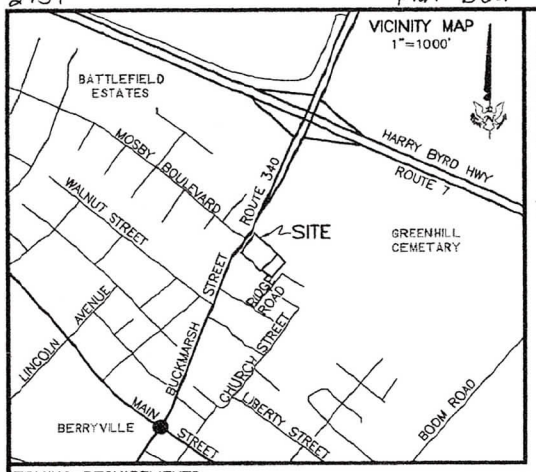
#07 2937 Plat Book 8 P9.57



SURVEYOR'S CERTIFICATE:

I, ANDREW M. MARTIN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTIES SHOWN HEREON ARE IN THE NAME OF **GLEN R. POE**, AS RECORDED IN DEED BOOK 389 PAGE 234, AS FOUND AMONGST THE LAND RECORDS OF CLARKE COUNTY, VIRGINIA. I FURTHER CERTIFY THAT THIS SURVEY REPRESENTS A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Andrew M. Martin SEPTEMBER 04, 2007
ANDREW M. MARTIN, #2330 DATE

APPROVAL BLOCK:

TOWN OF BERRYVILLE FILE # R-2 01-07

10.16.07
TOWN OF BERRYVILLE DATE

APPROVAL BLOCK:

10/16/2007
CHAIRMAN OF PLANNING COMMISSION DATE

ZONING REQUIREMENTS:

DETACHED RESIDENTIAL (DR-4) DISTRICT

LOT AREA:	MINIMUM 10,000 SQUARE FEET MAXIMUM 30,000 SQUARE FEET
MINIMUM LOT WIDTH:	INTERIOR LOT 75 FEET CORNER LOT 90 FEET
MINIMUM YARDS:	FRONT YARD 20 FEET PRIMARY STRUCTURES FRONT YARD 25 GARAGES/CARPORTS SIDE YARD10 FEET REAR YARD 30 FEET ACCESSORY STRUCTURE 5 FEET (REAR AND SIDE)
MAXIMUM BUILDING HEIGHT:	35 FEET

*SEE BERRYVILLE ZONING ORDINANCE FOR MORE IN DEPTH DEFINITIONS

ZONING REQUIREMENTS:

(R-3) RESIDENTIAL DISTRICT

LOT AREA:	MINIMUM 8,000 SQUARE FEET
MINIMUM LOT WIDTH:	75 FEET AT SETBACK LINE
MINIMUM YARDS:	FRONT YARD 30 FEET FROM 50 FOOT RIGHT OF WAY FRONT YARD 45 FEET FROM CENTERLINE OF ROAD WHEN RGHT OF WAY IS LESS THAN 50 FEET. SIDE YARD 10 FEET REAR YARD 25 FEET ACCESSORY STRUCTURE 5 FEET (REAR AND SIDE)
MAXIMUM BUILDING HEIGHT:	35 FEET

*SEE BERRYVILLE ZONING ORDINANCE FOR MORE IN DEPTH DEFINITIONS

OWNER'S CERTIFICATE:

THIS BOUNDARY LINE ADJUSTMENT AND SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), OR TRUSTEE(S), IF ANY

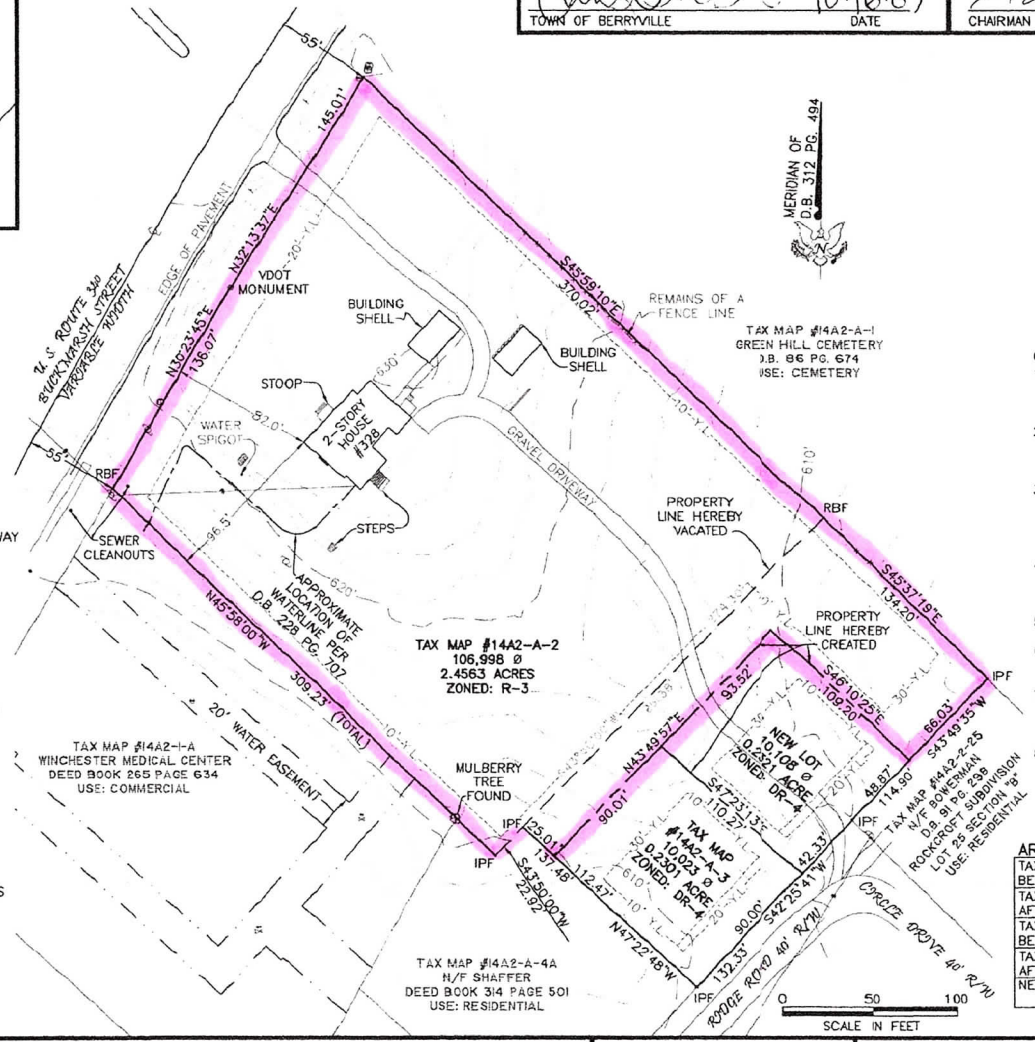
Glen R. Poe SEPTEMBER 13, 2007
GLEN R. POE DATE

NOTARY'S CERTIFICATE:

COMMONWEALTH OF VIRGINIA, COUNTY/CITY OF Clarke, TO WIT:

I, Nancy L. McGuire A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA AND THE AFORESAID MENTIONED COUNTY/CITY, DO HEREBY CERTIFY THAT "GLEN R. POE", WHOSE NAME IS SIGNED TO THE ABOVE FOREGOING WRITING, BEARING DATE OF 13TH SEPTEMBER 2007, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME GIVEN UNDER MY HAND AND SEAL ON THE 13TH DAY OF SEPTEMBER, 2007.

NOTARY PUBLIC 702 6216 MY COMMISSION EXPIRES ON June 30th, 2010 SEAL



LEGEND:

Ⓢ	– SANITARY MANHOLE
Ⓣ	– TELEPHONE RISER
	– FIRE HYDRANT
	– WATER VALVE
	– WATER METER
	– SIGN
	– UTILITY POLE
	– OVERHEAD WIRES
RBF	– REBAR FOUND
IPF	– IRON PIPE FOUND
D.B.	– DEED BOOK
PG.	– PAGE
Y.L.	– YARD LINE
R/W	– RIGHT OF WAY
N/F	– NOW OR FORMER

GENERAL NOTES:

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SURVEYED.
2. THIS PROPERTY IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, AND/OR RIGHT OF WAYS OF RECORD PRIOR TO THE DATE OF THIS PLAT.
3. THESE PARCELS ARE LOCATED IN THE TOWN OF BERRYVILLE, VIRGINIA, ARE ZONED "D-3" AND "DR-4" AND ARE IDENTIFIED BY THE CLARKE COUNTY TAX MAPS AS PARCELS **14A2-A-2** AND **14A2-A-3**.
4. OWNER:
   GLEN R. POE
   18043 RAVEN ROCKS ROAD
   BLUEMONT, VA 20135
5. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD RUN SURVEY.
6. THE VERTICAL DATUM IS BASED ON A NGS VERTICAL BENCHMARK STAMPED "H 256" N.A.V.D. 1988.
7. ALL PROPERTY CORNERS THAT ARE NOT SHOWN AS FOUND OR ARE NEW DIVISION CORNERS WILL BE SET WITH A 5/8" X 24" REBAR UPON APPROVAL OF THIS PLAT.
8. A PORTION OF THIS PROPERTY WAS REZONED AT A BERRYVILLE TOWN COUNCIL MEETING ON AUGUST 21, 2007.

AREA TABULATION:

TAX MAP #14A2-A-2 BEFORE ADJUSTMENT	93,454 SQUARE FEET 2.1451 ACRES
TAX MAP #14A2-A-2 AFTER ADJUSTMENT	106,998 SQUARE FEET 2.4563 ACRES
TAX MAP #14A2-A-3 BEFORE ADJUSTMENT	33,675 SQUARE FEET 0.7731 ACRE
TAX MAP #14A2-A-3 AFTER ADJUSTMENT	10,023 SQUARE FEET 0.2301 ACRE
NEW LOT	10,108 SQUARE FEET 0.2321 ACRE

PM&A
PATTON, MARTIN, & ASSOCIATES
1831 PLAZA DRIVE
WINCHESTER, VIRGINIA, 22601
1-540-723-0545
1-540-723-0547-FAX
CIVIL ENGINEERING • LAND SURVEYING
WWW.PATTONMARTIN.COM

SEP 2007 RECEIVED Town of Berryville

BOUNDARY LINE ADJUSTMENT AND ONE LOT SUBDIVISION
FOR TWO PARCELS OF LAND STANDING IN THE NAME OF
GLEN R. POE
DEED BOOK 389 PAGE 234
CLARKE COUNTY, VIRGINIA
TOWN OF BERRYVILLE
REVISED SEPTEMBER 04, 2007
JOB NUMBER 00252-A-3

Clarke Co., SC1.
This instrument of writing was produced to me on the 5 day of September 07 at 2:15 P.M. and with certificate of acknowledgement thereto attached was admitted to record.
Teste: Helen Britt Clerk

REVISIONS:

NO.	DESCRIPTION:	DATE:
1	TOWN COMMENTS	09-04-07

JOB #: 00252-A-3
RELATED #:
DATE: APRIL 12, 2007
DRAWN: AMM
CHECKED: AMM

PM&A

COMMONWEALTH OF VIRGINIA
Andrew M. Martin
ANDREW M. MARTIN
No. 2330
09-04-2007
LAND SURVEYOR

SHEET 1 OF 1

JOB NUMBER 00252-A-3