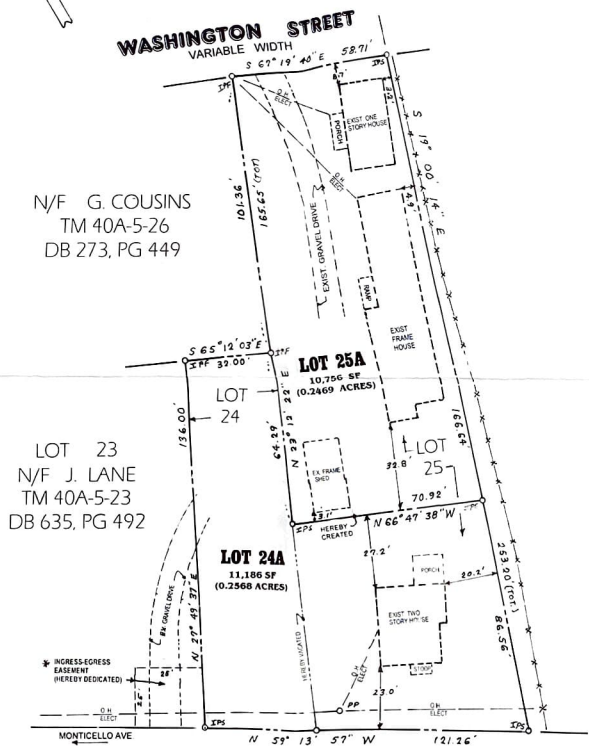


LOT TABULATION		
LOT #	BEFORE BOUNDARY LINE ADJUSTMENT	AFTER BOUNDARY LINE ADJUSTMENT
LOT 24	5,186 SF	0
LOT 25	16,756 SF	0
LOT 24A	0	11,186 SF
LOT 25A	0	10,756 SF
TOTALS	21,942 SF	21,942 SF

- NOTES:**
1. THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT PLAT IS TO ADJUST THE COMMON BOUNDARY LINE BETWEEN LOTS 24 & 25 AND CREATE TWO (2) LOTS TO BE KNOWN AS LOT 24A & LOT 25A.
 2. LOTS 24 & 25 ARE CURRENTLY ZONED R-2 AND THE ADJACENT PROPERTIES ARE ZONED R-2.
 3. LOT 24 IS IDENTIFIED AS TM 40A-5-24 WITH NO STREET ADDRESS AND LOT 25 IS IDENTIFIED AS TM 40A-5-25 AND COLLECTIVELY KNOWN AS 501 & 503 WASHINGTON STREET AND 505 SPERRYVILLE PIKE.
 4. THIS PLAT WAS PREPARED WITH A VERY LIMITED RECORD/TITLE SEARCH BY THIS FIRM WITHOUT THE BENEFIT OF A FORMAL REVERSED TITLE REPORT BY OTHERS FOR THE PROPERTY SHOWN OR FOR ADJACENT PROPERTIES, AND THEREFORE THE INFORMATION SHOWN ON THIS PLAT MAY NOT NECESSARILY INDICATE ALL UNDERLYING UTILITIES, EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY. ALL PREVIOUSLY RECORDED RIGHTS OF WAY, EASEMENTS OR OTHER INTERESTS OF THE STATE, COUNTY, OR OTHERS REMAIN IN FULL FORCE AND EFFECT. FOR FURTHER TITLE INFORMATION, A TITLE REPORT WILL BE NECESSARY, AND FENCE MEASURER LOCATIONS (F) IF SHOWN, ARE IN THE APPROXIMATE VICINITY. ± 2 AS INDICATED, AND THERE IS NO CERTIFICATION AS TO OWNERSHIP.
 5. THE BOUNDARY AND AREA INFORMATION INDICATED ON THIS PLAT HAS BEEN DERIVED FROM A CURRENT BOUNDARY SURVEY.
 6. IFF - IRON PIN OR PIPE FOUND, IPR - IRON PIN OR PIPE SET, PP - POWER POLE.
 7. THE SUBJECT PROPERTY (LOTS 24 & 25) APPEARS NOT TO BE IN THE 100 YEAR FLOOD PLAIN.
 8. TO THE BEST OF OUR KNOWLEDGE, THERE WERE NO CEMETERIES OBSERVED ON THIS PROPERTY.
 9. THE 25' x 25' INGRESS-EGRESS EASEMENT SHOWN ON LOT 23, WHICH IS ALSO THE PROPERTY OF THE ESTATE OF JOHNSON LANE, IS CREATED TO ENCOMPASS THE CURRENT DRIVEWAY ENTRANCE AND IS HEREBY GRANTED AND DEDICATED TO SERVE LOTS 23 & 24A.

INSTRUMENT #170001301
 RECORDED IN THE CLERK'S OFFICE OF
 CULPEPER CO VA
 MARCH 15th 2017 AT 12:00PM
 JANICE J. CROFTON, CLERK
 RECORDED BY: SAR

PLAT FOLDER 4, PAGE 276
 INSTRUMENT # 170001301
 RECORDED ON Mar. 15th 2017



N/F G. COUSINS
 TM 40A-5-26
 DB 273, PG 449

LOT 23
 N/F J. LANE
 TM 40A-5-23
 DB 635, PG 492

N/F R. MITCHELL
 TM 40-90A
 F - DB 121, PG 481

SPERRYVILLE PIKE
 ROUTE 522 - VARIABLE WIDTH



GRAPHIC SCALE



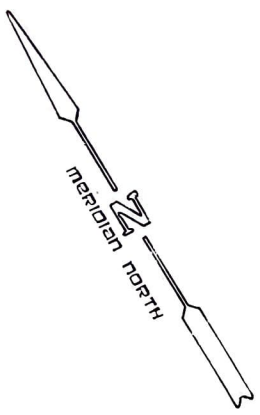
BOUNDARY LINE ADJUSTMENT PLAT
 LOTS 24 & 25
 OF THE ESTATE OF
JOHNSON LANE

TOWN OF CULPEPER, VIRGINIA
 CULPEPER COUNTY, VIRGINIA
 SCALE 1" = 25' NOVEMBER 16, 2016

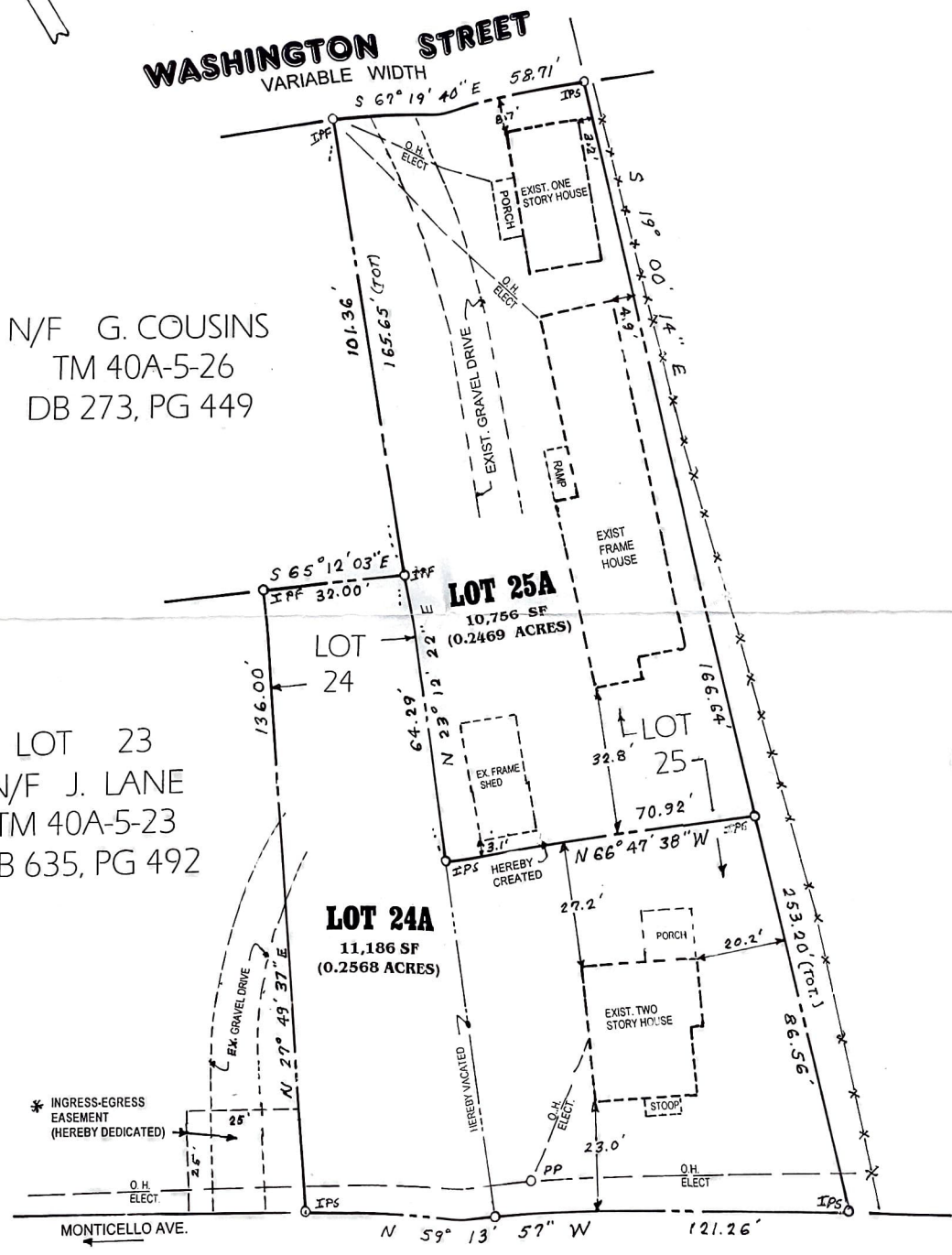
HOLMES SMITH

"CREATE NEXT - WE CAN DO THIS"
 * ENGINEERING & SURVEYING & LAND PLANNING *
 MANASSAS, VIRGINIA
 HSM1TH39@GMAIL.COM





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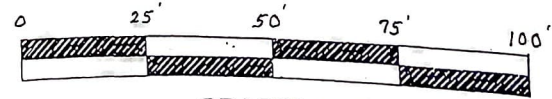


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