

Boxwood Hill, 456 Scrabble Road

Scrabble Road

LEGEND
 IPS DENOTES IRON PIPE SET
 IPF DENOTES IRON PIPE FOUND
 EX. DENOTES EXISTING
 ○ DENOTES UTILITY POLE
 ● DENOTES WELL
 — DENOTES FENCE
 E DENOTES CENTERLINE
 N/F DENOTES NOW OR FORMERLY
 ○ DENOTES IRON PIPE FOUND

LINE BEARING TABLE		
LINE	DIRECTION	DISTANCE
L1	S 83°30'00" E	32.30'
L2	N 45°30'00" E	16.50'
L3	S 44°30'00" E	23.10'
L4	S 45°30'00" W	18.50'
L5	N 44°30'00" W	23.10'

4/15/92
 #15980

DB 191, pg. 269

168

172,331 sq. ft.
 3.9562 acres

BOUNDARY AND IMPROVEMENT SURVEY

JOHN L. & HELEN L.

GUTHRIE

STONEWALL DISTRICT
 RAPPAHANNOCK COUNTY, VIRGINIA
 SCALE: 1" = 50'
 DATE: MARCH 18, 1992

THE HOUSE SHOWN HEREON IS NOT LOCATED IN ANY KNOWN FLOOD HAZARD AREA.
 THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 50 PARCEL 48-A.
 NO TITLE REPORT FURNISHED. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
 I HEREBY CERTIFY THAT THE LOCATIONS OF EXISTING IMPROVEMENTS SHOWN ON THIS
 PROPERTY HAVE BEEN CAREFULLY ESTABLISHED BY A TRAVEL / TAPE SURVEY AND
 UNLESS SHOWN, THERE ARE NO ENCROACHMENTS. IPF DENOTES IRON
 PIPE FOUND. FENCES, IF SHOWN, ARE GRAPING AND DO NOT NECESSARILY INDICATE
 BOUNDARY LINES. C/L DENOTES CENTER LINE. N/F DENOTES NOW OR FORMERLY.

LEONARD SURVEYS, INC.

LAND PLANNING LAND SURVEYING SUBDIVISION DESIGN

ROUTE 1, BOX 450 WARRENTON, VIRGINIA 22186 PHONE (703) 349-8017



APPROVED
 JUNE 1992
 RAPPANNOCK COUNTY
 CLERK

NOW OR FORMERLY
 CAUCHLIN

