

N/F MARTIN
T.M. 12-3D
INSTR. #20150518000026810

N/F MAKELY
T.M. 12-4D
D.B. 561 PG. 264

N/F WILSON
T.M. 12-4A
D.B. 129 PG. 207

S 05°28'24" E 2018.32' (TOTAL)

CURVE TABLE

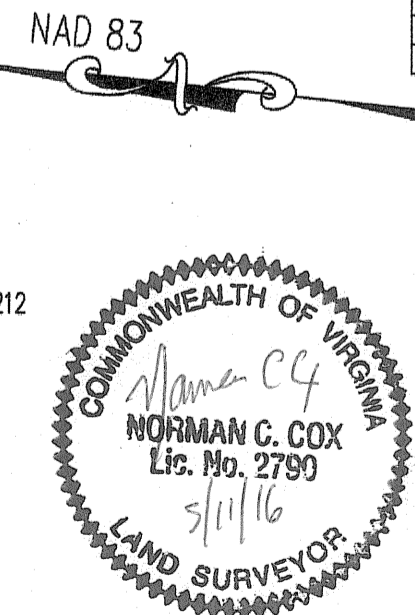
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	415.00'	305.17'	42°07'59"	159.86'	N 05°23'05" E	298.34'
C2	1340.00'	348.40'	14°53'49"	175.19'	N 08°13'59" W	347.42'
C3	2050.00'	180.92'	05°03'23"	90.52'	N 01°44'37" E	180.86'
C4	1665.00'	247.57'	08°31'09"	124.01'	N 00°00'59" E	247.34'
C5	3450.00'	356.06'	05°54'48"	178.19'	N 01°16'58" W	355.90'
C6	1060.00'	172.02'	09°17'53"	86.20'	N 06°19'22" E	171.83'
C7	200.00'	267.01'	76°29'37"	157.65'	N 49°13'10" E	247.62'
C8	2650.00'	238.62'	05°09'33"	119.39'	N 84°53'15" E	238.54'
C9	740.00'	280.36'	21°42'28"	141.88'	N 86°50'18" W	278.69'
C10	4030.00'	308.92'	04°23'31"	154.53'	N 78°10'50" W	308.84'
C11	440.00'	323.56'	42°07'59"	169.49'	N 05°23'05" E	316.32'
C12	445.00'	183.31'	23°36'09"	92.98'	N 14°39'00" E	182.02'
C13	445.00'	143.92'	18°31'50"	72.59'	N 06°24'59" W	143.30'
C14	1310.00'	340.60'	14°53'49"	171.27'	N 08°13'59" W	339.64'
C15	1310.00'	38.48'	01°40'58"	19.24'	N 14°50'24" W	38.48'
C16	1310.00'	200.56'	08°46'19"	100.48'	N 09°36'46" W	200.37'
C17	1310.00'	101.56'	04°26'31"	50.81'	N 03°00'20" W	101.54'
C18	2020.00'	178.27'	05°03'23"	89.19'	N 01°44'37" E	178.21'
C19	1695.00'	252.03'	08°31'09"	128.25'	N 00°00'59" E	251.80'
C20	3420.00'	352.96'	05°54'48"	176.64'	N 01°16'58" W	352.81'
C21	1030.00'	167.15'	09°17'53"	83.76'	N 06°19'22" E	166.97'
C22	170.00'	226.96'	76°29'37"	134.00'	N 49°13'10" E	210.48'
C23	2680.00'	241.32'	05°09'33"	120.74'	N 84°53'15" E	241.24'
C24	710.00'	269.00'	21°42'28"	136.13'	N 86°50'18" W	267.39'
C25	4060.00'	311.21'	04°23'31"	155.68'	N 78°10'50" W	311.14'
C26	100.00'	40.37'	23°07'44"	20.46'	N 74°09'04" E	40.09'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 26°27'05" E	41.94'
L2	N 15°40'54" W	23.12'
L3	N 00°47'05" W	144.46'
L4	N 04°16'19" E	81.62'
L5	N 04°14'22" W	46.66'
L6	N 01°40'26" E	49.03'
L7	N 10°58'18" E	78.18'
L8	N 87°28'01" E	66.25'
L9	N 82°18'28" E	43.52'
L10	N 75°59'04" W	46.36'
L11	N 80°22'35" W	73.37'
L12	N 26°27'05" E	23.38'
L13	N 15°40'54" W	23.12'
L14	N 00°47'05" W	144.46'
L15	N 00°47'05" W	98.87'
L16	N 00°47'05" W	45.59'
L17	N 04°16'19" E	81.62'
L18	N 04°14'22" W	46.66'
L19	N 01°40'26" E	49.03'
L20	N 10°58'18" E	78.18'
L21	N 87°28'01" E	66.25'
L22	N 82°18'28" E	43.52'
L23	N 75°59'04" W	46.36'
L24	N 80°22'35" W	81.46'
L25	N 85°42'56" E	537.41'
L26	N 62°35'12" E	44.14'
L27	N 34°52'13" E	100.00'
L28	N 59°19'44" E	100.00'

N/F ALLEN
T.M. 57-4
INSTRUMENT #980000679

N/F ALLEN
T.M. 57-4A
INSTRUMENT #010000212



MINOR SUBDIVISION PLAT
POPLAR VALLEY ESTATES

GEORGE WASHINGTON MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: AUGUST 20, 2015

COX SURVEYING, PLLC

LAND SURVEYING LAND PLANNING DEVELOPMENT
1571 TRUSLOW ROAD, FREDERICKSBURG, VIRGINIA 22406
PHONE 540-752-1186 FAX 540-752-1196

REVISION	DATE	DESCRIPTION
3/4/16	PER COUNTY COMMENT	
5/10/16	PER COUNTY COMMENT	

AP# 15150903 DRFT BY: NCC
WO#: 15121 PAGE 2 OF 3 CHKD BY: WC

