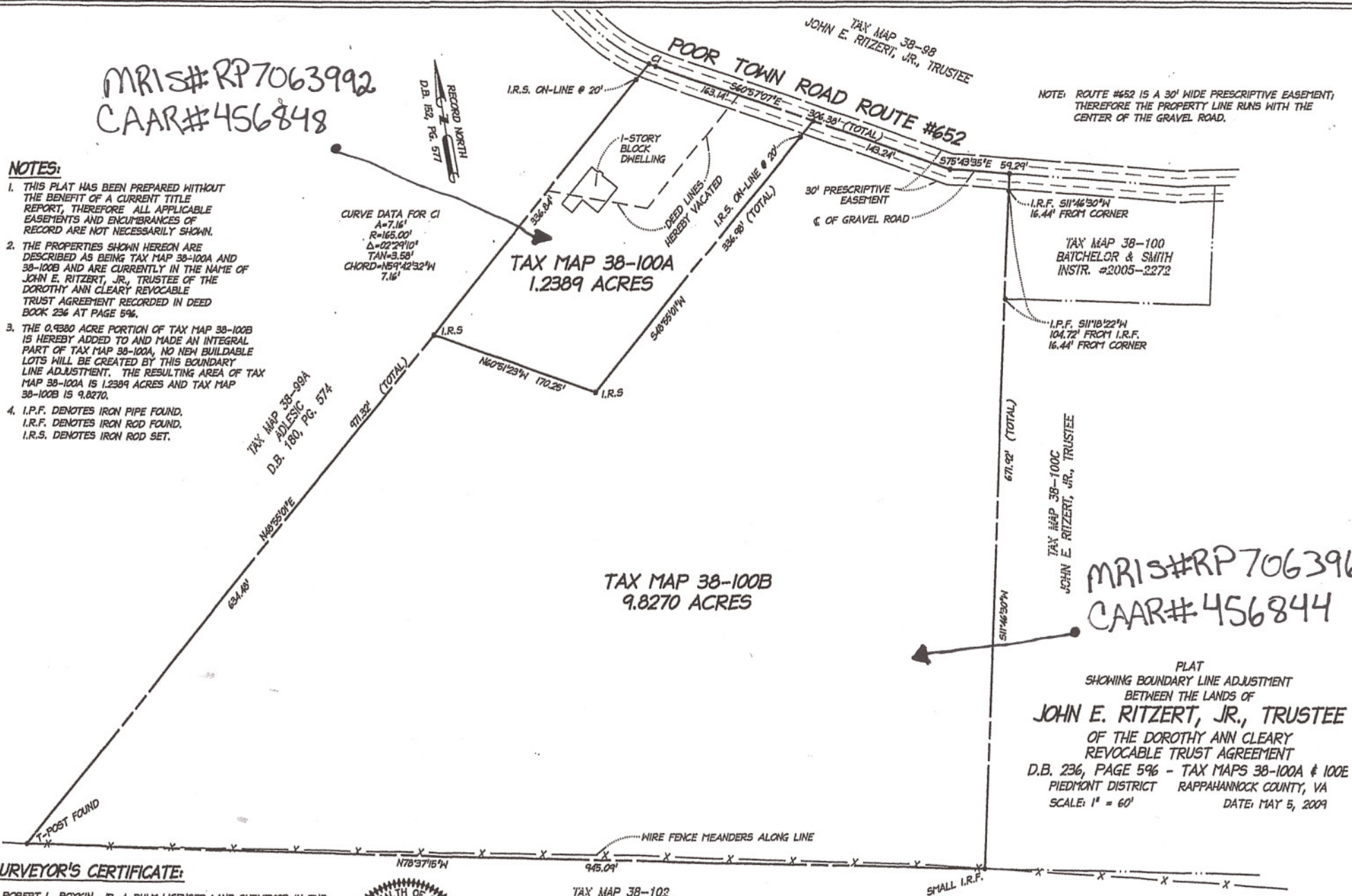
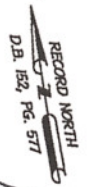


MRIS# RP7063992
CAAR# 456848

- 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 PROPERTIES SHOWN HEREON ARE DESCRIBED AS BEING TAX MAP 38-100A AND 38-100B AND ARE 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 0.9380 ACRE PORTION OF TAX MAP 38-100B IS HEREBY ADDED TO AND MADE AN INTEGRAL PART OF TAX MAP 38-100A, NO NEW BUILDABLE LOTS WILL BE CREATED BY THIS BOUNDARY LINE ADJUSTMENT. THE RESULTING AREA OF TAX MAP 38-100A IS 1.2389 ACRES AND TAX MAP 38-100B IS 9.8270.
 4. I.P.F. DENOTES IRON PIPE FOUND.
I.R.F. DENOTES IRON ROD FOUND.
I.R.S. DENOTES IRON ROD SET.

CURVE DATA FOR C1
A=7.16'
R=165.00'
Δ=02°29'10"
TAN=3.58'
CHORD=159'42'32"W
7.16'



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

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

I.P.F. S11°18'22"W
104.72' FROM I.R.F.
16.44' FROM CORNER

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

MRIS# RP7063968
CAAR# 456844

PLAT
SHOWING BOUNDARY LINE ADJUSTMENT
BETWEEN THE LANDS OF
JOHN E. RITZERT, JR., TRUSTEE
OF THE DOROTHY ANN CLEARY
REVOCABLE TRUST AGREEMENT
D.B. 236, PAGE 596 - TAX MAPS 38-100A & 100E
PIEDMONT DISTRICT RAPPAHANNOCK COUNTY, VA
SCALE: 1" = 60' DATE: MAY 5, 2009

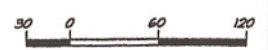
SURVEYOR'S CERTIFICATE:

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.



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

ROBERT L. BOYKIN, JR., VA #960 _____ DATE _____



AARON MOUNTAIN SURVEYS
338-D GAY STREET
P.O. BOX 181
WASHINGTON, VIRGINIA 22747
PHONE: 540-675-1332 - FAX: 540-675-2295