FILENAME: H:\Dwgs\PLAT\02075-10 DIVISION PLAT CULVER

LOT D

N 32°17'06" E - 708.66' (T)

379.90'

328.76'

IPS

IPF

25' REAR B.R.L. (TYP.)

LOT C-1
3.0000 ACRES

LOT C-2
1.0000 ACRE

LOT C-3
1.0000 ACRE

S 46°41'16" W - 296.50'

N 51°42'59" W - 336.09' (T)

97.62'

240.47'

25' SIDE B.R.L. (TYP.)

N 64°23'16" W - 409.54'

LOT B

1 STORY BRICK DWELLING

WELL

9' GRAVEL DRIVEWAY

35' FRONT B.R.L. (TYP.)

TELEPHONE PEDESTAL

S 20°25'54" W - 409.21' (T)

325.07'

15' GRAVEL ROAD

EX. 50' INGRESS/EGRESS EASEMENT
CULVER DRIVE

EX. 50' INGRESS/EGRESS EASEMENT
STONEFIELD LANE

S 65°09'49" E
33.42'

8' GRAVEL ROAD

C1A

C1

C1B

64.14'

TRUE NORTH

NORTH - D.B. 841, PG. 108

PIN 7916-03-9825
N/F SWICK
DB 821, PG 659

PIN 7916-12-0649
N/F LIPPINCOTT
DB 864, PG 955

PIN 7916-12-3162
N/F TIMMONS
DB 870, PG 736

PIN 7916-12-4069
N/F MEADOWS
DB 780, PG 1401

PIN 7916-12-3517
N/F ROOS
DB 723, PG 347

PIN 7916-12-2141
N/F MEZZANOTTE
DB 762, PG 1264

COMMONWEALTH OF VIRGINIA
ERIC K. NISKANEN
NO. 2244
LAND SURVEYOR

PLAT SHOWING
FAMILY PARTITION
LOT C (A DIVISION OF THE)
BROSIUS PROPERTY
SCOTT MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA
SCALE: 1"=50' DECEMBER 4, 2002

PROJECT #02075-10 SHEET 2 OF 2

LEGEND

IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
B.R.L.	BUILDING RESTRICTION LINE
(TYP.)	TYPICAL

CURVE DATA

NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CH BEARING
C1	305.55'	75°24'40"	401.28'	236.67'	377.50'	S 41°01'44" E
C1A	305.55'	29°55'51"	159.60'	79.86'	157.81'	S 61°42'31" E
C1B	305.55'	46°31'08"	247.28'	130.09'	240.51'	S 88°39'37" E

RECEIVED
MAR 11 2003

SCALE IN FEET
0 50 100

CARSON & HARRIS
ENGINEERS . SURVEYORS . PLANNERS

410 Rosedale Court . Suite 200 . Warrenton, Virginia 201