

CURVE TABLE

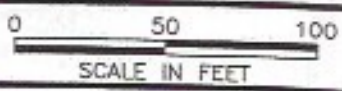
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	187.38°	2919.79'	3°40'37"	N36°04'36"E	187.35'	93.72'
C2	185.76°	2933.00'	3°37'44"	S13°16'26"W	185.73'	92.91'
C3	75.85°	2919.79'	1°29'18"	N37°10'15"E	75.85'	37.93'
C4	111.52°	2919.79'	2°11'19"	N35°19'56"E	111.52'	55.77'
C5	61.17°	2933.00'	1°11'42"	S14°29'27"W	61.17'	30.59'
C6	124.59°	2933.00'	2°26'02"	S12°40'35"W	124.58'	62.30'

BOUNDARY LINE ADJUSTMENT SURVEY
OF THE PROPERTY OF
JOHN E. BOWERS & CANDICE A. BOWERS
DEED BOOK 287 PAGE 277
CHAPEL MAGISTERIAL DISTRICT
CLARKE COUNTY, VIRGINIA
JOB NUMBER 00462-A-1
MAY 10, 2006



PMA&A

PATTON, MARTIN, AND ASSOCIATES • 1831 PLAZA DRIVE
WINCHESTER, VIRGINIA 22601 • 1-540-723-0545
CIVIL ENGINEERING • LAND SURVEYING



SHEET 3 OF 3

ZONING REQUIREMENTS:

AGRICULTURAL-OPEN SPACE-CONSERVATION DISTRICT (AOC)

LOT SIZE: 1 ACRE MINIMUM, 4 ACRES MAXIMUM

MAXIMUM AVERAGE LOT SIZE=3 ACRES

MINIMUM LOT WIDTH=150 FEET

MINIMUM LENGTH/WIDTH RATIO=1:1.50

MAXIMUM STRUCTURE HEIGHT=35 FEET

MINIMUM SETBACK REQUIREMENTS

(PARCELS GREATER THAN 20 ACRES)

FROM ALL PROPERTY LINES=75 FEET

FROM PRIVATE ACCESS EASEMENTS=75 FEET

FROM CENTERLINE OF SECONDARY HIGHWAY=100 FEET

FROM EDGE OF PRIMARY HIGHWAY RIGHT OF WAY=125 FEET

MINIMUM SETBACK REQUIREMENTS:

(PARCELS BETWEEN 1 AND 4 ACRES)

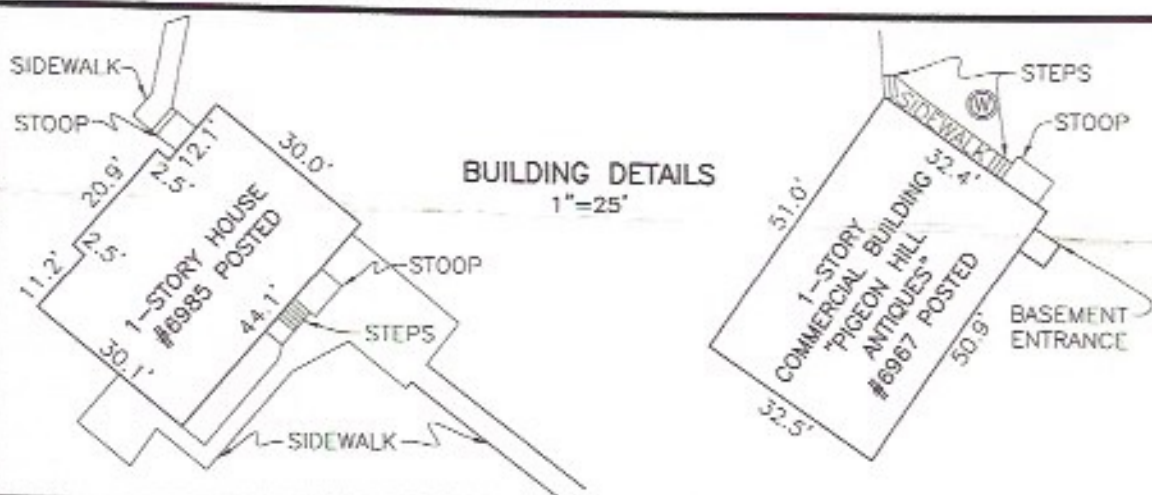
FROM ALL PROPERTY LINES=25 FEET

FROM PRIVATE ACCESS EASEMENTS=25 FEET

FROM CENTERLINE OF SECONDARY HIGHWAY=50 FEET

GENERAL NOTES:

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A 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. ALL UNDERLYING EASEMENT MAY NOT BE INDICATED ON THIS PLAT.
4. THIS BOUNDARY LINE ADJUSTMENT DOES NOT CREATE A SEPARATE BUILDING LOT.
5. THESE PARCELS ARE IDENTIFIED BY CLARKE COUNTY TAX RECORDS AS TAX MAP PARCELS 14B-A-5 (LOT 1) AND 14B-A-6 (LOT 2).
6. THESE PARCELS ARE CURRENTLY ZONED "AOC".

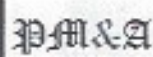


AREA TABULATION:

LOT 1 - BEFORE	34,392 SQUARE FEET 0.7895 ACRE
LOT 1 - AFTER	16,319 SQUARE FEET 0.3746 ACRE
LOT 2 - BEFORE	11,453 SQUARE FEET 0.2629 ACRE
LOT 2 - AFTER	29,526 SQUARE FEET 0.6778 ACRE

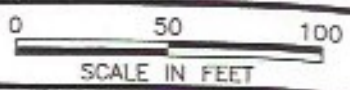
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SHEET 2 OF 3

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06-1967



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COUNTY APPROVAL:

THIS "BOUNDARY LINE ADJUSTMENT SURVEY", AS IT APPEARS ON THIS PLAT, IS IN ACCORDANCE WITH THE ZONING AND SUBDIVISION ORDINANCE AS SET FORTH BY THE CLARKE COUNTY PLANNING COMMISSION.

Janet Russell
 SUBDIVISION/ZONING ADMINISTRATOR

6-5-06
 DATE

OWNER'S CERTIFICATE:

THIS "BOUNDARY LINE ADJUSTMENT SURVEY", AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), OR TRUSTEE(S).

John E. Bowers 6/5/06
 JOHN E. BOWERS DATE

Candice A. Bowers 6/5/06
 CANDICE A. BOWERS DATE

NOTARY'S CERTIFICATE:

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

I, *Walter L. Bean*, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA AND THE AFORESAID MENTIONED COUNTY/CITY, DO HEREBY CERTIFY THAT "JOHN E. BOWERS AND CANDICE A. BOWERS", WHOSE NAMES ARE SIGNED TO THE ABOVE FOREGOING WRITING, BEARING DATE OF June 5, 2006, HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME. GIVEN UNDER MY HAND AND SEAL ON THE 5th DAY OF June, 2006



Walter L. Bean 5-31-09
 NOTARY PUBLIC MY COMMISSION EXPIRES ON

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 NAMES OF JOHN E. BOWERS AND CANDICE A. BOWERS, AS RECORDED IN DEED BOOK 287 PAGE 277, 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
 ANDREW M. MARTIN, #2330 DATE May 10, 2006