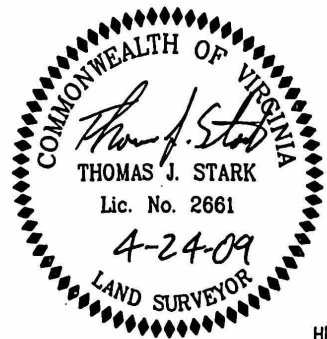


**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION ON APRIL 23, 2009 AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS UNLESS SHOWN.

OUT BUILDING  
 FOUNDATION LOCATION SURVEY  
 ON THE LAND OF  
**KEITH F. ROGERS & SANDRA S. ROGERS**  
 OPEQUON MAGISTERIAL DISTRICT ~ FREDERICK COUNTY, VIRGINIA  
 APRIL 24, 2009



ID 6174-WC

SHEET 1 OF 1

HBK



**MARSH & LEGGE**  
 Land Surveyors, P.L.C.

560 NORTH LOUDOUN STREET  
 WINCHESTER, VIRGINIA 22601  
 PHONE (540) 667-0468  
 FAX (540) 667-0469



March 29, 2007

Keith and Sandra Rogers  
2204 Fairfax Pike  
White Post, VA 22663

**RE: CUP #02-07 for Keith and Sandra Rogers  
Property Identification Number 77-A-13**

Dear Mr. and Mrs. Rogers:

This letter is to confirm action taken by the Frederick County Board of Supervisors at their meeting on March 28, 2007. Conditional Use Permit #02-07 was approved enabling a public garage without body work. Further conditions associated with the approval of the Conditional Use Permit include the following:

1. All review agency comments and requirements shall be complied with at all times.
2. The property shall have no more than one (1) non-illuminated business sign, no larger than 25 square feet in area, and no taller than 10 feet.
3. The existing commercial entrance on the parcel to the west, known as Tax Map Identification 87-A-90, will provide the driveway for ingress/egress onto the applicant's property, Tax Map Identification 87-A-89.
4. The existing residential driveway accessing from Fairfax Pike will be removed prior to business activities.
5. An engineered site plan and implementation of identified improvements is required prior to any business activities taking place on the site.
6. The applicant will be limited to repairing only five (5) vehicles at a time, including storage.
7. Vehicles for repair use shall be stored behind a board-on-board six foot tall fence, to shield from adjoining properties. Any inoperable vehicles on the property shall adhere to Section 165-47 of the Frederick County Zoning Ordinance.
8. The auto repair business is permitted a maximum of four (4) employees.
9. All repair activities shall occur entirely within an enclosed structure which shall not exceed 2,700 square feet.
10. Hours of operation shall be from 7:00 A.M. to 7:00 P.M.
11. Any business uses outside the repair realm of the conditional use permit, is not permitted.
12. Any expansion or change of use shall require a new Conditional Use Permit.

