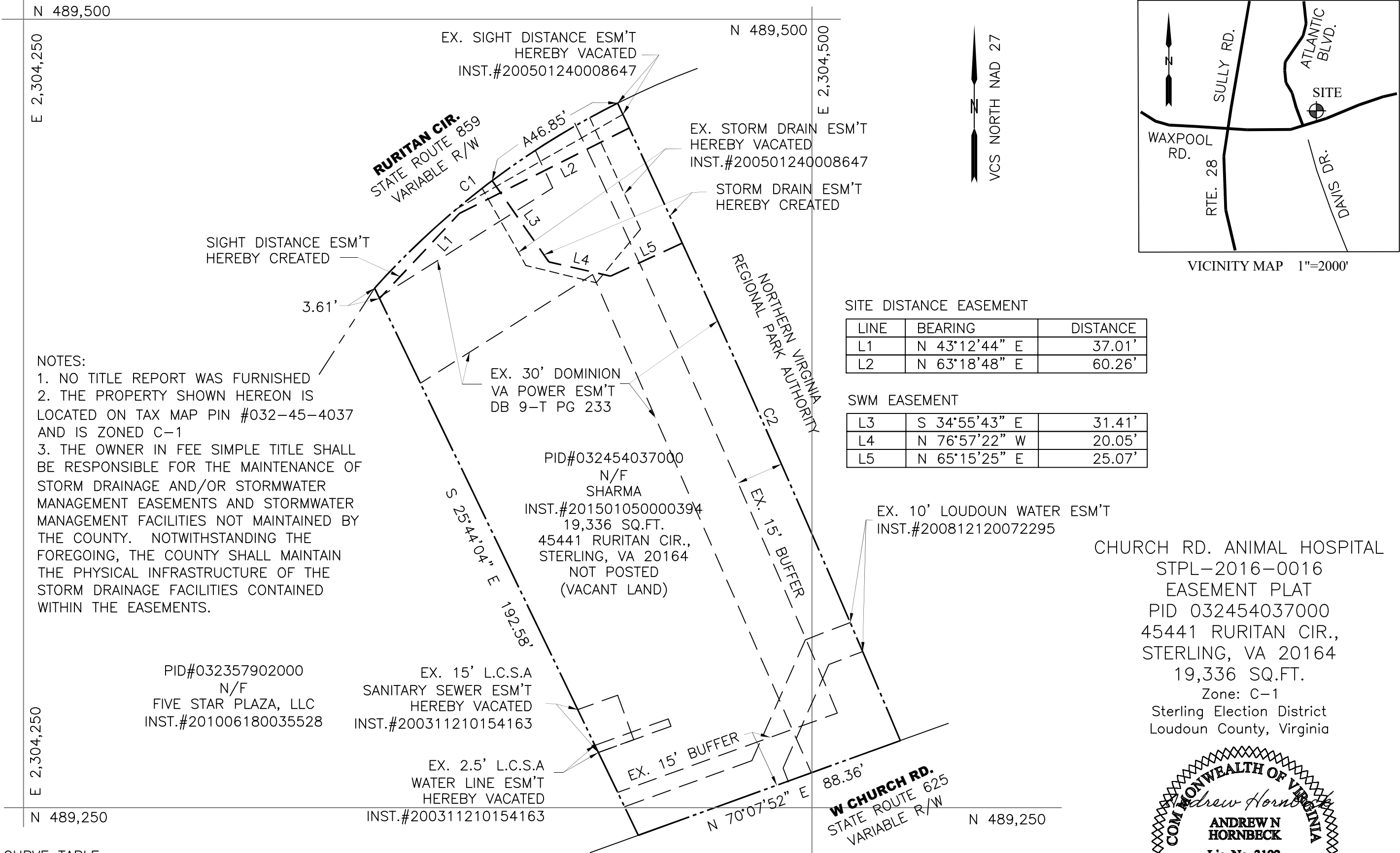


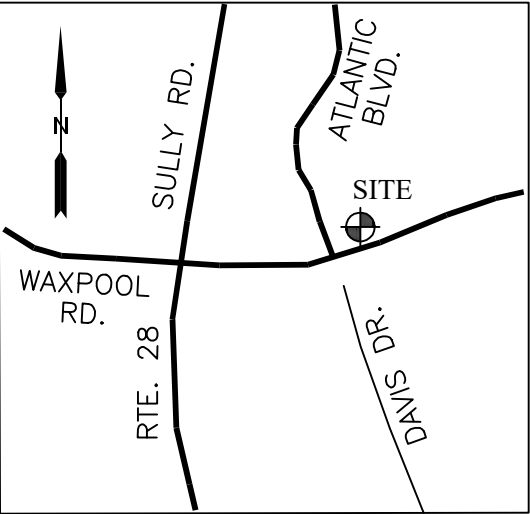
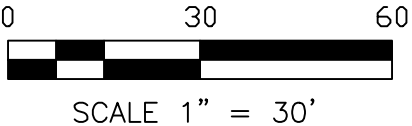


NOTES:
1. NO TITLE REPORT WAS FURNISHED
2. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP PIN #032-45-4037 AND IS ZONED C-1
3. THE OWNER IN FEE SIMPLE TITLE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE AND/OR STORMWATER MANAGEMENT EASEMENTS AND STORMWATER MANAGEMENT FACILITIES NOT MAINTAINED BY THE COUNTY. NOTWITHSTANDING THE FOREGOING, THE COUNTY SHALL MAINTAIN THE PHYSICAL INFRASTRUCTURE OF THE STORM DRAINAGE FACILITIES CONTAINED WITHIN THE EASEMENTS.

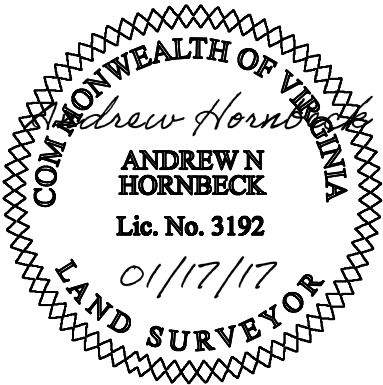
CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	260.48'	97.44'	96.87'	N 52°42'34" E	21°25'58"	49.30'
C2	5672.82'	221.14'	221.13'	N 23°55'03" W	2°14'01"	110.58'

SITE DISTANCE EASEMENT		
LINE	BEARING	DISTANCE
L1	N 43°12'44" E	37.01'
L2	N 63°18'48" E	60.26'

SWM EASEMENT		
L3	S 34°55'43" E	31.41'
L4	N 76°57'22" W	20.05'
L5	N 65°15'25" E	25.07'



VICINITY MAP 1"=2000'



MGI LAND SURVEYING, LLC
504 WESTWOOD OFFICE PARK
FREDERICKSBURG, VA 22401
540-877-8722
WWW.MGILANDSURVEYINGLLC.COM

DATE:	11/17/2016
SURVEY:	JL
DRAWN:	ANH
CHECKED:	NMH

EASEMENT PLAT	JN: 2016-1734
	SCALE: 1" = 30'

REVISIONS:	DATE:
Comments	12/12/2016
County Comments	12/14/2016
County Comments	01/17/2017