

AREA TABULATION

Lots 3
Total Area 21.2867 acres

OWNER'S DEDICATION

The dedication of easements, and division of the property shown hereon is with the full desire and consent of the undersigned owner.

It is further agreed that iron pipes will be set at all property corners as required by state and county ordinances and regulations under the supervision of a land surveyor.

Bruce G. Bennett by John E. Bason, His P.O.A.
Bruce G. Bennett

SURVEYOR'S CERTIFICATE

I, Guy H. Briggs, a duly licensed Land Surveyor in the Commonwealth of Virginia, do hereby certify that this plat is correct to the best of my knowledge and belief, that the property delineated on this plat is in the name of Bruce G. Bennett as acquired from Reevin Robert Cohen and Natalie Ruth Cohen by deed dated April 29th and recorded in deed book 564, page 48 among the land records of Orange County, Virginia.

I further certify that the land shown hereon lies entirely within the bounds of the original tract, that this plat represents an accurate survey of the same.

Give under my hand the 27th day of July 2005.

Guy H. Briggs
Guy H. Briggs L.S. #1894

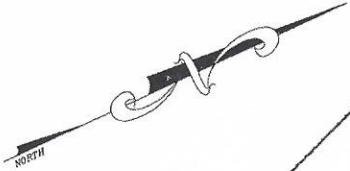
ROAD MAINTENANCE AGREEMENT

- The Owner has dedicated a 50 ft (50') easement from the center line of Virginia Secondary State Route 651, 733.00 ft into Lot B-3, as noted on plat, for Lots B-1, B-2 and B-3. The Owner will provide within the easement an 18 ft (18') minimum road from the Virginia State Road to and into Lot B-3, as noted on the plat.
- The subsequent Owners, Heirs or Assignors of Lots B-1, B-2 and B-3 agree to be equally responsible and liable for maintenance and use of the 18 ft (18') minimum road and the 50 ft (50') easement.
- The Owners, Heirs or Assignors of Lots B-1, B-2 and B-3 shall keep the road in suitable condition, providing a good passable surface so as to guarantee ingress and egress, 365 days a year. The agreement for maintenance of the 50 ft (50') easement and the 18 ft (18') minimum road is for normal vehicle traffic and requires the Owners, their Heirs, and Assignors to be bound during their period of ownership.
- The Owners, Heirs or Assignors further understand and agree that the extent of their obligations shall be to maintain said road in it's condition as of the time of sale and in no way obligates the owners to upgrade the surface of the road.
- The Owners, Heirs, or Assignors may eventually agree to upgrade the ingress/egress road at some future date at their expense. Appropriate documentation will be provided to Orange County Planning Office, if required.
- For any land disturbance over 10,000 square feet, an erosion and sediment control plan must be approved and a land disturbance permit issued by Orange County prior to the construction of any new road, as shown hereon.

House site, well and drainfield locations shown on Preliminary Plat Dated July 27, 2005
On file at Health Department.
Elevations shown based on assumed elevations for each site.

OWNER:
Bruce G. Bennett
RD2, Box 51
Selbyville, Delaware 19975
Tax Map # 49-36C
up utility pole
dfm drainfield marker field located
oil over head lines

PL k-138

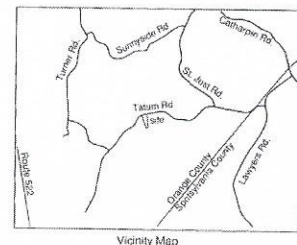


Orange County Clerk's Office
Plat Recorded with
Instrument # 060004414

APPROVED: *[Signature]* 4-7-06
VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION DATE

APPROVED: *[Signature]* 4/21/06
ZONING DATE

APPROVED: *[Signature]* 4-11-06
HEALTH DEPARTMENT DATE



APEX SURVEYS
7720 VICEROY STREET
SPRINGFIELD, VIRGINIA 22151
703 866-1236

LOT B, OF THE DIVISION OF THE LAND OF
RAYMOND C. FORMAN, et al
TAYLOR DISTRICT
ORANGE COUNTY, VIRGINIA

Orange
July 27, 2005
rev NOVEMBER 20, 2005
rev MARCH 28, 2006
SCALE: 1"=100'