

**EXHIBIT PLAT**

Boundary and Improvements Plat  
on the land of

**ALENA PASSER, ET AL**  
Hawthorne Mag. District  
Rappahannock County, Virginia

Scale: 1"=100'

Jan. 21, 1995  
Rev. Feb. 1, 1995

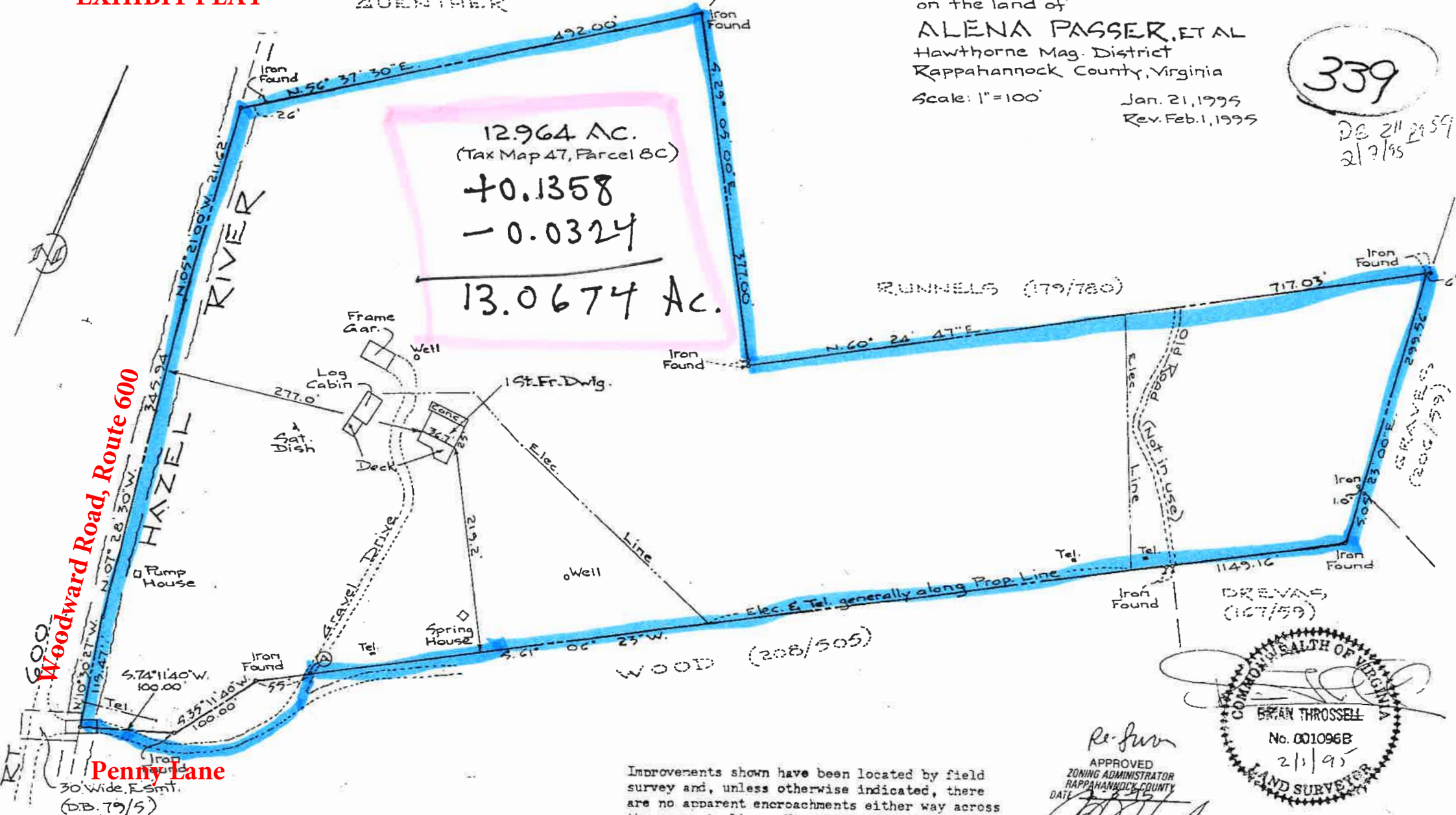
339

DE 21<sup>st</sup> 20<sup>th</sup> 59  
2/1/95

12.964 Ac.  
(Tax Map 47, Parcel BC)

+0.1358  
-0.0324

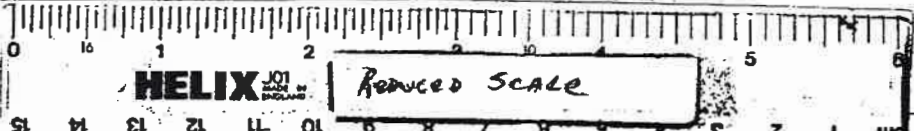
13.0674 Ac.



Improvements shown have been located by field survey and, unless otherwise indicated, there are no apparent encroachments either way across the property lines. Visible easements are shown, and the dwelling is not in a H.U.D. defined Flood Hazard Area.

APPROVED  
ZONING ADMINISTRATOR  
RAPPAHANNOCK COUNTY  
DATE 2/1/95

COMMONWEALTH OF VIRGINIA  
BRIAN THROSSELL  
No. 001096B  
2/1/95  
LAND SURVEYS



This survey has been prepared without the benefit of a Title Report and does not therefore necessarily indicate all encumbrances on this property.

RECORD NORTH  
D.B. 161, PG. 558

LINE	BEARING	DISTANCE
L1	S 76°51'12" W	41.48'
L2	N 89°38'26" E	0.20'
L3	N 65°53'38" E	24.66'
L4	N 32°56'13" E	38.95'
L5	N 65°18'23" W	52.66'



**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 TAX MAP 47, PARCEL 84, CURRENTLY IN THE NAME OF LYTTTELTON WOOD, AS ACQUIRED IN DEED BOOK 208, PAGE 505, AND TAX MAP 47, PARCEL 8C, CURRENTLY IN THE NAME OF RICHARD B. & JUDITH B. REIDINGER AS ACQUIRED IN DEED BOOK 211, PAGE 68, AMONG THE LAND RECORDS OF RAPPAHANNOCK COUNTY, VIRGINIA.
3. AREA "A" CONTAINING 0.1358 ACRES, IS HEREBY SUBTRACTED FROM TAX MAP 47, PARCEL 84, AND ADDED TO TAX MAP 47, PARCEL 8C. AREA "B" CONTAINING 0.0824 ACRES, IS HEREBY SUBTRACTED FROM TAX MAP 47, PARCEL 8C, AND ADDED TO TAX MAP 47, PARCEL 84. NO NEW OR ADDITIONAL BUILDING LOT IS CREATED BY THIS ADJUSTMENT.
4. THE RESULTING ACREAGES SHOWN HEREON FOR TAX MAP 47-84 AND TAX MAP 47-8C ARE BASED ON RECORD INFORMATION, AND DO NOT REPRESENT A FIELD RUN SURVEY OF EITHER PARCEL IN ITS' ENTIREITY.
5. THE PARCEL LINES SHOWN HEREON FROM "A" TO "B" ARE HEREBY CREATED BY THIS PLAT.
6. IRS=IRON ROD SET  
IRF=IRON ROD FOUND  
IPF=IRON PIPE FOUND

# 120101 *Borders Adjust*  
APPROVED  
ZONING ADMINISTRATOR  
RAPPAHANNOCK COUNTY TAX MAP 47-8C  
DATE 1-17-12 13.0674 ACRES  
(AFTER ADJUSTMENT-SEE NOTE 4)

*[Signature]*

12-41-1

EXISTING 30' WIDE  
INGRESS-EGRESS  
EASEMENT  
D.B. 79, PG. 5

HAZEL RIVER

PARCEL LINES  
HEREBY VACATED

AREA "A"

30' WIDE  
INGRESS-EGRESS  
EASEMENT  
HEREBY GRANTED

"B" IRS ONLINE  
@ 12.93'

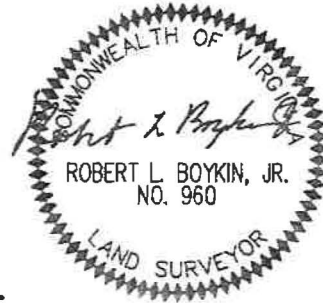
TAX MAP 47-84  
11.1474 ACRES  
(AFTER ADJUSTMENT-SEE NOTE 4)

AREA "B"

N 08°22'28" E 106.80'

N 59°19'22" E 848.55'  
(AFTER ADJUSTMENT)

GRAVEL DRIVE



**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.

*[Signature]*  
ROBERT L. BOYKIN, JR., VA #960  
DATE 10/27/11

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	174.78'	72.44'	71.92'	N 77°46'00" E	23°44'53"
C2	67.22'	38.66'	38.13'	N 49°24'57" E	32°57'13"

BRIDGE  
RTE. 600  
APPROX. 6'

EXISTING 30' WIDE  
INGRESS-EGRESS  
EASEMENT  
D.B. 211, PG. 60

PLAT SHOWING  
BOUNDARY LINE ADJUSTMENT  
BETWEEN THE LANDS OF  
**RICHARD B. REIDINGER &  
JUDITH B. REIDINGER**  
TAX MAP 47-8C  
DEED BOOK 211, PAGE 68  
and **LYTTTELTON WOOD**  
TAX MAP 47-84  
DEED BOOK 208, PAGE 505

HAWTHORNE DISTRICT RAPPAHANNOCK COUNTY, VA  
SCALE: 1" = 50' DATE: OCTOBER 27, 2011

**AARON MOUNTAIN SURVEYS**  
338-D GAY STREET  
P.O. BOX 181  
WASHINGTON, VIRGINIA 22747  
PHONE: 540-675-1332 - [Aaronmtnsurveys@Comcast.net](mailto:Aaronmtnsurveys@Comcast.net)