

OWNER'S CONSENT:

THE PLATTING OF THE SUBDIVISION AND 50' INGRESS & EGRESS EASEMENT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

OWNER: _____ TURN OF THE RIVER FARM LLC _____ DATE _____

NOTARY

STATE OF _____
CITY/COUNTY OF _____

The foregoing instrument was acknowledged before me by:

_____, Owner

this _____ day of _____, 20____.

My commission expires the _____ day of _____, 20____.

My Registration Number is: _____

_____, Notary Public

OWNER INFORMATION:

TURN OF THE RIVER FARM, LLC,
123 HOLLE CT,
MAITLAND, FL 32751

AREA TABULATION:

SUBDIVISION OF TAX MAP 22-49	
LOT#	ACRES
LOT 1	79.59
LOT 2	58.40
RESIDUE	156.22
TOTAL:	294.21

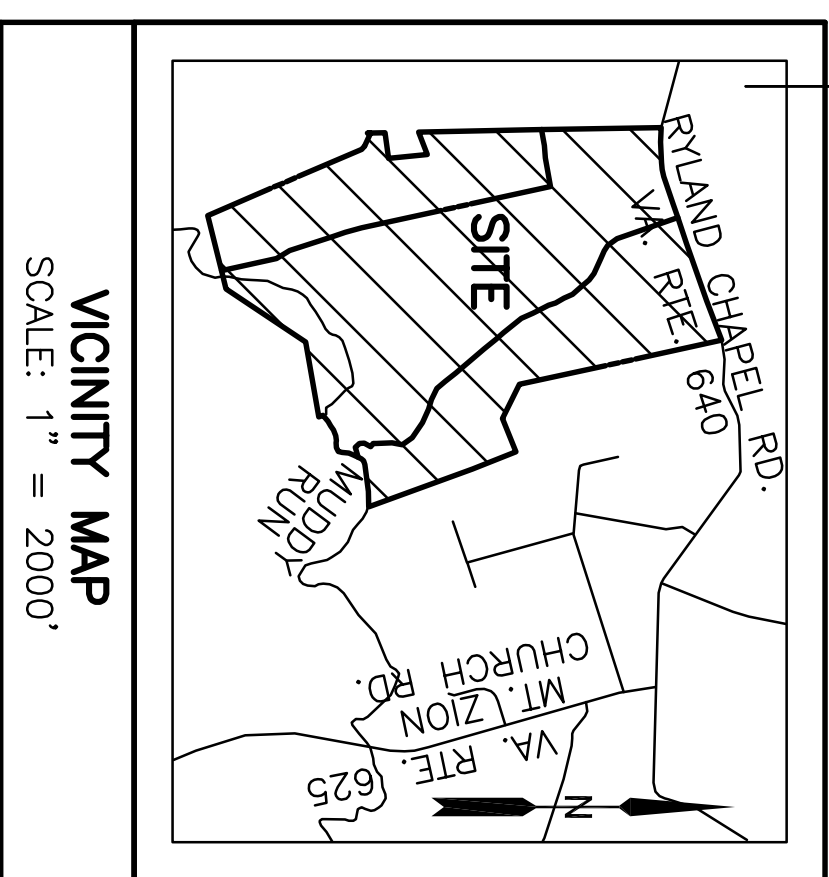
BUILDING RESTRICTIONS:

FRONT SETBACK - 75'
SIDE YARD - 40'
REAR YARD - 50'
CORNER LOT
SIDE SETBACK - 50'

AOSE CERTIFICATION:

This subdivision approval is issued in reliance upon the following certification: _____

_____ hereby certify that the individual onsite private septic systems and private wells reflected on the Informational sheet, dated 10-03-24, by Battlefield Land Surveying, PLLC that accompanies this plat which is on file with Culpeper County Planning and Zoning Department are designed to and do comply with the Board of Health regulations and all applicable regulations promulgated by the Code of Virginia and Virginia Administrative Code (12 VAC 5-610 et seq., 12 VAC 5 613 et seq.). Furthermore, the soils found on-lot are suitable for sewage treatment and/or discharge as determined by percolation and soils testing and evaluation.



NOTES:

1. THE LAND BOUNDARIES SHOWN ARE BASED UPON A CURRENT FIELD SURVEY.
2. NO CURRENT TITLE REPORT HAS BEEN FURNISHED TO THIS SURVEYOR. ALL PLOTTABLE EASEMENTS KNOWN TO THIS SURVEYOR ARE SHOWN ON THIS PLAT. PHYSICAL IMPROVEMENTS AND ENCROACHMENTS, IF ANY, ARE SHOWN.
3. THIS PROPERTY IS LOCATED ON F.E.M.A. MAP NUMBER 5104/C0150D, DATED 02/26/2021 AND APPEARS TO LIE PARTIALLY WITHIN ZONE A AND PARTIALLY WITHIN ZONE X. THE APPROXIMATE FLOOD ZONE BOUNDARY IS SHOWN.
4. "I.R.F." DENOTES AN IRON ROD FOUND.
"I.R.S." DENOTES AN IRON ROD SET.
"I.P.F." DENOTES AN IRON PIPE FOUND.
5. ZONING: A-1, AGRICULTURAL.
6. OTHER THAN SHOWN, NO GRAVES OR CEMETERIES WERE OBSERVED WHILE CONDUCTING THIS SURVEY.
7. A LAND USE PERMIT MUST BE GRANTED BY VDOT PRIOR TO ANY WORK COMMENCING TO CONSTRUCT A SUBDIVISION/COMMERCIAL OR PRIVATE ENTRANCE.
8. THE EXISTING DRAINFIELDS FOR DWELLING #16354 AND #9534, THE APPROXIMATE LOCATIONS SHOWN HEREON, ARE FUNCTIONAL.

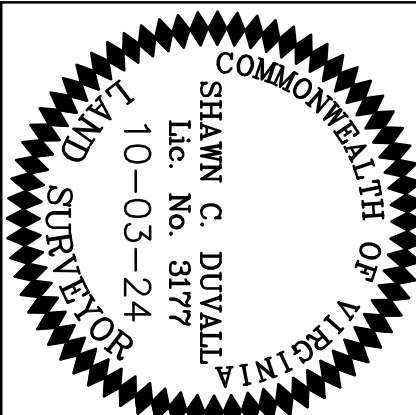
TAX PARCEL # 22-49 SHOWN HEREON WAS ACQUIRED BY TURN OF THE RIVER FARM, LLC AS RECORDED AMONG THE LAND RECORDS OF CULPEPER COUNTY IN INSTRUMENT NUMBER 230004465.

SHAWN C. DUVALL, L.S. 3177
10-03-24
DATE

DATE	REVISION
10-03-24	COUNTY COMMENTS

BATTLEFIELD LAND SURVEYING, PLLC
165 Blue Ridge Drive, Orange, VA 22960
Ph: (540)406-2885

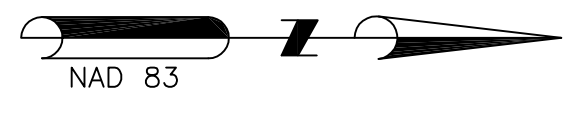
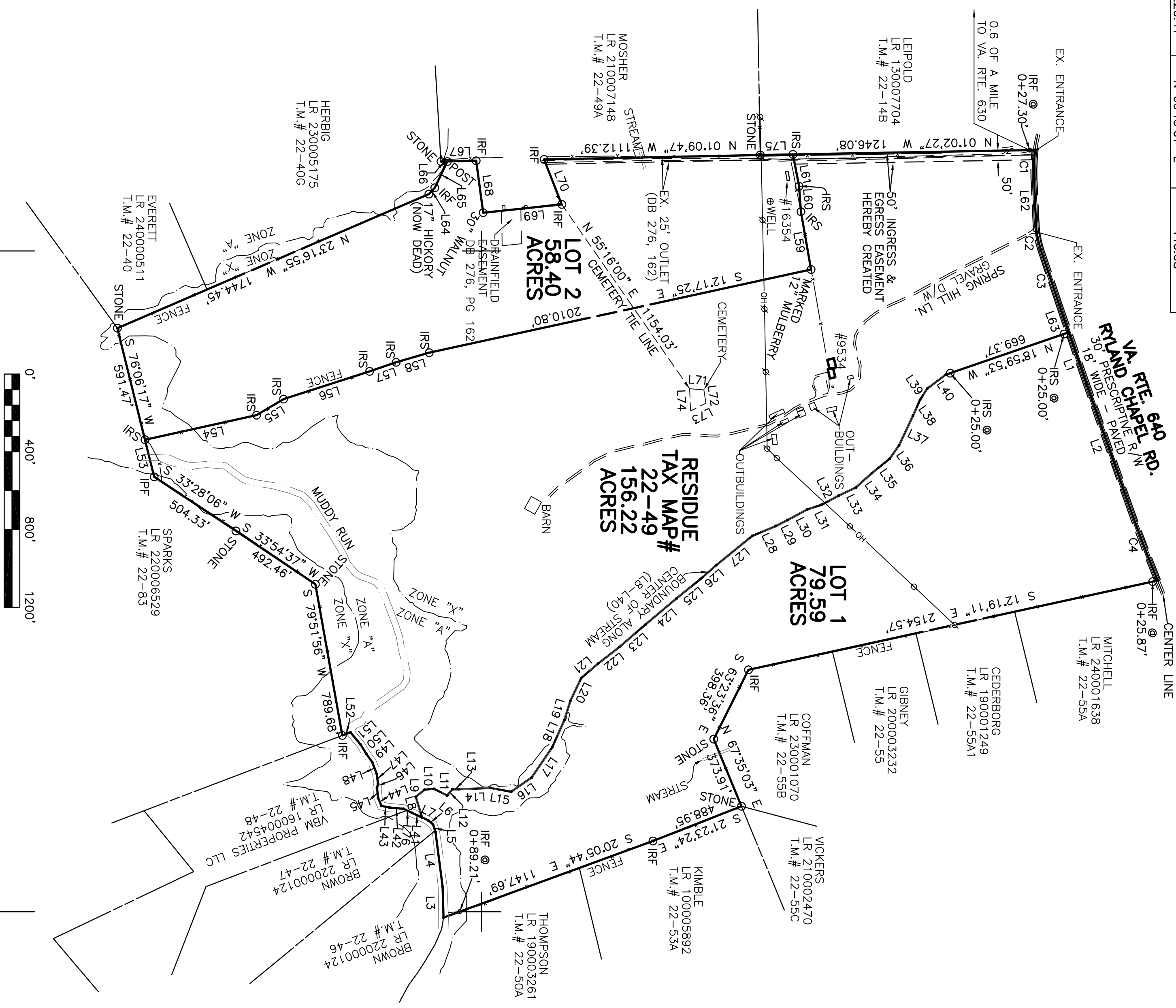
PLAT OF SUBDIVISION
THE LAND OF
TURN OF THE RIVER FARM, LLC.
TAX MAP# 22-49
(LR 230004465)
JEFFERSON MAGISTERIAL DISTRICT
CULPEPER COUNTY, VIRGINIA



AUGUST 9, 2024
SCALE: 1" = 400'
SHEET 1 OF 2

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	902.11'	149.94'	9°31'24"	75.14'	S 87°51'14" E	149.77'
C2	502.25'	149.97'	17°06'29"	75.55'	N 80°35'58" E	149.41'
C3	16420.14'	299.00'	1°02'36"	149.50'	N 71°31'25" E	299.00'
C4	8529.45'	440.73'	2°57'38"	220.41'	N 69°13'01" E	440.68'

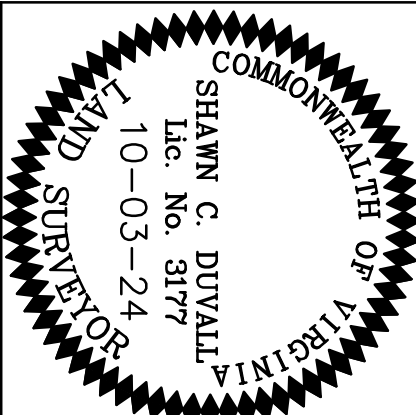
LINE	BEARING	DISTANCE
L1	N 71°00'07" E	283.07'
L2	N 70°41'50" E	632.14'
L3	S 88°22'33" W	159.07'
L4	S 82°36'50" W	284.05'
L5	S 71°32'45" W	41.29'
L6	S 40°10'38" W	32.00'
L7	S 24°46'58" W	35.18'
L8	S 73°05'48" W	110.92'
L9	N 38°59'53" W	58.61'
L10	N 04°59'05" W	48.39'
L11	N 26°51'31" E	76.32'
L12	N 50°39'16" W	41.73'
L13	N 00°16'17" E	31.90'
L14	N 02°24'03" W	165.00'
L15	N 10°22'35" E	107.88'
L16	N 34°45'02" W	127.24'
L17	N 55°46'13" W	189.73'
L18	N 65°58'19" W	153.39'
L19	N 72°46'48" W	102.77'
L20	N 64°29'37" W	130.19'
L21	N 40°36'28" W	114.22'
L22	N 37°55'20" W	138.38'
L23	N 40°34'24" W	176.90'
L24	N 40°04'07" W	209.41'
L25	N 39°05'47" W	160.11'
L26	N 41°17'02" W	105.05'
L27	N 39°09'13" W	239.66'
L28	N 22°41'42" W	131.29'
L29	N 27°00'30" W	67.60'
L30	N 28°17'32" W	116.70'
L31	N 17°55'43" W	76.00'
L32	N 28°02'16" W	100.43'
L33	N 25°01'33" W	96.99'
L34	N 42°02'43" W	111.63'
L35	N 39°04'41" W	117.61'
L36	N 54°42'26" W	83.12'
L37	N 64°55'55" W	169.63'
L38	N 65°55'23" W	89.07'
L39	N 57°24'46" W	68.98'
L40	N 36°46'52" W	118.29'
L41	S 24°46'58" W	56.31'
L42	S 04°45'57" W	71.39'
L43	S 12°09'06" W	42.69'
L44	S 66°43'04" W	44.04'
L45	S 84°02'05" W	52.63'
L46	N 76°50'04" W	22.07'
L47	S 83°06'43" W	50.26'
L48	S 68°40'42" W	65.25'
L49	S 54°44'21" W	53.63'
L50	S 58°45'34" W	54.05'
L51	S 49°57'56" W	82.49'
L52	S 20°47'06" E	44.34'
L53	S 76°06'17" W	196.62'
L54	N 12°25'25" W	587.79'
L55	N 30°40'42" W	161.57'
L56	N 17°53'32" W	465.28'
L57	N 18°49'41" W	143.95'
L58	N 16°11'37" W	177.20'
L59	S 80°03'12" W	301.94'
L60	S 85°49'33" W	131.11'
L61	S 79°02'40" W	166.90'
L62	N 87°23'04" E	214.07'
L63	N 71°00'07" E	151.98'
L64	N 46°37'57" W	44.80'
L65	N 64°29'03" W	149.43'
L66	S 00°28'20" W	32.76'
L67	N 01°09'44" W	181.28'
L68	N 82°21'25" E	269.32'
L69	N 06°01'35" W	406.63'
L70	S 68°31'25" W	248.59'
L71	N 04°51'27" E	73.49'
L72	N 81°01'40" E	69.07'
L73	S 26°26'30" E	87.94'
L74	S 87°20'53" W	113.73'
L75	N 01°02'27" W	168.17'
L76	S 25°13'55" W	49.29'



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10-03-24	COUNTY COMMENTS

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