

FOR DETAILS AND DESCRIPTION, SEE SHEET 2

**BOUNDARY SURVEY FOR
SAVERNAKE PROPERTIES, LLC
CITY OF BUENA VISTA, VIRGINIA
GREEN FOREST JOB # GF01279C
REVISED OCTOBER 21, 2019
SHEET 1 OF 3**

**FOR ADDITIONAL NOTES,
SEE SHEET 3**

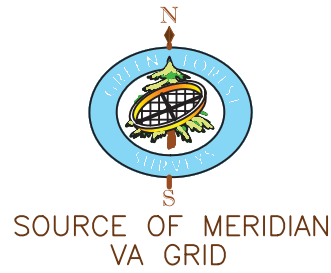
THE AREA GENERALLY NORTH OF TRACTS 3, 4, 5 AND 6 (SHOWN AS LOT NUMBERS HEREON) INCLUDES WHAT IS COMMONLY KNOWN AS PHASE 1 AND PHASE 2 OF THE SAVERNAKE SUBDIVISION. FOR DETAILS OF THE SUBDIVISION, SEE PLAT BOOK 1, PAGE 46 AND PLAT BOOK 1, PAGE 106, BUENA VISTA CIRCUIT COURT, CLERK'S OFFICE.

Auction Tract	Lot Number
7	6
8	7
9	8
10	10
11	11
12	13
13	15
14	16
15	20
16	21

ACCORDING TO BUENA VISTA TAX AND GIS RECORDS, LOTS 6, 7, 8, 10, 11, 13, 15, 16, 20 AND 21 (AS SHOWN ON THIS PLAT) ARE OWNED BY SAVERNAKE PROPERTIES, LLC. TAX RECORDS INDICATE ALL OTHER LOTS ORIGINALLY PART OF WHAT IS COMMONLY KNOWN AS PHASE 1 AND PHASE 2 OF THE SAVERNAKE SUBDIVISION HAVE BEEN SOLD.

**TOTAL AREA
TRACTS 1-6
300.717 ACRES**

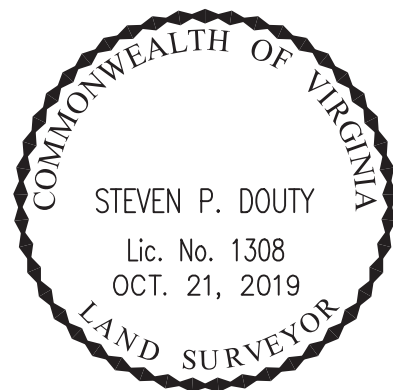
THE INTENT OF THIS SURVEY AND PLAT IS TO SHOW A 300.717 TRACT OF LAND OWNED BY SAVERNAKE PROPERTIES, LLC, THAT IS EAST-SOUTHEAST OF U.S. 501 AND SOUTH-SOUTHWEST OF HAZEL AVENUE AND ROBINSON GAP ROAD. THE OVERALL TRACT IS DEPICTED HEREON AS SIX INDIVIDUAL TRACTS.



N:3782987
E:11230246

FOR ADJOINER INFORMATION (DENOTED BY "A#" ON THIS PLAT), SEE SHEET 3

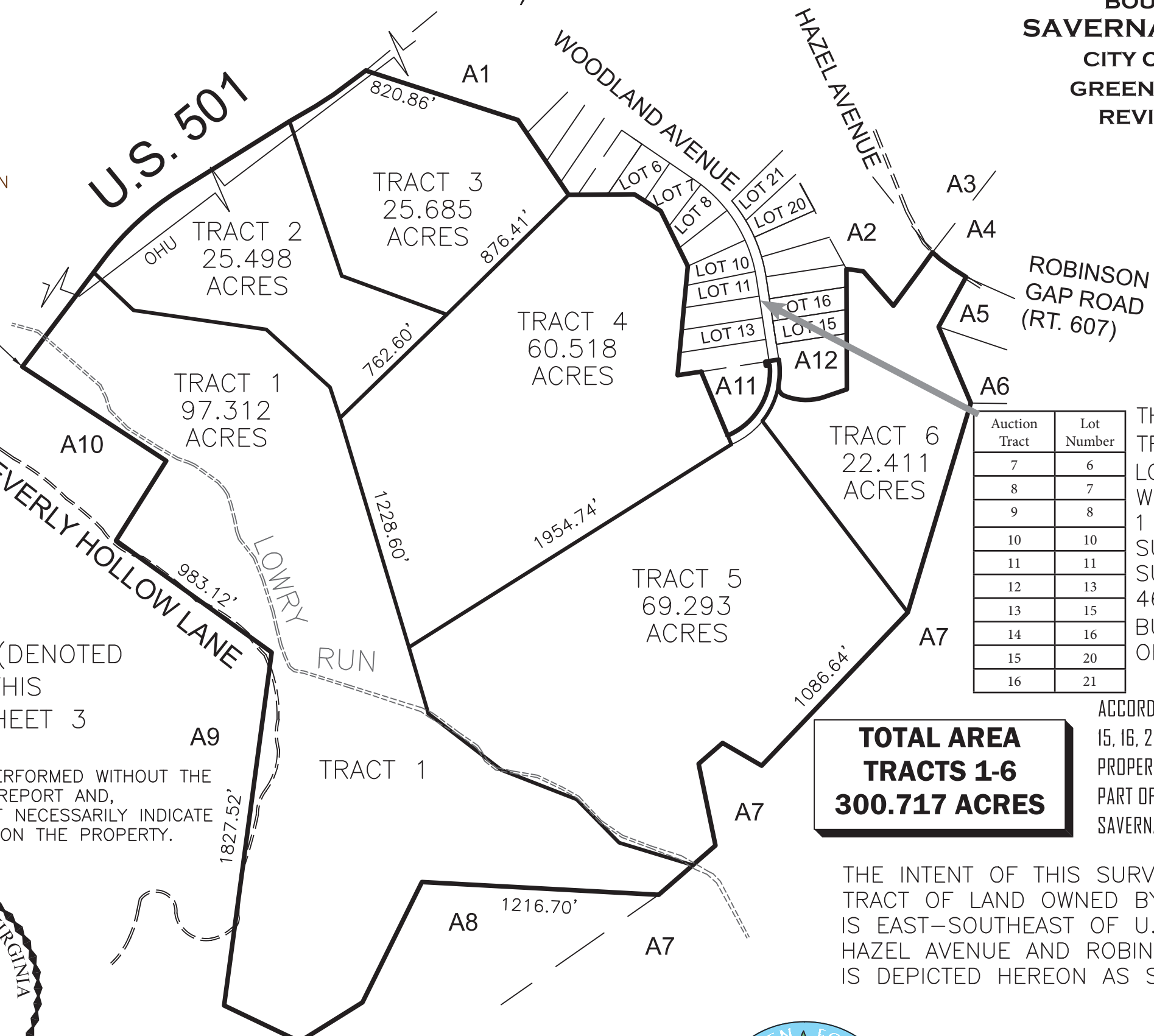
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.



GREEN FOREST SURVEYS
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(540) 261-1077

GF01279C	1	21 OCT 2019	SAVERNAKE	1 OF 3
JOB NO.	REV	REV. DATE	NAME	SHEET



NOTE A: IRON ROD SET OR FOUND AT CORNERS DESIGNATED BY END OF CURVE OR LINE SEGMENTS FROM L1 THROUGH L3. (SEE INSET)

**BOUNDARY SURVEY FOR
SAVERNAKE PROPERTIES, LLC
CITY OF BUENA VISTA, VIRGINIA
GREEN FOREST JOB # GF01279C
REVISED OCTOBER 21, 2019
SHEET 2 OF 3**

FOR ADDITIONAL NOTES, SEE SHEET 3



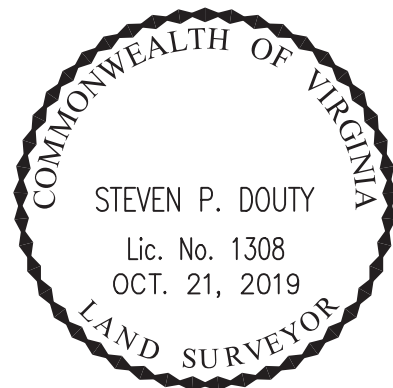
SOURCE OF MERIDIAN
VA GRID

N:3782987
E:11230246

LEGEND

These standard symbols will be found in the drawing.

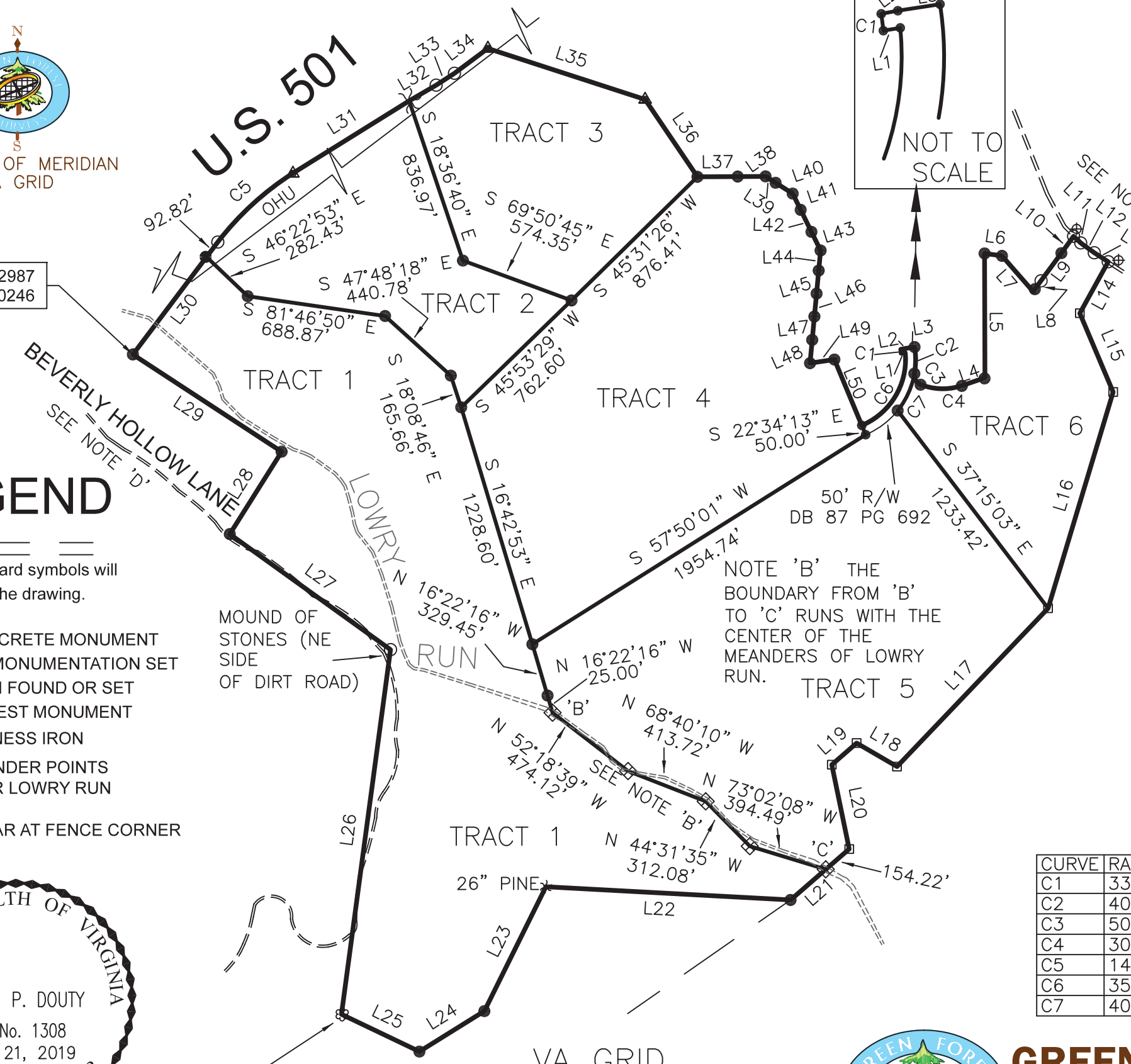
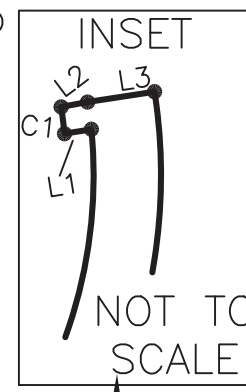
- CONCRETE MONUMENT
- NO MONUMENTATION SET
- IRON FOUND OR SET
- FOREST MONUMENT
- WITNESS IRON
- MEANDER POINTS NEAR LOWRY RUN
- CEDAR AT FENCE CORNER



DOUBLE OAK @
FENCE CORNER



VA GRID



NOTE 'B' THE BOUNDARY FROM 'B' TO 'C' RUNS WITH THE CENTER OF THE MEANDERS OF LOWRY RUN.

LINE	BEARING	DISTANCE
L1	S 80°39'11" W	20.21'
L2	N 79°25'12" E	19.91'
L3	N 81°15'04" E	50.28'
L4	N 71°03'31" E	118.55'
L5	N 00°10'16" W	617.33'
L6	S 82°01'26" E	86.95'
L7	S 41°10'26" E	234.96'
L8	N 36°54'39" E	14.32'
L9	N 36°24'14" E	222.33'
L10	N 35°45'29" E	103.33'
L11	S 47°02'02" E	48.62'
L12	S 54°03'13" E	82.97'
L13	S 57°13'11" E	82.54'
L14	S 28°52'25" W	292.35'
L15	S 22°57'24" E	424.59'
L16	S 16°45'00" W	1121.49'
L17	S 43°38'37" W	1086.64'
L18	N 59°48'37" W	232.02'
L19	S 48°57'25" W	163.49'
L20	S 11°40'57" E	427.59'
L21	S 49°01'29" W	385.82'
L22	N 86°54'48" W	1216.70'
L23	S 26°18'32" W	688.95'
L24	S 58°03'32" W	380.00'
L25	N 64°26'28" W	429.00'

LINE	BEARING	DISTANCE
L26	N 07°39'51" E	1827.52'
L27	N 54°16'52" W	983.12'
L28	N 32°10'40" E	483.30'
L29	N 56°49'20" W	882.38'
L30	N 37°04'05" E	699.75'
L31	N 58°04'05" E	680.13'
L32	N 59°47'57" E	155.38'
L33	N 57°00'57" E	108.37'
L34	N 53°20'46" E	206.29'
L35	S 72°01'09" E	820.86'
L36	S 34°07'19" E	463.84'
L37	N 89°38'25" E	199.77'
L38	N 89°38'22" E	138.02'
L39	S 57°39'38" E	59.35'
L40	S 57°39'38" E	100.36'
L41	S 26°07'16" E	90.05'
L42	S 26°07'16" E	121.69'
L43	S 26°07'16" E	103.08'
L44	S 05°21'09" W	100.00'
L45	S 05°21'09" W	114.69'
L46	S 05°21'09" W	114.63'
L47	S 05°21'09" W	116.62'
L48	S 05°21'09" W	116.00'
L49	N 81°32'57" E	122.36'
L50	S 22°34'13" E	354.32'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	335.00'	20.01'	20.01'	N 07°02'15" W	3°25'22"
C2	405.00'	134.71'	134.09'	S 00°43'49" W	19°03'26"
C3	50.00'	68.45'	63.23'	S 32°38'30" E	78°26'17"
C4	300.00'	208.73'	204.55'	S 89°00'33" E	39°51'52"
C5	1465.52'	507.76'	505.22'	N 47°30'17" E	19°51'05"
C6	355.00'	450.35'	420.75'	N 30°50'07" E	72°41'03"
C7	405.00'	201.28'	199.21'	N 24°29'47" E	28°28'29"



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GF01279C	1	21 OCT 2019	SAVERNAKE	2 OF 3
JOB NO.	REV	REV. DATE	NAME	SHEET

ADJOINER INFORMATION

**BOUNDARY SURVEY FOR
SAVERNAKE PROPERTIES, LLC
CITY OF BUENA VISTA, VIRGINIA
GREEN FOREST JOB # GF01279C
REVISED OCTOBER 21, 2019
SHEET 3 OF 3**

A1
N/F
**SCHOOL BOARD OF THE CITY
OF BUENA VISTA
DB 265 PG 21 (RC)
TM# 57-1 ___ 2**

A5
N/F
**U.S. FOREST SERVICE
TRACT 3**

A10
N/F
**RAMSEY ENTERPRISES, LLC
DB 96 PG 695 (BV)
TM# 61-A-1**

A2
N/F
**STANLEY AND ELLEN WILLS
PLAT BOOK 1, PAGE 37 (BV)
TM# 58-1- ___ 2**

A6
N/F
**U.S. FOREST SERVICE
TRACT G-1751a**

A11
N/F
**DAVID JR. AND LINDA DOWNS
Instrument# 070000698
TM# 56-A-21**

A3
N/F
**BARRY AND PAIGE CRUNK
DB 92 PG 462 (BV)
TM# 56-A-2**

A7
N/F
**U.S. FOREST SERVICE
TRACT 7**

A12
N/F
**LARRY AND REBECCA CAMPER
Instrument# 090000134 (BV)
TM# 56-A-31A**

A4
N/F
**JOHN AND KAREN SPEIRS
Instrument# 010001953 (BV)
TM# 58-2---3A**

A8
N/F
**RAMSEY ENTERPRISES, LLC
DB 96 PG 695 (BV)
TM# 67-(2)-2**

TRACTS 1-6
N/F
**SAVERNAKE PROPERTIES, LLC
DB 87 PG 692 (BV)
DB 87 PG 695 (BV)
DB 184 PG 343 (RC)
TM#'s 56-A---3,
57-A---4 & 58-A---2**

A9
N/F
**RAMSEY ENTERPRISES, LLC
DB 96 PG 695 (BV)
TM# 61-1-2**

*LOTS IN WHAT IS COMMONLY
KNOWN AS PHASE 2 OF THE
SAVERNAKE SUBDIVISION ARE A
PART OF 58-A---2 & 57-A---4*

NOTE C: BOUNDARY FROM L11 THROUGH L13 RUNS WITH CENTER LINE OF ROBINSON GAP ROAD. CORNER AT START OF L11 IS S34 42' 27"W, 35.4' FROM FOUND IRON; CORNER AT END OF L13 IS S36 50' 09"W, 20' FROM FOREST MONUMENT (NE SIDE OF ROAD).

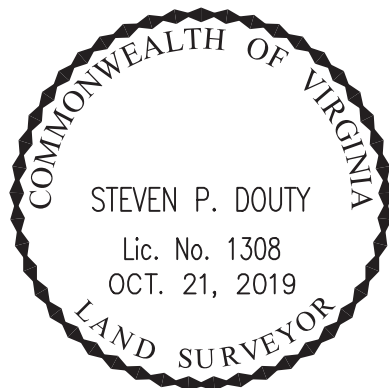
NOTE D: RIGHTS TO ANY RIGHT-OF-WAY ALONG THE TRAVELLED WAY OF BEVERLY HOLLOW LANE ARE UNKNOWN. SEE PLATS AT (BV) DB 96, PG 695 AND (RC) DB 207, PG 200.

PORTIONS OF THIS PROPERTY LIE WITHIN OR ADJACENT TO THE TRAVELED WAYS OF BEVERLY HOLLOW, HAZEL AVENUE, ROBINSON GAP ROAD (RT. 607) AND U.S. 501, AND ARE SUBJECT TO ANY PUBLIC OR DEEDED RIGHTS NORMALLY ASSOCIATED WITH A ROAD AND OTHER RIGHTS OR RESTRICTIONS REVEALED BY A TITLE REPORT.

A PORTION OF THIS PROPERTY LIES IN FLOOD ZONE "A" ("NO BASE FLOOD ELEVATION DETERMINED"), AND THE REMAINDER OF THE PROPERTY LIES IN FLOOD ZONE "X" ("AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN"), BOTH AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKBRIDGE COUNTY, VIRGINIA AND INCORPORATED AREAS. MAP NUMBER 51163C0405 C; EFFECTIVE DATE: APRIL 6, 2000. THE PORTION OF THE PROPERTY IN FLOOD ZONE "A" LIES WITH AND ALONG BOTH SIDES OF LOWRY RUN, PRIMARILY IN TRACT 1.

TRACTS 1, 2 AND 3 MAY BE SUBJECT TO LANDOWNER PROFFERS AS PER AN ORDINANCE ADOPTED BY THE BUENA VISTA CITY COUNCIL ON AUGUST 15, 2019.

THE RIGHT OF WAY SHOWN AS A PART OF TRACT 5 (WOODLAND AVENUE EXTENDED), IS RESERVED FOR FUTURE EXPANSION AND OR DEVELOPMENT OF TRACTS 4, 5 OR 6, AND MAY BE DEDICATED TO THE CITY UPON APPROVAL AND ACCEPTANCE BY THE CITY.



(BV) DENOTES BUENA VISTA COURTS

(RC) DENOTES ROCKBRIDGE COUNTY COURTS



GREEN FOREST SURVEYS

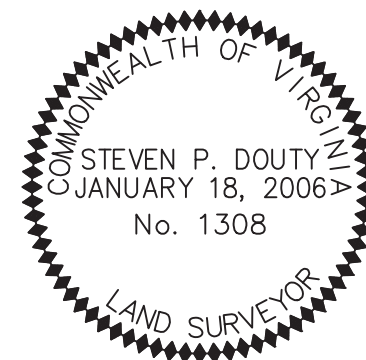
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GF01279C	1	21 OCT 2019	SAVERNAKE	3 OF 3
JOB NO.	REV	REV. DATE	NAME	SHEET

**SUBDIVISION PLAT SHOWING
SAVERNAKE
PHASE TWO
CITY OF BUENA VISTA, VIRGINIA
GREEN FOREST JOB # GF00732B
SURVEYED JANUARY 18, 2006
SHEET 1 OF 2**

Auction Tract	Lot Number
7	6
8	7
9	8
10	10
11	11
12	13
13	15
14	16
15	20
16	21



PHASE ONE
SAVERNAKE DEVELOPMENT

FUTURE DEVELOPMENT
SAVERNAKE PROPERTIES, L.C.
D.B. 87 PG 692

LEGEND

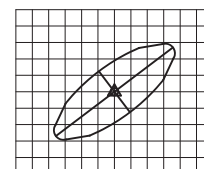
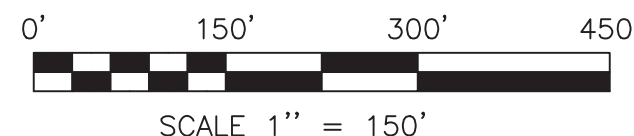
- | | |
|----------|---|
| SYMBOL | DESCRIPTION |
| (Symbol) | IRON PIN SET OR FOUND |
| (Symbol) | IRON PIN SET OR FOUND 10 FOOT FROM WOODLAND AVENUE RIGHT OF WAY |

PROJECT SUMMARY

TOTAL AREA 18.67 ACRES
AREA IN LOTS 17.07 ACRES
AREA IN RIGHT OF WAY 1.60 ACRES

SETBACKS
FRONT 30'
SIDE 15'
REAR 25'

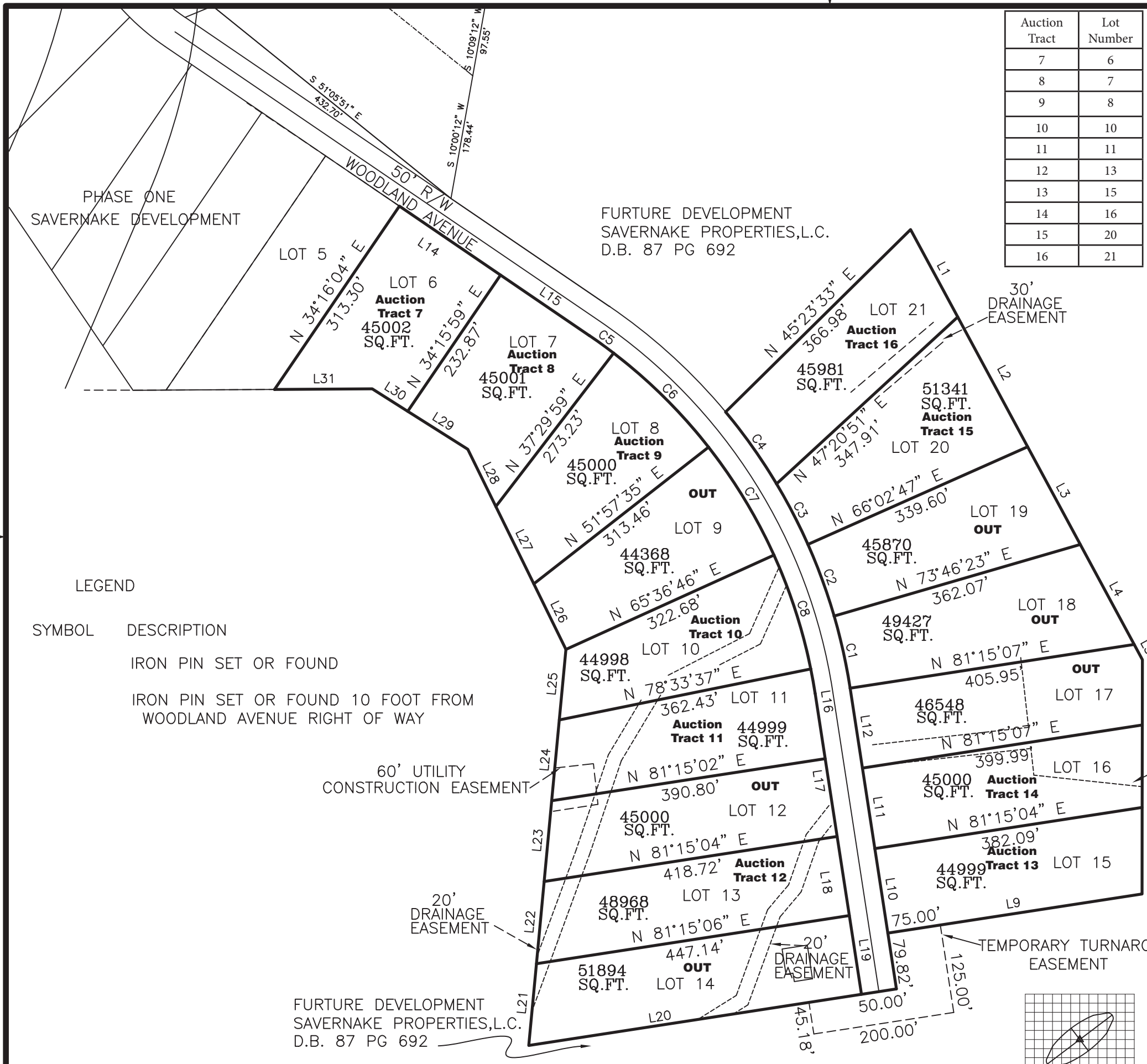
NOTE: ALL LOTS SUBJECT TO A 15' SLOPE & DRAINAGE EASEMENT ALONG FRONT PROPERTY LINES.

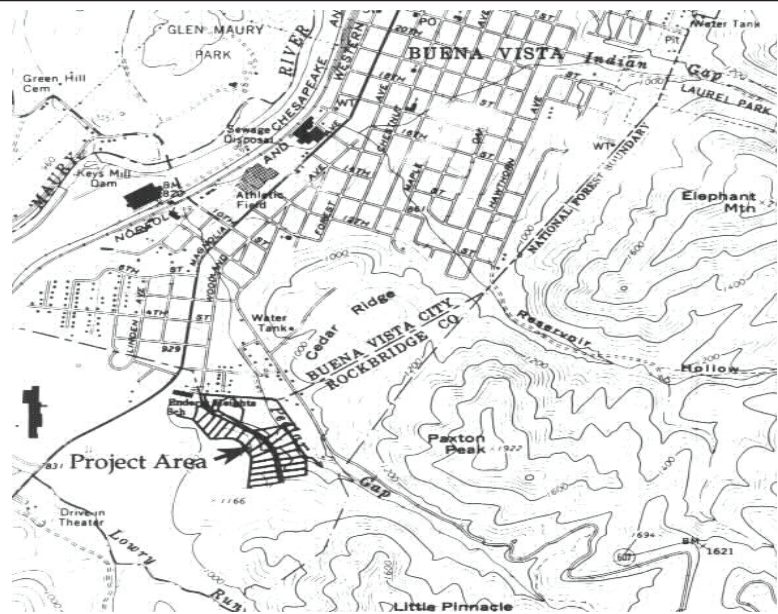


GREEN FOREST SURVEYS

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GF00732B	2	1	18JAN2006	SCF	1 OF 2
JOB NO.	SIZE	REV.	REV. DATE	DRAWN BY	SHEET

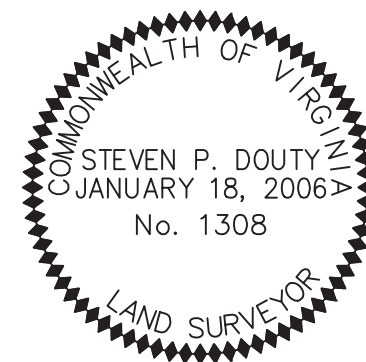




**SUBDIVISION PLAT SHOWING
SAVERNAKE
PHASE TWO
CITY OF BUENA VISTA, VIRGINIA
GREEN FOREST JOB # GF00732B
SURVEYED JANUARY 18, 2006
SHEET 2 OF 2**

SEE SHEET ONE FOR SUBDIVISION PLAT
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	800.00'	104.41'	104.33'	S 12°29'16" E	07°28'40"
C2	800.00'	107.88'	107.80'	S 20°05'23" E	07°43'35"
C3	800.00'	96.39'	96.33'	S 27°24'17" E	06°54'12"
C4	800.00'	124.57'	124.44'	S 35°19'02" E	08°55'17"
C5	750.00'	42.31'	42.31'	S 54°06'57" E	03°13'57"
C6	750.00'	189.30'	188.79'	S 45°16'08" E	14°27'40"
C7	750.00'	178.71'	178.29'	S 31°12'44" E	13°39'09"
C8	750.00'	169.47'	169.11'	S 17°54'46" E	12°56'48"



OWNERS CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT AND DESIGNATED AS SAVERNAKE PHASE TWO SUBDIVISION, SITUATED IN THE CITY OF BUENA VISTA IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF; THAT ALL STREETS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE PUBLIC USE, AND THAT ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO CERTAIN RESTRICTIONS, RESERVATIONS, STIPULATIONS, AND COVENANTS AS CONTAINED IN A WRITING EXECUTED BY THE UNDERSIGNED, UNDER THE DATE OF _____, 20____, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF BUENA VISTA, VIRGINIA IN DEED BOOK _____, PAGE _____.

SEE SHEET ONE FOR SUBDIVISION PLAT
LINE TABLE

L1	S 28°19'02" E	140.31'
L2	S 28°19'02" E	208.30'
L3	S 28°19'02" E	156.69'
L4	S 28°19'02" E	160.51'
L5	S 28°19'02" E	24.50'
L6	S 00°05'30" W	92.19'
L7	S 00°05'30" W	116.46'
L8	S 00°05'30" W	122.19'
L9	S 81°15'04" W	363.31'
L10	N 08°44'56" W	120.74'
L11	N 08°44'56" W	115.08'
L12	N 08°44'56" W	114.18'
L14	S 55°43'56" E	172.89'
L15	S 55°43'56" E	151.71'
L16	S 08°44'56" E	93.04'
L17	S 08°44'56" E	111.18'
L18	S 08°44'56" E	113.11'
L19	S 08°44'56" E	112.50'
L20	S 81°15'04" W	475.40'
L21	N 05°21'09" E	116.00'
L22	N 05°21'09" E	116.62'
L23	N 05°21'09" E	114.63'
L24	N 05°21'09" E	114.69'
L25	N 05°21'09" E	100.00'
L26	N 26°07'16" W	103.08'
L27	N 26°07'16" W	121.69'
L28	N 26°07'16" W	90.05'
L29	N 57°39'38" W	100.36'
L30	N 57°39'38" W	59.35'
L31	S 89°38'22" W	138.02'

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____.

THE LOT LINES, EASEMENTS LINES AND RIGHT OF WAY LINES SHOWN ON THIS PLAT WERE TAKEN FROM A PRELIMINARY PLAT TITLED "SAVERNAKE PHASE ONE PAGE THREE OF TWELVE BY GILBERT W. CLIFFORD AND ASSOCIATES, INC. NORTH CAMERON STREET, WINCHESTER, VIRGINIA AS FOUND IN THE OFFICE OF THE DIRECTOR OF COMMUNITY DEVELOPMENT IN THE CITY OF BUENA VISTA, VIRGINIA.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS SAVERNAKE PHASE TWO SECTION 1B IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT, NECESSARILY, INDICATE ALL INCUMBRANCES ON THE PROPERTY.

THIS PROPERTY LIES IN FLOOD ZONE "X" ("AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKBRIDGE COUNTY, VIRGINIA AND INCORPORATED AREAS. MAP NUMBER 51163C0405C; EFFECTIVE DATE: APRIL 6, 2000.

(DATE) _____

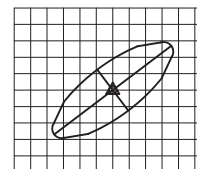
(SIGNED) _____

CHAIRMAN, CITY OF BUENA VISTA PLANNING COMMISSION

(DATE) _____

(SIGNED) _____

MAYOR OR AGENT, BUENA VISTA CITY COUNCIL



GREEN FOREST SURVEYS

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JOB NO.	SIZE	REV.	REV. DATE	DRAWN BY	SHEET