

NOTES:

1. NO TITLE REPORT FURNISHED.
2. PROPERTY SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND RIGHT OF WAYS OF PUBLIC RECORD.
3. THE BOUNDARY DATA SHOWN HEREON IS BASED ON A CURRENT SURVEY.
4. PROPERTY SHOWN ON SPOTSYLVANIA COUNTY TAX MAP 85-A-19.
5. PROPERTY APPEARS TO LIE WITHIN F.E.M.A. DEFINED FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 5103080300C, EFFECTIVE DATE: FEBRUARY 18, 1998.
6. CURRENT OWNER
CARLTON LANDING MARINA, LLC
DEED BOOK 526, PAGE 243
INSTRUMENT No. 200026406

LEGEND

- IRF IRON ROD FOUND
IPF IRON PIPE FOUND
IRS IRON ROD SET
SF SILT FENCE
LIMITS OF CLEARING

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE
C1	25.00'	34.54'	79°09'44"	S 19°41'53" W
C2	263.67'	209.22'	110.47'	45°27'50"
C3	335.00'	428.41'	249.12'	73°16'20"
C4	948.00'	17.37'	8.69'	1°03'00"
C5	1200.00'	6.26'	3.13'	0°17'56"
C6	1350.00'	420.31'	211.87'	17°50'18"
C7	385.00'	500.14'	292.39'	74°25'50"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 59°16'45" W	40.91'
L2	N 74°21'01" E	78.55'
L3	S 65°55'53" W	83.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S 48°05'35" W	9.32'
L5	N 03°34'15" E	67.15'
L6	N 13°48'55" E	34.11'

PARDEE VIRGINIA TIMBER 1 LLC
INSTRUMENT No. 1500017573
TAX MAP 81-A-7

"LEWISTON ROAD"
STATE ROUTE 601
(VARIABLE WIDTH RIGHT OF WAY)

"LOT 19"
"CARLTONS LANDING"
JOSEPH C. JR. & JOYCE ANN BLUE
DEED BOOK 950, PAGE 57
PLAT BOOK 6, PAGE 33-A
TAX MAP 85E-1-19

"LOT 14"
"CARLTONS LANDING"
MELVIN L. & DEBORAH I. CARNEY
INSTRUMENT No. 20040036006
PLAT BOOK 6, PAGE 33-A
TAX MAP 85E-1-14

"LOT 11"
"CARLTONS LANDING"
JOHN C. & CYNTHIA L. BURLEY
INSTRUMENT No. 20030004048
PLAT BOOK 6, PAGE 33-A
TAX MAP 85E-1-11

"CARLTON DRIVE"
INSTRUMENT No. 1700021864
PLAT DEED BOOK 995, PAGE 665
TAX MAP 85-A-19A

CASSANDRA V. NELSON
WILL BOOK 160000491
PLAT BOOK 5, PAGE 108-A
TAX MAP 85-A-18

HEALING WINGS MINISTRIES
INSTRUMENT No. 201100006854
PLAT BOOK 5, PAGE 108-A
TAX MAP 85-A-18A

TAX MAP 85-A-19
+ 3.8861 ACRES (NORTH OF CARLTON DRIVE)
+ 11.0599 ACRES (SOUTH OF CARLTON DRIVE)
14.9460 ACRES (TOTAL)

DAWN K. EPPERSON
INSTRUMENT No. 200800017098
PLAT DEED BOOK 245, PAGE 557
TAX MAP 85-1-2

JAMES C. & NANCY JO WILLIAMS
INSTRUMENT No. 200500008573
PLAT DEED BOOK 245, PAGE 557
TAX MAP 85-1-1

MICHAEL L. GOOSMAN
INSTRUMENT No. 170013507
TAX MAP 86-A-4

A. MILLER III & BRENDA S. ARZITT
INSTRUMENT No. 2004001067
TAX MAP 86-A-3

TAX MAP 86-A-3A

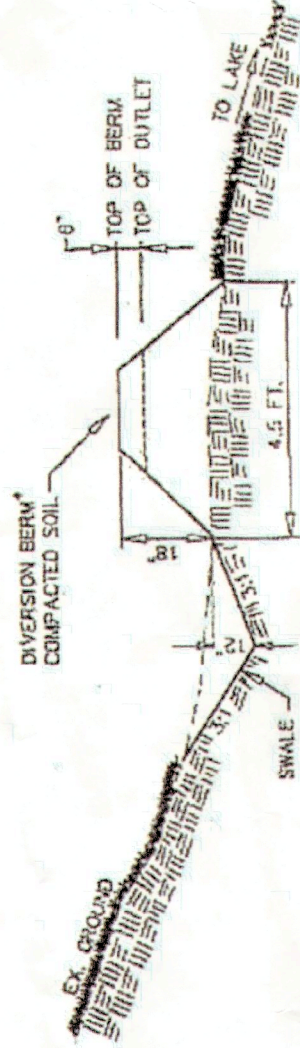
DIANE J. HOCKERT
INSTRUMENT No. 20040038670
TAX MAP 86-A-7

ATF HOLDINGS LLC
INSTRUMENT No. 20050003274
TAX MAP 85-A-21

ANITA BETH CULBERTSON
WILL INSTRUMENT No. 200120000760
TAX MAP 85-A-21B

FREN K. BHANDARI
DEED BOOK 2019 PAGE 733
PLAT DEED BOOK 131, PAGE 42
TAX MAP 85-A-20

JANICE & JASON HINKLEDRE
INSTRUMENT No. 160001916
TAX MAP 85-A-22B



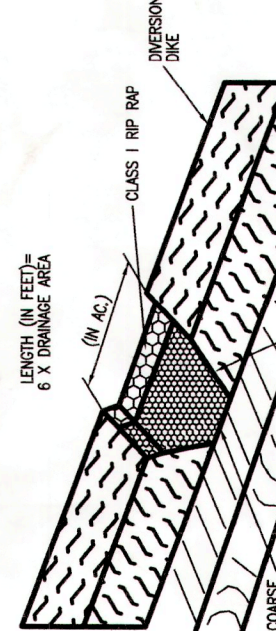
DIVERSION BERM
NOT TO SCALE

"FAIRVIEW ROAD"
STATE ROUTE 622
(60' PREScriptive EASEMENT)

TEMPORARY SEDIMENT TRAP
STD. & SPEC. 3.13

MINIMUM TOP WIDTH REQUIRED
FOR SEDIMENT TRAP EMBANKMENT (FEET)

H	H ₀	W
1.5	0.5	2.0
2.0	1.0	2.0
2.5	1.5	2.0
3.0	2.0	2.0
3.5	2.5	3.0
4.0	3.0	3.0
4.5	3.5	4.0
5.0	4.0	4.5



SOURCE: W. DSWC

1. THE EARTHEN EMBANKMENT SHALL BE SEED WITH TEMPORARY OR PERMANENT VEGETATION, SEE STD. & SPEC. S. 3.32.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
3. THE EARTHEN EMBANKMENT SHALL BE STABILIZED WHEN THE UP-SLOPE DRAINAGE AREA HAS BEEN STABILIZED.
4. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER (EXCEPT MAXIMUM 1:1 GRADE).
5. SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE HALF OF THE WET STORAGE AND TRAP RESTORED TO ORIGINAL DIMENSIONS.
6. FILL SLOPES SHALL BE CAREFULLY CHECKED TO ENSURE FILTRATION PERFORMANCE IS MAINTAINED.
7. THE STRUCTURE SHALL BE CHECKED REGULARLY TO INSURE THAT IT IS SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.

OUTLET (PERSPECTIVE VIEW)

CLIENT

MANAGER:

RLO

DESIGN BY:

CHKD BY:

DRAWN BY:

ADW & MCP

SURV. CHIEF:

DATE

2-22-2021

FIELDBOOK NO.

N/A

REVISION

NO.

DATE

4-12-21

UPDATE CURRENT CONDITION



AXIS
LAND SURVEYING, INC.
5753 COURTHOUSE ROAD
SPOTSYLVANIA, VA 22561
(540) 885-5011 (540) 842-7089
AXISLANDSURVEY@AOL.COM

PLAT SHOWING EROSION & SEDIMENT CONTROL
TAX MAP 85-A-19
BERKELEY MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

SHEET NO. 1 OF 1

JOB NO. 21-067