

NOTES

- 1) This plat was drawn from an actual field survey and is intended to represent that property conveyed to the Commonwealth Of Virginia of record in deed book 208 page 31 and deed book 207 pages 372, 389 and 443. Plat references, state highway plat book #1 pages 27, 28, 33 and 36.
- 2) This survey was performed without the benefit of a title report and may not indicate all encumbrances upon the property. Unwritten rights not addressed.
- 3) That deed to the Commonwealth Of Virginia of record in deed book 207 page 372 reserved as public streets those parcels designated on this plat as parcel #1 (0.938 acres) and parcel #2 (0.471 acres). The total combined area of parcels 1 and 2 is 1.409 acres.
- 4) The total combined acreage of tax parcel 35-1-12, shown on this plat as parcels 3 and 4, is 5.304 acres. Said acreage does not include parcels 1 and 2. Total area surveyed, parcels 1-4, is 6.713 acres.

Legend:

-  Overhead Utility Line
-  Utility Pole
-  Metal Fence

Now or Formerly
H & C Rental Inc.
Deed Book 635 page 67
Tax Parcel 35-1-1

Now or Formerly
ADD LLC.
Instrument #040002779
Tax Parcel 35-4-A-1

Now or Formerly
Rockbridge Farmers COOP Inc.
Deed Book 538 page 599
Tax Parcel 35-1-1B

Now or Formerly
Rockbridge Farmers COOP Inc.
Deed Book 293 page 562
Tax Parcel 35-1-3

Now or Formerly
Rockbridge Farmers COOP Inc.
Deed Book 238 page 302
Tax Parcel 35-1-4

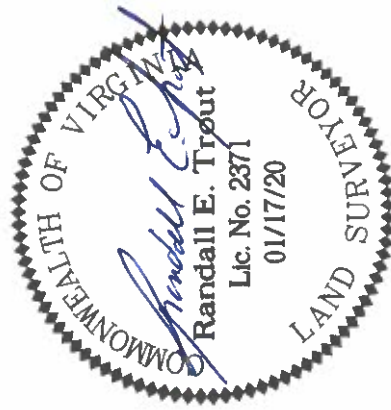
Now or Formerly
Rockbridge Farmers COOP Inc.
Deed Book 311 page 46
Tax Parcel 34-1-6

Parcel #3
Tax Parcel 35-1-12
2.375 Acres

Parcel #4
Tax Parcel 35-1-12
2.929 Acres

Combined Area
Parcels 3 and 4
Tax Parcel 35-1-12
5.304 Acres

Total Area Surveyed
Parcels 1-4
6.713 Acres



Survey For
City of Lexington
Virginia Department Of Transportation
Old Lexington Residency Lot
City Of Lexington
Rockbridge County, Virginia
Surveyed January 17, 2020
Revised October 21, 2020



Trout Land Surveying
1366 Forge Road
Lexington, Va. 24450
(540) 261-8995

Randall E. Trout, L.S.

Graphic Scale 1" = 100'



DWN. BY	RET	NO.	DATE	REV. BY	REVISION
	SIZE	1	10/21/20	RET	Additional Annotation
		2			

PROJ. NO.	01476
SHEET	1 OF 1

LINE	BEARING	DISTANCE
L1	N 55°27'12" E	77.88'
L2	S 31°50'05" E	59.28'
L3	S 63°12'43" W	65.00'
L4	S 57°53'10" W	51.65'
L5	S 57°53'10" W	78.22'
L6	S 19°40'31" W	54.48'

Magnetic
2020

