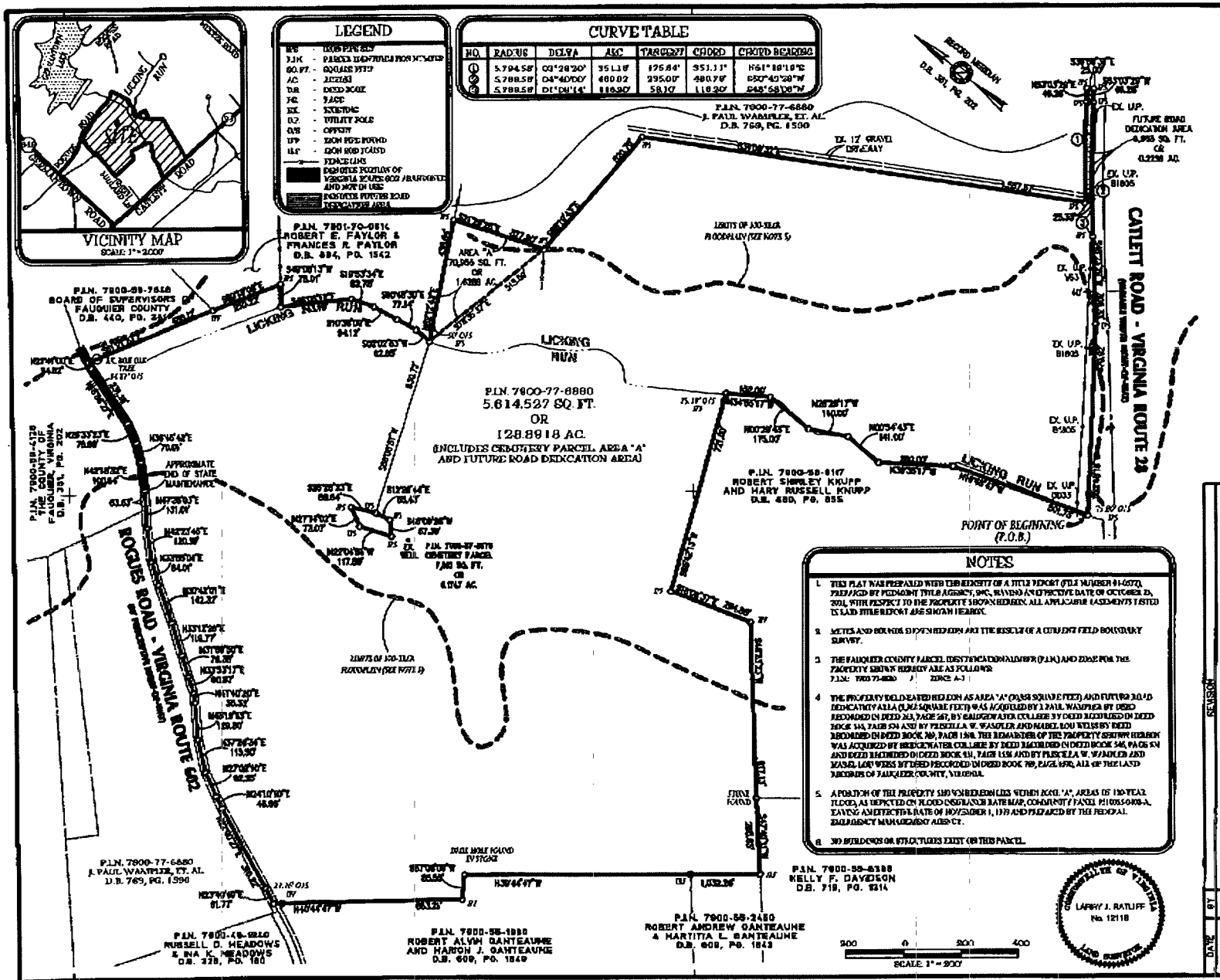
VICINITY MAP
SCALE: 1" = 2000'
LEGEND
CURVE TABLE
NO. | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING
1 | 5,794.58' | 03°28'20" | 351.11' | 175.64' | 351.11' | N61°18'18"E
2 | 5,788.58' | 04°40'00" | 480.02' | 295.00' | 480.79' | S50°40'38"W
3 | 5,788.58' | 01°08'14" | 116.90' | 58.10' | 116.90' | S48°58'08"W
RECORD MERIDIAN D.B. 391, PG. 202
P.I.N. 7900-77-6880
J. PAUL WAMPLER, ET. AL.
D.B. 769, PG. 1590
EX. 17' GRAVEL DRIVEWAY
FUTURE ROAD DEDICATION AREA
0.2298 AC.
EX. U.P.
CATLETT ROAD - VIRGINIA ROUTE 28
P.I.N. 7901-70-0814
ROBERT E. TAYLOR &
FRANCES R. TAYLOR
D.B. 884, PG. 1542
P.I.N. 7900-99-7818
BOARD OF SUPERVISORS OF
FAUQUIER COUNTY
D.B. 440, PG. 2
LICKING RUN
AREA "A"
70,356 SQ. FT.
OR
1.6155 AC.
LIMITS OF 100-YEAR FLOODPLAIN (SEE NOTE 5)
P.I.N. 7900-77-6880
5,614,527 SQ. FT.
OR
128.8918 AC.
(INCLUDES CEMETERY PARCEL AREA "A" AND FUTURE ROAD DEDICATION AREA)
P.I.N. 7900-58-6167
ROBERT SHIRLEY KNUPP
AND MARY RUSSELL KNUPP
D.B. 480, PG. 855
POINT OF BEGINNING
(P.O.B.)
P.I.N. 7900-99-7126
THE COUNTY OF
FAUQUIER, VIRGINIA
D.B. 1191, PG. 2072
APPROXIMATE END OF STATE MAINTENANCE
ROGUES ROAD - VIRGINIA ROUTE 602
P.I.N. 7900-77-6880
J. PAUL WAMPLER, ET. AL.
D.B. 769, PG. 1590
P.I.N. 7900-58-6188
KELLY F. DAVIDSON
D.B. 718, PG. 1214
P.I.N. 7900-58-2450
ROBERT ANDREW GANTEAUME
& HARTITIA L. GANTEAUME
D.B. 609, PG. 1843
P.I.N. 7900-58-1980
ROBERT ALVIN GANTEAUME
AND HARON J. GANTEAUME
D.B. 609, PG. 1849
P.I.N. 7900-68-9210
RUSSELL D. MEADOWS
& INA K. MEADOWS
D.B. 228, PG. 180
NOTES
1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT (FILE NUMBER 01-0570) PREPARED BY PIEDMONT TITLE AGENCY, INC. BEARING AN EFFECTIVE DATE OF OCTOBER 23, 2001, WITH RESPECT TO THE PROPERTY SHOWN HEREON. ALL APPLICABLE EASEMENTS LISTED IN SAID TITLE REPORT ARE SHOWN HEREON.
2. METES AND BOUNDS SHOWN HEREON ARE THE RESULT OF A CURRENT FIELD BOUNDARY SURVEY.
3. THE FAUQUIER COUNTY PARCEL IDENTIFICATION NUMBER (P.I.N.) AND ZONE FOR THE PROPERTY SHOWN HEREON ARE AS FOLLOWS:
P.I.N. 7900-77-6880 ZONE: A-1
4. THE PROPERTY DELINEATED HEREON AS AREA "A" (70,356 SQUARE FEET) AND FUTURE ROAD DEDICATION AREA (2,903 SQUARE FEET) WAS ACQUIRED BY J. PAUL WAMPLER BY DEED RECORDED IN DEED 263, PAGE 267, BY GARDNER-WATER COLLEGE BY DEED RECORDED IN DEED BOOK 345, PAGE 504 AND BY PRISCILLA W. WAMPLER AND MABEL LOU WEISS BY DEED RECORDED IN DEED BOOK 769, PAGE 1590. THE REMAINDER OF THE PROPERTY SHOWN HEREON WAS ACQUIRED BY BRIDGEWATER COLLEGE BY DEED RECORDED IN DEED BOOK 345, PAGE 504 AND DEED RECORDED IN DEED BOOK 431, PAGE 1158 AND BY PRISCILLA W. WAMPLER AND MABEL LOU WEISS BY DEED RECORDED IN DEED BOOK 769, PAGE 1590, ALL OF THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
5. A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "A", AREAS OF 100-YEAR FLOOD, AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #510055-0108-A, HAVING AN EFFECTIVE DATE OF NOVEMBER 1, 1978 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. NO BUILDINGS OR STRUCTURES EXIST ON THIS PARCEL.
LARRY J. RATLIFF
No. 12118
SCALE: 1" = 200'
J. PAUL WAMPLER BRIDGEWATER COLLEGE,
PRISCILLA W. WAMPLER AND MABEL LOU WEISS
CEDAR RUN MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA
SCALE: 1" = 200'
FEBRUARY 5, 2002
Ross, France & Ratliff, Ltd.
CIVIL ENGINEERING - LAND SURVEYING
MANASSAS, VIRGINIA 20110
(703) 361-4188 FAX (703) 361-8353
SHEET 1 OF 1