


**OWNER'S CONSENT AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 12.3398 ACRES, MORE OR LESS, DESIGNATED AS CULPEPER FARMERS' COOPERATIVE, INC SUBDIVISION, SITUATED IN THE REEDY CHURCH MAGISTERIAL DISTRICT & MADISON MAGISTERIAL DISTRICT, CAROLINE COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES; THE STORM DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO CAROLINE COUNTY FOR PUBLIC USE. THE RIGHT-OF-WAY SHOWN HEREON IS HEREBY DEDICATED TO PUBLIC USE.

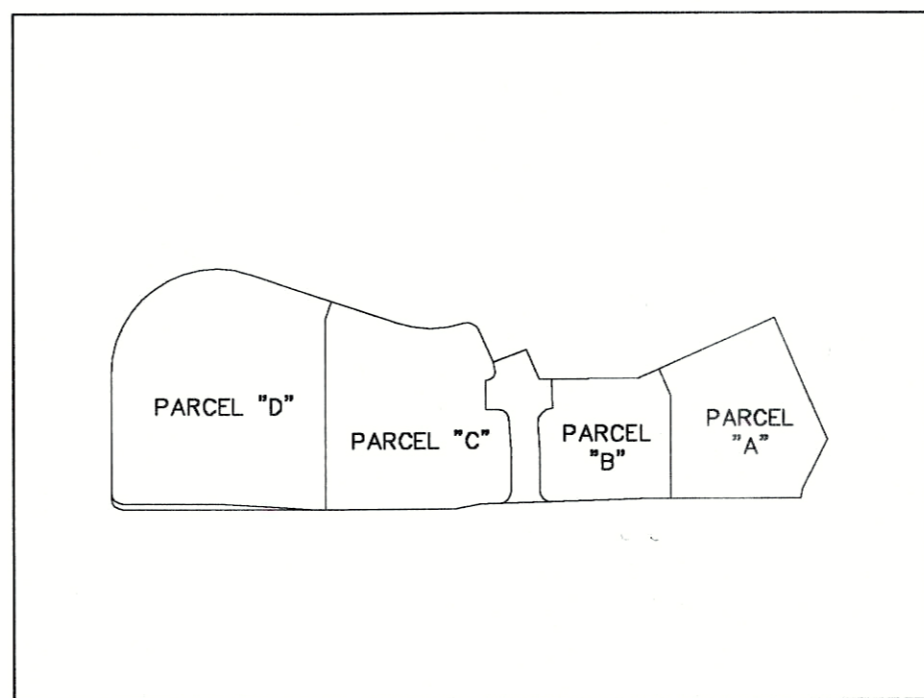
THE SAID 12.3398 ACRES OF LAND HEREBY SUBDIVIDED HAVING BEEN CONVEYED TO CULPEPER FARMERS' COOPERATIVE, INC.  
 BY AP-BEANY, L.P.  
 BY DEED DATE JULY 1, 2004, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAROLINE COUNTY, VIRGINIA, IN DEED BOOK 691, PAGE 654.

 (SEAL)  
 MR. G. RICHARD BEARD, GENERAL MANAGER

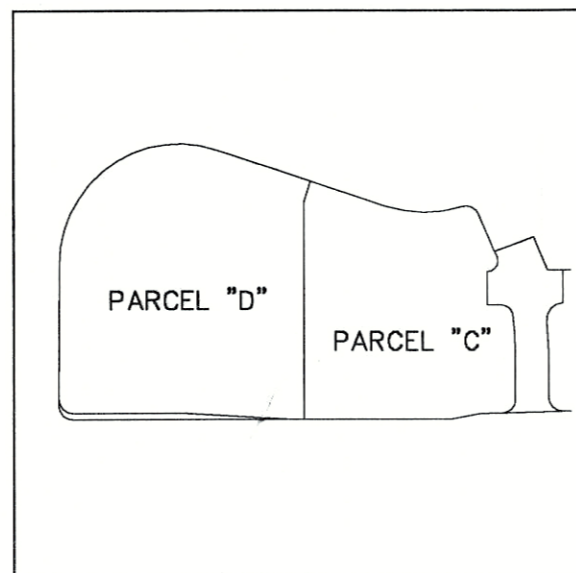
COMMONWEALTH OF Virginia  
 CITY/COUNTY OF Caroline, TO-WIT:  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

THIS 2, DAY OF February, 2007, 2007  
 MY COMMISSION EXPIRES:

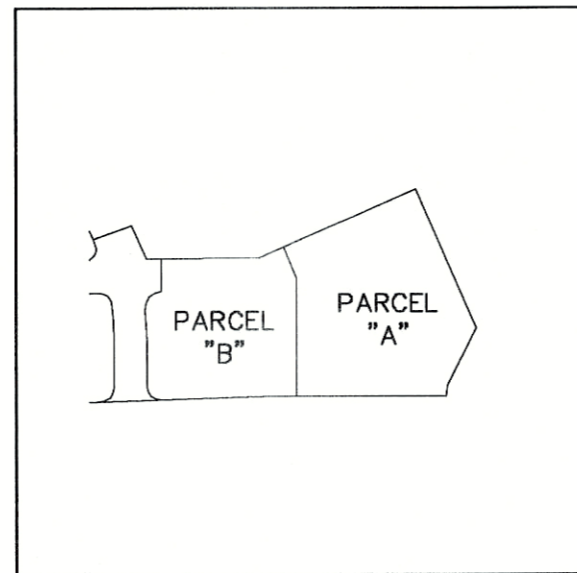
  
 NOTARY PUBLIC



SUBDIVISION KEY PLAN  
 SCALE: 1" = 400'



SHEET 2 OF 3



SHEET 3 OF 3

**TABULATION:**

NUMBER OF LOT(S): 4  
 AREA IN LOT(S): 11.6793 ACRES  
 AREA IN R/W: 0.6605 ACRES  
 TOTAL AREA: 12.3398 ACRES

**CERTIFICATE OF APPROVAL:**

THIS SUBDIVISION KNOWN AS CULPEPER FARMERS' COOPERATIVE, INC. SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

HIGHWAY OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
 DEPARTMENT OF PUBLIC UTILITIES \_\_\_\_\_ DATE \_\_\_\_\_  
 AGENT: CAROLINE COUNTY \_\_\_\_\_ DATE \_\_\_\_\_

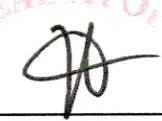
**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF CAROLINE COUNTY AND THE COMMONWEALTH OF VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS, HAVE BEEN COMPLIED WITH AND THE SOURCE OF TITLE OF THE OWNER(S) OF THE LAND SUBDIVIDED AND THE PLACE OF RECORD OF THE LAST INSTRUMENT IN THE CHAIN OF TITLE IS AS FOLLOWS:

THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS PLAT IS CULPEPER FARMERS' COOPERATIVE, INC.  
 WHO OBTAINED TITLE BY DEED DATED: JULY, 1, 2004 AND RECORDED IN THE CAROLINE COUNTY  
 CIRCUIT COURT CLERK'S OFFICE IN: DB. 691, PG. 654 ON JULY 6, 2004.

I FURTHER CERTIFY THAT THE PLAT OF WHICH THIS CERTIFICATE IS A PART OF LAND ACQUIRED FROM ONLY ONE SOURCE OF TITLE OR IN THE EVENT THIS PLAT IS OF LAND ACQUIRED FROM MORE THAN ONE SOURCE OF TITLE, THE OUTLINES OF THE SEVERAL TRACTS ARE INDICATED ON THIS PLAT.

GIVEN UNDER MY HAND THIS 30th DAY OF JANUARY, 2007.

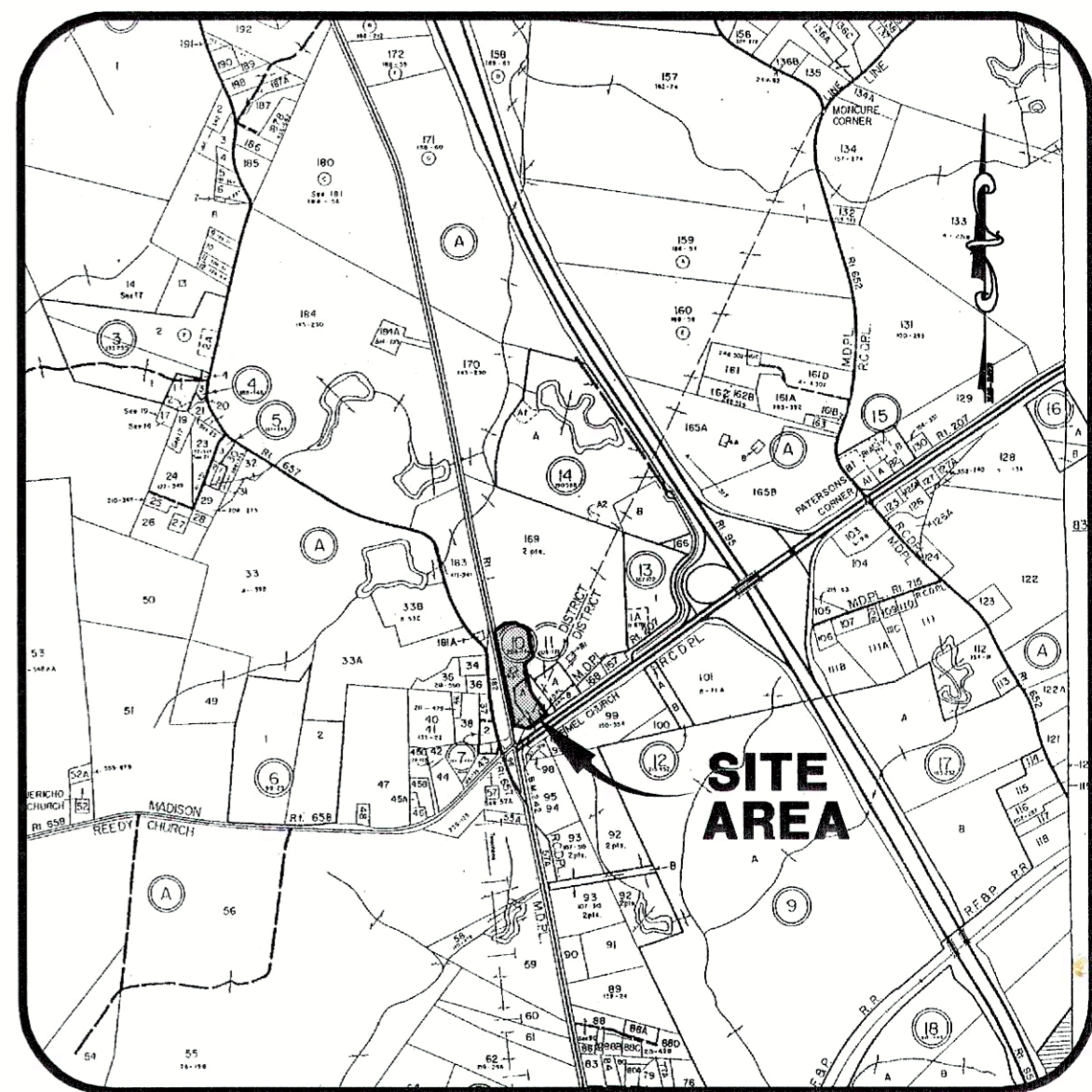
  
 WILLIAM W. WEBB, JR. NO. 1302  
 SURVEYOR

NOTICE: THIS PLAT SHALL BECOME NULL AND VOID AND BE OF NO FURTHER FORCE AND EFFECT IF THE PLAT IS NOT RECORDED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF CAROLINE COUNTY WITHIN SIX (6) MONTHS OF THE DATE OF APPROVAL. APPROVAL AND/OR RECORDING OF THIS PLAT DOES NOT CONSTITUTE ASSURANCE THAT PUBLIC SEWER OR PUBLIC WATER SERVICE WILL BE AVAILABLE TO SERVE THE LAND DESCRIBED ON THIS PLAT AT ANY PARTICULAR TIME.

**NOTICE**

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT (REGULATION NO. VR-173-02-01.1) AND ALL LOCAL ORDINANCES ADOPTED PURSUANT THERETO. THESE REGULATIONS AND ORDINANCES MAY PLACE ADDITIONAL REQUIREMENTS ON LOTS RECORDED AFTER SEPTEMBER 30, 1989, AND MAY LIMIT OR PROHIBIT DEVELOPMENT OF THE LOTS. OWNERS SHOULD FAMILIARIZE THEMSELVES WITH THE REGULATIONS AND ORDINANCES AND ARE ENCOURAGED TO CONTACT THE CAROLINE COUNTY DIRECTOR OF PLANNING FOR MORE INFORMATION.

THE FOREGOING PLAT IS NOT APPROVED UNTIL ALL SIGNATURES HAVE BEEN OBTAINED.



VICINITY MAP SCALE: 1" = 2,000'

**GENERAL NOTES:**

1. APPLICANT/OWNER:  
 CULPEPER FARMERS' COOPERATIVE, INC.  
 ATTN: MR. G. RICHARD BEARD, GENERAL MANAGER  
 P.O. BOX 2002  
 15172 BRANDY ROAD  
 CULPEPER, VA 22701  
 (540) 825-2200
2. NO TITLE REPORT FURNISHED
3. EASEMENTS NOT SHOWN ON PLAT MAY EXIST
4. UNDERGROUND UTILITIES AND SUBSURFACE FACILITIES NOT LOCATED
5. THIS SURVEY DOES NOT ADDRESS ALL WETLANDS, TOXIC OR CONTAMINATED WASTE OR SOIL CONDITIONS NOR HAVE ANY REPORTS, STUDIES, ETC... BEEN FURNISHED TO THIS SURVEYOR OTHER THAN THOSE NOTED.
6. ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 510249 0150 B; DATED: AUGUST 15, 1989.
7. TAX MAP: 82-A-169
8. ZONING: B-1
9. ANY FUTURE SUBDIVISION OF THE PARENT (RESIDUAL) OR SUBDIVIDED TRACT WILL CONSTITUTE A MAJOR SUBDIVISION SUBJECT TO PLANNING COMMISSION APPROVAL AND ALL APPLICABLE STANDARDS OF SECTION 5 OF THE CAROLINE COUNTY SUBDIVISION ORDINANCE.

\*\*\*THIS SUBDIVISION IS SERVED BY PUBLIC WATER & PUBLIC SEWER SUPPLIED BY CAROLINE COUNTY, VA

REVISED: JAN. 30, 2007  
 REVISED: NOV. 9, 2006

<b>PLAT OF SUBDIVISION</b>  <b>CULPEPER FARMERS' COOPERATIVE, INC.</b> <b>REEDY CHURCH MAGISTERIAL DISTRICT &amp; MADISON MAGISTERIAL DISTRICT</b> <b>CAROLINE COUNTY, VA</b>  <b>WEBB AND ASSOCIATES</b> 11903 BOWMAN DRIVE, SUITE 106 FREDERICKSBURG, VA. 22408 (540)371-1209 • "FAX"(540)371-4650	DATE: MAR. 24, 2005
	SCALE: AS SHOWN
	DESIGNED BY: W.W.W.
	DRAWN BY: A.T.N.
CHECKED BY: W.W.W.	SHEET NO. 3 OF 3 SHEETS