

**SETBACK REGULATIONS**

FRONT	125' FROM CENTER OF RTE 604
SIDE	50'
REAR	75'

THE PLATTING AND DIVISION OF THE FOLLOWING DESCRIBED LAND, TAX MAP 26, PARCEL 2 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF.

THE 158.69± ACRES HEREBY DIVIDED BEING PART OF THE SAME PROPERTY CONVEYED TO JOSEPH E. STARRY BY ELIZABETH A. JENKINS, REUBENA J. FAULKNER, HARRY L. FAULKNER AND WILLIAM HELLER BY DEED DATED MARCH 10, 1965 AND OF RECORD IN THE CIRCUIT CLERK'S OFFICE OF CULPEPER COUNTY, VIRGINIA IN DEED BOOK 179 AT PAGE 313.

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

JOSEPH E. STARRY

COMMONWEALTH OF VIRGINIA, COUNTY OF \_\_\_\_\_, TO WIT:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 2000 BY JOSEPH E. STARRY.

NOTARY PUBLIC

MY COMMISSION EXPIRES

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL THE REQUIREMENTS SET FORTH REGARDING THE PLATTING OF SUBDIVISIONS FOR CULPEPER COUNTY, VIRGINIA HAVE BEEN MET. THE LAND SHOWN HEREON IN NOW IS THE NAME OF JOSEPH W. BARRY, HAVING BEEN CONVEYED BY A DEED OF RECORD AMONG THE LAND RECORDS OF CULPEPER COUNTY, VIRGINIA, BOOK 179 AT PAGE 313. FURTHER, THE METES AND BOUNDS SHOWN HEREON REPRESENT AN ACTUAL FIELD SURVEY BY H. AUBREY HAWKINS-ASSOCIATES, L.P. IRON PINS WILL BE SET AT ALL PROPERTY CORNERS.

CERTIFIED LAND SURVEYOR

**GATE**

Approx. Location

0' 100' 200' 300'

**Lot 2**

8 +/- acres

PLAT

DB 469 PG 142  
 PLAT DB 296 PG 146  
 PC 3 PG 77

Lot 1

27.4119 ACRES

NOTES:

1. NO TITLE REPORT FURNISHED. PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
2. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FLOOD INSURANCE RATE MAP THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE "C".
3. THIS PLAT REPRESENTS A FIELD RUN SURVEY.
4. IFF DENOTES IRON PIPE FOUND.  
IRF DENOTES IRON ROD FOUND.  
IRS DENOTES IRON ROD SET.

PLAT SHOWING DIVISION

PROPERTY OF

JOSEPH E. STARRY

DEED BOOK 179, PAGE 313

SALEM MAGISTERIAL DISTRICT

CULPEPER COUNTY, VIRGINIA

*H. Aubrey Hawkins Associates, Ltd.*

LAND SURVEYING      LAND PLANNING      DEVELOPMENT

171 WARRENTON ROAD, FREDERICKSBURG, VIRGINIA 22401

540-371-0268 FAX 540-371-3479

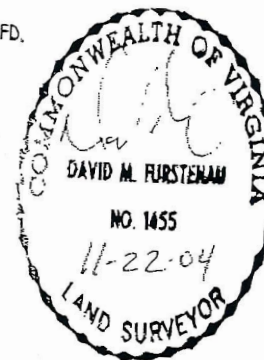
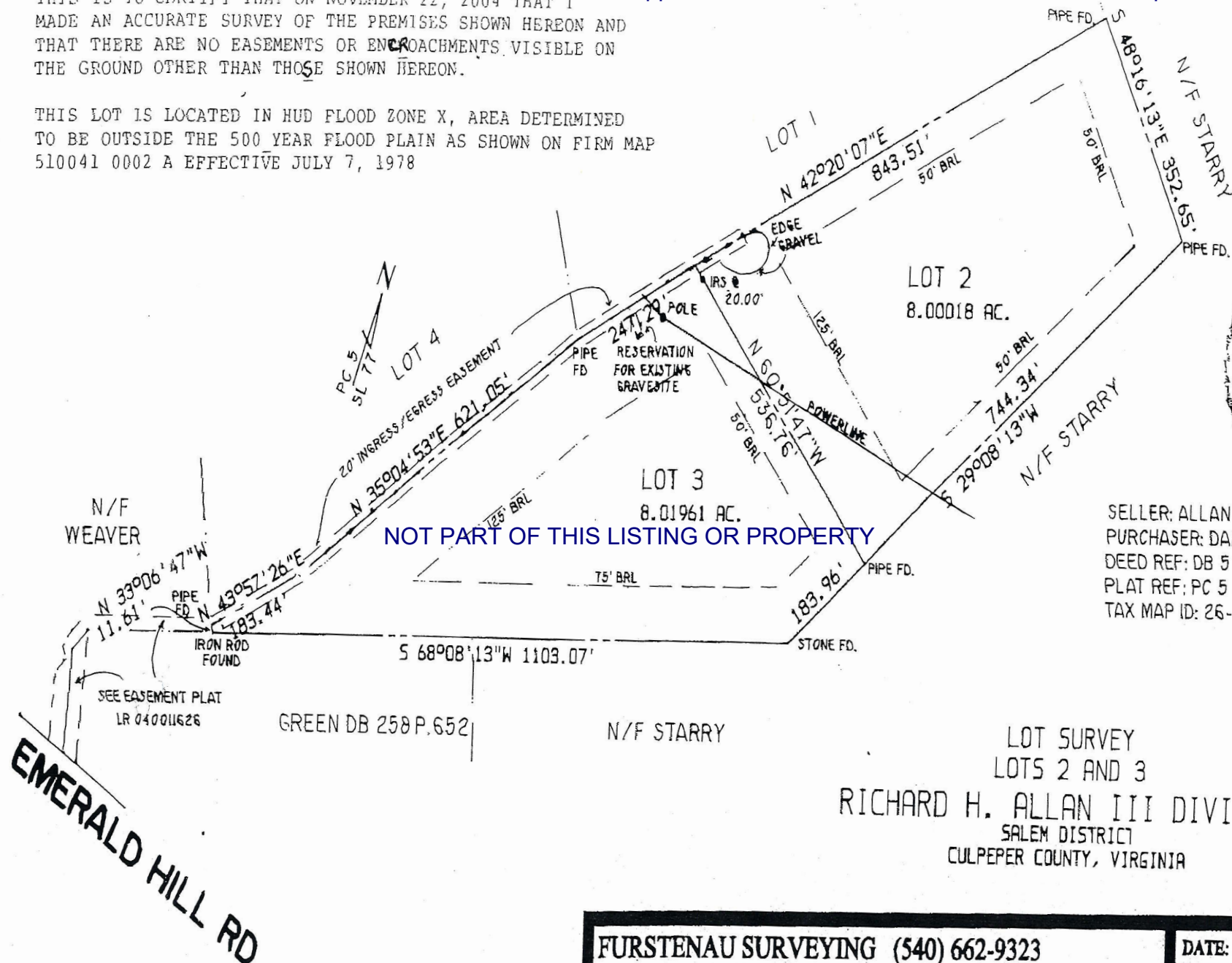
TOLL FREE 1-800-562-4083

DATE: 9/12/00	SCALE: 1"=100'	S:\BND\CULPEPER\09-00\STAR.DWG
DRAWN BY: SDT	CHECKED BY: AH	SHEET 1 OF 1

RPB 1052



Approximate location of Lot 2 is show on the Lot 1 plat.



SELLER: ALLAN  
PURCHASER: DANCE  
DEED REF: DB 588 PG. 353  
PLAT REF: PC 5 SL. 77  
TAX MAP ID: 26-1B & 26-1A

LOT SURVEY  
LOTS 2 AND 3  
RICHARD H. ALLAN III DIVISION  
SALEM DISTRICT  
CULPEPER COUNTY, VIRGINIA

**FURSTENAU SURVEYING (540) 662-9323**  
**111 SOUTH LOUDOUN STREET**  
**WINCHESTER, VIRGINIA 22601**

EST. 1986

MEMBER VA. ASSOC. OF SURVEYORS

**DATE:** NOV. 22, 2004

**SCALE:** 1" = 200'

W.O. 01006