NOTES:

1. THIS PHYSICAL SURVEY WAS BASED ON A CURRENT FIELD RUN SURVEY. THE BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM THE FOLLOWING PLATS:
   - A PLAT PREPARED BY LENNING LAND SURVEYING ENTITLED "BOUNDARY SURVEY SHOWING 2.00 ACRES OF LAND, BEING A PORTION OF PROPERTY CONVEYED TO OSCAR & HELEN L. FORSBERG IN D.B. 1685, PG 724 AND A PORTION OF LOT P4, D.B. 1172, P. 369," DATED APRIL 117, 2002 AND IS RECORDED IN DEED BOOK 2244 AT PAGE 181.
   - A PLAT PREPARED BY GARY M. WHELAN ENTITLED "PLAT SHOWING SURVEY - PARCELS P1, P2, P3, P4 & P5 - PARCEL 36 ON TAX MAP 92," DATED MAY 6, 1991 AND IS RECORDED IN DEED BOOK 1172 AT PAGES 368-370.
   - A PLAT PREPARED BY ROBERT L. LUM LAND PLANNING/SURVEYING ENTITLED "A SURVEY SHOWING TAX MAP *92 - A PORTION OF PARCEL 36 - SCOTTSVILLE DISTRICT ALBEMARLE COUNTY VIRGINIA - THE RUDOLPH AND BETTY JANE FORSBERG PROPERTY," DATED AUGUST 7, 1986 AND IS RECORDED IN DEED BOOK 912 AT PAGES 503-508.
   - A PLAT PREPARED BY O.R. RANDOLPH SHOWING A TRACT OF LAND "...ABOUT TWO MILES EAST OF SIMEON ON THE NORTH SIDE OF THE BUCKEYELAND ROAD CONTAINING 13.17 ACRES...," DATED FEBRUARY 28, 1950 AND IS RECORDED IN DEED 287 PAT PAGE 563.
2. NO TITLE REPORT FURNISHED IN THE PREPARATION OF THIS PLAT. THUS EASEMENTS AND ENCROACHMENTS MAY EXIST THAT ARE OTHERWISE UNKNOWN.
3. THE SUBJECT PROPERTIES SHOWN HEREON APPEAR TO BE SITUATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD ZONE X (UNSHADED) PER FIRM PANEL 51003C0255D WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.

0 60 120 180

VIRGINIA STATE PLANE GRID
NORTH NAD 83 SOUTH ZONE

LINE	BEARING	DISTANCE
L1	N 47°17'43" E	36.23'
L2	N 57°36'56" E	57.38'
L3	N 57°03'18" E	88.98'
L4	N 46°54'38" E	90.40'
L5	N 28°11'45" E	48.82'
L6	N 11°04'04" E	57.01'
L7	N 12°39'26" E	21.03'

LEGEND

BIF	BENT IRON ROD FOUND
ET	ELECTRIC TRANSFORMER
FL	FENCE LINE
IF	IRON ROD FOUND
IS	IRON ROD SET
MNF	VDOT RIGHT-OF-WAY MONUMENT
PF	IRON PIPE FOUND
PP	POWER POLE
TPD	TELEPHONE PEDESTAL
TVP	TELEVISION PEDESTAL

PID 09200-00-00-036A0
JEFFREY AND CHERYL MCGOUGH
DB 5169 PG 798

IS
N 37°49'37" E 426.18'
BIF
PP
PP
142.9'
268.0'
306.68'
S 52°13'37" E 331.34' (TOTAL)
STATE ROUTE 53
THOMAS JEFFERSON PARKWAY
50' PUBLIC RIGHT-OF-WAY
N 65°39'40" W 223.92'
24.3' X 48.3'
1 STORY FRAME
W/BSMT
#2240
TVP
71.4'
PP
TPD
MNF
51.2'
PP
22.3'
N 63°29'55" W 171.83'
59.9'
69.1'
TPD
PP
PF
PID 09200-00-00-036E0
PARCELS P4 AND P5
4.863 AC
11.6' X 19.8'
SHED
143.5'
27.6' X 33.5'
1 STORY FRAME
#2241
16.5'
GOBBLERS RIDGE ROAD
USAGE ROAD
DB 89 PG 425
FL = 4.7'
FL = 2.2'
FL = 2.1'
IF
FL = 2.1'
24.66'
L1
L2
L3
L4
IF
PID 09200-00-00-036F0
ALCIBIDES LEAL AND
ERNESTINA M. MUNZ
DB 1501 PG 440
PF
PID 009200-00-00-03600
PARCEL P1
N 38°28'13" E 193.86'
L5
L6
N 03°33'50" E 102.66'
L7
15.00'
IS
S 50°23'02" E 187.70' (TOTAL)
162.70'
PID 09200-00-00-036E1
DONALD D. FORSBERG
AND LEAH E. HOLT
DB 2244 PG 181
ET
BIF
S 39°41'29" W 177.80'
IS
N 39°41'29" E 134.93'
PF
S 44°38'03" W 822.52'
PID 009200-00-00-037D0
LOT A-1
PID 009200-00-00-037E0
LOT A-2
PID 009200-00-00-036C0
PARCEL C

COMMONWEALTH LAND SURVEYING, LLC
1484 GREENBRIER PLACE
CHARLOTTESVILLE, VIRGINIA 22901
PH: 434-973-0513

COMMONWEALTH OF VIRGINIA
DAVID A. JORDAN
Lic. No. 2976
JANUARY 13, 2022
LAND SURVEYOR

PHYSICAL SURVEY
PARCELS P4 AND P5
OF THE TAX MAP 92
PARCEL 36
SUBDIVISION

SCOTTSVILLE MAGISTERIAL DISTRICT
COUNTY OF ALBEMARLE, VIRGINIA
SCALE: 1" = 60'
DATE: JANUARY 13, 2022
PREPARED BY: DAJ
JOB: A-92-36E-PS

Q:\1SURVEYS OF PROPERTIES\ALBEMARLE\TM 92\A-PID 09200-00-00-036E0\Dwg\A-PID 09200-00-00-036E0 BLA.dwg, 2/21/2022 9:26:07 AM, CutePDF Writer (temporary).pc3