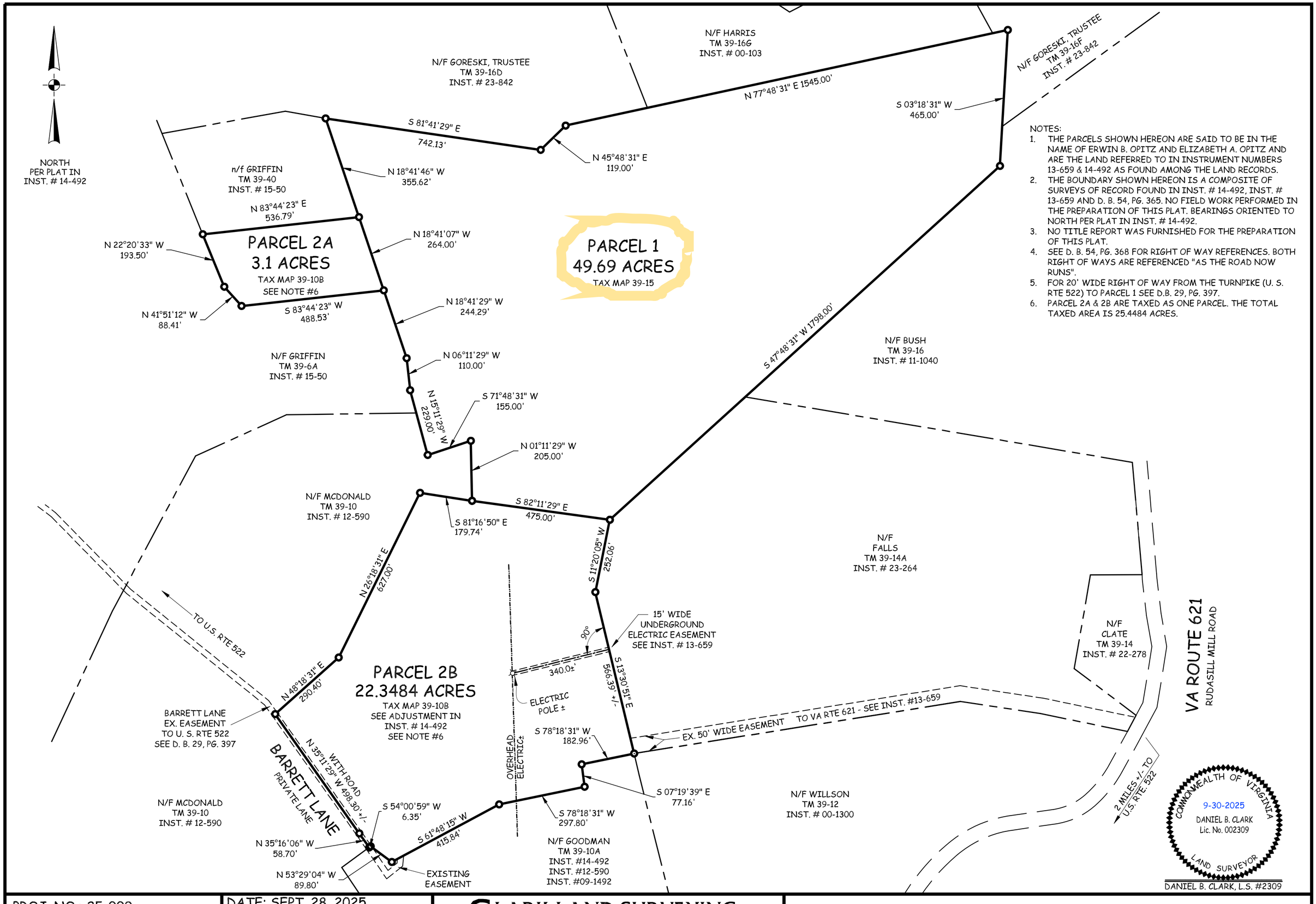

NOTES:

1. THE PARCELS SHOWN HEREON ARE SAID TO BE IN THE NAME OF ERWIN B. OPITZ AND ELIZABETH A. OPITZ AND ARE THE LAND REFERRED TO IN INSTRUMENT NUMBERS 13-659 & 14-492 AS FOUND AMONG THE LAND RECORDS.
2. THE BOUNDARY SHOWN HEREON IS A COMPOSITE OF SURVEYS OF RECORD FOUND IN INST. # 14-492, INST. # 13-659 AND D. B. 54, PG. 365. NO FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT. BEARINGS ORIENTED TO NORTH PER PLAT IN INST. # 14-492.
3. NO TITLE REPORT WAS FURNISHED FOR THE PREPARATION OF THIS PLAT.
4. SEE D. B. 54, PG. 368 FOR RIGHT OF WAY REFERENCES. BOTH RIGHT OF WAYS ARE REFERENCED "AS THE ROAD NOW RUNS".
5. FOR 20' WIDE RIGHT OF WAY FROM THE TURNPIKE (U. S. RTE 522) TO PARCEL 1 SEE D.B. 29, PG. 397.
6. PARCEL 2A & 2B ARE TAXED AS ONE PARCEL. THE TOTAL TAXED AREA IS 25.4484 ACRES.

PROJ. NO.: 25-009	DATE: SEPT. 28, 2025	CLARK LAND SURVEYING P.C. LAND PLANNERS AND SURVEYORS P.O. BOX 478; FLINT HILL, VA 22627 (540)635-2328	COMPOSITE PLAT OPITZ PROPERTIES STONEWALL DISTRICT, RAPPAHANNOCK COUNTY, VIRGINIA
SHEET 1 OF 1	REV 1: SEPT. 30, 2025		
SCALE: 1" =200'	REV 2:		
	REV 3:		
	REV 4:		