

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. Monumentation derived from a field survey and from deeds of record as found among the Land Records of Rappahannock County, Virginia, as shown hereon. No actual Boundary Survey was performed.

Id	Bearing	Distance
L1	N 40°05'13" E	48.07'
L2	N 66°18'57" E	48.99'
L3	S 39°06'42" E	22.04'
L4	S 89°48'19" E	30.00'
L5	S 13°50'42" W	35.70'
L6	S 31°40'59" E	40.85'
L7	N 31°24'34" W	3.97'
L8	S 57°23'15" W	5.09'
L9	S 49°54'47" E	8.87'



BLA
723-03-04
APPROVED
ZONING ADMINISTRATOR
RAPPAHANNOCK COUNTY
DATE 3/2/23
Mellie Jones



N/F
#37-34A
"SHANKLE"
Inst.#2001000711

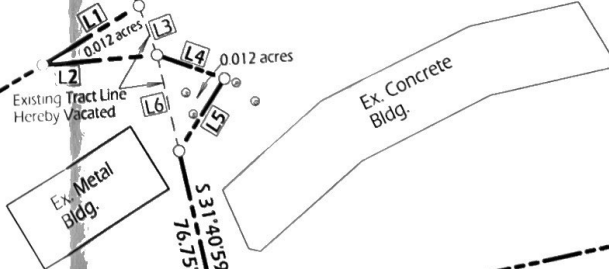
- Legend
- Iron Pin Found
 - Iron Pin Set
 - ⊗ Sewer Manholes
 - ⊕ Power Pole
 - ⊙ Gas Tank

N/F
#37-36
"SPERRYVILLE TRADING
INC."
Inst.#2018000932

#37-36A
3.335 acres
- 0.012 acres(to #37-36B)
3.323 acres
+ 0.012 acres(from #37-36B)
3.335 acres

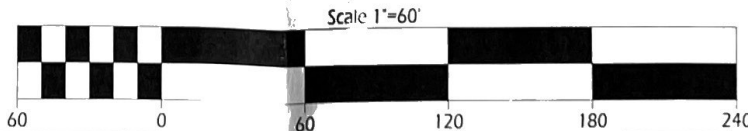
N/F
#37-28
"FITZGERALD"
Inst.#2017000207

#37-36B
1.000 acres
- 0.012 acres(to #37-36A)
0.988 acres
+ 0.012 acres(from #37-36A)
1.000 acres



BOUNDARY LINE ADJUSTMENT SURVEY PLAT
Properties of
"SPERRYVILLE TRADING INC."
Instrument#2018000932
Tax Map# 37 - 36A & B
Piedmont Magisterial District
Rappahannock County, Virginia
Scale 1"=60'
.012 Acres
March 16, 2023

US ROUTE 211 (VARIABLE WIDTH R/W)



Racey Job#9555