

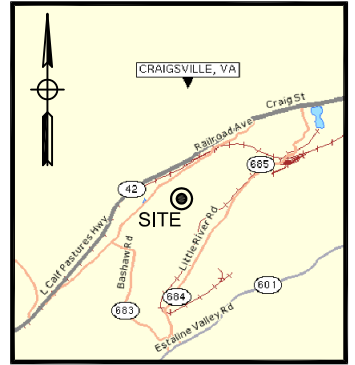
NOTES

1. A PORTION OF THIS PLAT HAS BEEN PREPARED FROM A CURRENT FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT. EXTERIOR BOUNDARY INFORMATION AS SHOWN IS FROM PLAT PREPARED BY ROBERT E. FLUK AND RECORDED IN PLAT BOOK 1 PAGE 6076, PERKINS & ORRISON CERTIFIES ONLY TO INTERIOR LOT LINES.

2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

3. A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A" (AREA WITHIN THE 100 YEAR FLOOD ZONE). THE REMAINDER OF THE PROPERTY IS LOCATED IN ZONE "X" UNSHADED (AREA OUTSIDE THE 100 YEAR FLOOD HAZARD ZONE) AS DETERMINED BY FEMA AND SHOWN ON COMMUNITY PANEL #5100130290B, DATED MAY 17, 1990.

4. ALL INTERIOR LOT LINES THAT EXIST PER EXISTING TAX PARCELS 61-64 & 64A AND 70-1D, 15 & 15A ARE HEREBY VACATED.



VICINITY MAP
NO SCALE

LINE	LENGTH	BEARING
L1	105.00'	N51°04'36"E
L2	92.26'	S00°56'25"E
L3	426.66'	S28°39'02"W
L4	143.65'	N68°35'52"E
L5	121.43'	S73°13'26"E
L6	131.34'	S66°33'08"W
L7	100.85'	N37°13'17"E
L8	116.81'	S42°11'36"E
L9	41.00'	S39°30'56"E
L10	19.19'	S69°03'54"E
L11	77.92'	S77°04'24"E
L12	193.29'	N49°39'54"E
L13	239.80'	N51°34'24"E
L14	277.63'	N67°59'23"E
L15	91.20'	S53°32'11"W
L16	95.86'	S73°29'53"W
L17	166.12'	N80°05'51"E
L18	120.04'	N43°36'29"W
L19	253.56'	S54°25'24"W
L20	336.96'	S36°25'27"W
L21	246.49'	S41°19'31"W
L22	192.74'	N52°01'43"E
L23	124.67'	N64°24'23"E
L24	54.95'	N56°16'06"E
L25	320.04'	N46°24'03"E
L26	121.37'	S31°34'21"W
L27	181.21'	S26°53'17"W
L28	74.32'	S63°03'52"W
L29	21.95'	S41°28'17"E
L30	169.37'	S52°32'45"W
L31	55.55'	S49°47'45"W
L32	180.65'	S44°00'27"W
L33	140.95'	S43°32'27"W
L34	214.94'	S32°20'27"W
L35	214.95'	S32°20'27"W
L36	91.65'	S34°28'27"W
L37	149.84'	S34°19'27"W
L38	341.24'	N47°15'29"W
L39	370.00'	S42°44'31"W
L40	426.09'	S47°15'29"E
L41	83.56'	S62°29'56"E
L42	74.61'	S69°35'08"E
L70	176.38'	S28°18'41"W
L71	152.69'	S32°35'19"W
L72	98.92'	S25°22'23"W
L73	193.72'	S31°28'41"W
L74	71.09'	S62°12'32"W

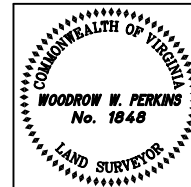
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	166.44'	901.65'	N45°47'27"E	169.20'	10°34'26"
C2	30.14'	1052.26'	N39°40'59"E	30.14'	1°36'29"
C3	260.81'	120.12'	S22°22'00"E	212.56'	124°27'05"
C4	249.10'	2239.66'	S69°56'14"E	249.97'	6°22'19"
C5	194.30'	570.19'	N92°06'32"E	193.36'	193°12'7"
C6	277.53'	1029.66'	N62°34'13"E	276.69'	194°45'7"
C7	173.53'	686.29'	N78°42'02"E	173.04'	1°35'22"
C8	145.67'	242.14'	N69°48'00"E	143.64'	34°28'05"
C9	121.41'	152.75'	S38°12'54"E	118.24'	45°32'34"
C10	243.54'	795.54'	S08°19'46"E	242.59'	1°13'24"
C11	255.80'	1194.36'	S75°05'06"W	255.11'	1°12'54"
C12	166.56'	372.21'	S58°58'02"W	167.14'	2°57'00"
C13	30.14'	1052.26'	N39°40'59"E	30.14'	1°36'29"
C14	75.94'	722.66'	N47°13'53"E	75.91'	6°01'11"
C15	95.97'	541.17'	N62°54'36"E	85.64'	10°09'37"
C16	91.39'	172.63'	S70°29'56"W	80.33'	30°19'55"
C16	144.77'	291.21'	S60°43'56"W	143.26'	2°20'59"
C19	250.52'	175.59'	N72°28'36"W	229.61'	61°44'57"
C20	210.74'	2260.65'	N89°20'34"E	210.67'	5°17'36"
C21	117.36'	412.94'	S27°18'15"W	118.96'	161°7'10"
C22	91.66'	220.74'	N32°37'16"E	80.81'	133°45'7"
C23	206.33'	451.63'	S39°56'34"W	204.54'	2°10'33"

APPROVED:

AGENT FOR BOARD OF SUPERVISORS

DATE

SOURCE OF TITLE:
ATLANTIC LAND CORPORATION
INST# 040015435
TM# 61-84, 84A
TM# 70-1D, 15, 15A



DWT: JMD
DATE: 11/30/04
DWG: V-8P04146.dwg
JOB: 04146

PLAT SHOWING
MINOR SUBDIVISION FOR
ATLANTIC LAND CORPORATION
"BLACK OAK FARM"
PASTURES MAGISTERIAL DISTRICT
AUGUSTA COUNTY, VIRGINIA



PO BOX 1567 17 W. NELSON STREET LEXINGTON, VIRGINIA, 24450
PHONE: 540-484-9001 FAX: 540-484-5008
E-Mail: pro@perkins-orrison.com