51'01" E	157.81'
L34	N 71°53'56" W	112.08'
L35	S 80°20'44" W	85.34'
L36	N 56°21'09" W	126.41'
L37	S 62°34'41" W	67.76'
L38	S 56°00'00" W	25.20'

ELLA J. COHRON ESTATE  
D.B. 66-376  
W.B. 6-413

"A"  
POINT IN C. OF STRAIT CREEK OPPOSITE AN OLD MARKED SUGAR STANDING ON THE WEST SIDE OF THE STREAM

1.38 ACRES  
D.B. 106-687  
TAX # 22-A-14A

SEE PLAT IN D.B. 51-376  
STONE PILE ON TOP OF ROCK LEDGE

NELLIE O'NEIL, ET AL  
W.B. 12-67

\* STEPHEN CAUDLE DISPUTES THE LOCATION OF LINES L4, L5 AND L6. A CAMPER TRAILER AND A PRIVY BELIEVED OWNED BY STEPHEN CAUDLE ENCROACHES ONTO THE SUBJECT PROPERTY, PROPERTY CORNERS AND MARKED WITNESS TREES IN THE AREA OF LINES L4 AND L5 THAT WERE PRESENT IN MAY 1998 ARE NOW MISSING.

POINT IN C. OF STRAIT CREEK OPPOSITE AN OLD MARKED WHITE LYNN STANDING ON SIDE OF THE STREAM

30.55± ACRES  
D.B. 102-566

17.29 ACRES  
D.B. 106-687  
TAX # 22-1-A

D.B. 102-566  
TAX # 22-1-E

SEE PLAT IN D.B. 51-376  
STONE PILE ON TOP OF ROCK LEDGE

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STONE PILE ON TOP OF ROCK LEDGE

STEPHEN D. & KAREN CAUDLE  
D.B. 91-506

DAVID J. & JUDITH L. COE  
D.B. 134-116

CHRISTOPHER J. & LORI A. SIMMONS  
D.B. 113-31

LERAY REXRODE  
D.B. 59-709

IRON ROD (NOT FOUND)

IRON ROD (FOUND TORN OUT)

IRON ROD (FOUND TORN OUT)

IRON ROD (FOUND TORN OUT)

IRON ROD (FOUND TORN OUT)

COMMONWEALTH OF VIRGINIA  
DAVID JEFFREY HINER  
No. 1464  
LAND SURVEYOR

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COMPILED PLAT  
FOR  
DAVID T. BRAINE  
MONTEREY DISTRICT  
HIGHLAND COUNTY, VIRGINIA  
AUGUST 15, 2006 SCALE: 1"= 200'  
P.N. 0608-02 F.B. 54-40, 67-65

JEFFREY HINER  
LAND SURVEYOR  
MONTEREY, VA

TOTAL AREA OWNED BY DAVID T. BRAINE = 52.341± ACRES.