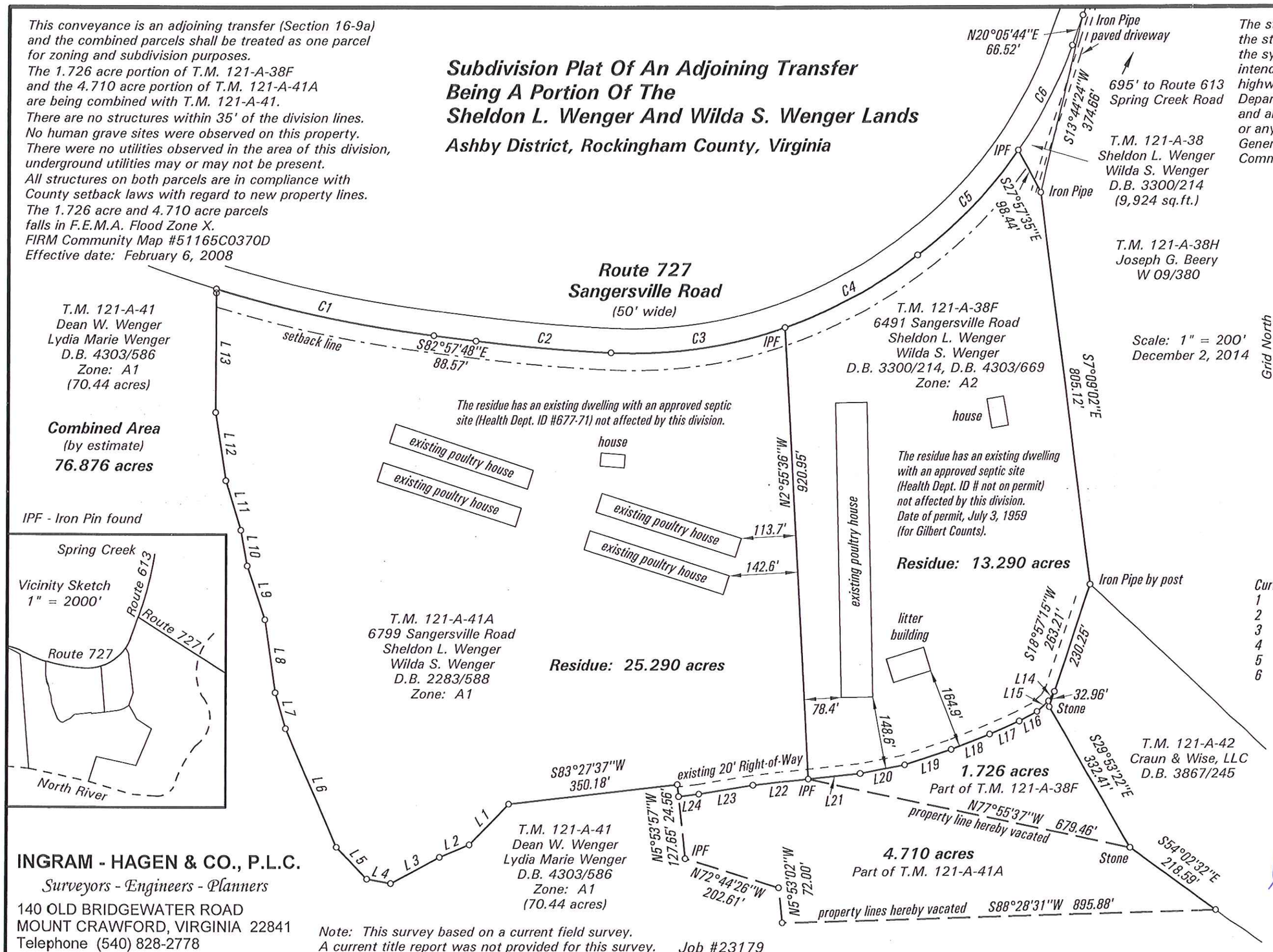
This conveyance is an adjoining transfer (Section 16-9a) and the combined parcels shall be treated as one parcel for zoning and subdivision purposes.
The 1.726 acre portion of T.M. 121-A-38F and the 4.710 acre portion of T.M. 121-A-41A are being combined with T.M. 121-A-41.
There are no structures within 35' of the division lines.
No human grave sites were observed on this property.
There were no utilities observed in the area of this division, underground utilities may or may not be present.
All structures on both parcels are in compliance with County setback laws with regard to new property lines.
The 1.726 acre and 4.710 acre parcels falls in F.E.M.A. Flood Zone X.
FIRM Community Map #51165C0370D
Effective date: February 6, 2008

Subdivision Plat Of An Adjoining Transfer Being A Portion Of The Sheldon L. Wenger And Wilda S. Wenger Lands

Ashby District, Rockingham County, Virginia

The streets in this subdivision do not meet the standards necessary for inclusion in the system of state highways nor are they intended for inclusion in the system of state highways and shall not be maintained by the Department of Transportation or the county and are not eligible for rural addition funds or any other fund appropriated by the General Assembly and allocated by the Commonwealth Transportation Board.



Line	Bearing	Distance
1	S44°17'36"W	116.22'
2	S67°16'34"W	66.44'
3	S61°31'27"W	113.72'
4	N79°21'47"W	49.93'
5	N43°53'59"W	90.31'
6	N23°29'52"W	264.53'
7	N16°20'45"W	76.52'
8	N8°27'04"W	149.85'
9	N18°44'18"W	115.59'
10	N10°21'24"W	73.72'
11	N17°07'11"W	105.92'
12	N8°44'47"W	140.56'
13	N0°12'17"E	251.26'
14	S31°33'53"W	23.03'
15	S49°20'45"W	32.33'
16	S61°57'36"W	41.23'
17	S66°47'20"W	67.22'
18	S68°50'20"W	85.65'
19	S72°00'44"W	100.74'
20	S79°22'59"W	93.41'
21	S83°54'13"W	107.85'
22	S83°54'13"W	116.05'
23	S80°37'56"W	112.46'
24	S83°13'41"W	41.97'

Curve	Chord Bearing	Chord	Radius	Arc
1	S78°05'42"E	458.88	2703.54	459.43
2	S85°08'02"E	281.13	3711.30	281.19
3	N81°53'00"E	363.37	968.52	365.53
4	N61°48'45"E	311.66	968.52	313.02
5	N44°30'30"E	299.89	923.40	301.22
6	N27°37'45"E	242.14	923.40	242.83

COMMONWEALTH OF VIRGINIA
DAVID LEE INGRAM
(LICENSE) NO. 1235
LAND SURVEYOR

INGRAM - HAGEN & CO., P.L.C.
Surveyors - Engineers - Planners
140 OLD BRIDGEWATER ROAD
MOUNT CRAWFORD, VIRGINIA 22841
Telephone (540) 828-2778

Note: This survey based on a current field survey.
A current title report was not provided for this survey.

Job #23179

This is not a true, certified copy unless the signature hereon is an original signing.