

Approved For Recordation In  
Buckingham County, Va.  
**FOR REVIEW**  
County Agent

24-74  
Buckingham Pines, LLC  
D.B.235 p.537  
D.B.40 p.442 (plat)

24-77  
D.T.O.F. VA, LLC  
D.B.503 p.406

36-70  
Buckingham Pines, LLC  
D.B.349 p.166  
Tract 1  
D.B.62 p.479 (plat)

24-75  
**60.50 Acres**  
See note 3

36-68  
Wilbur R. Ballowe  
D.B.256 p.761

**Legend**

- IRF = Iron Rod Found
- IPF = Iron Pipe Found
- WO = White Oak
- RO = Red Oak
- FC = Fence Corner
- POP = Poplar
- FC = Fence Corner
- OB = Out Buildings
- P = Pole
- U = Overhead Utilities

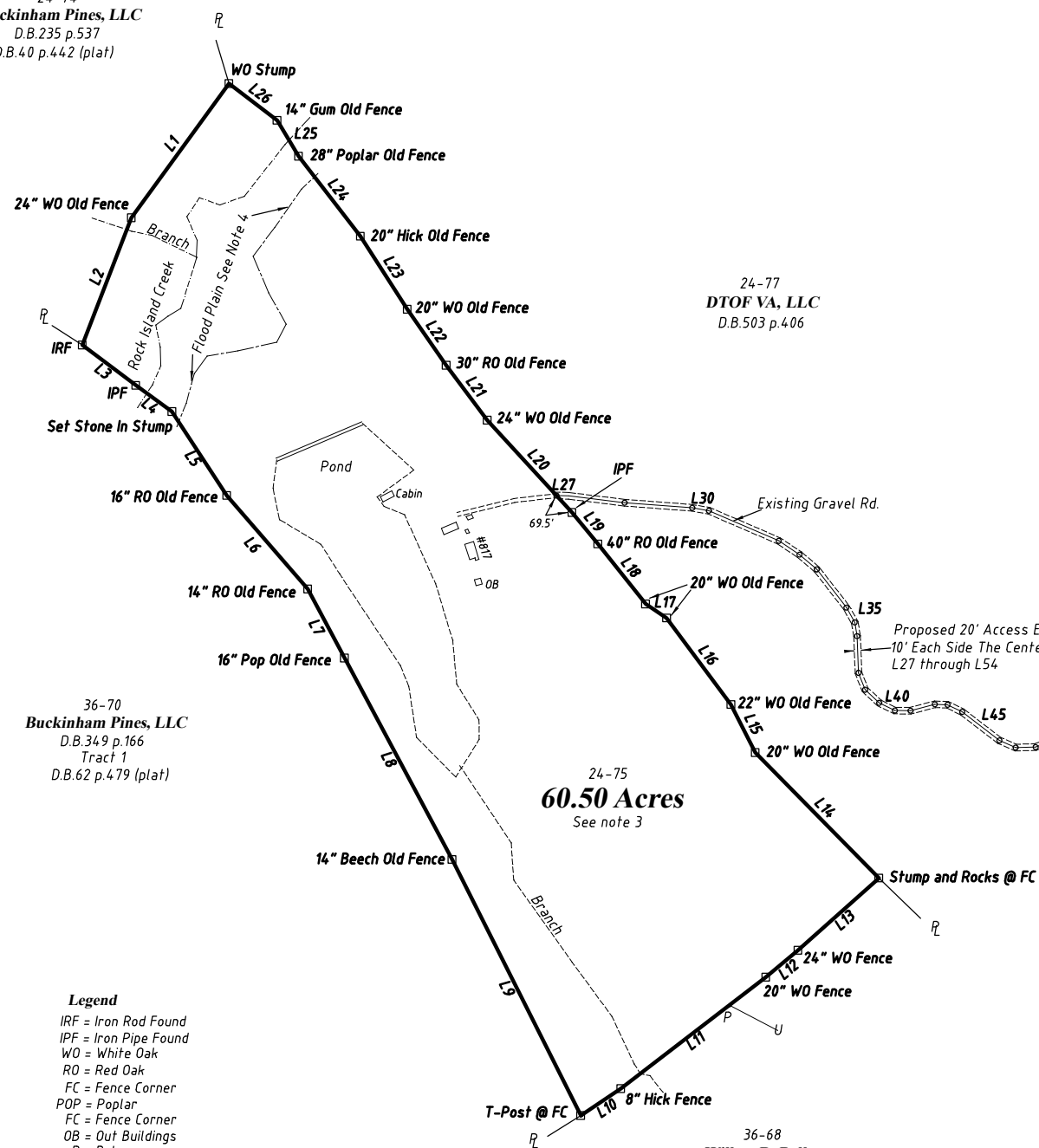
**Property Line Table**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S36°00'35"W | 501.66'  |
| L2   | S21°08'20"W | 412.56'  |
| L3   | S53°05'23"E | 202.86'  |
| L4   | S53°53'04"E | 135.01'  |
| L5   | S33°08'58"E | 302.93'  |
| L6   | S40°52'52"E | 374.06'  |
| L7   | S28°04'53"E | 236.86'  |
| L8   | S28°06'41"E | 690.40'  |
| L9   | S26°40'02"E | 866.74'  |
| L10  | N56°05'19"E | 146.04'  |
| L11  | N52°25'50"E | 553.05'  |
| L12  | N50°14'10"E | 126.79'  |
| L13  | N48°11'02"E | 327.76'  |
| L14  | N44°32'50"W | 532.56'  |
| L15  | N26°50'31"W | 162.73'  |
| L16  | N36°36'27"W | 326.18'  |
| L17  | N56°14'03"W | 76.41'   |
| L18  | N38°28'46"W | 231.56'  |
| L19  | N39°34'04"W | 123.71'  |
| L20  | N42°31'51"W | 378.92'  |
| L21  | N36°46'36"W | 207.33'  |
| L22  | N34°45'59"W | 206.01'  |
| L23  | N32°39'55"W | 262.59'  |
| L24  | N37°42'25"W | 305.87'  |
| L25  | N30°53'56"W | 126.33'  |
| L26  | N52°42'32"W | 183.13'  |

**Center Of Proposed Easement Line Table**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L27  | S88°51'35"E | 36.73'   |
| L28  | S82°58'36"E | 170.69'  |
| L29  | S85°38'12"E | 205.15'  |
| L30  | S80°11'12"E | 51.18'   |
| L31  | S66°40'13"E | 229.97'  |
| L32  | S56°25'41"E | 75.21'   |
| L33  | S49°32'02"E | 68.84'   |
| L34  | S37°44'36"E | 146.24'  |
| L35  | S29°19'30"E | 51.38'   |
| L36  | S09°31'42"E | 42.01'   |
| L37  | S02°18'26"E | 111.28'  |
| L38  | S21°14'50"E | 54.73'   |
| L39  | S47°04'09"E | 58.26'   |
| L40  | S63°55'30"E | 52.82'   |
| L41  | S89°36'16"E | 47.45'   |
| L42  | N75°13'04"E | 75.84'   |
| L43  | S87°40'30"E | 38.62'   |
| L44  | S63°59'09"E | 49.16'   |
| L45  | S52°30'07"E | 141.97'  |
| L46  | S66°17'25"E | 53.39'   |
| L47  | N88°39'37"E | 60.61'   |
| L48  | N67°25'28"E | 70.83'   |
| L49  | N53°24'41"E | 109.16'  |
| L50  | N70°51'29"E | 53.00'   |
| L51  | N82°51'42"E | 59.86'   |
| L52  | N62°09'54"E | 45.41'   |
| L53  | N43°59'56"E | 45.86'   |
| L54  | N39°45'38"E | 156.99'  |
| L55  | N46°24'47"E | 41.00'   |
| L56  | N64°21'41"E | 37.22'   |
| L57  | N76°34'30"E | 61.64'   |

**Watson and Duggan PLC**  
Land Surveying  
1001 E. Third St., Farmville, Va. 23901  
434-391-3500



CCC Road (Brill Rd)  
See Note 5

24-3-32  
James Larry Tomlin  
Irene Mae Tomlin  
D.B.211 p.556  
D.B.83 p.413 (plat)

Proposed 10' Access Easement  
5' Each Side The Center Line  
L55, L56, L57

**Notes**

1. This survey is subject to any easement of record and other pertinent facts which a title search might disclose.
2. This plat based on a current field survey.
3. Eastern, Northern, and Western property lines run along or near old fence and paint. The Southern line runs along an existing fence and hedge row. All property lines along lines of occupation and usage.
4. Part of this property is in a special flood hazard area (No BFE). Area as shown was scaled from FIRM map. 51029C0105C. Dated 03-25-25
5. See Subdivision Plat in D.B.86 p.413, ROW and Easement D.B.503 p.408.

I, \_\_\_\_\_, A Notary Public In  
and for \_\_\_\_\_ County, in the  
State of \_\_\_\_\_  
do hereby certify that the owner(s)  
whose name(s) are signed hereon have  
acknowledged the same before me this  
\_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_  
My commission expires \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

The platting or dedication of the following described land,  
60.51 acres is with the free consent and in accordance  
with the desire of the undersigned owner(s), proprietors,  
and trustees, if any and as applicable.

**FOR REVIEW**

Date \_\_\_\_\_ Owner \_\_\_\_\_

**FOR REVIEW**

**Plat Of Boundary And  
Easement Survey  
Parcel 24-75**

For: Bruce Hogshead  
Being The Property Owned By  
**L. Bruce Hogshead  
Mary Ann Hogshead**  
Deed Book 469 page 184  
Slate River District, Buckingham Co., Va.  
26017 03-05-26

