OWNERS CONSENT

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

_____ DATE _____

_____ DATE _____

PROPRIETORS AND TRUSTEES.

NOTES:

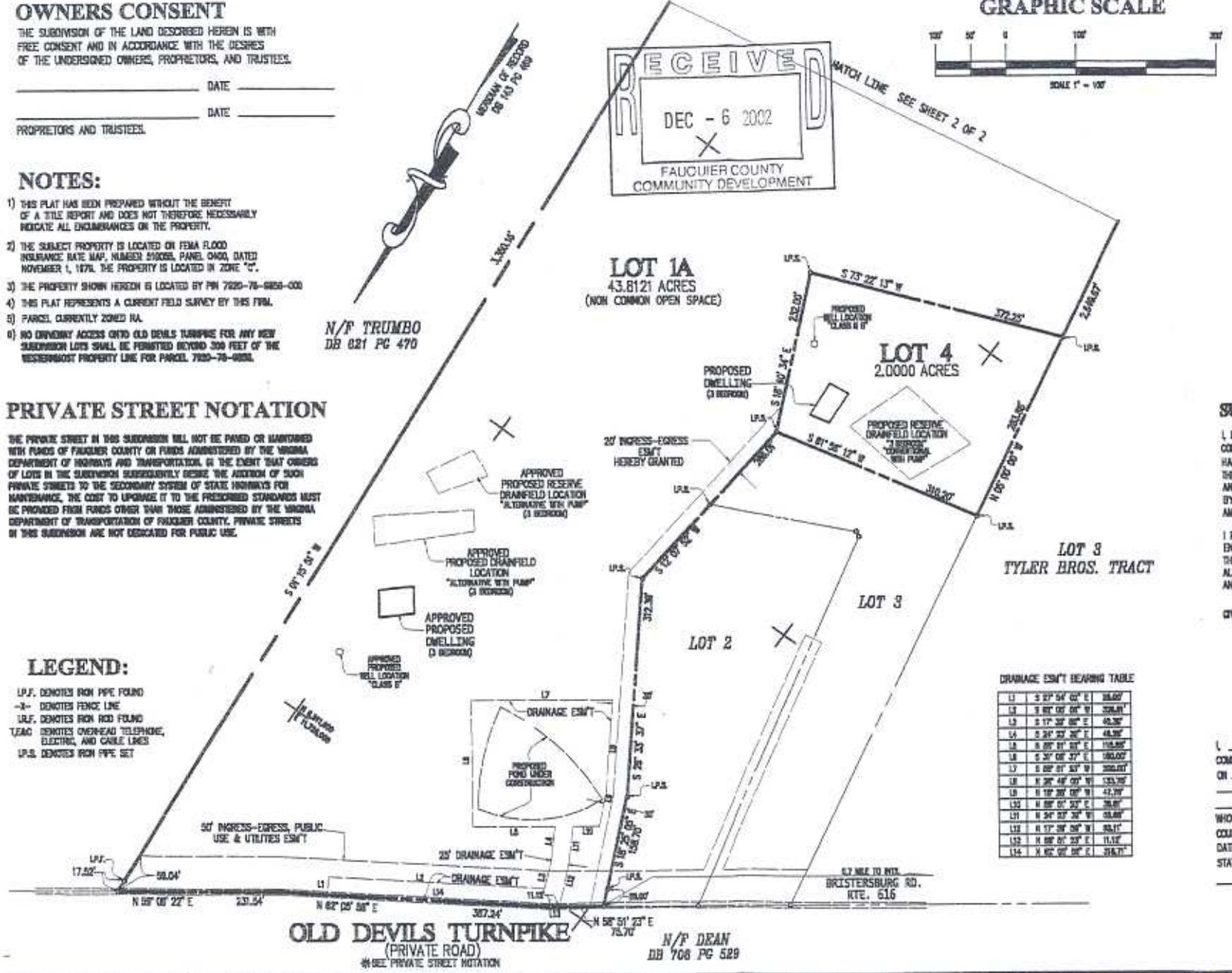
1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2) THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, NUMBER 510055, PANEL 0400, DATED NOVEMBER 1, 1978. THE PROPERTY IS LOCATED IN ZONE "C".
3) THE PROPERTY SHOWN HEREON IS LOCATED BY PIN 7920-76-6856-000
4) THIS PLAT REPRESENTS A CURRENT FIELD SURVEY BY THIS FIRM.
5) PARCEL CURRENTLY ZONED RA.
6) NO DRIVEWAY ACCESS ONTO OLD DEVILS TURNPIKE FOR ANY NEW SUBDIVISION LOTS SHALL BE PERMITTED BEYOND 300 FEET OF THE WESTERNMOST PROPERTY LINE FOR PARCEL 7920-76-6856.

PRIVATE STREET NOTATION

THE PRIVATE STREET IN THIS SUBDIVISION WILL NOT BE PAVED OR MAINTAINED WITH FUNDS OF FAUQUIER COUNTY OR FUNDS ADMINISTERED BY THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION. IN THE EVENT THAT OWNERS OF LOTS IN THE SUBDIVISION SUBSEQUENTLY DESIRE THE ADDITION OF SUCH PRIVATE STREETS TO THE SECONDARY SYSTEM OF STATE HIGHWAYS FOR MAINTENANCE, THE COST TO UPGRADE IT TO THE PRESCRIBED STANDARDS MUST BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OF FAUQUIER COUNTY. PRIVATE STREETS IN THIS SUBDIVISION ARE NOT DEDICATED FOR PUBLIC USE.

LEGEND:

I.P.F. DENOTES IRON PIPE FOUND
-X- DENOTES FENCE LINE
I.R.F. DENOTES IRON ROD FOUND
T,E&C DENOTES OVERHEAD TELEPHONE, ELECTRIC, AND CABLE LINES
I.P.S. DENOTES IRON PIPE SET



DRAINAGE ESM'T BEARING TABLE

L1	S 23° 54' 02" E	38.00'
L2	S 62° 05' 58" W	328.81'
L3	S 17° 38' 06" E	40.38'
L4	S 24° 23' 26" E	48.38'
L5	S 05° 01' 53" E	115.86'
L6	S 30° 08' 37" E	180.00'
L7	S 62° 01' 53" W	300.00'
L8	S 38° 48' 00" W	133.35'
L9	S 18° 38' 06" W	47.70'
L10	N 62° 01' 53" E	38.00'
L11	N 24° 23' 26" W	55.66'
L12	N 17° 38' 06" W	53.11'
L13	N 62° 01' 53" E	11.13'
L14	N 62° 05' 58" E	318.71'

VICINITY MAP

SCALE: 1" = 2,000'

SURVEYORS CERTIFICATE

I, BRIAN W. SMITH A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IS THE PROPERTY ACQUIRED BY RON HARDING BY DEED RECORDED IN DEED BOOK 910 PAGE 153 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA

I FURTHER CERTIFY THE LAND SHOWN ON THIS PLAT LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT, THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY OF THE SAME, ALL COURSES ARE REFERENCED TO MERIDIAN OF RECORD, AND IRON PIPE HAVE BEEN SET AT ALL PROPERTY CORNERS

GIVEN UNDER MY HAND THIS 30TH DAY OF AUGUST, 2002

_____

BRIAN W. SMITH, L.S. # 1556

NOTARY CERTIFICATE

I, _____ A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA AT LARGE WHOSE COMMISSION WILL EXPIRE ON _____ DO HEREBY CERTIFY THAT

_____

_____

WHOSE NAME(S) JUST SIGNED TO THE FORGOING OWNERS CONSENT IN THE COUNTY/ CITY OF _____

DATED _____ HAVE ACKNOWLEDGED BEFORE ME IN MY STATE, AFORESAID GIVEN UNDER MY HAND THIS _____ DAY OF _____

_____

NOTARY PUBLIC

SHEET 1 OF 2

COMMONWEALTH OF VIRGINIA
BRIAN W. SMITH
No. 1556
LAND SURVEYOR

Drawn:	S.P.T.
Checked:	T.J.F.
Scale:	1" = 100'
Date:	8/ 30/ 02
Job No.:	2001-32
Field Crew:	M. LOVELAND

REVISIONS
9/ 10/ 02 (PUMP ADD.)

FAMILY DIVISION PLAT
LOTS 1A & 4
HARDING DIVISION
FOMERLY LOT 4 OF THE DIVISION OF
TYLER BROS. TRACT
CEDAR RUN MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

B.W. SMITH & ASSOCIATES, INC.
Professional Land Surveying
9255 Corporate Circle
Manassas, Va. 20110
1-(800) 682-0996
(703) 368-5866
Fax (703) 368-6892