

TAX MAP 38-98
JOHN E. RITZERT, JR., TRUSTEE

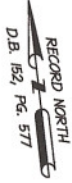
NOTE: ROUTE #652 IS A 30' WIDE PRESCRIPTIVE EASEMENT;
THEREFORE THE PROPERTY LINE RUNS WITH THE CENTER OF THE GRAVEL ROAD.

TAX MAP 38-101
WOOTEN-RAY FAMILY LTD. PARTNERSHIP
INSTR. #2007-0988

POOR TOWN ROAD

ROAD

ROUTE #652



I.R.F. N17°46'30"E
104.72' FROM CORNER

TAX MAP 38-100
BATCHELOR & SMITH
INSTR. #2005-2272

578°20'20"E 200.29' (TOTAL)

I.P.F. ON-LINE @ 0.86'

N11°56'16"E 115.72'
(TOTAL)

I.P.F. ON-LINE @ 16.43'

581°42'41"E 116.03'

C. OF GRAVEL ROAD

I.R.S. ON-LINE @ 10'

TAX MAP 38-101A

TAX MAP 38-100B
JOHN E. RITZERT, JR., TRUSTEE

550.76'

N17°46'30"E

TAX MAP 38-100C
8.9462 ACRES

8.9462 acres

Poortown Rd
Sperryville

MRIS # RP7025062

CAAR # 464789

WIRE FENCE
GENERALLY
ALONG LINE

TAX MAP 38-101
WOOTEN-RAY FAMILY LTD. PARTNERSHIP
INSTR. #2007-0988

S10°02'01"E

TOTL (TOTAL)

SMALL I.R.F.

N78°55'21"W 749.98'

WIRE FENCE MEANDERS ALONG LINE

I.P.F.

TAX MAP 38-102
ORCHARD HILL FARM
D.B. 152, PG. 577
INSTR. #2004-1392

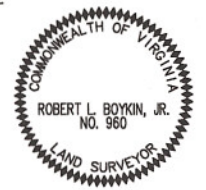
NOTES:

1. THIS PLAT HAS BEEN PREPARED WITHOUT 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 38-100C 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. I.P.F. DENOTES IRON PIPE FOUND.
I.R.F. DENOTES IRON ROD FOUND.
I.R.S. DENOTES IRON ROD SET.

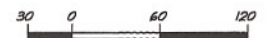
SURVEYOR'S CERTIFICATE:

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 38-100C
PIEDMONT DISTRICT RAPPAHANNOCK COUNTY, VA
SCALE: 1" = 60' DATE: APRIL 27, 2009



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