

**SURVEYOR'S CERTIFICATE:**

I Ken W. Erickson, a duly authorized Land Surveyor in the Commonwealth of Virginia, do hereby certify that the land shown hereon is now in the name of Gary L. Patrick and Betty A. Patrick according to Deed Book 729-83 (Parcel B) and Deed Book 1210-119 (Parcel C).

I further certify that the lots are properly and accurately described and are within the boundaries of the original lots and that iron pipe have been found or set as shown in accordance with the Land Subdivision and Development Ordinance of Loudoun County, Virginia.

*Ken W. Erickson*  
Ken W. Erickson CLS 1260

**OWNER'S CERTIFICATE:**

The platting or dedication of the following described land situated on the north side of Route No. 671 Harpers Ferry Road in Blue Ridge Magisterial District, Loudoun County, Virginia is with the free consent and in accordance with the desires of the undersigned owner/trustees.

*Gary L. Patrick*  
Gary L. Patrick  
Rt 1 Box 571  
Purcellville, Virginia 22132

*Betty A. Patrick*  
Betty A. Patrick  
Rt 1 Box 571  
Purcellville, Virginia 22132

**COMMONWEALTH OF VIRGINIA, COUNTY OF LOUDOUN TO WIT:**

The foregoing Owner's Certificate was acknowledged before me by Gary L. Patrick and Betty A. Patrick in my State and County aforesaid this 10<sup>th</sup> day of January, 1994.

*Mary Anne Spence*  
Notary Public

7/31/98  
My Commission Expires

**NOTES**

- Loudoun County Tax Map 15-3-2 (Parcel B) & 15-3-3 (Parcel C)
- Zone: A-3 Agricultural/Residential, Floodplain Overlay District (major and minor),  
Use: Residential  
Minimum lot size: 3 acres (excluding major floodplain)  
Yard requirements: No building shall be located within 25' of any property line nor within 100' from the right of way of any arterial road, 75' from the right of way of any collector road, and 35' from any other road right of way, private access easement, and any prescriptive easement.
- Plat reference: James L. Reilly Division Deed Book 718-95
- In all areas within the A-3 and A-10 zoning districts agricultural activities are the preferred land uses. Owners of land within A-3 or A-10 zones are hereby notified that agricultural activities shall be given preference by the County when conflicts arise concerning the compatibility of such farm uses with adjacent or nearby non-farm activities. The County shall not restrict or interfere with farming activities in A-3 or A-10 zones. The farming activities, including such effects as noise, odors, and machinery traffic, shall not be recognized or accepted by the County as valid or proper cause for complaints from adjacent or nearby residential neighbors.
- The floodplain boundaries delineated hereon reflect flooding as shown on the Loudoun County Floodplain Map. Any use or activity in the floodplain overlay district, including the installation of private drives requires that a zoning permit be obtained and that procedures as set forth in Section 4-1508 of the Loudoun County Zoning Ordinance be followed.
- Construction of a dwelling unit shall not be commenced on any lot shown hereon unless and until such lot is served by an adequate water source approved by the Loudoun County Health Department.
- Approximate Virginia grid coordinates, topography and floodplain taken from Loudoun County Planimetric Map Sheet 513 Block Map P.
- Restrictive Covenants: none
- Construction of the private access easement shown hereon shall conform to the standards set forth in Section 4.350 of the Facilities Standards Manual of Loudoun County. The private access easement shown hereon is private and its maintenance including snow removal, is NOT a public responsibility. It shall not be eligible for acceptance into the State secondary system for maintenance until such time as it is constructed and otherwise complies with all requirements of the Virginia Department of Transportation for the addition of subdivision streets current at the time of such request. Any costs required to cause this street to become eligible for addition to the State system shall be provided from funds other than those administered by the Virginia Department of Transportation and by Loudoun County.
- All driveway entrances shall be in conformance with the Virginia Department of Transportation (VDOT). VDOT permits are required for working within VDOT right of way or for accessing a public road.

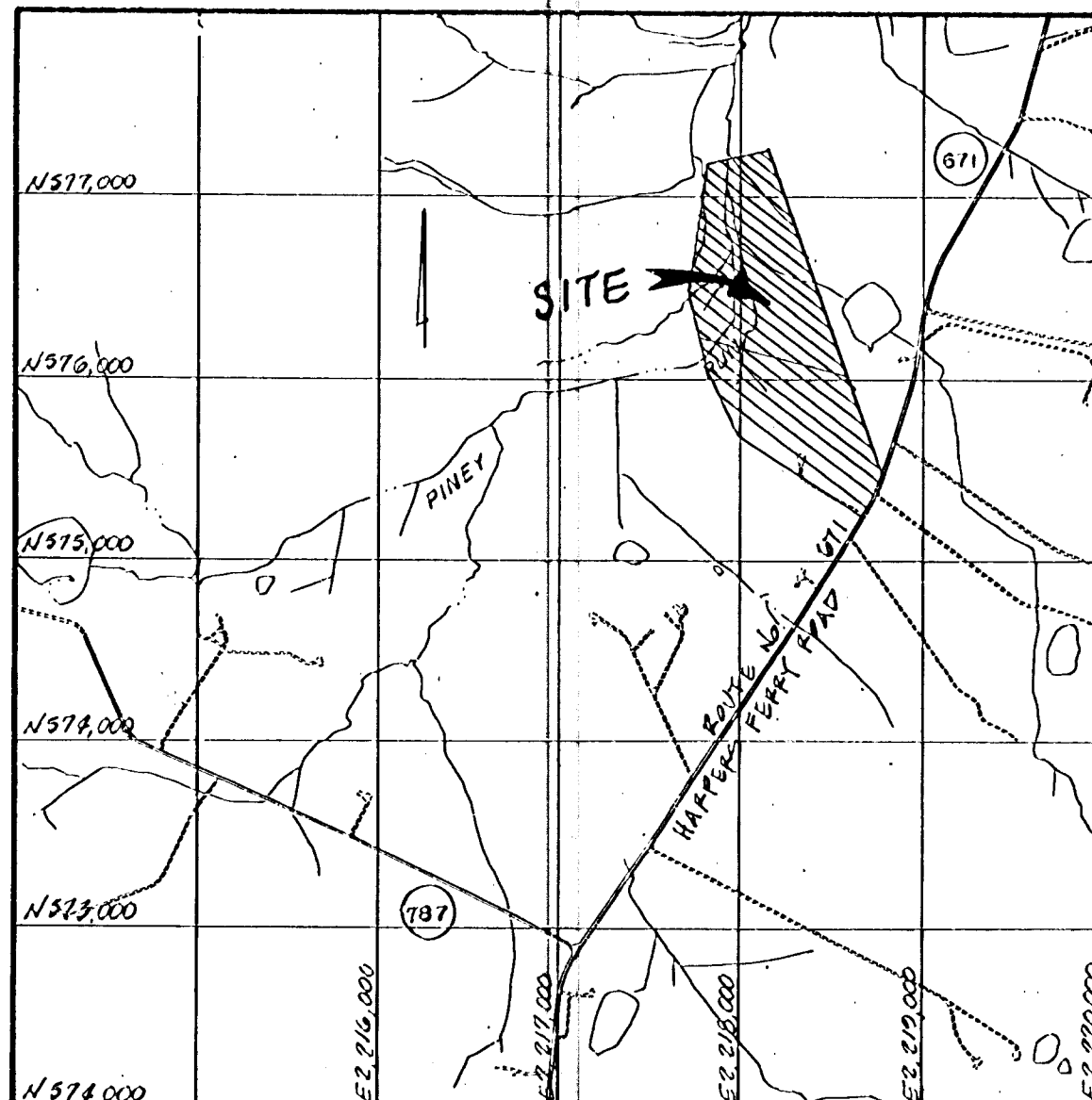
Approved in accordance with Section 1243.02 of the Land Subdivision and Development Ordinance of Loudoun County, Virginia to which reference is hereby made for limitations of such review and approval.

*Mehel Syful*  
Director

Date 1/18/95

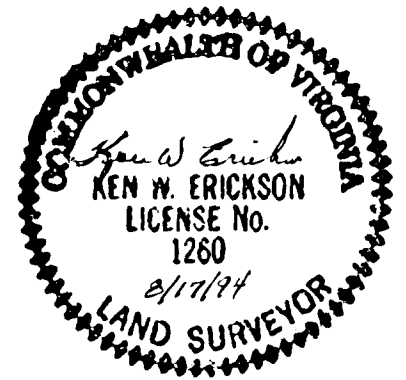
11. CONSTRUCTION ON THIS TRACT IS SUBJECT TO THE DEVELOPMENT CRITERIA OF ZONING ORDINANCE SECTION 5-1000 WITHIN THE CREEK VALLEY BUFFER AREA OF PINEY RUN.

VICINITY MAP: SCALE: 1" = 1000'



BOUNDARY LINE ADJUSTMENT  
 TAX MAP 15-3-2 & 3  
 LAND OF  
**GARY L. AND BETTY A. PATRICK**  
 BLUE RIDGE MAGISTERIAL AND ELECTION DISTRICT  
 LOUDOUN COUNTY, VIRGINIA  
 SCALE: 1" = 200'  
 JULY 21, 1994  
 REVISED: SEPTEMBER 1, 1994  
 REVISED: DECEMBER 13, 1994

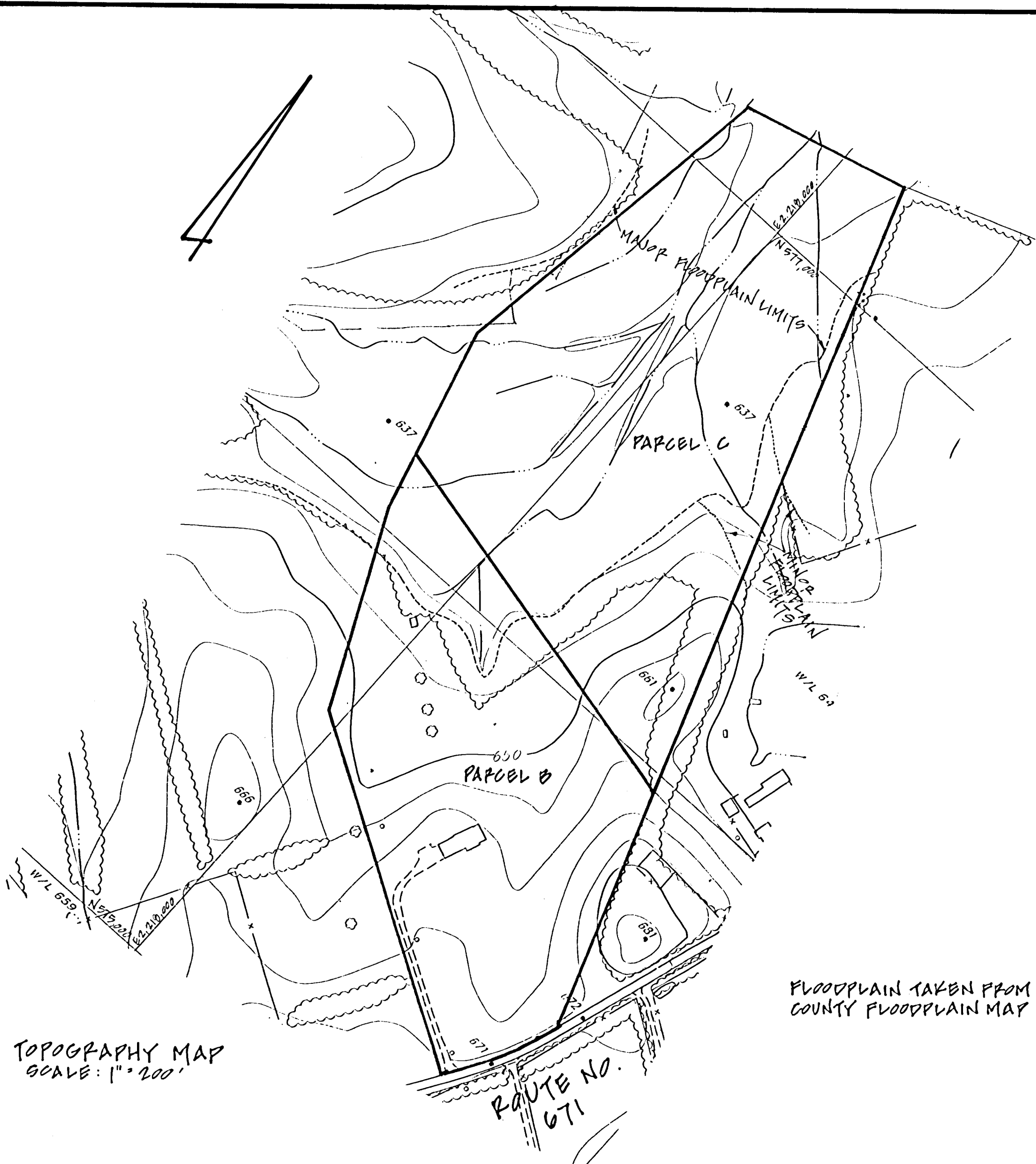
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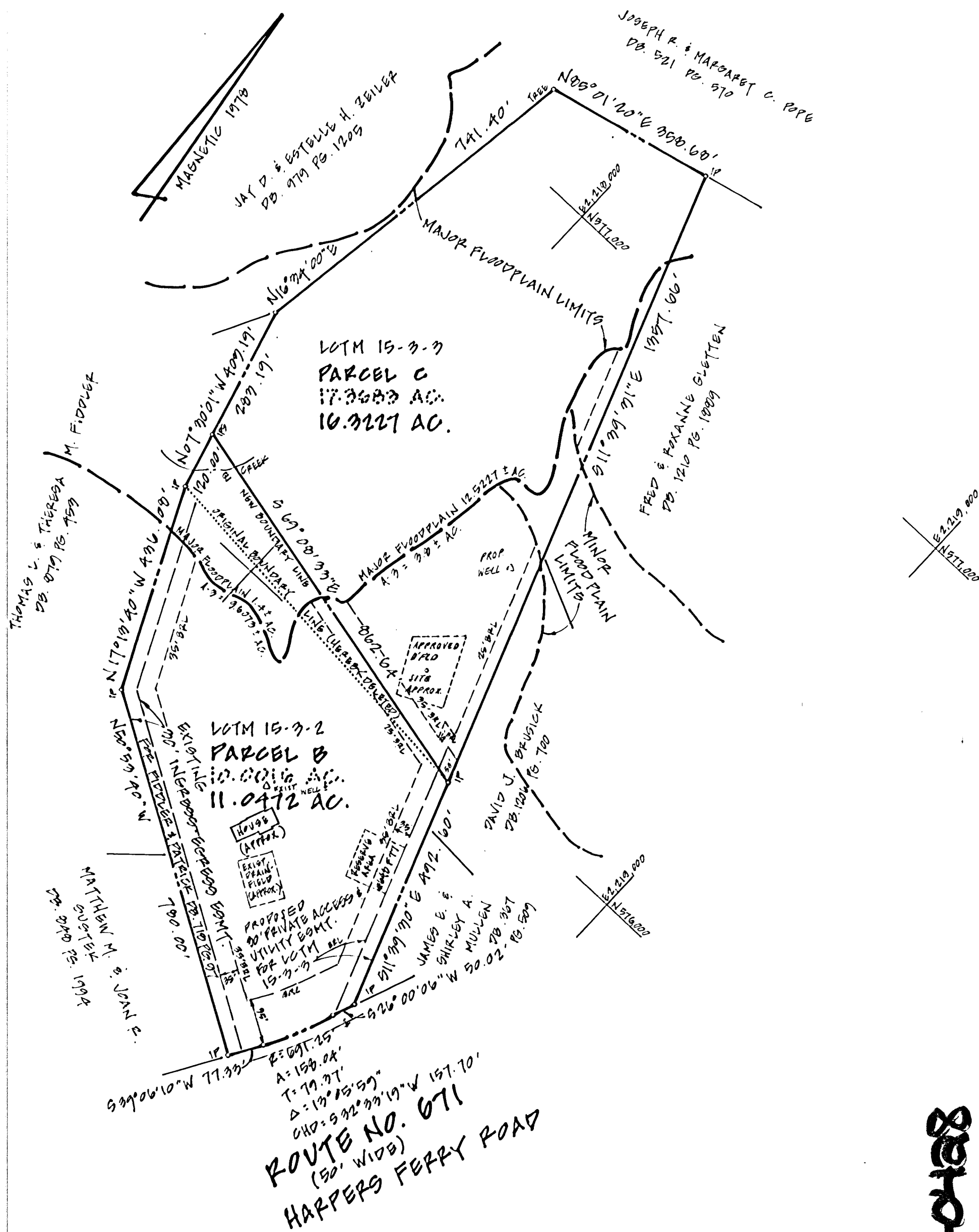
KEN W. ERICKSON, INC.  
LAND SURVEYING  
LEESBURG, VIRGINIA

94-0428

TOPOGRAPHY MAP  
SCALE: 1" = 200'

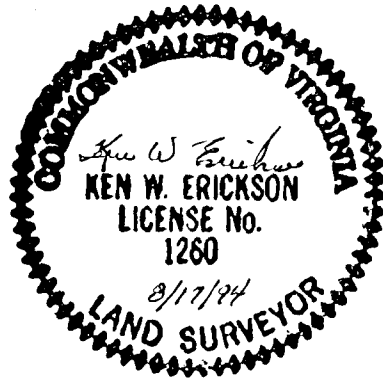


FLOODPLAIN TAKEN FROM LOUDOUN COUNTY FLOODPLAIN MAP NO. 513.



ROUTE NO. 671  
(50' WIDE)  
HARPERS FERRY ROAD

BOUNDARY LINE ADJUSTMENT  
TAX MAP 15-3-2 & 3  
LAND OF  
**GARY L. AND BETTY A. PATRICK**  
BLUE RIDGE MAGISTERIAL AND ELECTION DISTRICT  
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KEN W. ERICKSON, INC.  
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LEESBURG, VIRGINIA  
SHEET 2 OF 2