

SURVEY OF A PORTION OF THE SARAH MOTTLEY SHIGLEY
PROPERTY RECORDED IN W. B. 202, PG. 1355.

MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

PREPARED BY
HIMELRIGHT & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
694 RED BUD ROAD, STRASBURG, VA.
PHONE (540) 465-8767

OCTOBER 8, 2019



MAP INDEX

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ROUTE 732

DIXON MILL ROAD

(GRAVEL)

(30' R.O.W.)

32° CHESTNUT OAK

N 68°30'00"E 2759.87'

R.O.W. LINE

ROUTE 732

DIXONS MILL ROAD
(30' R.O.W.)
(GRAVEL)

Arc 75.53'
Rad 1772.81'

N 09°22'39"W
183.00'

Arc 146.73'
Rad 779.63'

N 01°24'22"E
360.25'

N 01°41'00"W
1853.57'

1200.76'

N 01°18'23"W
377.46'

0.722 AC. IN
POSSESSION OF
SHIGLEY

Arc 65.52'
Rad 105.00'

STREAM

SPRING

STREAM

R.O.W. LINE

FENCE

N 86°31'46"W 1472.15'
N. OR F. "MILLWAY FARM, LC
D. B. 1308, PG. 2288
T. M. 6937-89-0001

PLANTED STONE

T
ROUTE 732

(GRAVEL)

DIXON MILL ROAD

(30' R.O.W.)

Arc 53.35'

Rad 348.00'

N 39°27'17"E

56.49'

Arc 247.75'

Rad 1815.00'

N 68°30'00"E 2759.87'

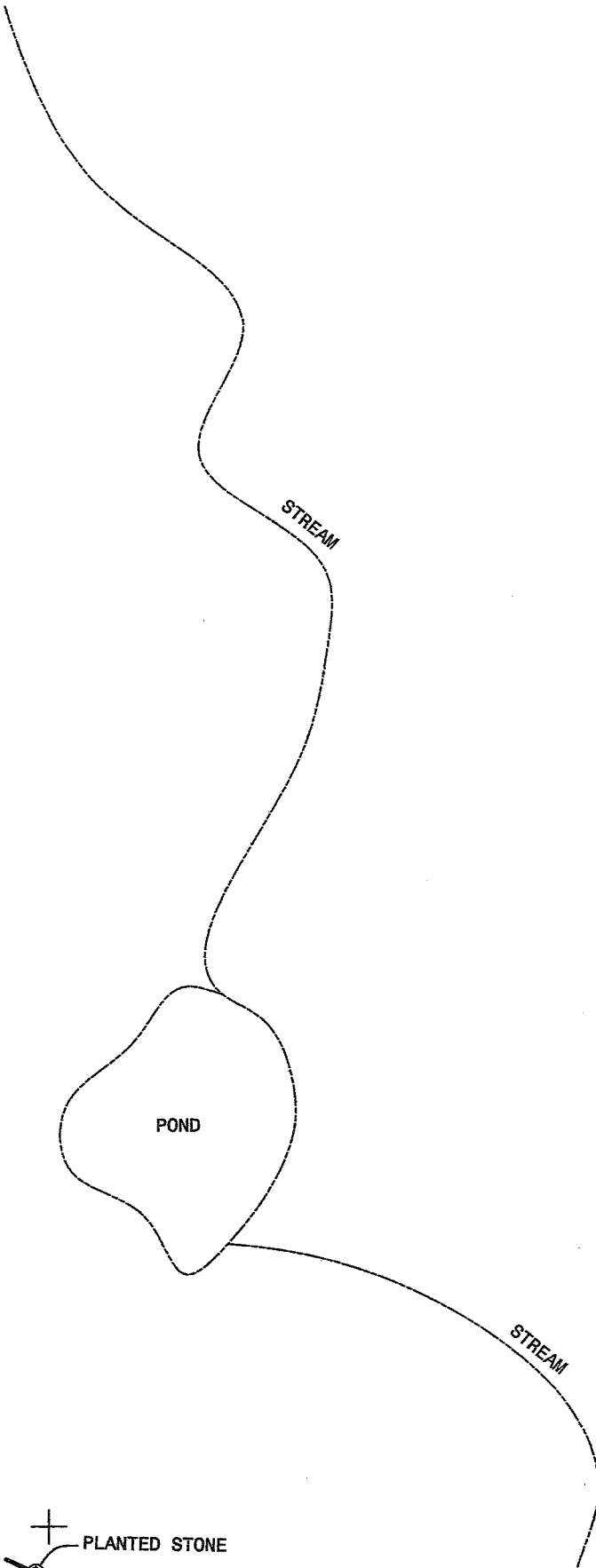
* 340.35

R.O.W. LINE

0.175 AC.

IN POSSESSION OF
SHIGLEY

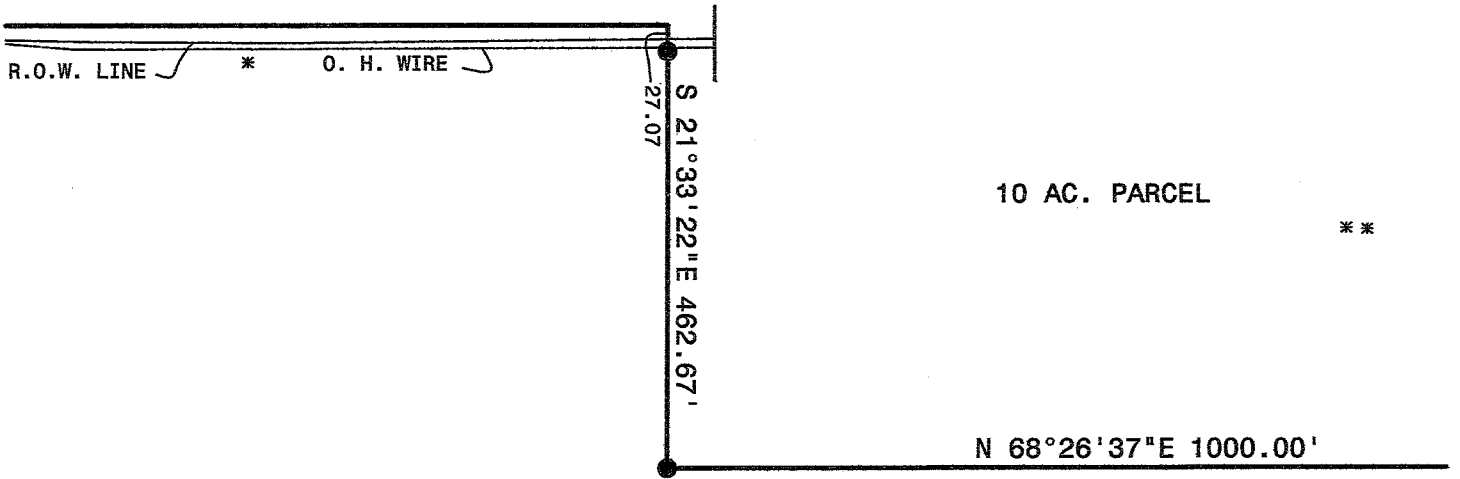
* O. H. WIRE



AREA = 368.856 AC.

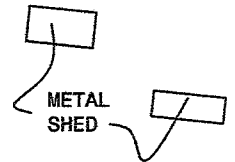
HUME ROAD
(PAVED)

ROUTE 635
(30' R.O.W.)

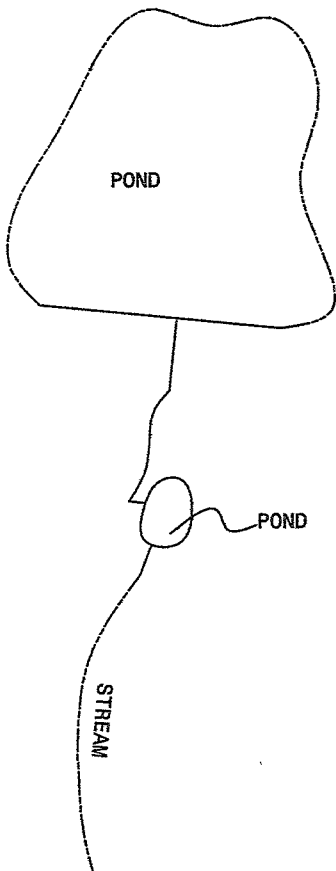


10 AC. PARCEL

**

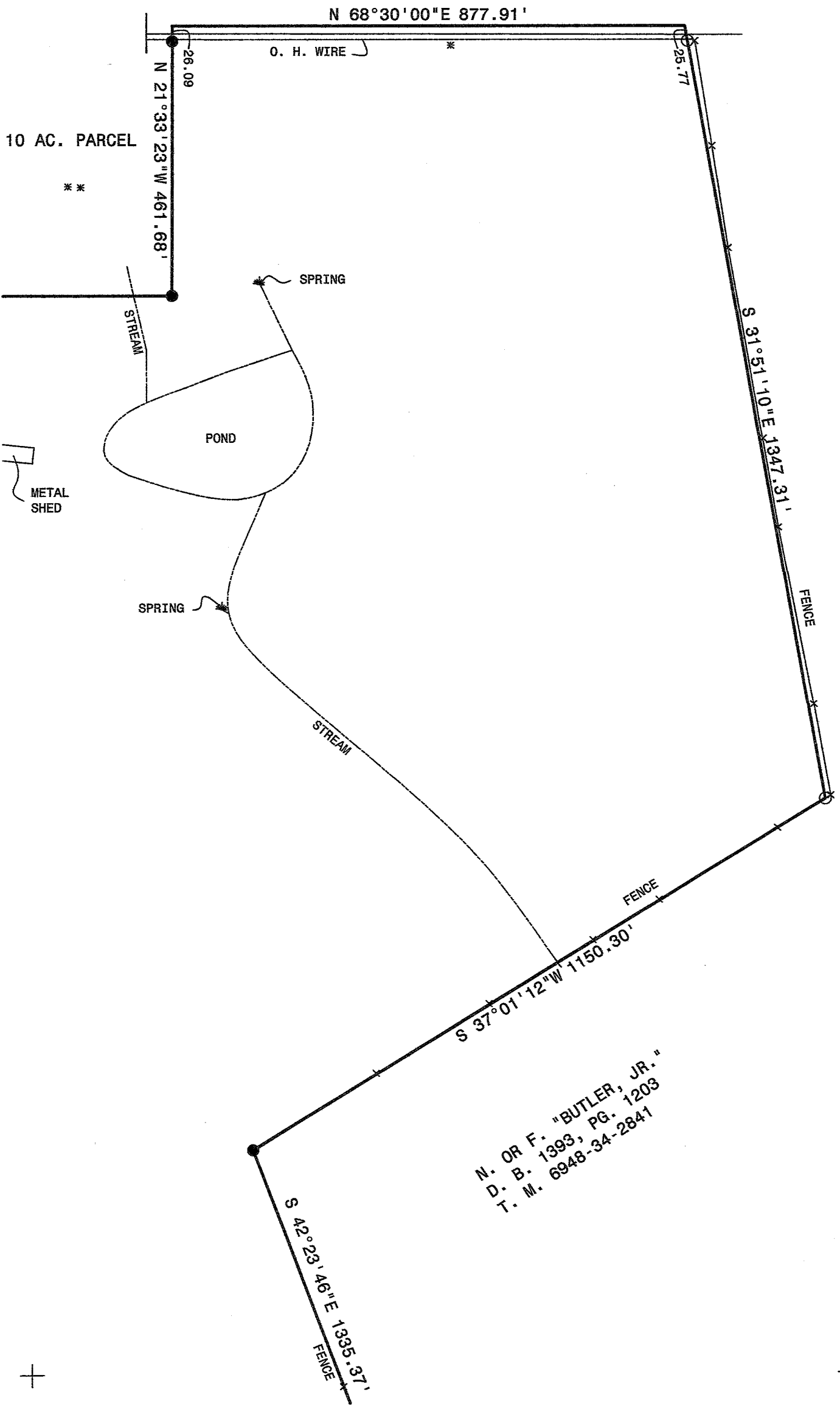


AREA = 368.856 AC.



HUME ROAD
(PAVED)

ROUTE 635
(30' R.O.W.)



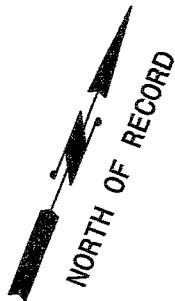
N. OR F. "BUTLER, JR."
D. B. 1393, PG. 1203
T. M. 6948-34-2841

N. OR F. "MILLWAY FARM, LC
D. B. 1308, PG. 2288
T. M. 6937-89-0001

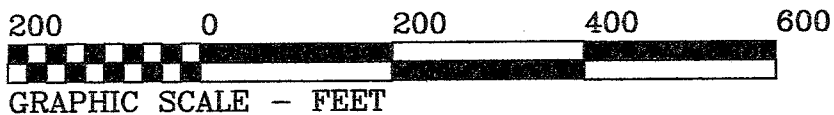
PLANTED STONE

N 03°26'30"W 890.76'
FENCE

S 84°35'40"W 534.04'



- DENOTES IRON PIN SET
- DENOTES EXISTING PIN OR PIPE
- * UNDERGROUND TEL. IN THIS AREA
EXACT LOCATION UNKNOWN.
- ** NOTE -10 AC. PARCEL BEING CREATED
BY OTHERS. BOUNDARY OF 10 AC.
PARCEL AS PROVIDED BY OTHERS.



PLANTED STONE

STREAM

STREAM

S 84°35'40"W
534.04'

N. OR F. "MILLWAY FARM LC"
D. B. 1308, PG. 2288
T. M. 6938-90-1557

STREAM

N 44°54'20"W
1398.70'

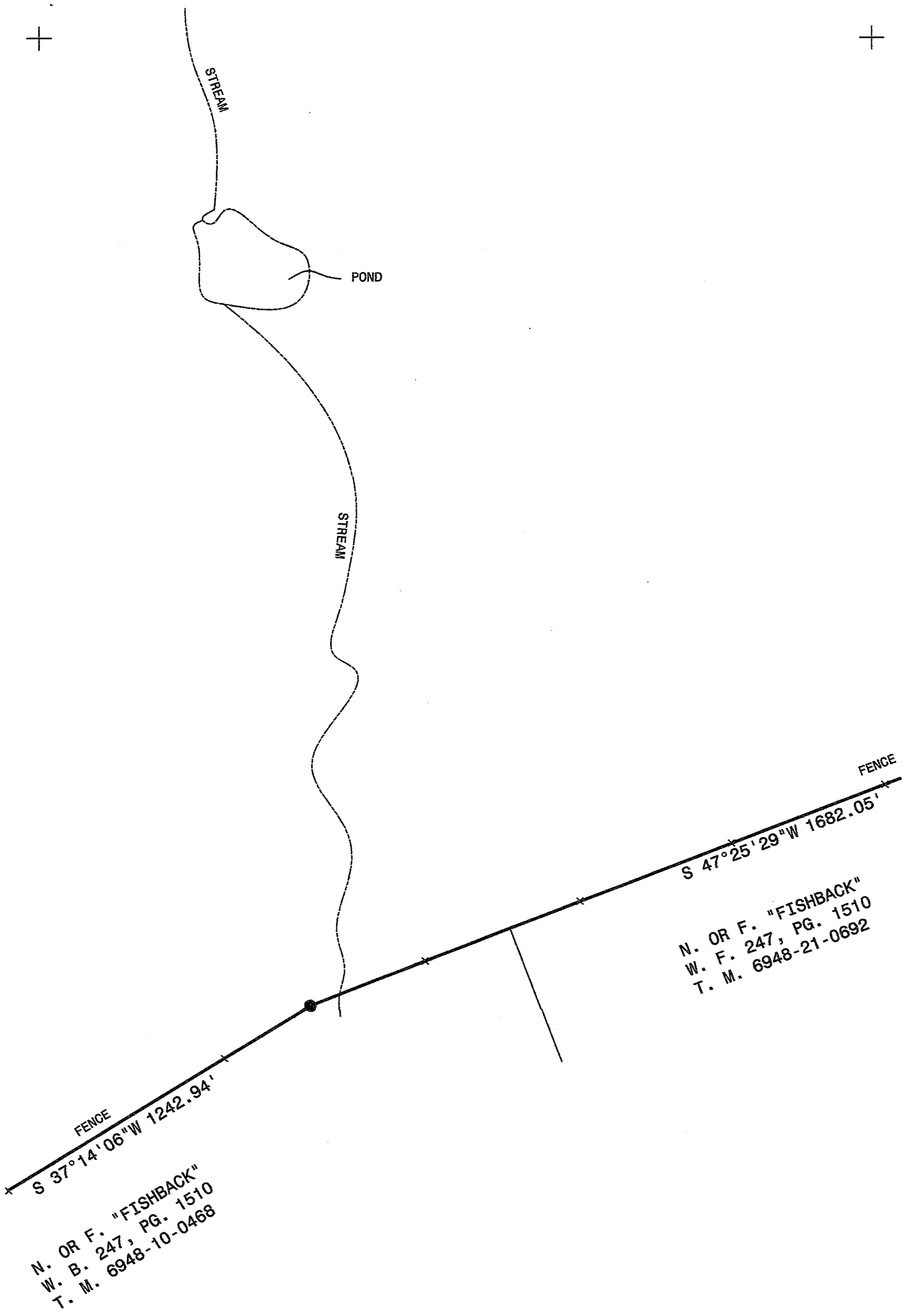
FENCE

STREAM

N. OR F. "MILLWAY FARM LC"
D. B. 1308, PG. 2288
T. M. 6947-09-9523

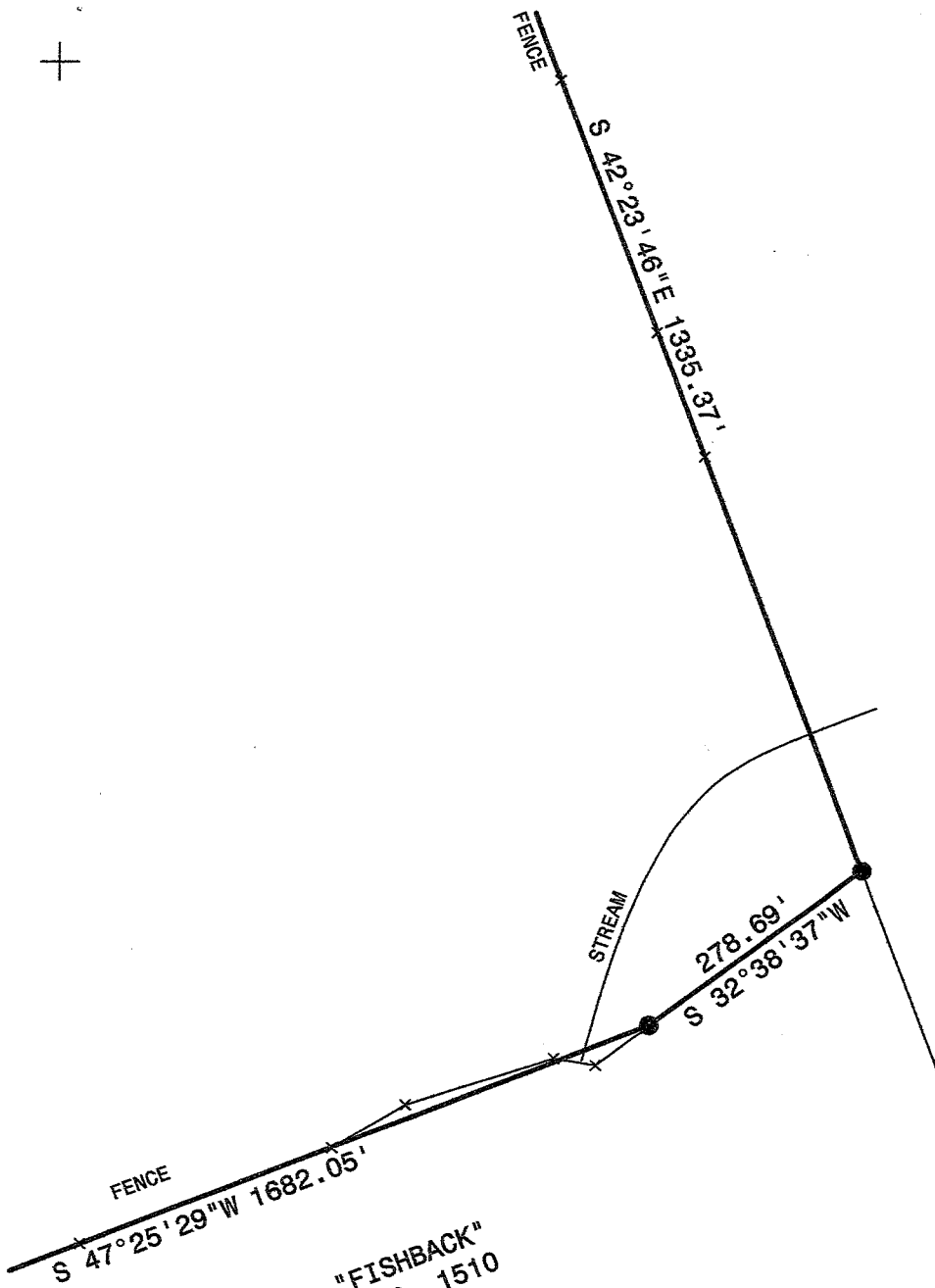
S 37°14'06"W
1242.94'

N. OR F. "FISHBACK"
W. B. 247, PG. 1510
T. M. 6948-10-0468



N. OR F. "FISHBACK"
W. B. 247, PG. 1510
T. M. 6948-10-0468

N. OR F. "FISHBACK"
W. B. 247, PG. 1510
T. M. 6948-21-0692



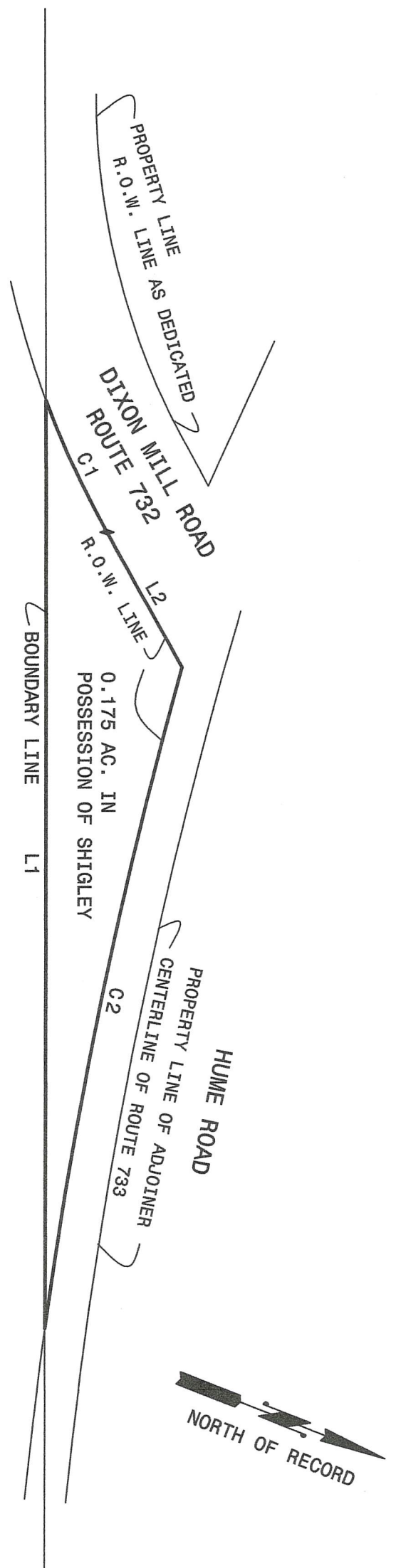
N. OR F. "FISHBACK"
 W. F. 247, PG. 1510
 T. M. 6948-21-0692

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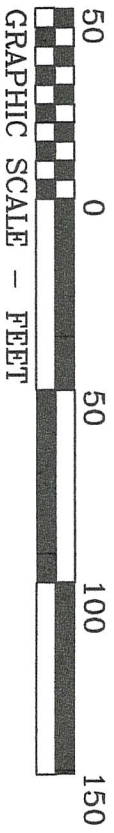
OCTOBER 8, 2019



SHIGLEY 368.856 AC.

| Course | Bearing | Distance |
|--------|---------------|----------|
| L1 | S 68°30'00" W | 340.35' |
| L2 | N 39°27'17" E | 56.49' |

| Curve | Radius | Length | Chord | Chord Bear. |
|-------|----------|---------|---------|---------------|
| C1 | 348.00' | 53.35' | 53.29' | N 43°50'46" E |
| C2 | 1815.00' | 247.75' | 247.56' | N 80°04'18" E |



SURVEY OF AREA IN POSSESSION OF SHIGLEY.
 MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

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 JANUARY 15, 2020



ROUTE 732 | DIXON MILL ROAD

LOT A-4

LOT A-3 (GRAVEL)

LOT A-2

LOT A-1

N 09°22'39"W

183.00'

Arc 146.73'

Rad 779.63'

N 01°24'22"E

360.25'

N 01°18'23"W

377.46'

N 01°41'00"W

1200.76'

PROPERTY LINE

20.722 AC. IN

POSSESSION OF SHIGLEY

R.O.W. LINE

Arc 65.52'

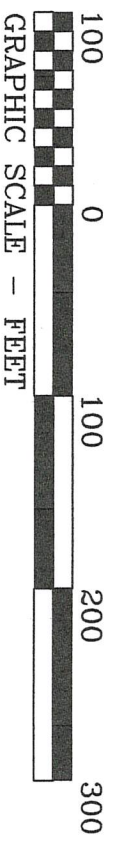
Rad 105.00'

R.O.W. LINE AS DEDICATED

R.O.W. LINE AS DEDICATED

32" CHESTNUT OAK

SHIGLEY 368.856 AC.



GRAPHIC SCALE - FEET

