

NOTES:

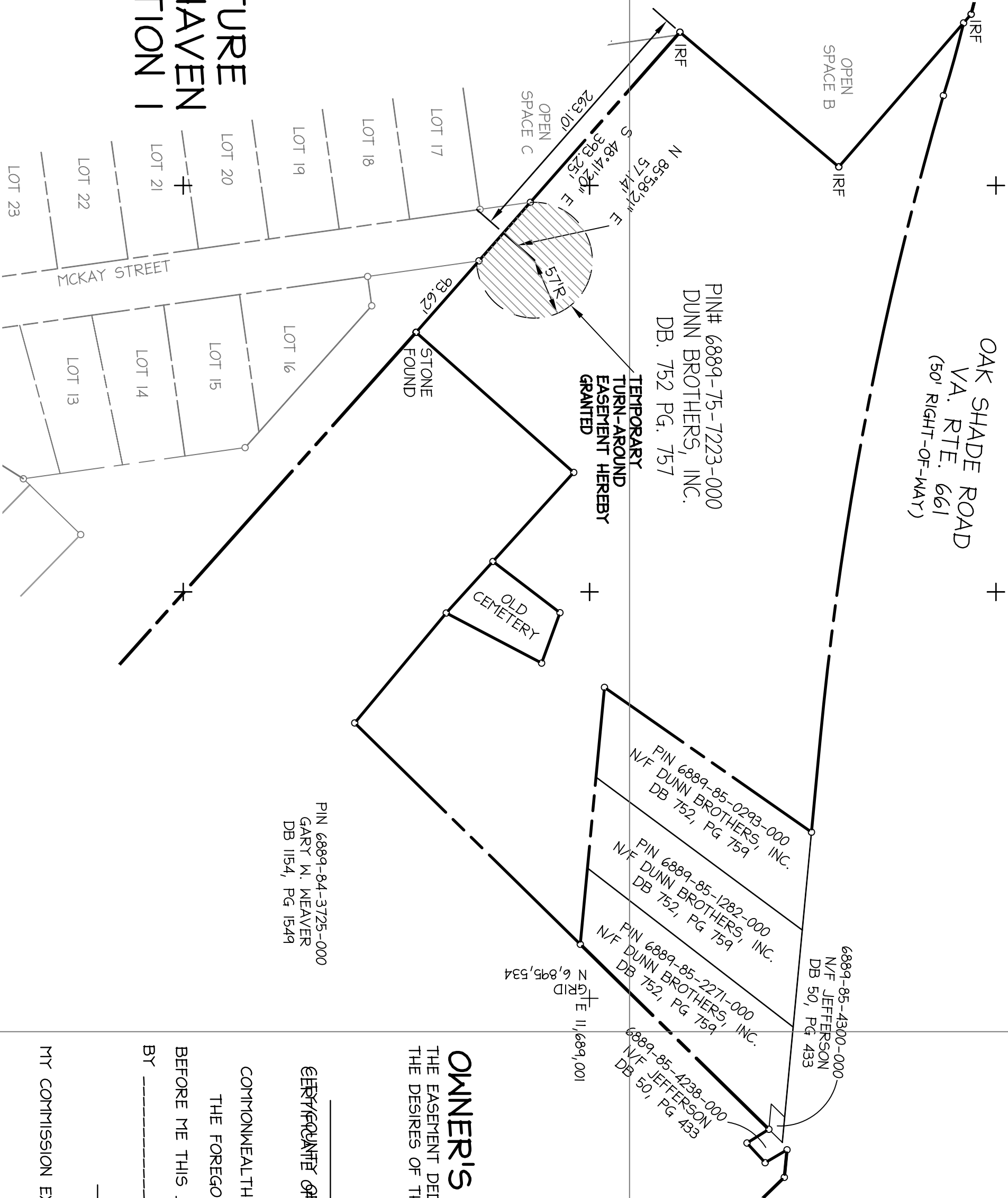
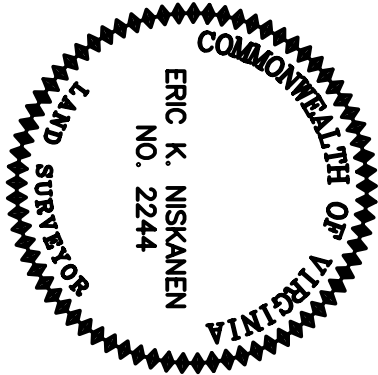
1. THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 51005 0360 A, DATED NOV. 1, 1979. THE PROPERTY IS LOCATED IN ZONE C. THIS DOES NOT CONSTITUTE A FLOOD STUDY BY THIS FIRM.
2. WETLANDS, IF ANY, NOT SHOWN.
3. NO TITLE REPORT FURNISHED, OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.
4. IMPROVEMENTS, IF ANY, NOT SHOWN HEREON.
5. THIS DOES NOT REPRESENT A BOUNDARY SURVEY BY THIS FIRM.



FAUQUIER COUNTY  
APPROVAL BLOCK



**SURVEYOR'S CERTIFICATE**  
I, ERIC K. NISKANEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS EASEMENT DEDICATION TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT AND IS BASED ON A CURRENT FIELD SURVEY I FURTHER CERTIFY THE PROPERTY SHOWN HEREON LIES IN THE NAME OF DUNN BROTHERS, INC. - DB 752, Pg 757 AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.



**OWNER'S CONSENT STATEMENT**  
THE EASEMENT DEDICATION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, & TRUSTEES

**EJECT/OWNER'S ACKNOWLEDGEMENT:**

COMMONWEALTH/STATE OF \_\_\_\_\_  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

PLAT SHOWING  
EASEMENT DEDICATION  
ACROSS THE PROPERTY OF  
**DUNN BROTHERS, INC.**  
DEED BOOK 752, PAGE 757  
LEE MAGISTERIAL DISTRICT  
FAUQUIER COUNTY, VIRGINIA  
SCALE 1"=100' MAY 11, 2006

**TEMPORARY TURNAROUND NOTE:**

THE AREA ON THIS PLAT DESIGNATED AS TEMPORARY TURNAROUND WILL BE CONSTRUCTED AND USED AS OTHER STREETS IN THE SUBDIVISION UNTIL MCKAY STREET IS EXTENDED AT WHICH TIME THE LAND IN THE TEMPORARY TURNAROUND AREA WILL BE ABANDONED FOR STREET PURPOSES AND WILL REVERT TO ADJOINING LOT OWNERS IN ACCORDANCE WITH SPECIFIC PROVISIONS IN THEIR RESPECTIVE DEEDS.



**CARSON ASHLEY**  
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