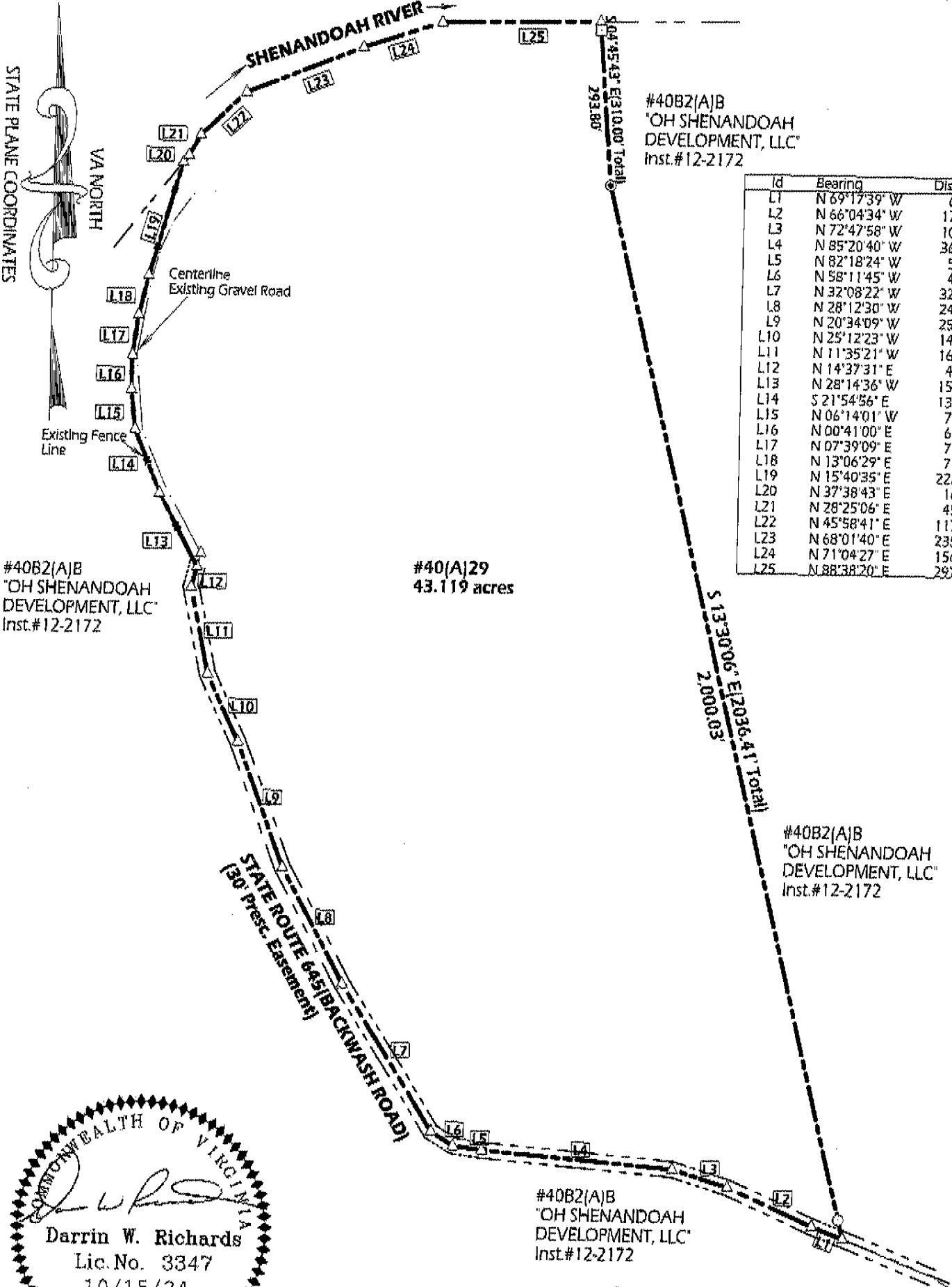


1. Easements, if any, not shown. No title report furnished.
2. A portion of this property lies within Flood Zone "A" as shown on the FEMA FIRM Community Panel 51139C0070D, dated 01/05/2007.
3. Boundary derived from a field survey and from deeds of record as found among the Land Records of Page County, Virginia, as shown hereon.

- Legend
- ⊙ - Iron Pin Found
 - ⊗ - Iron Pipe Found
 - ⊠ - Post Found
 - △ - Point



Id	Bearing	Distance
L1	N 69°17'39" W	62.32'
L2	N 66°04'34" W	175.49'
L3	N 72°47'58" W	108.85'
L4	N 85°20'40" W	360.73'
L5	N 82°18'24" W	54.65'
L6	N 58°11'45" W	49.14'
L7	N 32°08'22" W	325.66'
L8	N 28°12'30" W	247.02'
L9	N 20°34'09" W	251.38'
L10	N 25°12'23" W	141.17'
L11	N 11°35'21" W	166.68'
L12	N 14°37'31" E	40.14'
L13	N 28°14'36" W	154.39'
L14	S 21°54'56" E	130.44'
L15	N 06°14'01" W	75.15'
L16	N 00°41'00" E	63.80'
L17	N 07°39'09" E	77.19'
L18	N 13°06'29" E	77.20'
L19	N 15°40'35" E	223.10'
L20	N 37°38'43" E	16.63'
L21	N 28°25'06" E	45.51'
L22	N 45°58'41" E	117.32'
L23	N 68°01'40" E	235.35'
L24	N 71°04'27" E	156.20'
L25	N 88°38'20" E	292.75'

#40B2(A)B
"OH SHENANDOAH
DEVELOPMENT, LLC"
Inst.#12-2172

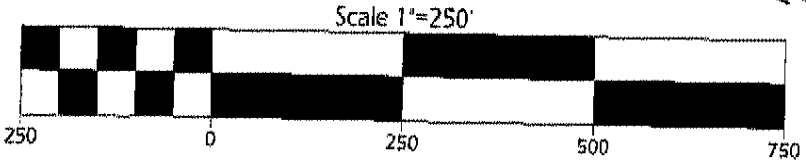
#40(A)29
43.119 acres

#40B2(A)B
"OH SHENANDOAH
DEVELOPMENT, LLC"
Inst.#12-2172

#40B2(A)B
"OH SHENANDOAH
DEVELOPMENT, LLC"
Inst.#12-2172

COMMONWEALTH OF VIRGINIA

 Darrin W. Richards
 Lic. No. 3347
 10/15/24
 LAND SURVEYOR



21 North Broad Street, Suite 1
 Luray, Va. 22835
 Phone: 540-244-5879
 Email: blueridgesurveying1@gmail.com

Job#0294

BOUNDARY SURVEY PLAT
 Property of
 "MARY ANN BRUBAKER"
 Instrument#20230001952
 Tax Map# 40 (A) 29
 Luray Magisterial District
 Page County, Virginia
 Scale 1"=250'
 43.119 Acres
 October 15, 2024