DUE TO AMBIGUITIES IN THE RECORDS LAND SURVEYOR RECOMMENDS A BOUNDARY LINE AGREEMENT ALONG THE LINE FROM POINT "A" TO POINT "B", BETWEEN HILLCREST ASSOCIATES, INC AND FRANKLIN SIMONSEN.

FRANKLIN SIMONSEN — DATE 4/8/05

HILLCREST ASSOCIATES, INC. — DATE 4/8/05

I, Anna R. Williams, A NOTARY PUBLIC IN THE STATE OF VIRGINIA DO CERTIFY THAT Franklin Simonsen WHOSE NAMES ARE SIGNED TO THE WRITING ABOVE, HAVE ACKNOWLEDGED THE SAME BEFORE ME. GIVEN UNDER MY HAND THE 11 DAY OF April 2005

Anna R. Williams
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-31-07

1597

THE PARCEL SHOWN AS TAX PARCEL NO. 90-A-25A NOW OWNED BY FRANKLIN SIMONSEN WAS FORMERLY OWNED BY EDDIE M. WAUGH PER DEED DATED JUNE 18, 1980 RECORDED IN DEED BOOK 446, PAGE 391. THIS DEED STATES THAT THIS PARCEL "FRONTS ON STATE ROUTE 643 AND ADJOINING THE 2 ACRE LOT PREVIOUSLY SOLD GONZALEZ. THIS LOT FRONTS 70 YARDS ON PUBLIC ROAD AND RUNS BACK BETWEEN PARALLEL LINES 140 YARDS ADJACENT TO THE GONZALEZ PROPERTY WITH THE REAR WIDTH OF 70 YARDS AND CONTAINING 2 ACRES, MORE OR LESS. THE LAND HEREIN CONVEYED IS A PORTION OF A 24 ACRE TRACT CONVEYED THE GRANTOR BY ROBERT THURMAN AND OTHERS BY DEED DATED JANUARY 18, 1957 AND OF RECORD IN DEED BOOK 183, PAGE 144. THE DEED INDICATES THAT THIS PARCEL FRONTS ON STATE ROUTE 643, HOWEVER THIS PARCEL AS SHOWN IS FRONTING ON CLASPIE HOLLOW ROAD. THE TAX MAP CREATED BY THE AMHERST COUNTY REALESTATE OFFICE INDICATES THIS PARCEL IS LOCATED AS SHOWN HEREON. RECORDS DO NOT INDICATE THAT CLASPIE HOLLOW ROAD WAS FORMERLY STATE ROUTE 643.

NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
2. THIS PROPERTY IS NOT IN FLOOD ZONE A OR B. THIS PROPERTY IS IN FLOOD ZONE C AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP(S).
3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	38°46'00"	240.96	356.13	236.39	N 35°08'30" E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N54°31'30"E	116.35
L2	S61°27'48"W	83.30
L3	N10°45'30"E	103.49

LEGEND
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- OVERHEAD ELECTRIC
- FENCE

This Plat is part of Deed Hillcrest Associates, Inc. to Jonathan S. Fuller
Recorded April 12 2005
in Deed Book 1062 Page 227
Mary E. Moyer Clerk

COMMONWEALTH OF VIRGINIA
RUSSELL E. NIXON
No. 2588
4/8/05
LAND SURVEYOR

SOURCE OF T.S.L.
HILLCREST ASSOCIATES, INC.
D.B. 672, PG. 422

IF THIS DRAWING IS A REDUCTION GRAPHIC SCALE MUST BE USED

SCALE: 1" = 100'

100' 0 100'

SURVEYED FOR: JONATHAN S. FULLER & DEBRA FULLER

Nixon Land Surveying, L.L.C.
1083C Airport Road,
Lynchburg, VA 24502
Phone: (434) 237-3800
Fax: (434) 237-0699

FLAT SHOWING RESURVEY OF
9.222 ACRE PARCEL PROPERTY OF
HILLCREST ASSOCIATES, INC.
ON STATE ROUTE 643
PEDLAR MAG DIST. AMHERST COUNTY, VIRGINIA

DRAWN NO.: 0000054		REVISED: 4/8/05	
SCALE: 1"=100'	DR. BY: REN	DATE: 4/7/05	
SHEET: 1 OF 1	CHK. BY: REN	CHK. DATE:	