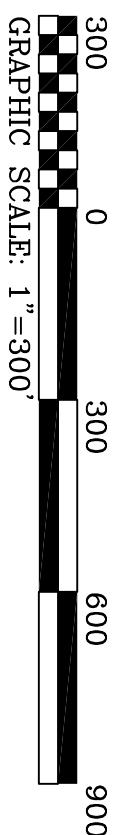
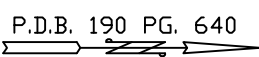


**PLAT OF SURVEY FOR  
BAKER BROTHERS' FARM  
FOR E. DAVID HODDER**

RED DAK MAGISTERIAL DISTRICT  
BRUNSWICK COUNTY, VIRGINIA  
SCALE 1" = 300'  
MARCH 21, 2006  
LEGAL REF.: D.B. 302 PG. 113  
PLAT REF.: P.D.B. 190 PG. 640  
P.B. 15 PG. 222

TAX MAP SEC. 49-41

PLAT REVISED: AUGUST 18, 2006  
TO SHOW NEW PERK SITES.



NOTE:  
THIS PLAT IS SUBJECT TO ALL EASEMENTS,  
AGREEMENTS, AND RIGHT-OF-WAYS OF RECORD  
PRIOR TO THE DATE OF THIS PLAT.  
PLAT REVISED: DECEMBER 13, 2006  
TO SHOW NEW PERK SITES ON LOTS  
7 & 13, AND NOTE # 9 FOR LOTS 3,  
5, & 8.

FINAL PLAT: JANUARY 30, 2007

**ELECTRONIC COPY**

- NOTES:
- ALL LOTS ARE TO BE SERVED BY INDIVIDUAL DRILLED WELLS, SEPTIC TANKS AND DRAINFIELDS.
  - UNLESS OTHERWISE NOTED THE MINIMUM BUILDING SETBACK LINES FOR ALL LOTS WILL BE AS FOLLOWS:  
A. FRONT LINES: 150'  
B. SIDE LINES: 50'  
C. REAR LINES: 70'
  - MINIMUM LOT SIZE IS 5.00 ACRES.
  - TOTAL NUMBER OF LOTS - 21
  - TOTAL ACREAGE IS 162.85 ACRES
  - PROPERTY IS ZONED RURAL RESIDENTIAL RR.
  - A PERPETUAL EASEMENT 15' IN WIDTH IS RESERVED ALONG THE FRONT AND REAR LOT LINES AND 10' IN WIDTH ALONG THE SIDE LOT LINES FOR THE USE OF PUBLIC UTILITIES FOR INSTALLATION AND MAINTENANCE AND/OR DRAINAGE AS REQUIRED.
  - PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X AS SHOWN ON COMMUNITY-PANEL NUMBER 510236 0075 B ON FIRM MAP EFFECTIVE FEBRUARY 6, 1991.
  - LOTS 3, 5, & 8 HAVE NOT BEEN APPROVED FOR RESIDENTIAL USE. FURTHER SOILS TESTING MUST BE COMPLETED FOR APPROVAL OF THESE LOTS AS RESIDENTIAL SITES.

NOTE:  
This subdivision, as it appears on this plat, is with the free consent and in accordance with the desires of the owners, proprietors and trustees, if any, which shall be signed by the owners, proprietors and trustees, if any, and shall be duly acknowledged before some officer authorized to take acknowledgments of deeds.

DEVELOPER  
LAND RESOURCES LTD,  
EASTERN WOODLANDS CORP.,  
& DIXIE LAND CORPORATION  
P. O. BOX 1570  
PETERSBURG, VA. 23805

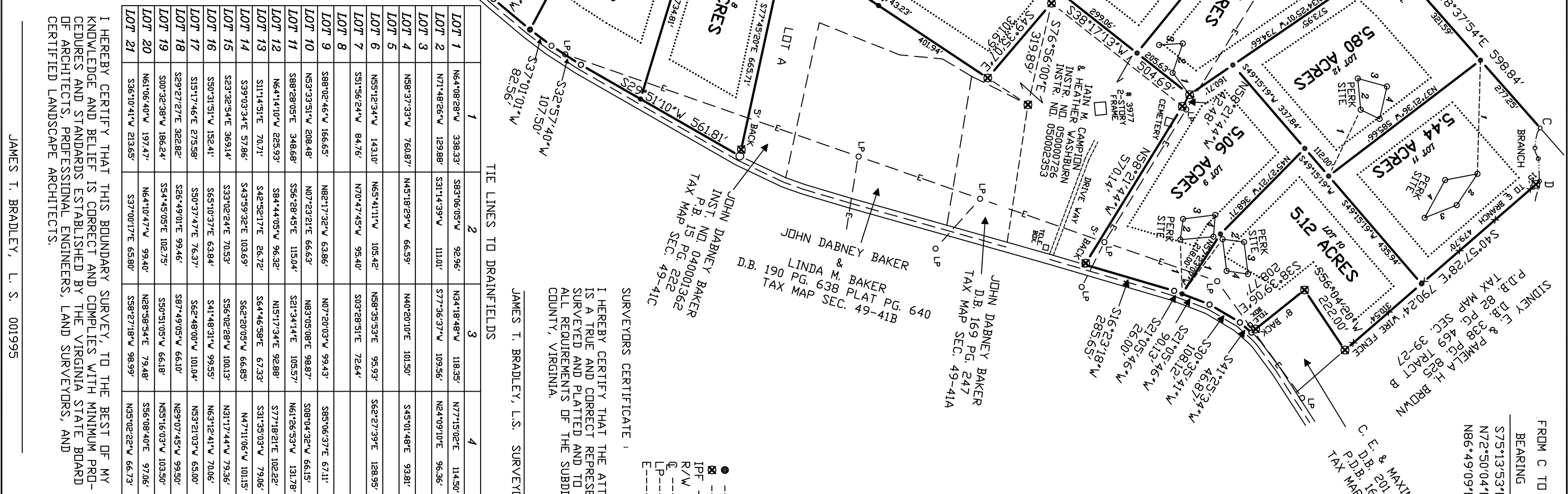
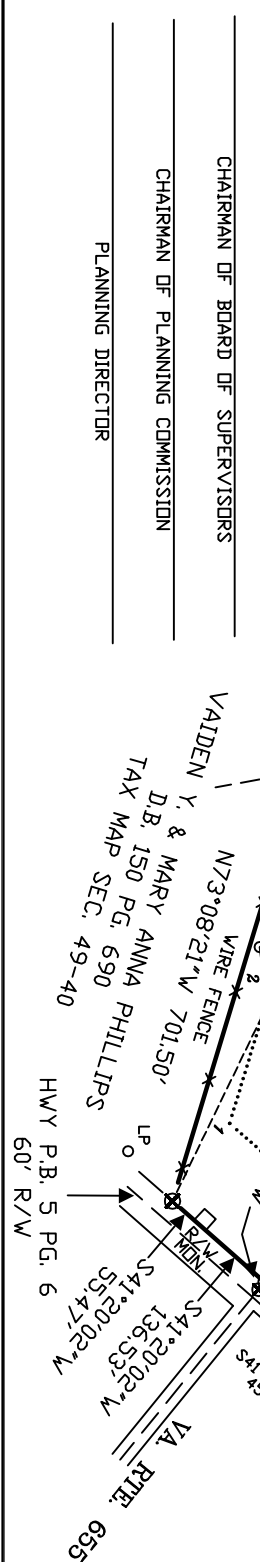
SUBDIVISION CERTIFICATE  
THAT E. DAVID HODDER HAS CAUSED TO BE MADE THE ATTACHED PLAT BEING THE SAME LANDS ACQUIRED BY THE ABOVE MENTIONED PARTY BY DEED RECORDED IN INSTR. # 050002398 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BRUNSWICK COUNTY, VIRGINIA.  
THE DEDICATION AND PLATTING OF THE HEREON SHOWN PROPERTY HAS BEEN WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.  
IN WITNESS WHEREOF THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS DAY OF \_\_\_\_\_

BEARING	DISTANCE
S61°16'38"W	22.01'
N34°00'50"E	37.47'
N27°58'57"W	24.50'
S48°52'21"W	33.47'
N28°16'02"W	91.69'
N47°42'01"W	75.09'
N21°10'55"W	68.82'
N81°32'02"W	100.11'
S51°31'32"W	100.11'
N84°17'45"W	71.16'
N60°13'54"W	49.41'
S19°15'08"W	66.32'
S82°35'04"W	43.14'
N39°42'01"W	24.75'

GEORGE PEYTON HALL, JR.  
D.B. 340 PG. 600  
TAX MAP SEC. 49-39

THE PLAT AS SHOWN HEREON IS THIS DATE HEREBY CERTIFIED TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

CHAIRMAN OF BOARD OF SUPERVISORS  
CHAIRMAN OF PLANNING COMMISSION  
PLANNING DIRECTOR



FROM C TO D ALONG C BRANCH	BEARING	DISTANCE
	S75°13'53"E	62.88'
	N72°50'04"E	34.71'
	N86°49'09"E	69.29'

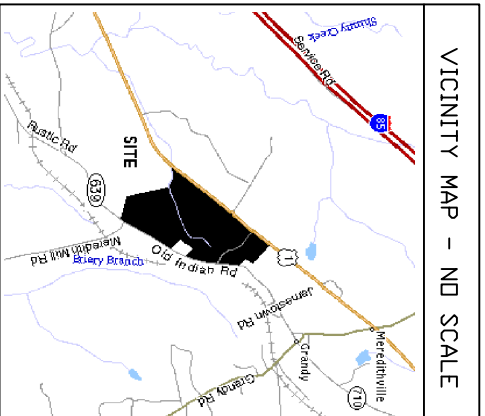
- LEGEND
- REBAR SET
  - REBAR FOUND
  - IRON PIPE FOUND
  - RIGHT OF WAY
  - CENTRLINE
  - LIGHT POLE
  - OVERHEAD LIGHT LINE

SURVEYORS CERTIFICATE:  
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF THIS SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED BY THE BEST OF MY KNOWLEDGE MEETS ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF BRUNSWICK COUNTY, VIRGINIA.

JAMES T. BRADLEY, L.S. SURVEYOR NO. 1995

THE LINES TO DRAINFIELDS

LOT #	1	2	3	4
LOT 1	N64°08'28"W 328.32'	S83°06'05"W 92.96'	N64°18'49"W 118.25'	N77°51'02"E 114.58'
LOT 2	N71°48'28"W 129.88'	S31°14'39"W 111.01'	S77°56'37"W 109.56'	N64°09'10"E 96.36'
LOT 3	N68°37'33"W 76.693'	N45°18'29"W 66.59'	N40°28'10"E 101.50'	S48°01'48"E 93.81'
LOT 4	S89°26'46"W 166.65'	N82°17'22"E 63.86'	N07°28'03"W 99.43'	S85°06'37"E 67.11'
LOT 5	N53°33'51"W 208.48'	N07°23'21"E 66.63'	S08°04'32"W 66.15'	
LOT 6	S88°28'05"E 348.68'	S56°28'45"E 113.04'	S21°34'14"E 105.57'	N61°26'53"W 131.78'
LOT 7	N64°10'10"W 225.93'	S84°44'05"W 96.32'	N15°17'34"E 92.88'	S77°18'21"E 102.22'
LOT 8	S11°14'51"E 70.71'	S42°29'17"E 86.72'	S54°46'58"E 67.33'	S31°33'03"W 79.66'
LOT 9	S43°39'34"E 97.86'	S43°39'32"E 103.69'	S62°28'05"W 66.85'	N47°11'06"W 101.15'
LOT 10	S23°32'54"E 369.14'	S33°02'24"E 70.53'	S56°02'28"W 100.13'	N31°17'44"W 79.36'
LOT 11	S50°31'51"W 158.41'	S55°10'37"E 63.84'	S41°48'31"W 99.55'	N63°12'41"W 70.06'
LOT 12	S15°17'46"E 275.58'	S30°37'47"E 76.37'	S65°48'01"W 101.04'	N63°10'13"W 65.80'
LOT 13	S27°27'27"E 322.82'	S66°49'01"E 99.46'	S87°49'05"W 66.10'	N63°07'42"W 99.50'
LOT 14	S30°32'38"W 186.24'	S54°45'05"E 102.75'	S50°51'05"W 66.18'	N57°16'03"W 103.50'
LOT 15	N61°06'40"W 197.47'	N44°10'47"W 99.40'	S56°08'54"E 79.48'	S56°08'40"E 97.86'
LOT 16	S37°00'17"E 65.80'	S37°00'17"E 65.80'	S58°27'18"W 98.99'	N35°02'22"W 66.72'



JAMES T. BRADLEY, L.S.  
3389 LAKE GASTON DRIVE  
GASBURG, VA. 23057  
252-535-2757 434-577-9644