

PLAT OF SURVEY
FOR
JESSE CHRISTOPHER JOHNSON
CEDAR CREEK DISTRICT
BATH COUNTY, VIRGINIA
JAN. 8, 2019 SCALE: 1"= 300'
P.N. 1810-01 F.B. 144-26
REVISED MARCH 24, 2021
REVISED JAN. 31, 2024
SHEET 1 OF 5

VIRGINIA STATE PLANE
GRID NORTH
NAD 83
NORTH ZONE



JEFFREY HINER
LAND SURVEYOR
MONTEREY, VA
(540) 468-2040

THIS PLAT REVISED MARCH 24, 2021
TO REFLECT DEED FROM JOHNSON
TO WISEMAN - LAND RECORD 21-190.

THIS PLAT REVISED JAN. 31, 2024
TO CORRECT TAX PARCEL NUMBER.

THIS SURVEY WAS MADE WITH A
TOPCON HIPERLITE + GPS SYSTEM.

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

THIS PLAT DOES NOT SHOW STRUCTURES, UTILITIES, FENCES, ALL STREAMS,
DRAINS, WELLS, TRAILS, ROADS, RIGHT OF WAYS AND EASEMENTS THAT
MAY EXIST AND AFFECT THIS PROPERTY.

THE SURVEYOR WAS NOT FURNISHED WITH A CURRENT TITLE REPORT FOR
THIS PROPERTY.

TIE LINE "B" TO "C":
N 72°03'13" W 255.44'

LINES FROM "A" TO "B"
RUN WITH CENTERLINE
OF ROAD

- S 62°22'20" W 20.99'
- S 72°06'51" W 47.93'
- S 77°46'51" W 94.80'
- S 65°07'11" W 56.06'
- S 78°04'20" W 43.67'
- S 83°43'54" W 52.20'
- S 88°42'13" W 50.60'
- N 86°44'55" W 104.90'
- N 80°09'52" W 28.13'
- N 67°00'01" W 28.38'
- N 43°34'02" W 25.08'
- N 24°34'36" W 27.15'
- N 18°22'14" W 73.06'
- N 28°47'56" W 31.29'
- N 48°41'34" W 25.37'
- N 65°47'27" W 27.31'
- N 79°01'51" W 29.89'
- S 83°34'49" W 33.87'
- S 60°46'12" W 31.21'
- S 39°46'37" W 28.84'
- S 30°45'55" W 62.64'
- S 35°57'58" W 26.39'
- S 46°50'51" W 29.89'
- S 67°52'47" W 30.07'

"C": POINT IN CENTERLINE
OF ROAD REFERENCED
BY A SET IRON ROD
THAT BEARS N 06°26'21" E
20.00'

CALLS "C" TO "D" WITH
CENTERLINE OF ROAD

- S 72°37'49" W 71.77'
- S 76°37'13" W 41.52'
- S 59°45'31" W 23.06'
- S 55°09'22" W 30.54'
- S 48°41'41" W 68.99'
- S 35°45'11" W 97.63'
- S 33°41'05" W 67.37'
- S 62°59'15" W 56.24'
- S 85°18'13" W 25.12'
- N 74°03'23" W 56.16'
- N 81°38'25" W 24.27'
- S 79°37'10" W 27.65'
- S 56°59'36" W 85.78'

162.919 ACRES
- 7.899 ACRES INTERIOR LOTS
155.020 ACRES

MARJORIE ELLEN MCCALEB REVOCABLE TRUST
D.I.N. 18-498 TAX # 71-38

N 01°02'28" W 3456.69'

S 25°59'41" E 3217.31'

CORNER 27

FOUND CONC. MON.
WITH BRASS DISK,
FLUSH, 0.62' N.E.
OF AN IRON PIPE

GEORGE WASHINGTON
NATIONAL FOREST
TRACT 1321B D.B. 47-146

WINDING TRAIL

SHEET 3

SHEET 4

SHEET 5

DAVID & SUSAN
GUYRE - D.B.
182-783
TAX # 71-37A

FOUND IRON ROD
ON FOOT OF A RIDGE

JESSE C. JOHNSON
D.B. 136-188
TAX # 72-10
155.020 ACRES

DAVID & SUSAN
GUYRE - D.I.N.
13-102
TAX # 71-38A

N 01°45'24" E 1635.52'

GARD HOLLOW TRAIL

S 74°25'38" E
270.00'

SET IRON ROD

SCOTT JOHNSON WISEMAN
MICHAEL SHAWN WISEMAN
LAND RECORD 21-190
TAX # 72-9F

IRON ROD SET IN CENTERLINE OF ROAD
AND ON LINE OF NATIONAL FOREST
WITNESSED BY AN 18" WHITE OAK
THAT BEARS S 71°03'27" E 12.6'

SET IRON ROD

S 62°50'01" E 301.69'

SET IRON ROD

S 06°26'21" W 133.24'

"C"

"B"

"A"

SET IRON ROD AT 30'

S 46°22'27" W

707.50'

S 65°43'16" E
578.63' TO
FOUND STONE

DEAN
P.C. 1-137
D.B. 163-794
TAX # 72-9E

NOW OR FORMERLY
SCOTT JOHNSON WISEMAN
MICHAEL SHAWN WISEMAN
LAND RECORD 21-190
32.047 ACRES
TAX # 72-9G & 9H

⑤ : SABRINA & DIEDRA SCOTT
W.B. 15-394, (D.B. 100-394)
(D.B. 38-7) (D.B. 23-387)
(D.B. 22-29)
TAX # 72B-1-6

⑥ : STEPHEN H. TURNER III, ET AL
D.B. 144-760, W.B. 12-443,
W.B. 12-442, D.B. 39-71,
D.B. 39-68 & 71, D.B. 34-201,
D.B. 34-196, P.C. 1-5
TAX # 72B-1-7

① : FRIEDA HENRY
D.B. 75-43
TAX # 72B-1-2B

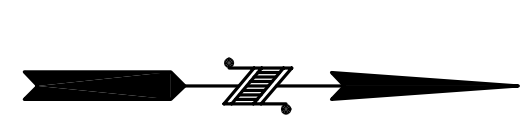
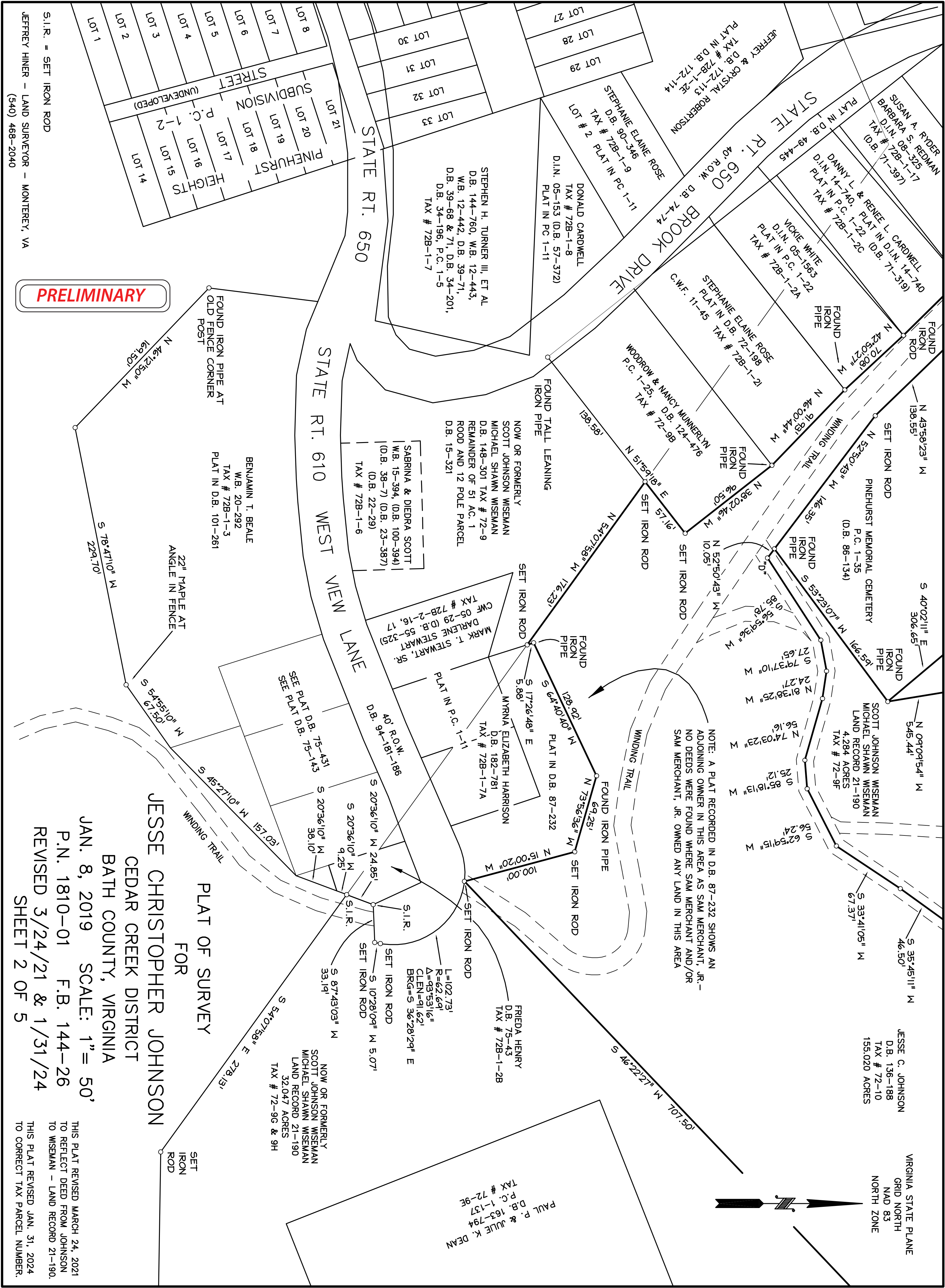
② : MYRNA ELIZABETH HARRISON
D.B. 182-781
TAX # 72B-1-7A

③ : MARK T. STEWART, SR.
DARLENE STEWART
CWF 05-29 (D.B. 55-325)
TAX # 72B-2-16, 17

④ : BENJAMIN T. BEALE
W.B. 20-292
TAX # 72B-1-3
PLAT IN D.B. 101-261

LINE	BEARING	DISTANCE
L1	N 52°50'43" W	10.05'
L2	N 53°23'07" E	166.59'

SEE REPORT OF SURVEY FOR INFORMATION ON
ENCROACHMENTS FOUND DURING THIS SURVEY.



NOTE: A PLAT RECORDED IN D.B. 87-232 SHOWS AN ADJOINING OWNER IN THIS AREA AS SAM MERCHANT, JR. - NO DEEDS WERE FOUND WHERE SAM MERCHANT AND/OR SAM MERCHANT, JR. OWNED ANY LAND IN THIS AREA

PRELIMINARY

JESSE CHRISTOPHER JOHNSON
PLAT OF SURVEY
FOR
CEDAR CREEK DISTRICT
BATH COUNTY, VIRGINIA
JAN. 8, 2019 SCALE: 1" = 50'
P.N. 1810-01 F.B. 144-26
REVISED 3/24/21 & 1/31/24
SHEET 2 OF 5

S.I.R. = SET IRON ROD
 JEFFREY HINER - LAND SURVEYOR - MONTEREY, VA
 (540) 468-2040

THIS PLAT REVISED MARCH 24, 2021
 TO REFLECT DEED FROM JOHNSON
 TO WISEMAN - LAND RECORD 21-190.
 THIS PLAT REVISED JAN. 31, 2024
 TO CORRECT TAX PARCEL NUMBER.

PAUL P. & WULF K. DEAN
 D.B. 163-794
 P.O. 1-137
 TAX # 72-96

NOW OR FORMERLY
 SCOTT JOHNSON WISEMAN
 MICHAEL SHAWN WISEMAN
 LAND RECORD 21-190
 32.047 ACRES
 TAX # 72-9G & 9H

JESSE C. JOHNSON
 D.B. 136-188
 TAX # 72-10
 155.020 ACRES

SCOTT JOHNSON WISEMAN
 MICHAEL SHAWN WISEMAN
 LAND RECORD 21-190
 4.284 ACRES
 TAX # 72-9F

FRIEDA HENRY
 D.B. 75-43
 TAX # 72B-1-2B

MARK T. STEWART, SR.
 DARLENE STEWART
 CWF 05-29 (D.B. 55-325)
 TAX # 72B-2-16, 17

MYRNA ELIZABETH HARRISON
 D.B. 182-781
 TAX # 72B-1-7A

SABRINA & DIEDRA SCOTT
 W.B. 15-394, (D.B. 100-394)
 (D.B. 38-7) (D.B. 23-387)
 (D.B. 22-29)
 TAX # 72B-1-6

BENJAMIN T. BEALE
 W.B. 20-292
 TAX # 72B-1-3
 PLAT IN D.B. 101-261

STEPHEN H. TURNER III, ET AL
 D.B. 144-760, W.B. 12-443,
 W.B. 12-442, D.B. 39-71,
 D.B. 39-68 & 71, D.B. 34-201,
 D.B. 34-196, P.C. 1-5
 TAX # 72B-1-7

DONALD CARDWELL
 TAX # 72B-1-8
 D.I.N. 05-153 (D.B. 57-372)
 PLAT IN PC 1-11

STEPHANIE ELAINE ROSE
 D.B. 90-346
 TAX # 72B-1-9
 PLAT IN PC 1-11

JEFFREY & CRYSTAL ROBERTSON
 D.B. 172-113
 TAX # 72B-1-2E
 PLAT IN D.B. 172-114

DANNY L. & RENE L. CARDWELL
 D.I.N. 14-740, PLAT IN D.I.N. 14-740
 PLAT IN P.C. 1-22 (D.B. 71-319)
 TAX # 72B-1-2C

SUSAN A. RYDER
 BARBARA S. REDMAN
 D.I.N. 08-325
 TAX # 72B-1-17
 (D.B. 71-397)

VICKIE WHITE
 D.I.N. 05-1563
 PLAT IN P.C. 1-22
 TAX # 72B-1-2A

STEPHANIE ELAINE ROSE
 PLAT IN D.B. 72-198
 C.W.F. 11-45 TAX # 72B-1-21

WOODROW & NANCY MUMFERY
 P.C. 1-25, D.B. 124-476
 TAX # 72-9B

FOUND IRON PIPE
 N 38°02'46" W
 N 52°50'43" W
 10.05'

FOUND IRON PIPE
 N 53°23'07" W
 166.59'

FOUND IRON PIPE
 S 40°02'11" E
 306.65'

FOUND IRON PIPE
 N 09°09'54" W
 545.44'

FOUND IRON PIPE
 S 35°45'11" W
 46.50'

FOUND IRON PIPE
 S 33°41'05" W
 67.37'

FOUND IRON PIPE
 S 33°41'05" W
 46.50'

FOUND IRON PIPE
 S 33°41'05" W
 67.37'

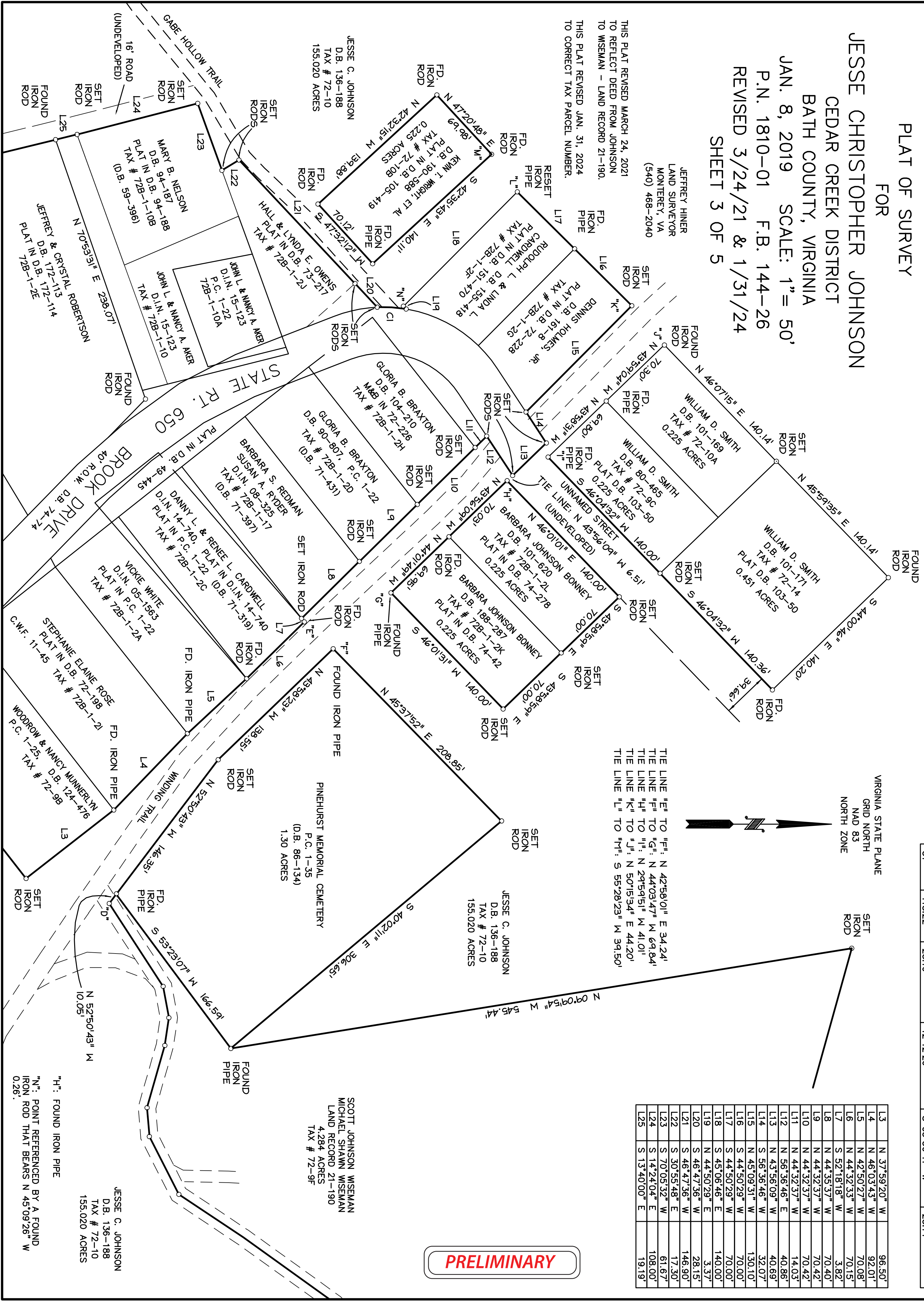
FOUND IRON PIPE
 S 33°41'05" W
 67.37'

PLAT OF SURVEY
FOR

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CEDAR CREEK DISTRICT
BATH COUNTY, VIRGINIA
JAN. 8, 2019 SCALE: 1" = 50'
P.N. 1810-01 F.B. 144-26
REVISED 3/24/21 & 1/31/24
SHEET 3 OF 5

JEFFREY HINER
LAND SURVEYOR
MONTEREY, VA
(540) 468-2040

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CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	118.22'	25.19'	12°12'26"	S 03°30'41" W	25.14'

VIRGINIA STATE PLANE
GRID NORTH
NAD 83
NORTH ZONE



TIE LINE "E" TO "F": N 42°58'01" E 34.24'
TIE LINE "F" TO "G": N 44°03'47" W 69.84'
TIE LINE "H" TO "I": N 29°54'51" W 41.01'
TIE LINE "K" TO "J": N 50°15'34" E 44.20'
TIE LINE "L" TO "M": S 55°28'23" W 39.50'

L3	N 37°59'20" W	96.50'
L4	N 46°03'43" W	92.01'
L5	N 42°50'27" W	70.08'
L6	N 44°32'33" W	70.15'
L7	S 52°18'18" W	3.82'
L8	N 44°35'37" W	70.40'
L9	N 44°32'37" W	70.42'
L10	N 44°32'37" W	70.42'
L11	N 44°32'37" W	14.03'
L12	N 56°36'46" E	40.86'
L13	N 43°56'09" W	40.69'
L14	S 56°36'46" W	32.07'
L15	N 45°09'31" W	130.10'
L16	S 44°50'29" W	70.00'
L17	S 44°50'29" W	70.00'
L18	S 45°06'46" E	140.00'
L19	N 44°50'29" E	3.37'
L20	S 46°47'36" W	28.15'
L21	S 46°47'36" W	146.90'
L22	S 30°55'48" E	17.30'
L23	S 70°05'32" W	61.67'
L24	S 14°24'04" E	108.00'
L25	S 13°40'00" E	19.19'

PRELIMINARY

JESSE C. JOHNSON
D.B. 136-188
TAX # 72-10
155.020 ACRES

MARY B. NELSON
D.B. 94-187
D.B. 94-188
PLAT IN D.B. 1-108
TAX # 72B-1-108
(D.B. 59-369)

JOHN L. & NANCY A. AKER
D.I.N. 15-123
P.C. 1-22
72B-1-10A
TAX # 72B-1-10

BARBARA S. REDMAN
SUSAN A. RYDER
D.I.N. 08-325
TAX # 72B-1-17
(D.B. 71-397)

VICKIE WHITE
D.I.N. 05-1583
PLAT IN P.C. 1-22
TAX # 72B-1-2A

STEPHANIE ELAINE ROSE
PLAT IN D.B. 72-198
TAX # 72B-1-21

PINEHURST MEMORIAL CEMETERY
P.C. 1-35
(D.B. 86-134)
1.30 ACRES

JESSE C. JOHNSON
D.B. 136-188
TAX # 72-10
155.020 ACRES

SCOTT JOHNSON WISEMAN
MICHAEL SHAWN WISEMAN
LAND RECORD 21-190
4.284 ACRES
TAX # 72-9F

JESSE C. JOHNSON
D.B. 136-188
TAX # 72-10
155.020 ACRES

"H": FOUND IRON PIPE
"N": POINT REFERENCED BY A FOUND
IRON ROD THAT BEARS N 45°09'26" W
0.26'

VIRGINIA STATE PLANE
 GRID NORTH
 NAD 83
 NORTH ZONE

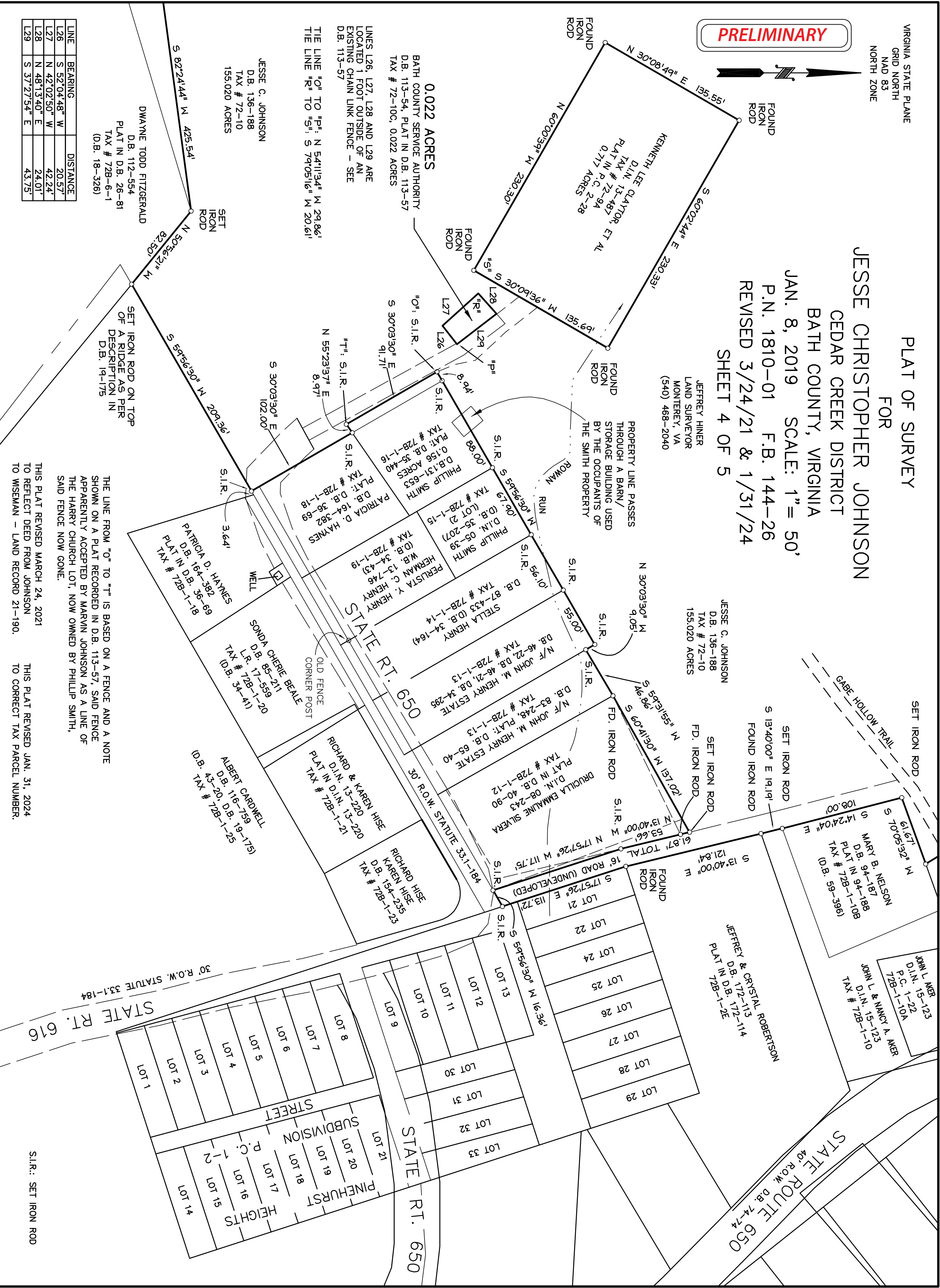
PRELIMINARY



PLAT OF SURVEY
 FOR
JESSE CHRISTOPHER JOHNSON
 CEDAR CREEK DISTRICT
 BATH COUNTY, VIRGINIA

JAN. 8, 2019 SCALE: 1" = 50'
 P.N. 1810-01 F.B. 144-26
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 SHEET 4 OF 5

JEFFREY HINER
 LAND SURVEYOR
 MONTEREY, VA
 (540) 468-2040



0.022 ACRES
 BATH COUNTY SERVICE AUTHORITY
 D.B. 113-54, PLAT IN D.B. 113-57
 TAX # 72-10C, 0.022 ACRES

LINES L26, L27, L28 AND L29 ARE
 LOCATED 1 FOOT OUTSIDE OF AN
 EXISTING CHAIN LINK FENCE - SEE
 D.B. 113-57
 TIE LINE "O" TO "P": N 54°11'34" W 29.86'
 TIE LINE "R" TO "S": S 79°05'16" W 20.61'

JESSE C. JOHNSON
 D.B. 136-188
 TAX # 72-10
 155.020 ACRES

DWAYNE TODD FITZGERALD
 D.B. 112-554
 PLAT IN D.B. 26-81
 TAX # 72B-6-1
 (D.B. 18-326)

LINE	BEARING	DISTANCE
L26	S 52°04'48" W	20.57'
L27	N 42°02'50" W	42.24'
L28	N 48°13'40" E	24.01'
L29	S 37°27'54" E	43.75'

THE LINE FROM "O" TO "T" IS BASED ON A FENCE AND A NOTE
 SHOWN ON A PLAT RECORDED IN D.B. 113-57, SAID FENCE
 APPARENTLY ACCEPTED BY MARVIN JOHNSON AS A LINE OF
 THE HARRY CHURCH LOT, NOW OWNED BY PHILLIP SMITH,
 SAID FENCE NOW GONE.

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S.I.R.: SET IRON ROD

PRELIMINARY

DAVID C. & SUSAN V. GUYRE
D.I.N. 13-102
TAX # 71-38A

N 01°45'24" E 1635.52'

THE LINES FROM "W" TO "X" TO "Y" TO "Z" TO "W" REPRESENT AN UNRECORDED SURVEY BY MATTERN & CRAIG, STAMPED AND SIGNED BY KYLE D. JUSTIN, DATED JULY 9, 1996 AND MADE FOR WALKER LEWIS MAY AND GWENDOLYN MAY PHILLIPS. THE SOUTHERN LINES OF SAID SURVEY APPEAR CORRECT, BUT THE WEST, NORTH AND EAST LINES APPEAR TO HAVE BEEN TWISTED OR ROTATED TO THE WEST OF THE ORIGINAL LINES - IN MY OPINION, THE WEST, NORTH AND EAST LINES OF SAID SURVEY ARE INCORRECT.

"X" AND "Y" ARE FOUND IRON RODS.

"W" TO "X": N 02°49'29" W 792.13'
"X" TO "Y": N 45°09'49" E 254.95'

JESSE C. JOHNSON
D.B. 136-188
TAX # 72-10
155.020 ACRES

VIRGINIA STATE PLANE
GRID NORTH
MAD 83
NORTH ZONE



KENNETH LEE CLAYTON ET AL
D.I.N. 13-487
TAX # 72-94
PLAT IN P.C. 2-28

ALBERT CARDWELL
D.B. 116-759
TAX # 72B-1-25
(D.B. 43-20, D.B. 19-175)

DWAYNE TODD FITZGERALD
D.B. 112-554
PLAT IN D.B. 26-81
TAX # 72B-6-1
(D.B. 18-326)

APPROXIMATE LINES OF THIS PARCEL FROM "U" RUNNING CLOCKWISE:
N 18°38'55" E 330.00'
S 84°21'05" E 66.00'
S 18°38'55" M 330.00'
N 84°21'05" M 66.00'
(D.B. 21-348, D.B. 18-362)

APPROXIMATE LINES OF THIS PARCEL FROM "V" RUNNING CLOCKWISE:
N 81°38'55" E 99.00'
S 15°38'55" M 276.37'
S 81°38'55" M 99.00'
N 15°38'55" E 276.37'
(D.B. 21-348, D.B. 19-168)

SEE UNRECORDED PLAT BY MOUNTAIN TOP SURVEYORS DATED APRIL, 1988

MARILYN LAFOUNTAIN
D.B. 118-764
TAX # 72A-1-4
(D.B. 21-130)

JESSICA J. STUART
D.I.N. 17-718
TAX # 72A-1-8
PLAT IN D.B. 92-234

RONALD & CHERIE ROBERTSON
D.I.N. 07-898
TAX # 72A-1-7

RONALD & CHERIE ROBERTSON
D.I.N. 07-898
TAX # 72A-1-7

TIE LINE: S 64°03'53" E 30.00'
FOUND LEANING CONCRETE MONUMENT

PLAT OF SURVEY
FOR

JESSE CHRISTOPHER JOHNSON
CEDAR CREEK DISTRICT
BATH COUNTY, VIRGINIA
JAN. 8, 2019 SCALE: 1" = 100'
P.N. 1810-01 F.B. 144-26
REVISED 3/24/21 & 1/31/24
SHEET 5 OF 5

NOW OR FORMERLY VIRGINIA HOT SPRINGS LAND COMPANY, LLC
D.B. 187-250, CALLS FOUND IN D.B. 56-276

GWENDOLYN PHILLIPS
WALKER LEWIS MAY
D.B. 145-737
TAX # 72-15
(D.B. 16-500)

ANDREW L. & MELINDA TURNER
D.I.N. 10-309
TAX # 72A-1-1

S 00°05'20" E 58.44'
FOUND IRON ROD ON TOP OF RIDGE

S 67°30'13" M 6.53'
SET IRON PIPE

S 44°23'06" M 237.80'
SET IRON ROD

S 68°51'55" M 120.00'
SET IRON ROD

S 00°05'20" E 849.95'
SET IRON ROD

N 00°41'40" M 51.72'
FOUND IRON ROD

S 00°41'40" E 1013.33'
SET IRON ROD

N 72°15'04" M 520.49'
FOUND IRON ROD

S 63°00'10" E 484.66'
SET IRON ROD

S 81°38'55" M 99.00'
SET IRON ROD

S 82°24'44" M 425.54'
SET IRON ROD

N 50°56'21" M 82.50'
SET IRON ROD

S 59°56'30" M 199.20'
SET IRON ROD ON TOP OF A RIDGE AS PER D.B. 19-175

S 59°56'30" M 199.20'
SET IRON ROD

S 59°56'30" M 199.20'
SET IRON ROD

S 59°56'30" M 199.20'
SET IRON ROD

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S 59°56'30" M 199.20'
SET IRON ROD

S 59°56'30" M 199.20'
SET IRON ROD

FOUND IRON PIPE

STATE ROUTE 644

PLAT IN P.C. 2-13

STATE ROUTE 674

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