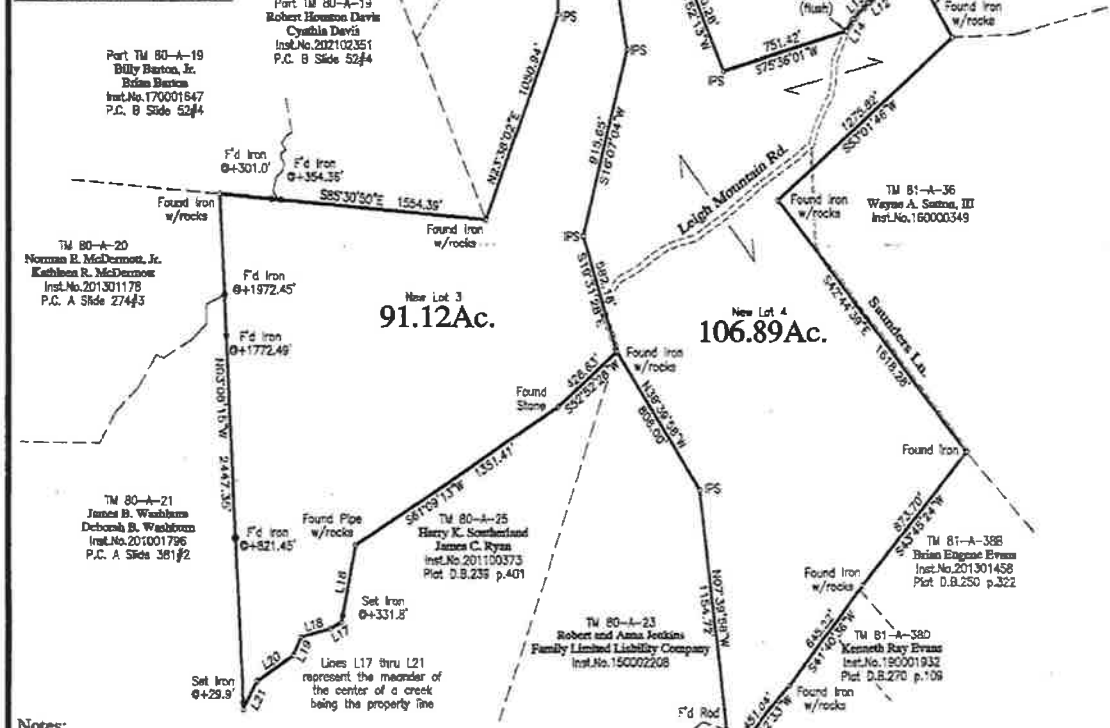


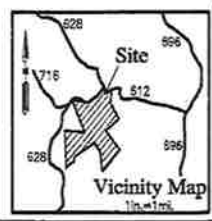
Side Blot # 6 Inset # 202300476

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	425.00'	106.98'	106.70'	N64°11'29"E	14°22'23"
C2	575.00'	159.35'	159.57'	N50°31'00"E	13°35'40"
C3	110.00'	193.04'	169.21'	S88°55'12"E	100°32'57"
C4	180.00'	132.00'	129.05'	N61°48'51"E	42°01'04"
C5	370.00'	53.29'	53.24'	N78°41'50"E	8°15'06"

LINE	BEARING	DISTANCE
L1	N56°58'47"E	93.69'
L2	N28°41'17"W	332.03'
L3	N58°58'47"E	232.45'
L4	S30°25'21"W	354.30'
L5	N30°25'21"W	350.17'
L6	N43°42'40"E	40.25'
L7	S42°25'31"E	350.75'
L8	N40°41'03"E	277.55'
L9	N40°46'19"E	87.19'
L10	N82°49'23"E	86.27'
L11	S58°13'57"W	211.17'
L12	S58°03'03"W	106.06'
L13	S49°29'06"W	114.03'
L14	S36°40'31"W	70.01'
L15	N26°49'26"W	113.23'
L16	S13°03'03"W	375.85'
L17	S83°08'09"W	69.48'
L18	S75°43'23"W	178.61'
L19	S27°39'25"W	98.73'
L20	S80°02'44"W	242.66'
L21	S30°06'09"W	155.60'



- Notes:**
- Original Tax Map Parcel No. 81-A-4, 81-A-37, and 80-A-22.
 - This plat has been prepared without the benefit of a site examination and therefore does not necessarily indicate all encumbrances on the property.
 - This plat agrees with found plats, deed descriptions, ground evidence, and local witnesses as near as possible.
 - This plat is based on a current field survey.
 - Individual lot owners shall obtain an Erosion and Sediment Control Permit from the County prior any land disturbance.
 - Location of all private entrances will be addressed upon individual requests for entrance permit(s) from VDOT.
 - Each individual lot owner shall be responsible for obtaining a VDOT Land Use Permit, each private entrance location will be addressed at that time.
 - While VDOT may recommend approval of this plat, a VDOT signature is not an endorsement of the accuracy of the survey.
 - State Rts. 628 and Rte. 612 drainage is via roadside ditches.



Legend:
 -E=Overhead Electric Line(s)
 PS = Iron pin to be set at property corner unless otherwise described

Surveyor
 I, E.E. Hodges III, L.S. do hereby certify that
Mountain Creek Subdivision
Boundary Adjustment of Lots 3, 4, and 7
 as shown on this plat is part of that land owned by Sterling Investments, LLC by deed recorded as Instrument No. 202201345.
 Date: March 10, 2023
 Land Surveyor: *[Signature]*

Owners Consent
 This Boundary Line Adjustment of Lots 3, 4, and Lot 7 Mountain Creek Subdivision is with the free consent and in accordance with the desire of the undersigned owners, proprietors and trustees, if any.
 All easements are of the width and extent shown and are dedicated to the County of Prince Edward, free and unincumbered by any previous agreements except as noted on this plat as the time of recordation. The dedication of easements to the County of Prince Edward includes granting the maintenance of public facilities within the boundaries of easements shown herein. All easements are for surface and underground utilities, except as restricted in use as shown on this plat.
 Date: 3/10/23
 Owner: *[Signature]*

Notary
 STATE OF Virginia
 CITY/COUNTY OF Prince Edward
 I, Ashley D. Robinson, a Notary Public in and for the State and County aforementioned; do hereby certify that Brian T. Atkins has/have on this 10th day of March, 2023, acknowledged the same before me.
Ashley D. Robinson
 Notary Public
 75991816
 Notary Registration Number
 My Commission expires the 31st day of December, 2026.

Flood Statement:
 This land is situated in F.I.R.M. Floodplain Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on Prince Edward County, Virginia Community Panel No. 5114700250C. Effective date October 2, 2005.
Reference: Mountain Creek Subdivision P.C. B 62 #5 & 6

Survey of
Mountain Creek Subdivision
Boundary Adjustment of Lots 3, 4, and 7
Leigh District, Prince Edward County, Virginia
 March 10, 2023
 Scale: 1in.=400ft.
 400' 0' 200' 400' 800' 1600'

This Boundary Line Adjustment is approved by the undersigned in accordance with existing regulations and may be admitted to record.
 Date: 3/10/2023
 Subdivision Administrator: *[Signature]*

Maxey & Associates, P.C.
 Land Surveyors • Engineers • Planners • Consultants
 P.O. Box 90 • Farmville • Virginia • 23901 • Tel: 434-392-8827

