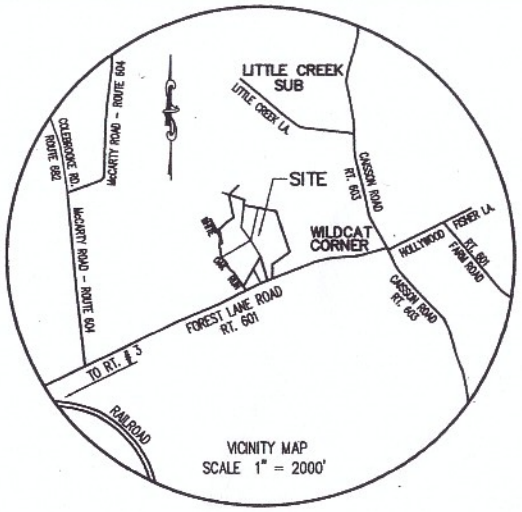


NOTES:

1. NO TITLE REPORT FURNISHED.
2. PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
3. DEED BOOK REFERENCES REFER TO PLATS OR METES AND BOUNDS.
4. (FIRM) FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 5101540220E DATE FEB. 4, 2005, ZONE A AND ZONE X.
5. TAX MAP 59 PARCELS 56 AND 56D.
6. ZONED: A1, USE: SINGLE FAMILY.
7. AREA: 39.675 ACRES.
8. BOUNDARY BY OTHERS.
9. PARCELS SERVICED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
10. MERIDIAN FROM PLAT RECORDED IN PLAT BOOK 21 PAGE 60 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA.
11. CRITICAL RESOURCE PROTECTION AREAS ON SITE. (SEE PLAT) "THE RESOURCE PROTECTION AREA BUFFER IS TO REMAIN UNDISTURBED IN ACCORDANCE WITH STAFFORD COUNTY'S BAY ORDINANCE 28–62."
12. PROPERTY CORNERS WILL BE SET BY A LICENSE SURVEYOR.
13. NO BUILDING EXIST IN ANY DIRECTION OF THE BUILDING RESTRICTION LINES ALONG ANY NEW PROPERTY LINES.
14. ADDRESS OF PROPERTY:
    T.M. 59 PARCEL 56, 417 FOREST LANE ROAD FREDERICKSBURG, VA. 22405
    T.M 59 PARCEL 56D, 415 FOREST LANE ROAD FREDERICKSBURG, VA. 22405.
15. DWELLINGS AND BUILDINGS ON TAX MAP 59 PARCELS 56 AND 56D ARE TO REMAIN.

CERTIFICATE OF APPROVAL:

THIS BOUNDARY LINE ADJUSTMENT TAX MAP 59 PARCEL 56 AND TAX MAP 59 PARCEL 56D IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

AGENT FOR THE BOARD OF SUPERVISORS — DATE 7/19/07

APPROVED

AREA SUMMARY (ORIGINAL)

TAX MAP 59 PARCEL 56	29.675 ACRES
TAX MAP 59 PARCEL 56D	10.000 ACRES
TOTAL AREA	39.675 ACRES

AREA SUMMARY (ADJUSTED)

TAX MAP 59 PARCEL 56	16.323 ACRES
TAX MAP 59 PARCEL 56D	23.352, ACRES
TOTAL AREA	39.675 ACRES

DATE	REVISION
4-18-07	COUNTY COMMENTS

OWNER'S CONSENT

THIS BOUNDARY LINE ADJUSTMENT OF TAX MAP 59 PARCELS 56 AND TAX MAP 59 PARCEL 56D, CONTAINING AN AREA OF 39.675 ACRES OF LAND MORE OR LESS AND LOCATED IN THE GEORGE WASHINGTON MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES IF ANY.

GIVEN UNDER OUR HANDS THIS 31st DAY OF May 2007.

DONNIE R. HALL — CYNTHIA E. HALL

UK KANG — BONGJA KANG

COMMONWEALTH OF VIRGINIA:
COUNTY OF STAFFORD, VIRGINIA TO WIT:

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF May 2007 BY.
DONNIE R. HALL AND CYNTHIA E HALL

GIVEN UNDER MY HAND AND SEAL THIS 31st DAY OF May 2007

NOTARY PUBLIC (SIGNATURE) Linda D. Jennings

NOTARY PUBLIC: (PRINT FULL MANE) Linda Diane Jennings

MY COMMISSION EXPIRES June 30, 2010

COMMONWEALTH OF VIRGINIA:
COUNTY OF STAFFORD, VIRGINIA TO WIT:

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF May 2007 BY.
UK KANG AND BONGJA KANG

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF May 2007

NOTARY PUBLIC (SIGNATURE)

NOTARY PUBLIC: (PRINT FULL MANE) Sun Y. Lee

MY COMMISSION EXPIRES June 30, 2010.

SUN Y. LEE NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF STAFFORD COUNTY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISION WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

HENRY W. CROPP JR.
CERTIFIED LAND SURVEYOR # 1190

CERTIFICATE OF TITLE:

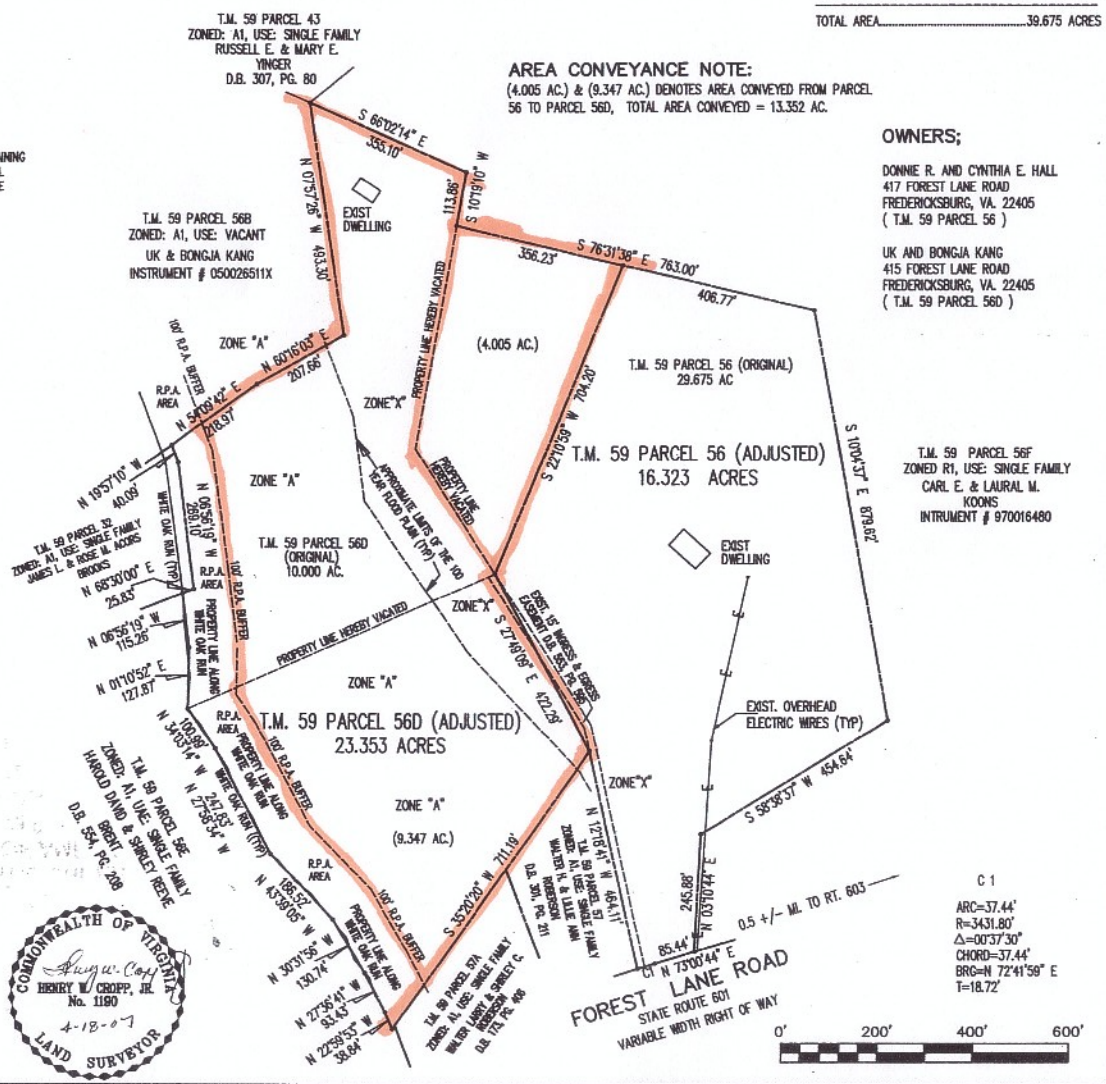
THE SOURCE OF TITLE OF THE SAID 39.675 ACRES OF LAND MORE OR LESS IS THE SAME LAND CONVEYED TO DONNIE R. HALL AND CYNTHIA E. HALL BY DEED RECORDED AS INSTRUMENT # LR020037283 (TAX MAP 59 PARCEL 56) AND THE SAME LAND CONVEY TO UK KAND AND BONGJA KANG BY DEED RECORDED AS INSTRUMENT # LR050026511 (TAX MAP 59 PARCEL 56D); THE AFOREMENTIONED DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA.

HENRY W. CROPP JR.
CERTIFIED LAND SURVEYOR # 1190

COMMONWEALTH OF VIRGINIA — HENRY W. CROPP, JR. No. 1190 — 4-18-07 — LAND SURVEYOR

AREA CONVEYANCE NOTE:

(4.005 AC.) & (9.347 AC.) DENOTES AREA CONVEYED FROM PARCEL 56 TO PARCEL 56D, TOTAL AREA CONVEYED = 13.352 AC.



OWNERS;

DONNIE R. AND CYNTHIA E. HALL
417 FOREST LANE ROAD
FREDERICKSBURG, VA. 22405
(T.M. 59 PARCEL 56)

UK AND BONGJA KANG
415 FOREST LANE ROAD
FREDERICKSBURG, VA. 22405
(T.M. 59 PARCEL 56D)

HENRY W. CROPP, JR.
SURVEYS, P.C.
CERTIFIED LAND SURVEYOR
506 CLAIBORNE AVE.
FREDERICKSBURG, VA 22406
PHONE NO. (703) 373-0785

PLAT OF BOUNDARY LINE ADJUSTMENT
TAX MAP 59 PARCEL 56
AND
TAX MAP 59 PARCEL 56D
GEORGE WASHINGTON MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

DATE: 3-6-07

SCALE 1" = 200'

DESIGNED BY: HC

JOB NO. 90-22-10076-C

SHEET 1 OF 1