

CURRENT OWNER - DALE L. & ELIZABETH M. CROUSE
DB 453, PG 786

REFERENCE - TAX No. 4.1-16

PORTION OF LOTS 5, 6, 7, 8
ASHWELL ACRES
DB 440, PG 242 (PLAT)

NOTES:

ALL IRON RODS SET ARE 5/8" REBAR.

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

THIS IS TO CERTIFY THAT A PORTION OF THE
PROPERTY SHOWN HEREON IS LOCATED IN THE
100 YEAR FLOOD PLAIN AS DETERMINED BY THE
DEPARTMENT OF HOMELAND SECURITY AND F.E.M.A.
ZONE X & AE, FIRM PANEL 51067C0100D, DATED 1/6/10

THIS IS TO CERTIFY THAT ON MAY 24
2023, AN ACCURATE SURVEY WAS MADE OF THE
PREMISES SHOWN HEREON AND THAT THERE
ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE
ON THE GROUND OTHER THAN THOSE SHOWN
HEREON.

THIS IS A RE-SURVEY OF AN EXISTING LOT AND IS
EXEMPT FROM THE FRANKLIN COUNTY
SUBDIVISION ORDINANCE.

I HEREBY CERTIFY THAT THIS PLAT WAS
MADE BY ME AND THAT THE MONUMENTS
SHOWN ON THIS PLAT HAVE BEEN PLACED
AND THEIR LOCATION AND CHARACTER ARE
CORRECTLY SHOWN. THE SURVEY IS CORRECT
TO THE BEST OF MY KNOWLEDGE AND
COMPLIES WITH THE MINIMUM STANDARDS
AND PROCEDURES AS ESTABLISHED BY
THE VIRGINIA STATE SURVEYORS' BOARD.

LINE TABLE ALONG RECORD 800' CONTOUR			
COURSE	BEARING	DISTANCE	
L-1	S 08°28'03"E	41.35'	
L-2	S 36°05'57"W	51.10'	
L-3	S 31°00'09"W	43.27'	
L-4	S 49°18'23"W	66.74'	
L-5	S 03°14'17"W	27.59'	
L-6	S 53°54'26"W	40.19'	
L-7	S 26°02'38"W	43.29'	
L-8	S 76°53'16"W	30.21'	
L-9	S 11°04'44"E	60.24'	
L-10	S 62°29'02"W	15.39'	
L-11	S 34°51'09"E	14.76'	
L-12	S 21°20'40"W	149.15'	
L-13	S 61°56'44"W	33.88'	
L-14	S 74°58'01"W	57.05'	
L-15	S 65°25'41"W	68.18'	
L-16	S 25°52'09"E	8.22'	

Now or Formerly
LOUIS J. SAPIENZA
DAWN M. TRETNER
DB 982, PG 794
DB 838, PG 188 (PLAT)
TAX No. 4.1-15

ASHWELL ROAD
EXISTING 40' PRIVATE
ACCESS EASEMENT
DB 207, PG 379

Now or Formerly
ROBERT V. & LUANNE C.
POERTNER
DB 639, PG 1220
DB 447, PG 436 (PLAT)
TAX No. 4-17

Now or Formerly
LOUIS J. SAPIENZA
DAWN M. TRETNER
DB 982, PG 794
DB 838, PG 188 (PLAT)
TAX No. 4.1-15

Now or Formerly
CODY JAMES SHELTON
DB 1141, PG 2646
DB 711, PG 1142 (PLAT)
TAX No. 4-27

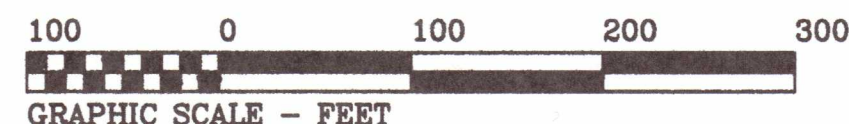
Now or Formerly
NATHANIEL FRAZE
DAVID & NANCY M.
BRACK
DB 1151, PG 2520
DB 584, G 1354 (PLAT)
TAX No. 4-27.1

LINE TABLE ALONG CENTER OF CREEK		
COURSE	BEARING	DISTANCE

L-17	S 62°46'25"W	30.15'
L-18	S 74°42'43"W	29.39'
L-19	N 46°49'45"W	13.58'
L-20	S 69°15'10"W	11.97'
L-21	S 51°58'57"W	31.28'
L-22	N 59°29'40"W	15.86'
L-23	N 88°03'51"W	13.84'
L-24	S 57°13'25"W	17.41'
L-25	S 60°06'42"W	13.75'
L-26	N 87°38'52"W	15.71'
L-27	N 69°48'48"W	13.62'
L-28	N 45°30'43"W	12.67'
L-29	S 73°31'13"W	23.43'
L-30	S 53°34'04"W	19.00'
L-31	S 81°39'40"W	32.73'
L-32	S 43°26'40"W	16.89'
L-33	S 11°03'43"E	3.09'
L-34	S 79°34'43"W	31.34'
L-35	N 78°02'04"W	18.66'
L-36	N 60°21'33"W	18.57'
L-37	S 81°14'53"W	14.62'
L-38	S 47°11'09"W	27.48'
L-39	N 77°40'47"W	31.43'
L-40	N 78°13'15"W	77.18'
L-41	N 79°53'04"W	55.46'
L-42	S 84°24'47"W	14.02'
L-43	N 32°31'47"W	19.12'
L-44	N 61°44'52"W	32.39'
L-45	N 20°08'31"W	15.63'
L-46	S 59°16'06"W	18.19'
L-47	N 16°12'51"W	17.32'
L-48	N 35°40'45"W	27.26'
L-49	S 49°46'34"W	9.23'
L-50	N 49°58'46"W	12.76'
L-51	N 52°01'48"W	34.60'
L-52	N 22°45'02"W	30.14'
L-53	N 62°00'41"W	30.67'
L-54	N 42°34'30"W	16.91'
L-55	N 38°56'54"W	38.18'
L-56	N 61°34'03"W	35.18'

CURVE TABLE						
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
A	56.61'	30.00'	55.18'	55°50'49"	53.02'	N 66°24'57"E
B	56.14'	30.00'	55.11'	56°14'25"	52.92'	N 66°36'57"E
C	161.54'	30.00'	59.33'	21°02'40"	59.00'	S 74°44'33"E
D	121.76'	30.00'	58.83'	27°41'01"	58.26'	S 78°03'48"E
E	48.00'	26.41'	48.29'	57°38'32"	46.28'	S 63°04'48"E
F	6115.50'	145.76'	291.47'	2°43'51"	291.44'	N 41°51'11"W

CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590



11.153 ACRES
TAX No. 4.1-16
(ABOVE 800' CONTOUR)

3.056 AC.
TAX No. 4-27.1A

PLAT OF SURVEY
PREPARED FOR
DALE L. & ELIZABETH M. CROUSE

LOCATED IN
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

MAY 24, 2023
SCALE 1" = 100'

FIELD BK 758, JOB No. 23058, DRAWING No. C-4747