

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

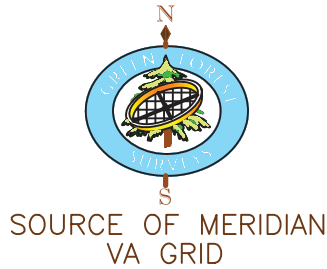
**FOR ADDITIONAL NOTES,
SEE SHEET 3**

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.

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**

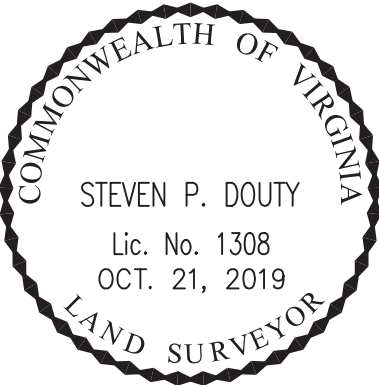
THE INTENT OF THIS SURVEY AND PLAT IS TO SHOW A 300.717 TRACT OF LAND OWNED BY SAVERNAKE PROPERTIES, LLC, THAT IS EAST-SOUTHEAST OF U.S. 501 AND SOUTH-SOUTHWEST OF HAZEL AVENUE AND ROBINSON GAP ROAD. THE OVERALL TRACT IS DEPICTED HEREON AS SIX INDIVIDUAL TRACTS.



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.



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(540) 261-1077

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JOB NO.	REV	REV. DATE	NAME	SHEET

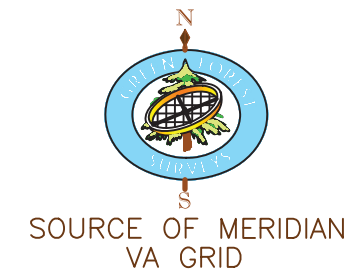
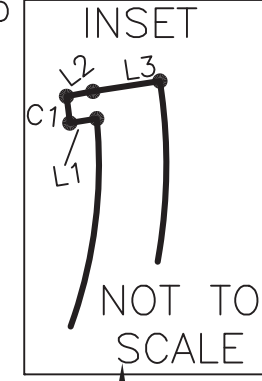
NOTE A: IRON ROD SET OR FOUND AT CORNERS DESIGNATED BY END OF CURVE OR LINE SEGMENTS FROM L1 THROUGH L3. (SEE INSET)

BOUNDARY SURVEY FOR
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SHEET 2 OF 3

FOR ADDITIONAL NOTES, SEE SHEET 3

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 80°39'11" W	20.21'	L26	N 07°39'51" E	1827.52'
L2	N 79°25'12" E	19.91'	L27	N 54°16'52" W	983.12'
L3	N 81°15'04" E	50.28'	L28	N 32°10'40" E	483.30'
L4	N 71°03'31" E	118.55'	L29	N 56°49'20" W	882.38'
L5	N 00°10'16" W	617.33'	L30	N 37°04'05" E	699.75'
L6	S 82°01'26" E	86.95'	L31	N 58°04'05" E	680.13'
L7	S 41°10'26" E	234.96'	L32	N 59°47'57" E	155.38'
L8	N 36°54'39" E	14.32'	L33	N 57°00'57" E	108.37'
L9	N 36°24'14" E	222.33'	L34	N 53°20'46" E	206.29'
L10	N 35°45'29" E	103.33'	L35	S 72°01'09" E	820.86'
L11	S 47°02'02" E	48.62'	L36	S 34°07'19" E	463.84'
L12	S 54°03'13" E	82.97'	L37	N 89°38'25" E	199.77'
L13	S 57°13'11" E	82.54'	L38	N 89°38'22" E	138.02'
L14	S 28°52'25" W	292.35'	L39	S 57°39'38" E	59.35'
L15	S 22°57'24" E	424.59'	L40	S 57°39'38" E	100.36'
L16	S 16°45'00" W	1121.49'	L41	S 26°07'16" E	90.05'
L17	S 43°38'37" W	1086.64'	L42	S 26°07'16" E	121.69'
L18	N 59°48'37" W	232.02'	L43	S 26°07'16" E	103.08'
L19	S 48°57'25" W	163.49'	L44	S 05°21'09" W	100.00'
L20	S 11°40'57" E	427.59'	L45	S 05°21'09" W	114.69'
L21	S 49°01'29" W	385.82'	L46	S 05°21'09" W	114.63'
L22	N 86°54'48" W	1216.70'	L47	S 05°21'09" W	116.62'
L23	S 26°18'32" W	688.95'	L48	S 05°21'09" W	116.00'
L24	S 58°03'32" W	380.00'	L49	N 81°32'57" E	122.36'
L25	N 64°26'28" W	429.00'	L50	S 22°34'13" E	354.32'

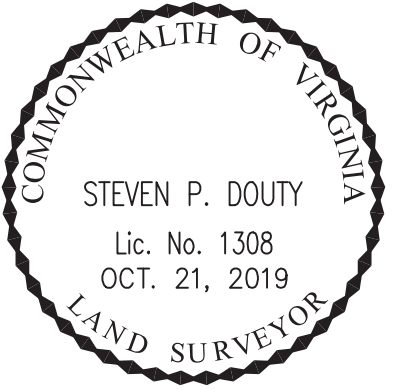
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	335.00'	20.01'	20.01'	N 07°02'15" W	3°25'22"
C2	405.00'	134.71'	134.09'	S 00°43'49" W	19°03'26"
C3	50.00'	68.45'	63.23'	S 32°38'30" E	78°26'17"
C4	300.00'	208.73'	204.55'	S 89°00'33" E	39°51'52"
C5	1465.52'	507.76'	505.22'	N 47°30'17"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



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



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ADJOINER INFORMATION

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**

A6

N/F

**U.S. FOREST SERVICE
TRACT G-1751a**

A11

N/F

**DAVID JR. AND LINDA DOWNS
Instrument# 070000698
TM# 56-A-21**

A2

N/F

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

A7

N/F

**U.S. FOREST SERVICE
TRACT 7**

A12

N/F

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

A3

N/F

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

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**

A4

N/F

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

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*

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GREEN FOREST JOB # GF01279C
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SHEET 3 OF 3**

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).

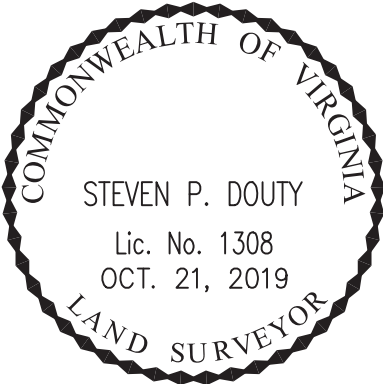
NOTE D: RIGHTS TO ANY RIGHT-OF-WAY ALONG THE TRAVELLED WAY OF BEVERLY HOLLOW LANE ARE UNKNOWN. SEE PLATS AT (BV) DB 96, PG 695 AND (RC) DB 207, PG 200.

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



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