

TAX MAP 38-53  
WAYLAND  
D.B. 194, PG. 226,  
D.B. 213, PG. 1 &  
D.B. 233, PG. 298

R=50.00'  
A=35.67'  
Δ=40°52'33"  
TAN=18.63'  
CHORD=52°45'41"E  
34.92'  
S45°18'58"E 35.88'

NOTE: ROUTE #652 IS A 30' WIDE PRESCRIPTIVE EASEMENT,  
THEREFORE THE PROPERTY LINE RUNS WITH THE CENTER OF THE GRAVEL ROAD.



TAX MAP 38-99B  
27.0219 ACRES

27.0219 acres  
Poortown Rd  
Sperryville  
MRIS # RP 7025081  
CAAR # 464791

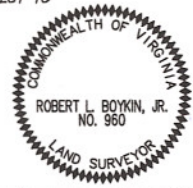
TAX MAP 38-99A  
ADELSIC  
D.B. 180, PG. 574

- NOTES:**
1. THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT, THEREFORE ALL APPLICABLE EASEMENTS AND ENCUMBRANCES OF RECORD ARE NOT NECESSARILY SHOWN.
  2. THE PROPERTY SHOWN HEREON IS DESCRIBED AS BEING TAX MAP 38-99B AND IS CURRENTLY IN THE NAME OF JOHN E. RITZERT, JR., TRUSTEE OF THE DOROTHY ANN CLEARY REVOCABLE TRUST AGREEMENT RECORDED IN DEED BOOK 236 AT PAGE 596.
  3. THE WESTERLY BOUNDARY OF THE PROPERTY LINE, FROM POINTS 'A' TO '1' GENERALLY FOLLOWS THE CENTERLINE OF OLD ROUTE #16 (NOW ROUTE #231).
  4. I.P.F. DENOTES IRON PIPE FOUND. I.R.F. DENOTES IRON ROD FOUND. I.R.S. DENOTES IRON ROD SET.

**SURVEYOR'S CERTIFICATE:**

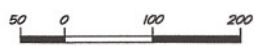
I, ROBERT L. BOYKIN, JR. A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND DELINEATED BY THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE BY THE UNDERSIGNED, ON THE GROUND, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT L. BOYKIN, JR., VA #960 \_\_\_\_\_ DATE \_\_\_\_\_



PLAT  
SHOWING BOUNDARY SURVEY  
OF THE LAND OF  
**JOHN E. RITZERT, JR., TRUSTEE**  
OF THE DOROTHY ANN CLEARY REVOCABLE TRUST AGREEMENT  
D.B. 236, PAGE 596 - TAX MAP 38-99B  
PIEDMONT DISTRICT RAPPAHANNOCK COUNTY, VA  
SCALE: 1" = 100' DATE: APRIL 27, 2009

**AARON MOUNTAIN SURVEYS**  
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TAX MAP 38-102  
CROCHARD HILL FARM  
D.B. 152, PG. 577  
INSTR. #2004-1382