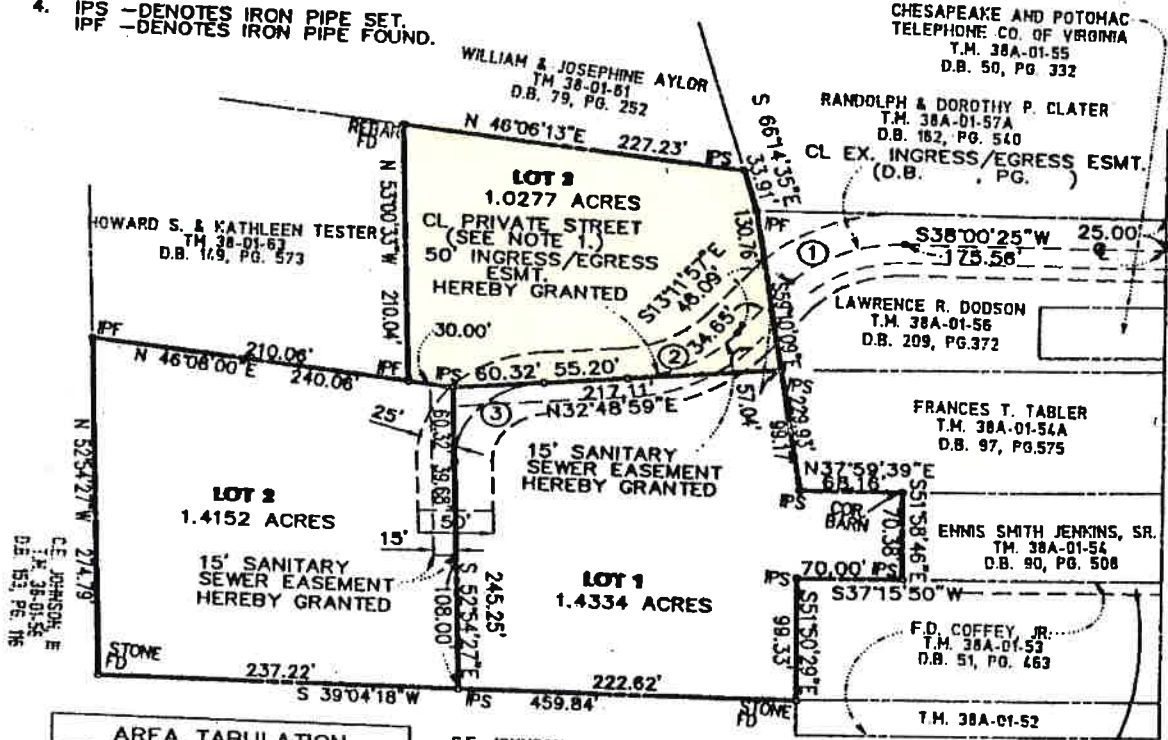




- THE PRIVATE STREET IN THIS SUBDIVISION WILL NOT BE PAVED OR MAINTAINED WITH FUNDS OF RAPPAHANNOCK COUNTY OR FUNDS ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT OWNERS OF LOTS IN THE SUBDIVISION SUBSEQUENTLY DESIRE THE ADDITION OF SUCH PRIVATE STREET INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS FOR MAINTENANCE, THE COST TO UPGRADE IT TO THE PRESCRIBED STANDARDS, MUST BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR RAPPAHANNOCK COUNTY. THE PRIVATE STREET IN THIS SUBDIVISION IS NOT DEDICATED FOR PUBLIC USE AND MAINTENANCE AND IS OWNED BY LOTS 1, 2 & 3.
- PROPERTY IS ZONED RV.
- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX MAP 38-01-02A.
- IPS - DENOTES IRON PIPE SET.
IPF - DENOTES IRON PIPE FOUND.



AREA TABULATION	
LOT 1	= 1.4334 AC.
LOT 2	= 1.4152 AC.
LOT 3	= 1.0277 AC.
TOTAL	= 3.8763 AC.

CURVE DATA						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	105.00'	51°12'22"	93.84'	50.31'	90.75'	S12°24'14"W
2	105.00'	46°00'56"	84.33'	44.59'	82.08'	S09°48'31"W
3	65.00'	85°43'28"	97.25'	60.32'	88.43'	S10°02'44"E

PLAT SHOWING
A SUBDIVISION OF
THE LESTER DODSON ESTATE
VILLAGE OF SPERRYVILLE
PIEDMONT MAGISTERIAL DISTRICT
RAPPAHANNOCK COUNTY, VIRGINIA
SCALE: 1" = 100' FEBRUARY 1, 1995



NO TITLE REPORT FURNISHED

Ross, France & Ratliff, Ltd.
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