

Rappahannock Lakes

Amissville, Va



Strategically located at the intersection of Hackley's Mill Road and Lake Drive, this 1.5 acre property is actually three parcels. With access to Rappahannock Lakes and within walking distance of the Rappahannock River it is in an excellent area for fishing, swimming and canoeing. The property features a strong stream, active springs, a small pond and towering sycamores and poplars.

A Perc test has been approved for small home. A lot certification is pending for a one bedroom septic conventional system. Or, a 2 bedroom system with an alternative drain field septic system would be a possibility.

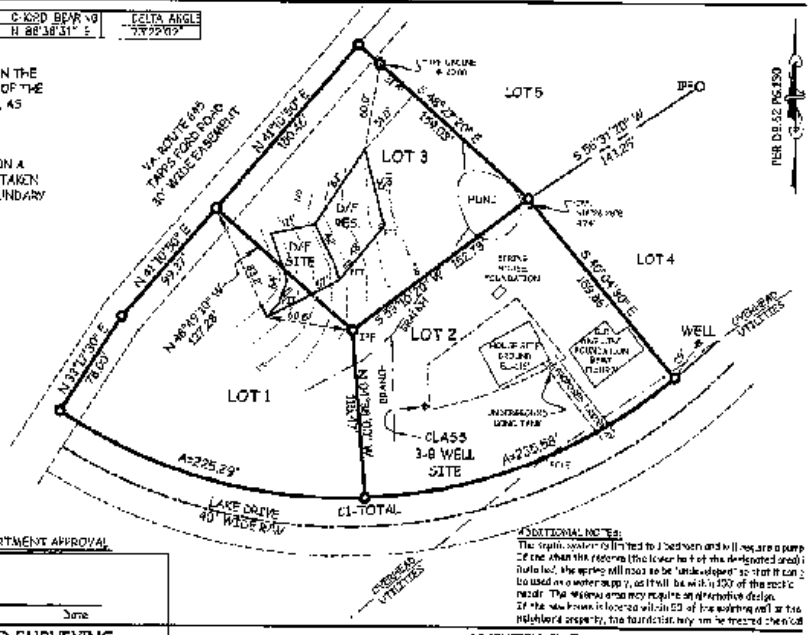
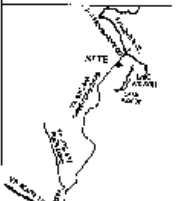
There is an active Homeowners Association, Rappahannock Lakes Property Owners Association. The annual dues are \$125.00 per year per lot. All residents have unrestricted use of 2 Lakes and the common area by Rappahannock River. There are picnic tables and a grill down by the swimming lake.



This information is believed accurate but not guaranteed.

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| 1 | 393.93 | 336.87 | 231.01 | N 88°38'31" E | 37°22'02" |

NOTES:
 1. LOTS 1, 2, AND 3 SHOWN HEREON IS SAID TO BE IN THE NAME OF SIRILEY C. WILLIAMS AND IS A PORTION OF THE PROPERTY REFERRED TO IN DEED BOOK 104 PAGE 244, AS FOUND AMONG THE LAND RECORDS.
 2. TAX MAP # 234-1-1,2,3
 TOTAL AREA: 1.710 ACRES
 3. THE BOUNDARY SHOWN HEREON IS NOT BASED ON A CURRENT FIELD SURVEY. BOUNDARY INFORMATION TAKEN FROM DEED BOOK 62 PAGE 130. A CURRENT FIELD BOUNDARY SURVEY IS RECOMMENDED.
 4. NO TITLE REPORT FURNISHED.
 5. IFF = IRON PIPE FOUND
 6. ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED ELEVATION TAKEN AT THIS SITE.
 7. ZONED: 48
 SETBACKS 75' FRONT, 50' SIDE, 50' REAR



| |
|-------------------|
| PROJ. NO.: 10 019 |
| SHEET 1 OF 1 |
| SCALE 1" = 60' |
| DATE: MAR 8, 2010 |
| REV 1 |
| REV 2 |
| REV 3 |
| REV 4 |

HEALTH DEPARTMENT APPROVAL

 Midge Carter Date

CLARK LAND SURVEYING
 LAND PLANNERS AND SURVEYORS, P.C.
 P.O. BOX 478 FLEMING HILL, VA 22627
 (540) 335-2328

ADDITIONAL NOTES:
 The drainages identified to 1 bed room and will be a pump if the drain the room (the lower half of the denoted area) is to be used as a water supply, as well as with 1/2 of the deck area. The drain area may require an alternative design. If the new drain is located within 50' of the existing well in the neighborhood property, the town district may be required to install

DRAINAGE UTILITIES

DRAINFIELD PLAT
LOTS 1, 2, & 3 OF RAPPAHANNOCK LAKES
 JACKSON DISTRICT, RAPPAHANNOCK COUNTY, VIRGINIA

Client: Woodard
 Date: 03-10-2010

MRIS# RP7268151 CAAR#474479
Martin or Cheri Woodard
Office 540-987-8500, Home 540-987-9080
Cheri @cheriwoodard.com
Martin@cheriwoodard.com
37C Main Street, Sperryville, Va 22740

Roy Wheeler Realty Company

-CELEBRATING OVER 75 YEARS OF TRUST, TRADITION AND MARKET LEADERSHIP

