

LINE	BEARING	DISTANCE
L1	N 28°45'17" E	66.00'
L2	S 32°51'22" W	169.68'
L3	S 28°01'22" W	173.31'
L4	S 01°26'58" E	105.41'

THE 20.584 ACRE LOT SHOWN HEREON HAS AN EXISTING DWELLING, SEPTIC SYSTEM, AND HIGHWAY ENTRANCE PERMIT WHICH IS NOT AFFECTED BY THIS DIVISION.

THE 9.314 ACRE RESIDUE LOT SHOWN HEREON HAS AN EXISTING DWELLING, SEPTIC SYSTEM, AND HIGHWAY ENTRANCE PERMIT WHICH IS NOT AFFECTED BY THIS DIVISION.

THE BOUNDARY SURVEY SHOWN HEREON CLOCKWISE FROM "A" TO "B" TO "C" TO "A" IS BASED ON A CURRENT FIELD SURVEY. THE BOUNDARY SHOWN HEREON CLOCKWISE FROM "B" TO "C" WAS COMPILED FROM A PREVIOUSLY RECORDED SURVEY, SEE I.N. 040010757.

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

RECORDED EASEMENTS ARE NOT SHOWN.

NO GRAVES OR PLACES OF BURIAL WERE NOTED DURING THIS SURVEY

THE 10.584 ACRE PARCEL (PORTION OF TM 47-96) OWNED BY MICHAEL C. BREEDING, ANDREW T. BREEDING, THELMA B. SMITH, HENRY P. BREEDING (LIFE) AND MARGARET L. BREEDING (LIFE) IS TO BE CONVEYED TO THE ADJACENT PROPERTY OWNERS, ANDREW T. AND DANA H. BREEDING (TM 47-96A) FOR THE PURPOSE OF ADJUSTING THE BOUNDARY LINES OR ADDING LAND TO THE EXISTING TRACT, WITH THE RESULTING COMBINED TRACT TO BE TREATED AS ONE TRACT, CONTAINING 20.584 ACRES, TM 47-96A, REVISED.

A PORTION OF THE SURVEY PARCEL LIES WITHIN THE COMMUNITY DEVELOPMENT AREA.

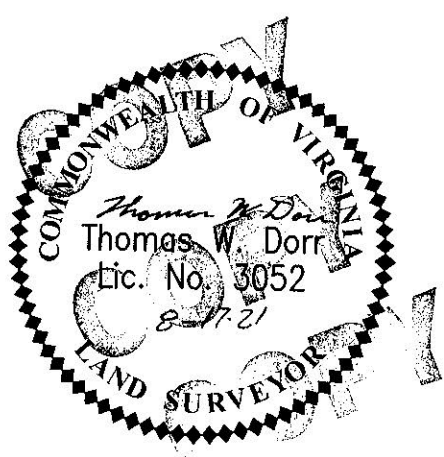
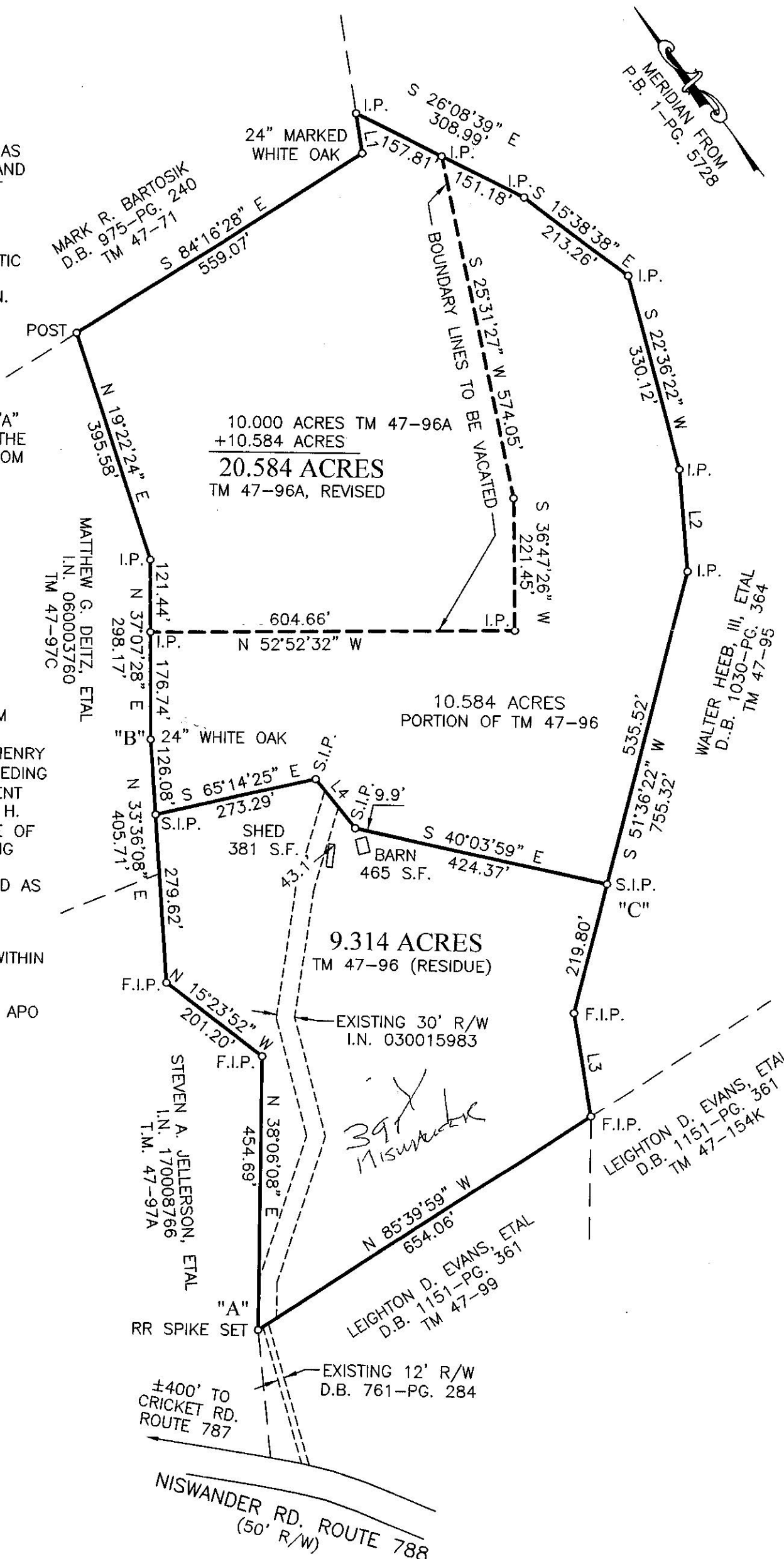
THE SURVEY PARCEL LIES WITHIN THE SHD APO TRANSITIONAL ZONE (AIRPORT OVERLAY).

S.I.P. = SET IRON PIN
 F.I.P. = FOUND IRON PIN
 I.P. = IRON PIN FROM PREVIOUS SURVEY

OWNERS:

ANDREW T. BREEDING &
 DANA H. BREEDING
 I.N. 030015983
 TM 47-96A

MICHAEL C. BREEDING
 ANDREW T. BREEDING
 THELMA B. SMITH
 HENRY P. BREEDING (LIFE)
 MARGARET L. BREEDING (LIFE)
 I.N. 100008465
 TM 47-96



PARTIALLY COMPILED PLAT SHOWING
 A BOUNDARY LINE ADJUSTMENT TO THE
ANDREW T. BREEDING, ETAL PROPERTIES

BEVERLEY MANOR DIST. AUGUSTA CO., VA

SCALE 1" = 200' AUGUST 17, 2021

EGS & ASSOCIATES, INC.
 15 TERRY ST., STAUNTON, VA