



REAL ESTATE AUCTION

4 BR/5.5 BA Manor Home on 80.7 +/- Acres w/Several Multi-Purpose Buildings in Culpeper, VA Only Minutes from Rt. 29

16473 Crowell Lane
Culpeper, VA 22701

2 BR/2 BA Home on 5 +/- Acres in Culpeper, VA

16508 Crowell Lane
Culpeper, VA 22701

7.9 +/- Acre Wooded Parcel w/Easement Off of Crowell Lane in Culpeper, VA

For information contact: Tony Wilson, Auction Coordinator – (540) 748-1359

Nicholls Auction Marketing Group

Corporate Office: (888) 357-2814

Offices throughout Virginia to meet your needs

VAAF #2908000729 VAAF#2908000769

On the web at: www.nichollsauktion.com

Contact us by E-mail at: info@nichollsauktion.com

Why use Nicholls Auction Marketing Group to sell your property?

Nicholls Auction Marketing Group has set and maintained an overall sales ratio in excess of 95% since 1980. Our standards for conducting an auction are simply higher, and the marketplace has responded, allowing us to be the leader in getting properties sold and closed. For property owners who are serious about selling—who wish to maximize their returns while reducing the time, risk and frustration of trying to sell through a traditional approach—our customized individual owner services are a perfect fit.

Nicholls Auction Marketing Group will customize and execute a results oriented auction marketing campaign that maximizes exposure and creates active competition for the purchase of your property. This results not only in full and current market value, but also preserves opportunities for greatest price, while limiting risk of lower price. Individual sellers also benefit from the convenience of controlled viewings, standardized terms and conditions of sale, and a known sale and closing date.

Our 40+ years experience is broad-based allowing us to bring together the necessary resources for a successful sale of practically any type of real, as well as personal property. For more information please go to nichollsauktion.com and allow us the privilege to add your name to our growing lists of satisfied clients.

Nicholls Auction Marketing Group

Premier Service Since 1968



Auction Date & Time

Auction conducted onsite *[August 8 at 5:00pm.](#)*

Home Tour

Property Tour: Tuesday, July 30 @ 5:00pm SHARP. Please contact Tony Wilson for more information ([540-748-1359](tel:540-748-1359)).

Property Location

16473 Crowell Lane, Culpeper VA 22701

Description

4 BR/5.5 BA Manor Home on 80.7 +/- Acres in Culpeper, VA
28' x 54' heated & cooled 3 bay Morton building
30' x 60' heated & cooled 2 bay Morton building w/office, full bath & kitchenette
56' x 124' Morton building main barn w/26 stalls, indoor riding area, office, 1/2 bath, tack room, feed room & more!!
Only \$250,000 Starting Bid!!

From the Robert M. Crowell Trust (J. Robert Yeaman III, Trustee): We have been authorized and contracted to market and sell this wonderful and rare property located in beautiful Culpeper, VA. This lovely manor home and 82 acres will be offered individually and in combination with 2 other adjacent parcels. This presents an excellent opportunity for a home based business, cattle or horse operation, animal boarding, etc. Bid and Make it Yours!!

- 4 BR/5.5 BA 4,900 +/- sf. Colonial style home on 80.73 +/- acres in Culpeper, VA
- Home features: large kitchen w/island cooktop (all appliances convey); all bedrooms have full bathrooms; dining room; living room; great room; auxiliary/prep kitchen w/extra refrigerator & wall oven; mudroom; attic w/pull down stairs; finished walk-out basement w/canning kitchen (range, sink & refrigerator), half bath, bar, utility room and concrete patio
- Attached 1,620 +/- sf. 2 car garage; 6' x 24' covered front porch; asphalt driveway; wood & wire fencing throughout the property
- Hardwood flooring (various styles) throughout the home; tile in kitchen; vinyl in bathrooms
- Other highlights: water treatment system; exposed beams on main level; recessed lighting; replacement windows on upper level; whole

house vacuum system; 400 AMP service; yard hydrants; brick walkways & patios

- Dual unit heat pumps for cooling (one replaced in 2018); gas furnace w/dual unit heat pumps for heating
- Drilled well & conventional septic system; electric water heater
- Power provided by Rappahannock Electric
- **Outbuildings**
 - 28' x 54' heated & cooled 3 bay Morton building featuring door openers, concrete flooring, electricity and 10' ceilings
 - 30' x 60' 2 bay Morton building featuring a heated & cooled office, full bath, kitchenette, front covered porch, electricity w/separate meter base & water, 14' ceilings; 10' x 16' & 12' x 16' bay doors
 - 56' x 124' Morton building main barn featuring 26 stalls, indoor riding area, office, 1/2 bath, water & power w/separate meter base, tack room, feed room, wash stall, propane heater & sky lights; 28' x 100' shed off
 - 48' x 54' Quonset hut w/electric service for equipment storage
 - Barn (approx. 30' x 60') w/storage areas, stalls, electricity, water, cattle loading chutes & loading gates
- Tax Maps: 38-11, 38-11D & 38-10C; Deed Book: 1051-623; Zoning: RA; Yearly County real estate taxes: \$3,506.11 (property is in land use); home was built in 1986 and is brick & aluminum siding
- **Only \$250,000 Starting Bid!!**

Earnest Money

\$30,000 deposit is due immediately after confirmation of final bid and the balance due at closing within 30-45 days.
Deposit must be in the form of a cashier's check or certified check (from a US bank/financial institution) made payable to yourself.

Property Location

16508 Crowell Lane, Culpeper VA 22701

Description

2 BR/2 BA home on 5 +/- acres in Culpeper, VA
This home will be offered individually and in combination with other adjacent parcels
Only \$50,000 Starting Bid!!

From the Robert M. Crowell Trust (J. Robert Yeaman III, Trustee): We have been authorized and contracted to market and sell this home (in need on renovation) on 5 +/- acres in beautiful Culpeper, VA. This home will be offered individually and in combination with 2 other adjacent parcels. This home would make a wonderful primary residence or investment property. Bid and Make it Yours!!

- 2 BR/2 BA home w/basement on 5 +/- acres (1,190 +/- sf above grade & 1,190 +/- sf. basement)
- Eat-in kitchen (all appliances convey); great room w/vaulted wood ceilings; dining room; living room; walk-out basement w/bathroom, great room & wood burning fireplace
- Wrap-around deck; asphalt & gravel driveway; car port
- Hardwood, tile, vinyl & carpet flooring
- Heat pump for heating & cooling; wood burning fireplace
- Well & septic; electric water heater
- Tax Map: 38-11B; Deed Book: 1051-623; Zoning: RA; Yearly County real estate taxes: \$1,019.07 (property is in land use); home was built in 1968 and is vinyl sided; WE GUARANTEE A FREE & CLEAR DEED
- **Only \$50,000 Starting Bid!!**

Earnest Money

\$10,000 deposit is due immediately after confirmation of final bid and the balance due at closing within 30-45 days.
Deposit must be in the form of a cashier's check or certified check (from a US bank/financial institution) made payable to yourself.

Property Location

Crowell Lane, Culpeper VA 22701

Description

7.9 +/- acre wooded parcel in Culpeper, VA
 This acreage will be offered individually and in combination with other nearby parcels
Only \$10,000 Starting Bid!!

From the Robert M. Crowell Trust (J. Robert Yeaman III, Trustee): We have been authorized and contracted to market and sell this 7.953 +/- wooded parcel in beautiful Culpeper, VA. This land will be offered individually and in combination with 2 other nearby parcels. Bid and Make it Yours!!

- 7.953 +/- wooded acre parcel
- This land has a deeded easement off of Crowell Lane
- Tax Map: 38-12C1; Deed Book: 1051-623; Zoning: R1
- **Only \$10,000 Starting Bid!!**

Earnest Money

\$5,000 deposit is due immediately after confirmation of final bid and the balance due at closing within 30-45 days.
Deposit must be in the form of a cashier's check or certified check (from a US bank/financial institution) made payable to yourself.

Closing

Closing is to take place on or before 30-45 days from date of auction. Buyer acknowledges that time is of the essence.

Financing

Need financing for this home? Contact Tony Wilson for financing information (540) 748-1359.

Broker Participation

Although not required, if a buyer has been working with a Realtor, the Realtor must complete the broker participation form. In order for the Realtor to be compensated, broker forms must be completed and submitted no later than 5 pm on 8/7/19, and all terms adhered to.

Auctioneers Note

All information and dimensions were derived from sources believed to be correct, but are not guaranteed. Buyers shall rely on their own information, judgment, and inspection of the property. All auction day announcements take precedence over any previously printed material or any other oral statements made.

Can't Attend?

Can't attend the auction, but still want to bid? No problem! Download our app in the Apple App Store, Google Play Store, or use your web browser to register and bid during the live auction.

Terms & Conditions

Auctioneer's Authority on Bidding Procedures and Bidding:

Bidding Procedures: Open and verbal. Announcements made on the day of the auction will take precedence over all printed material or oral statements made. (1) Method, order of sale, and bidding increments shall be at the sole discretion of the auctioneer. (2) The auctioneer reserves the right to delete or add additional properties at this discretion. (3) Nicholls Auction Marketing Group may act to protect the seller's reserve, as an agent of the seller, by bidding on behalf of the seller. The auctioneer has the authority, at his sole and absolute discretion, to deviate from, change, alter, or modify the bidding procedures and conduct of the auction at any time including after commencement of the auction.

Bidding: All bidding is open to the public without regard to race, color, sex, religion, or national origin. As used in these conditions of sale the term "the final bid" means the highest bid acknowledged by the auctioneer, and the term "purchase price" means the sum of the final bid and the buyer's premium. The highest bidder acknowledged by the auctioneer shall be the buyer. The auctioneer has the right to reject any bid or raise which, in his opinion, is not commensurate with the value of the property being offered. The auctioneer may advance the bidding at his absolute discretion and, in the event of any dispute between bidders, may determine the successful bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale; record of final sale shall be conclusive. Please contact our offices for information on absentee and or phone bidding.

Buyer's Premium: The buyer's premium shall be paid by the Buyer and will be added to the final bid on the property.

Example:	High bid on property is:	\$100,000
	Add 10% buyer's premium:	+ \$10,000
	Total on Sales Contract:	\$110,000

Earnest Money: The buyer, unless prior written arrangements have been made by contacting Tony Wilson ((540.748.1359 or tony@wilsonauctionco.com), shall be required to pay the following deposit amounts due immediately after confirmation of final bid and the balance due at closing. \$30,000 for the property located at 16473 Crowell Lane, Culpeper, VA 22701, \$10,000 for the property located at 16508 Crowell Lane, Culpeper, VA 22701, and \$5,000 for the land parcel located on Crowell Lane, Culpeper VA 22701.

This deposit will be held in a non-interest bearing escrow account until settlement. Please make a cashiers check or certified check (from a US Bank/financial institution) payable to yourself and endorse it over to Nicholls Auction Marketing Group if you are the high bidder.

Closing: The successful buyer must sign all documents and contracts immediately after the acceptance of the final bid. The successful buyer will also be required to make an appointment with the closing agent to pay the balance of the purchase price and receive the deed to the property. All closings must occur on or before specified dates. Closing is to take place on or before 30-45 days from date of auction (unless prior written arrangements have been made with the auction firm). Buyer acknowledges and agrees that time is of the essence.

Closing Costs: The deed shall be prepared and acknowledged by Seller at Seller's expense and recorded at the expense of Buyer. The buyer shall pay all title searches, title insurance charges, survey expense, usual conveyance expenses, and recordation taxes, including the Grantor's tax. Real estate taxes, water and sewer charges, if any, will be prorated as of the date of closing.

Financing: Sale of the property is not contingent upon the buyer obtaining financing.

Conditions of Default: If any conditions contained herein are not complied with by the buyer, Nicholls Auction Marketing Group may, in addition to asserting all remedies available by law, including the right to hold defaulting buyer liable for the purchase price, either, a) cancel the sale, retaining as liquidated damages any payments made by such buyer, b) resell the property at public auction or privately on seven days notice to such buyer, or c) take such other action as it deems necessary or appropriated. If Nicholls Auction Marketing Group resells the property, the original defaulting buyer shall be liable for the payment of any deficiency between the purchase price and all costs and expenses, the expenses of both sales, reasonable attorney's fees, commissions, incidental damages and all other charges due hereunder. In any event, the buyer's earnest money deposit will be retained by Nicholls Auction Marketing Group as liquidated damages.

State Laws: The respective rights and obligations of the parties with respect to the Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the state in which the auction is held. By bidding at an auction, whether present in person or by agent, by written bid, telephone or other means, the buyer shall be deemed to have consented to the jurisdiction of the courts of such state and the federal courts sitting in such state.

Real Estate Brokers/Agents: When offered, a fee equal to a specified commission will be paid to any qualified broker who is duly licensed in the same state where the property is located, and whose properly registered client successfully buys and closes on the property. To qualify for a commission the licensed broker/agent must first register the prospective bidder on the Nicholls Auction Marketing Group website or on Nicholls Auction Marketing Group's Realtor Representation Acknowledgment Form. Registration letters must be countersigned by the prospect and include the broker's and agent's license number, identification of the property, any agency disclosure statements, the letter and participation acknowledgement form. All forms, letters and statements must be received no later than 5:00 P.M. (Eastern) one day prior to the auction. Commission is contingent upon, and will only be paid if the Realtor Representation Acknowledgment Form is received by Nicholls Auction Marketing Group no later than 5:00 P.M. (Eastern) one day prior to the auction and all terms adhered to. In addition, agents must also attend the auction with their prospects.

Inspection: All property is sold "As Is, With All Faults." Descriptions are provided as a service to customers only and do not constitute a warranty, either expressed or implied. Nicholls Auction Marketing Group disclaims all responsibility for physical condition. All buyers are responsible for prior inspection of properties on which they bid, and by bidding are deemed to have so inspected the property. Placing a bid on the offered property, whether in person, or by agent, by written bid, telephone bid or other means, constitutes an agreement by bidder to these conditions of sale. For residences built prior to 1978, buyer waives the right to a 10 calendar-day opportunity to conduct a risk assessment or inspection for the presence of Lead-Base Paint and/or Lead-Base Paint Hazards. Square footage dimensions and acreage are approximate and should be independently verified prior to bidding. Nicholls Auction Marketing Group, its agents and subagents, and the sellers assume no liability for errors or omissions in this or any other property listing or advertising or promotional/publicity statements and materials. All information and dimensions were derived from sources believed to be correct, but are not guaranteed. Buyers shall rely on their own information, judgment, and inspection of the property. All auction day announcements take precedence over any previously printed material or any other oral statements made.

NOTES:

- EASEMENTS, RIGHTS-OF-WAY, ETC. OTHER THAN SHOWN, MAY EXIST
- BOUNDARY DATA SHOWN HEREON IS BASED ON DEEDS AND PLATS OF RECORD AND PHYSICAL EVIDENCE AS FOUND BY A CURRENT FIELD SURVEY.
- TITLE REPORT NOT FURNISHED.
- THE PROPERTY APPEARS TO BE LOCATED IN ZONE "X" ON FEMA FLOOD INSURANCE RATE MAP No 51047C0225C, DATED JUNE 18, 2007
- TAX MAP REFERENCE: TAX MAP 38, PARCELS 11 & 12.
- RECORD OWNER:
ROBERT M. CROWELL, TRUSTEE PER L.R. #080005708.
- CURRENT ZONING = RA.
- 1.8960 ACRES OF T.M. 38-11 IS HEREBY ADDED TO AND SHALL BECOME A PART OF T.M. 38-12 AND MAY NOT BE USED OR CONSIDERED AS A SEPERATE BUILDING LOT.

CURVE TABLE						
No	ARC	RAD	TAN	DELTA	END BPC	OID
6A	11.84'	304.01'	5.92"	02°13'51"	S61°11'37"W	11.84'
7	130.64'	360.00'	66.04'	20°47'20"	S55°23'00"W	129.92'

LINE TABLE		
LINE	MEASUREMENT	LS1
L1	N66°14'16"W	66.81'
L2	N66°14'16"W	20.10'

PLAT FOLDER 3, PAGE 652
 INSTRUMENT # 120005809
 RECORDED ON 9/26, 2012

n/i
 ROBERT M. CROWELL, TRUSTEE
 L.R. #080005708
 TAX MAP 38, PARCEL 12C1

n/i
 ROBERT M. CROWELL, TRUSTEE
 L.R. #080005708
 TAX MAP 38, PARCEL 11
 (70.7107 Acs. AFTER ADJUSTMENT)

INSTRUMENT #120005809
 RECORDED IN THE CLERK'S OFFICE OF
 CULPEPER COUNTY,
 SEPTEMBER 26, 2012 AT 02:31PM

JANICE J. CORBIN, CLERK
 RECORDED BY: RLN

TAX MAP 38, PARCEL 12
13.0312 ACRES
 (AFTER ADJUSTMENT)

FINAL PLAN
 APPROVED AS AN ADJUSTMENT OF LOT LINES
 UNDER THE PROCEDURES SET FORTH
 IN SECTION 614 OF THE CULPEPER COUNTY OF CULPEPER
 SUBDIVISION ORDINANCE.
 APPROVED BY

[Signature]
 ZONING ADMINISTRATOR
 DATE 9/26/2012

FAILURE TO RECORD WITHIN 60 DAYS
 OF APPROVAL DATE SHALL RENDER
 APPROVAL NULL AND VOID

OWNER'S CONSENT

I, ROBERT M. CROWELL, owner of the property shown hereon do hereby state that the "BOUNDARY ADJUSTMENT" shown hereon is with my free consent and in accordance with my desires

[Signature: Robert M. Crowell]

COMMONWEALTH OF VIRGINIA
 COUNTY OF CULPEPER

Subscribed and acknowledged before me this 26th day of Sept., 2012.

By: *[Signature: Robert M. Crowell]*

[Signature: Karen D. Tharp]
 Notary Public Registration No. 116435
 My commission expires the 31st day of March, 2014

KAREN D. THARP
 NOTARY PUBLIC
 REGISTRATION # 116435
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES
 MARCH 31, 2014

COMMONWEALTH OF VIRGINIA
 AUG. 10, 2012
 James W. Cubbage, Jr.
 NO. 1191
[Signature]
 LAND SURVEYOR

PLAT SHOWING BOUNDARY LINE ADJUSTMENT
ROBERT M. CROWELL, TRUSTEE PROPERTY
 SALEM MAGISTERIAL DISTRICT
 CULPEPER COUNTY, VIRGINIA

JAMES W. CUBBAGE, JR., L.S.
 SURVEYING - LAND PLANNING
 610 YOWELL DRIVE
 CULPEPER, VIRGINIA 22701
 540-825-8047

FILE NO.	CROWELL
SHEET	1 OF 1
DATE	AUG. 10, 2012
SCALE	1" = 100'
REVISIONS	

RECORD NO. 018 2012 PG. 428

Recorded this 25th day of July 2003, Instrument # 030008950, Plat, Cabinet, & Slide # 337

NOTES: THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OF RECORD AND OTHERS UNKNOWN TO HUNLEY, NYCE & ASSOCIATES, LTD.
 TITLE REPORT NOT FURNISHED.
 BOUNDARY DATA SHOWN HEREON IS BASED ON DEEDS AND PLATS OF RECORD AND PHYSICAL EVIDENCE AS FOUND BY A CURRENT FIELD SURVEY.

RECORD OWNER: ROBERT M. CROWELL
 DEED REFERENCES: DB 201, PG. 260; DB 315, PG. 802;
 DB 201, PG. 260; DB 345, PG. 142
 TAX MAP REFERENCES: TAX MAP 38, PARCELS 10C, 11, 11B, 11D, 12, 12C1

FLOODPLAIN NOTE: THE PROPERTY SHOWN HEREON DOES NOT APPEAR TO LIE WITHIN FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREA) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 5100H1, PANEL 0002 A, EFFECTIVE DATE: JULY 7, 1978.

REMANOINDER OF TAX MAP 38, PARCEL 12 (CONTAINING 10,870.9 ACRES) IS HEREBY ADDED TO AND SHALL BECOME A PART OF TAX MAP 38, PARCEL 11.

○ DENOTES IRON ROD FOUND
 ○ DENOTES IRON ROD SET
 ○ DENOTES IRON PIPE FOUND
 ○ TELEPHONE PEG/STAKE

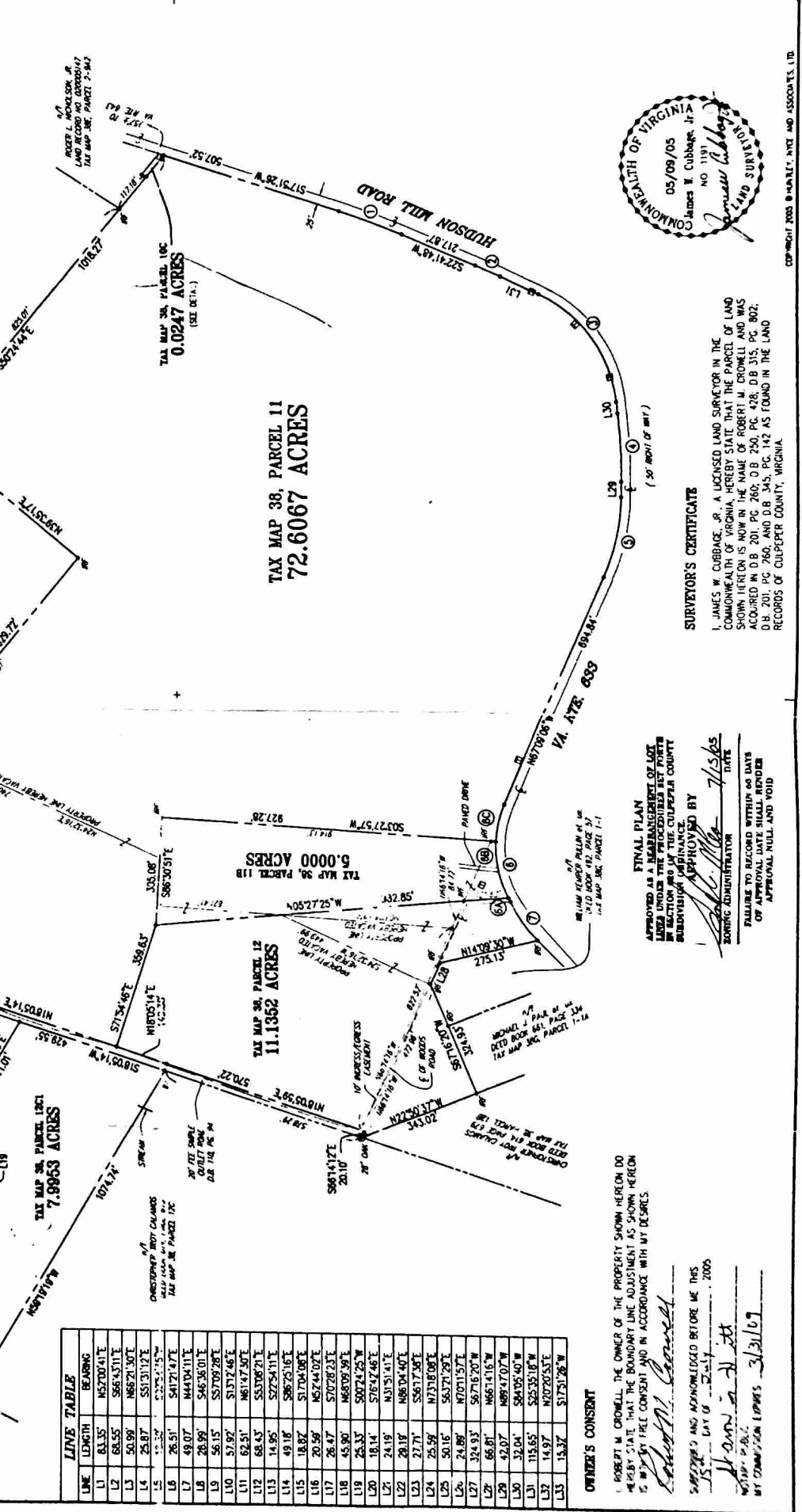
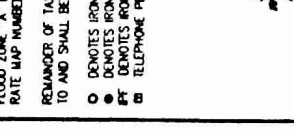
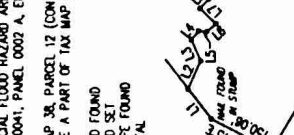
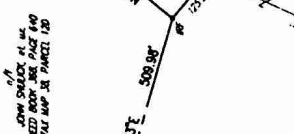
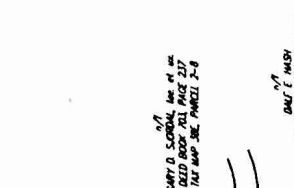
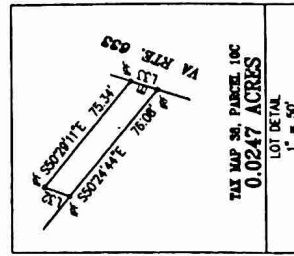
Hunley, Nyce & Associates, Ltd.
 SURVEYING, CIVIL ENGINEERING - LAND PLANNING
 100 SOUTH MAIN STREET
 SUITE 200
 CHARLOTTE, NORTH CAROLINA 28202
 704-375-8300
 FAX: 704-375-8305

ROBERT M. CROWELL PROPERTIES
 SALEM MAGISTERIAL DISTRICT
 CULPEPER COUNTY, VIRGINIA

SCALE: 1" = 200'
 DATE: 05/09/05
 SHEET: 1 OF 1
 FILE NO. 7110

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
1	183.71	2175.00'	91.91'	04°50'27"	S07°16'37"W	183.66'
2	74.44'	1475.00'	37.23'	02°33'29"	S24°08'33"W	74.43'
3	382.97'	3725.00'	210.04'	08°30'22"	S54°50'29"W	366.50'
4	189.60'	1775.00'	94.88'	04°30'11"	S87°09'16"W	189.51'
5	227.14'	575.00'	115.07'	22°38'02"	N78°28'05"W	225.87'
6	280.00'	304.01'	150.81'	52°48'13"	S86°27'48"W	270.21'
6A	11.84'	304.01'	5.92'	07°13'51"	S61°11'37"W	11.84'
6B	162.47'	304.01'	83.20'	30°38'36"	S77°38'50"W	160.49'
6C	105.75'	304.01'	53.41'	19°55'48"	N77°06'59"W	105.21'
7	130.64'	360.00'	66.04'	20°47'39"	S55°23'00"W	129.92'



LINE TABLE

LINE	LENGTH	BEARING
L1	83.35'	N57°00'41"E
L2	68.55'	S66°43'11"E
L3	50.98'	N66°20'30"E
L4	25.87'	S51°31'12"E
L5	11.33'	S12°51'25"W
L6	26.51'	S41°21'47"E
L7	49.07'	N44°04'11"E
L8	26.99'	S46°26'01"E
L9	56.15'	S57°09'28"E
L10	57.97'	S13°17'46"E
L11	62.51'	N61°17'40"E
L12	68.43'	S53°08'21"E
L13	14.95'	S22°54'11"E
L14	49.18'	S85°25'16"E
L15	18.97'	S17°04'06"E
L16	20.59'	N52°44'02"E
L17	26.47'	S70°08'33"E
L18	45.90'	N67°00'40"E
L19	25.33'	S02°24'25"W
L20	18.14'	S78°42'46"E
L21	24.19'	N33°51'41"E
L22	20.18'	N68°04'40"E
L23	27.71'	S86°17'30"E
L24	25.59'	N73°18'08"E
L25	50.16'	S63°17'20"E
L26	24.88'	N70°11'52"E
L27	32.93'	S67°16'20"W
L28	66.81'	N65°14'15"W
L29	42.07'	N69°47'07"W
L30	32.04'	S84°05'40"W
L31	115.65'	S22°35'18"W
L32	14.97'	N72°02'53"E
L33	13.37'	S12°51'28"W



SURVEYOR'S CERTIFICATE
 I, JAMES H. CABBAGE, JR., A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, HEREBY STATE THAT THE PARCEL OF LAND SHOWN HEREON IS NOW IN THE NAME OF ROBERT M. CROWELL AND WAS ACQUIRED IN D.B. 201, PG. 260; D.B. 250, PG. 428; D.B. 315, PG. 802; D.B. 201, PG. 260; AND D.B. 345, PG. 142 AS FOUND IN THE LAND RECORDS OF CULPEPER COUNTY, VIRGINIA.

APPROVED AS A FINAL PLAN OF LOT LINES UNDER THE PRECEDENTIAL JUST FORTH SUBDIVISION APPROBANCE AUTHORITY APPROVED BY
 ZONING ADMINISTRATION DATE 7/15/05

OWNER'S CONSENT
 I, ROBERT M. CROWELL, THE OWNER OF THE PROPERTY SHOWN HEREON DO HEREBY STATE THAT THE BOUNDARY LINE ADJUSTMENT AS SHOWN HEREON IS MY FREE CONSENT AND IN ACCORDANCE WITH MY DEEDS.
 Robert M. Crowell
 Surveyor and acknowledged before me this 15th day of July, 2005.
 James H. Cabbage, Jr.
 Surveyor
 BY COMMISSIONER EXP. 3/31/07