

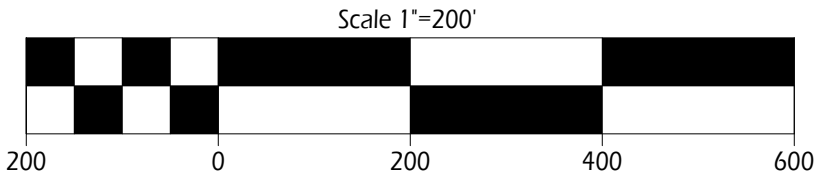
1. Easements, if any, not shown. No title report furnished.

2. This property does not lie within the 100 year Flood Zone as shown on the F.E.M.A. F.I.R.M. Community Panel.

3. Boundary derived from a field survey and from deeds of record as found among the Land Records of Rappahannock County, Virginia, as shown hereon.

Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear
C1	10°34'32"	355.18'	65.56'	32.87'	65.47'	N 11°43'38" E

Id	Bearing	Distance
L1	S 20°57'28" W	171.77'
L2	N 02°40'00" E	46.25'
L3	N 13°03'00" E	44.34'
L4	S 25°29'52" W	51.56'



Legend

●

Iron Pipe Found

△

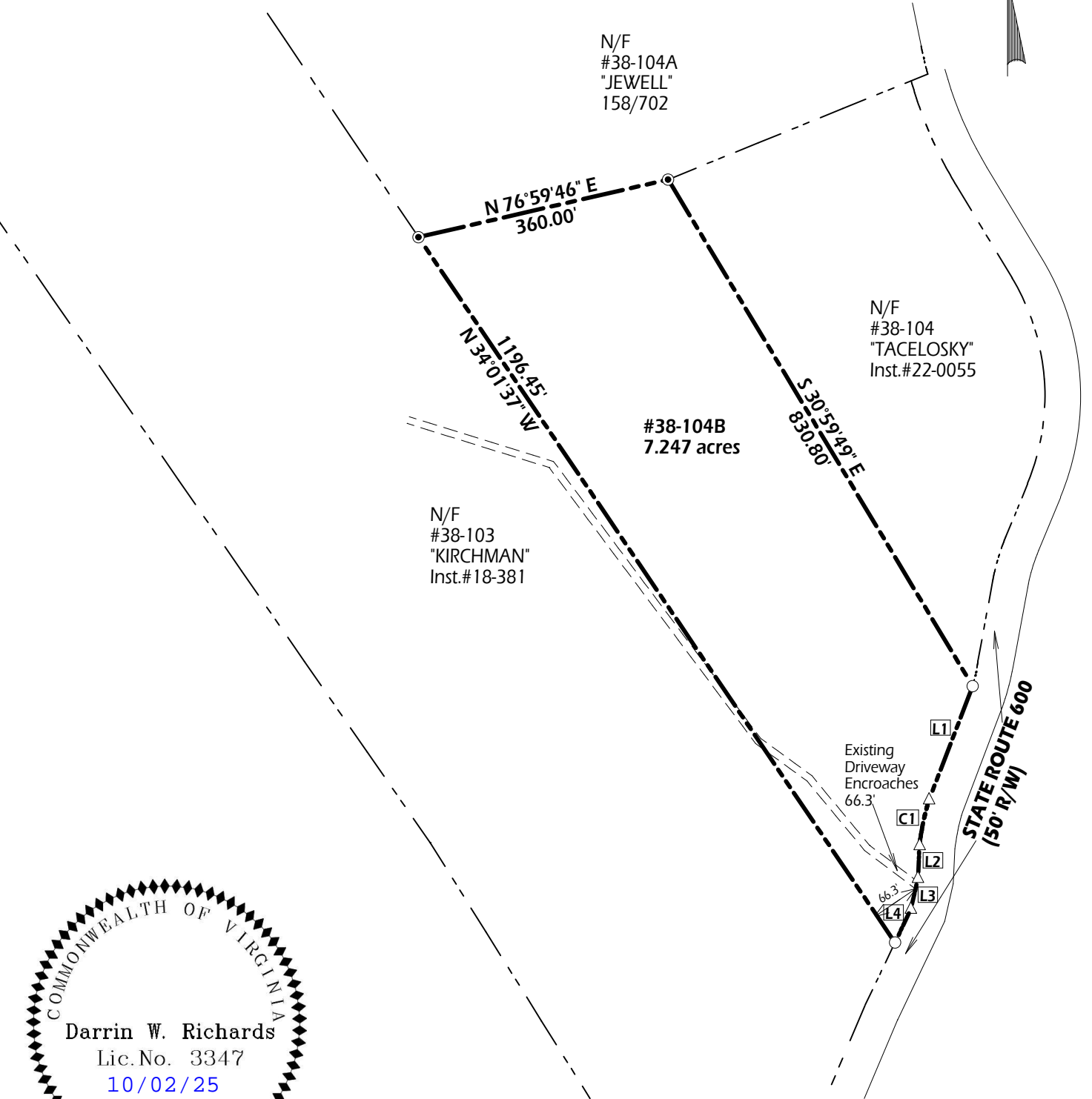
Point

○

Iron Pin or Nail Set

STATE PLANE COORDINATES

VA NORTH



BLUE RIDGE SURVEYING

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Luray, Va. 22835  
Phone:540-244-5879  
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Job#0650

BOUNDARY SURVEY PLAT

Property of

"ADRIENNE CORTI" & "NICHOLAS A. POLKOWSKE"

Instrument#202100008 (WILL)

Tax Map# 38 - 104B

Piedmont District

Rappahannock County, Virginia

Scale 1"=200'

7.247 Acres

October 1, 2025