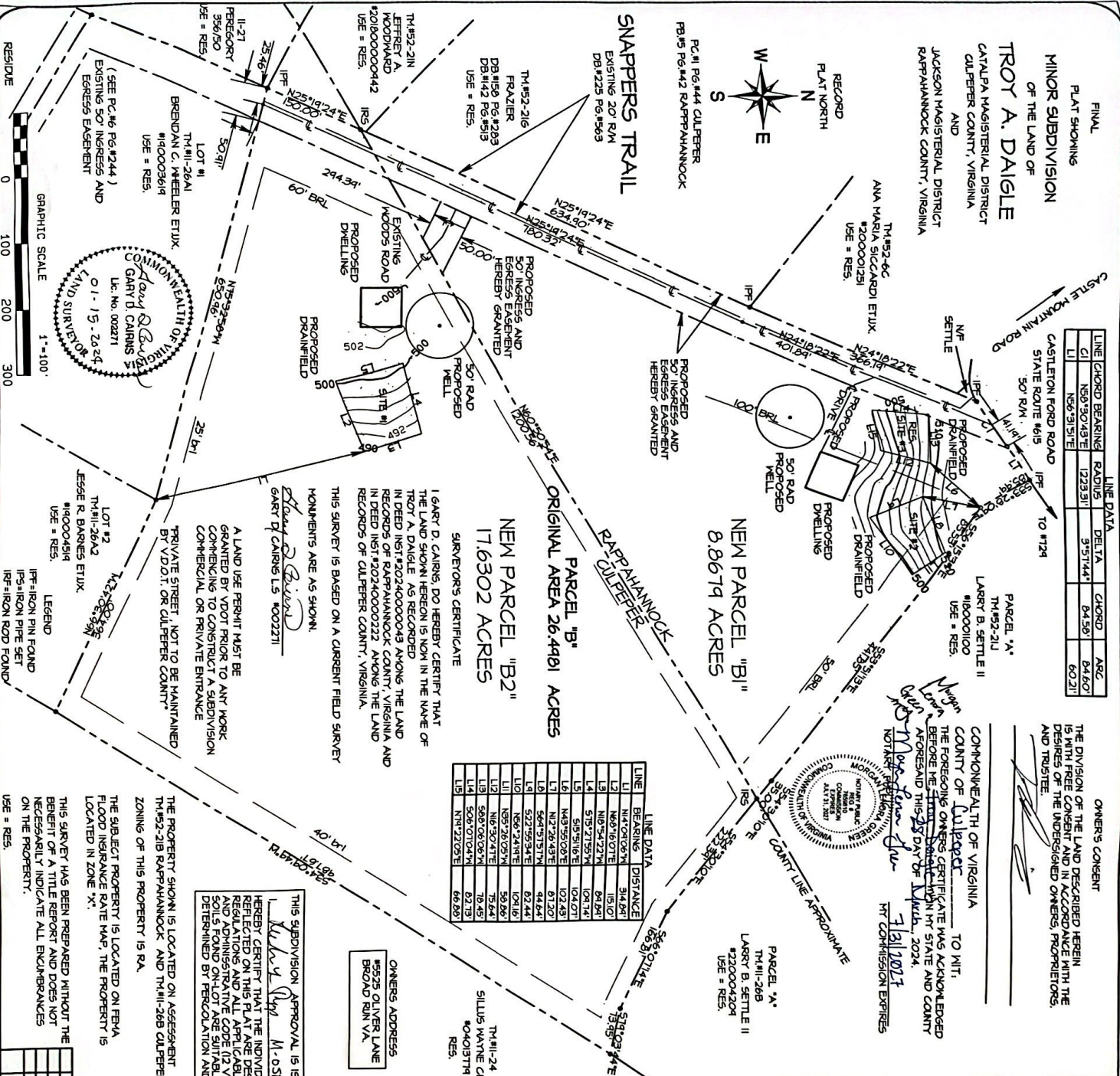


FINAL
FLAT SHOWING
MINOR SUBDIVISION
OF THE LAND OF
TROY A. DAIGLE
CATALPA MAGISTERIAL DISTRICT
CLIFFER COUNTY, VIRGINIA
AND
JACKSON MAGISTERIAL DISTRICT
RAPPAHANNOCK COUNTY, VIRGINIA

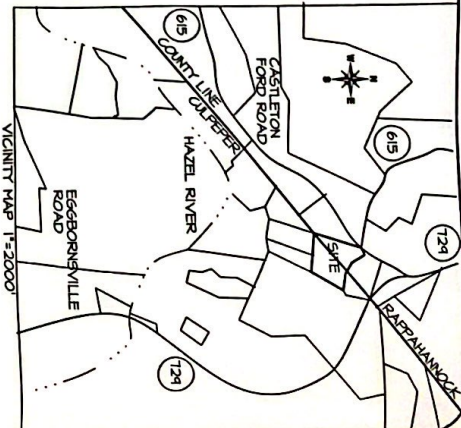
LINE	CHORD BEARING	RADIUS	DELTA	CHORD	ARC
C1	N56°30'43"E	1223.31'	375°14'	84.56'	84.60'
L1	N6°31.51'E				60.21'



LINE	BEARING	DISTANCE
L1	N14°07'06"W	314.24'
L2	N69°16'07"E	151.02'
L3	N61°54'22"W	84.24'
L4	S75°21'55"W	104.14'
L5	S19°51'16"E	104.07'
L6	N43°55'02"E	102.43'
L7	N12°28'43"E	81.20'
L8	S64°51'51"W	44.64'
L9	S22°59'54"E	82.44'
L10	N66°24'11"E	104.16'
L11	S46°50'41"E	174.24'
L12	S46°50'41"E	174.45'
L13	S68°50'41"E	18.45'
L14	S68°50'41"E	18.45'
L15	N19°22'02"E	62.73'

OWNERS' CONSENT
THE DIVISION OF THE LAND DESCRIBED HEREIN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

COMMONWEALTH OF VIRGINIA
COUNTY OF CLIFFER
TO WIT,
THE FOREGOING OWNERS CERTIFICATE HAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF MARCH, 2024,
A FORESAID THIS 23rd DAY OF MARCH, 2024,
NOTARY PUBLIC
M. COMMISSION EXPIRES 3/31/2027



NEW PARCEL "B1"
8.8679 ACRES

NEW PARCEL "B2"
17.6302 ACRES

PARCEL "A"
T1#11-268
#220004204
USE = RES.

PARCEL "A"
T1#11-261
#140003619
USE = RES.

PARCEL "A"
T1#11-262
#140004019
USE = RES.

PARCEL "A"
T1#11-263
#140004019
USE = RES.

PARCEL "A"
T1#11-264
#140004019
USE = RES.

PARCEL "A"
T1#11-265
#140004019
USE = RES.

PARCEL "A"
T1#11-266
#140004019
USE = RES.

PARCEL "A"
T1#11-267
#140004019
USE = RES.

PARCEL "A"
T1#11-268
#140004019
USE = RES.

PARCEL "A"
T1#11-269
#140004019
USE = RES.

PARCEL "A"
T1#11-270
#140004019
USE = RES.

PARCEL "A"
T1#11-271
#140004019
USE = RES.

PARCEL "A"
T1#11-272
#140004019
USE = RES.

PARCEL "A"
T1#11-273
#140004019
USE = RES.

PARCEL "A"
T1#11-274
#140004019
USE = RES.

PARCEL "A"
T1#11-275
#140004019
USE = RES.

PARCEL "A"
T1#11-276
#140004019
USE = RES.

PARCEL "A"
T1#11-277
#140004019
USE = RES.

PARCEL "A"
T1#11-278
#140004019
USE = RES.

PARCEL "A"
T1#11-279
#140004019
USE = RES.

PARCEL "A"
T1#11-280
#140004019
USE = RES.

PARCEL "A"
T1#11-281
#140004019
USE = RES.

PARCEL "A"
T1#11-282
#140004019
USE = RES.

PARCEL "A"
T1#11-283
#140004019
USE = RES.

PARCEL "A"
T1#11-284
#140004019
USE = RES.

PARCEL "A"
T1#11-285
#140004019
USE = RES.

PARCEL "A"
T1#11-286
#140004019
USE = RES.

PARCEL "A"
T1#11-287
#140004019
USE = RES.

PARCEL "A"
T1#11-288
#140004019
USE = RES.

PARCEL "A"
T1#11-289
#140004019
USE = RES.

PARCEL "A"
T1#11-290
#140004019
USE = RES.

PARCEL "A"
T1#11-291
#140004019
USE = RES.

PARCEL "A"
T1#11-292
#140004019
USE = RES.

PARCEL "A"
T1#11-293
#140004019
USE = RES.

PARCEL "A"
T1#11-294
#140004019
USE = RES.

PARCEL "A"
T1#11-295
#140004019
USE = RES.

PARCEL "A"
T1#11-296
#140004019
USE = RES.

PARCEL "A"
T1#11-297
#140004019
USE = RES.

PARCEL "A"
T1#11-298
#140004019
USE = RES.

PARCEL "A"
T1#11-299
#140004019
USE = RES.

PARCEL "A"
T1#11-300
#140004019
USE = RES.

1 GARY D. CAIRNS, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON IS NOW IN THE NAME OF TROY A. DAIGLE, AS RECORDED IN DEED INST#20240000043 AMONG THE LAND RECORDS OF RAPPAHANNOCK COUNTY, VIRGINIA AND IN DEED INST#20240000222 AMONG THE LAND RECORDS OF CLIFFER COUNTY, VIRGINIA.

THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY MONUMENTS ARE AS SHOWN.

Troy A. Daigle
GARY D. CAIRNS LS #002271

LEGEND
IPF=IRON PIPE FOUND
IPB=IRON PIPE SET
IPR=IRON ROD FOUND

THE PROPERTY SHOWN IS LOCATED ON ASSESSMENT T1#52-218 RAPPAHANNOCK AND T1#11-268 CLIFFER. ZONING OF THIS PROPERTY IS RA.

THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP; THE PROPERTY IS LOCATED IN ZONE "X".

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

DATE: JAN 15 2024
PROJECT: SNAPPERS TRAIL

CAIRNS SURVEYING
1503 NETHERS ROAD
SPERRYVILLE VA.
540-481-9101 227140

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE FOLLOWING CERTIFICATION:

HEREBY CERTIFY THAT THE INDIVIDUAL ONSITE PRIVATE SEPTIC SYSTEMS AND PRIVATE WELLS REFLECTED ON THIS PLAN ARE DESIGNED TO COMPLY WITH THE BOARD OF HEALTH REGULATIONS AND ALL APPLICABLE REGULATIONS PROMULGATED BY THE BOARD OF HEALTH OF CLIFFER COUNTY, VIRGINIA AND RAPPANNOCK COUNTY, VIRGINIA. THE SOILS FOUND ON THE SITE ARE SUITABLE FOR SEWERAGE TREATMENT AND DISCHARGE AS DETERMINED BY PERCOLATION AND SOILS TESTING AND EVALUATION.

APPROVED BY: *Walter Sperry*
ZONING ADMINISTRATOR
DATE: 1/15/24

APPROVED BY: *Walter Sperry*
ZONING ADMINISTRATOR
DATE: 1/15/24

SOIL SCIENTIST/HEALTH DEPT. []

VDOT: []