

PLAT OF SURVEY FOR  
**OMNI CAPITAL  
 ADVISORS, LLC**  
 HICKSFORD MAGISTERIAL DISTRICT  
 GREENSVILLE COUNTY, VIRGINIA  
 SCALE 1" = 200'  
 JANUARY 4, 2016  
 LEGAL REF. : D.B. 249 PG. 654  
 TAX MAP SEC. 55-37

NOTE :  
 PLAT MUST HAVE COUNTY APPROVAL  
 BEFORE RECORDATION.  
 THIS PLAT IS SUBJECT TO ALL EASEMENTS,  
 AGREEMENTS, AND RIGHT-OF-WAYS OF RECORD  
 PRIOR TO THE DATE OF THIS PLAT.

REDUCED COPY

FROM POINT B TO POINT C  
 ALONG RUN OF BEAVER POND CREEK

Bearing	Distance
N 26°50'13" E	228.88'
N 19°21'19" E	55.88'
N 01°22'35" E	83.08'
N 37°06'08" W	29.51'
N 45°33'57" W	61.06'
N 47°03'06" W	34.05'
N 45°46'39" W	193.06'
N 07°54'09" W	45.75'
N 09°37'43" W	39.76'
N 02°38'59" E	75.89'
N 02°50'09" W	81.11'
N 03°00'07" W	157.81'
N 71°59'21" E	64.34'
N 45°47'29" E	26.13'
N 07°23'20" E	50.78'
N 04°45'50" E	64.49'
N 21°06'10" E	29.25'
N 29°10'36" E	47.85'
N 30°01'25" E	66.84'
N 63°11'43" E	64.79'

S 71°54'52" E	51.86'
S 59°42'12" E	94.17'
S 54°04'23" E	65.87'
S 50°13'47" E	99.98'
N 73°31'29" E	49.15'
S 64°04'43" E	21.10'
S 35°46'30" E	136.02'
S 21°23'58" E	84.01'
S 00°15'19" E	37.64'
S 62°04'40" E	147.61'
S 24°12'04" W	56.71'
S 13°02'01" E	159.82'
S 49°42'36" E	180.36'
S 47°52'55" E	563.46'
S 89°38'05" E	180.27'
S 54°37'26" E	193.48'
N 80°04'44" E	151.66'
N 35°03'16" E	178.74'
S 89°36'33" E	172.78'

P.B. 15 PG. 174

Course	Bearing	Distance
L1	N 51°43'16" W	144.45'
L2	N 00°50'35" E	160.71'
L3	N 89°09'30" W	306.70'
L4	S 00°50'35" W	326.00'
L5	S 63°51'16" W	39.42'
L6	S 55°37'53" W	84.27'

FROM POINT A TO POINT B  
 ALONG BRANCH

Bearing	Distance
N 14°38'43" W	76.38'
N 24°56'49" W	86.58'
N 01°31'43" W	93.67'
N 74°39'39" E	57.25'
N 22°46'24" E	57.22'
N 05°31'27" W	18.42'
N 47°34'53" W	211.08'
N 45°13'38" W	243.45'
N 59°50'16" W	60.40'
N 07°21'22" E	33.89'
N 73°18'23" W	44.77'
N 10°07'45" W	29.61'
N 30°30'51" W	53.53'
N 72°34'52" W	67.34'
N 88°15'21" W	57.82'
N 49°40'58" W	43.56'
N 09°27'16" W	58.92'
N 50°20'25" E	34.05'
N 62°03'16" W	117.87'

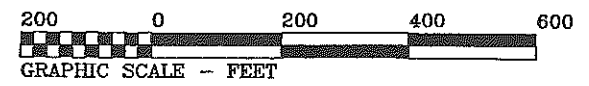
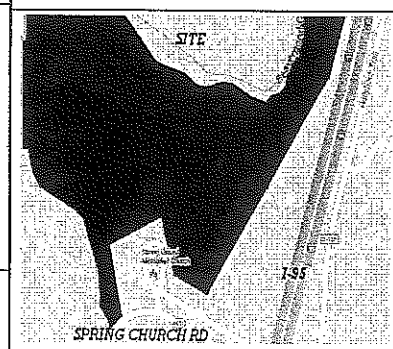
- " LEGEND "
- --- REBAR SET
  - ⊙ --- REBAR FOUND
  - IPF --- IRON PIPE FOUND
  - R/W --- RIGHT OF WAY
  - CL --- CENTERLINE
  - LP --- LIGHT POLE
  - E --- OVERHEAD LIGHT LINE
  - T.M.S. - TAX MAP SECTION

FLOOD NOTE : ZONED X AND A  
 ZONE X - Areas determined to be outside the  
 0.2% annual chance floodplain.  
 ZONE A - No base flood elevations determined.  
 COMMUNITY-PANEL NUMBER : 510073 0300 C  
 EFFECTIVE DATE : JULY 7, 2009

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF  
 MY KNOWLEDGE AND BELIEF IS CORRECT AND COMPLIES WITH MINIMUM  
 PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE  
 BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS,  
 AND CERTIFIED LANDSCAPE ARCHITECTS.

JAMES T. BRADLEY, L. S. 001995

VICINITY MAP - NO SCALE



FILE: MANES-DEBR1215

JAMES T. BRADLEY, L. S.  
 3389 LAKE GASTON DRIVE  
 GASSBURG, VA. 23857  
 434-577-9650