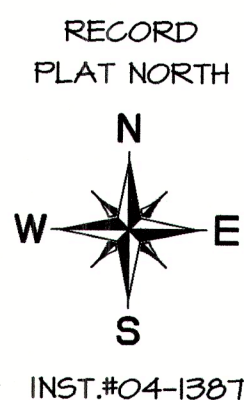


PLAT SHOWING  
BOUNDARY LINE ADJUSTMENT  
OF THE LAND OF  
THORNTON MATHESON

PLEASANT VIEW ACRES  
TOWN OF WASHINGTON  
RAPPAHANNOCK COUNTY, VIRGINIA



N/F RAPP. COUNTY  
CITIZENS LEAGUE  
DB.#209 PG.#5

N/F WORLEY  
INST.#02-836

N/F BRUCE  
DB.#146 PG.#138  
INST.#00-1060  
TM.#20A-1-126

APPROVED:  
*Stephen M. Cairns*  
01/07/2026  
SUBDIVISION ADMINISTRATOR

THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY  
MONUMENTS ARE AS SHOWN.

THE PROPERTY SHOWN IS LOCATED ON ASSESSMENT  
TM# 20A-1-123 AND 20A-1-127 AND 20A-1-123A.

THE SUBJECT PROPERTY IS NOT LOCATED IN  
ANY FLOOD HAZARD AREA AS SHOWN ON FEMA  
FLOOD INSURANCE RATE MAP.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE  
BENEFIT OF A TITLE REPORT AND DOES NOT  
NECESSARILY INDICATE ALL ENCUMBRANCES  
ON THE PROPERTY.

LOT #1

LOT #2

OWNERS CONSENT

THE BOUNDARY LINE ADJUSTMENT OF THE LAND HEREIN  
IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE  
DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS,  
AND TRUSTEE.

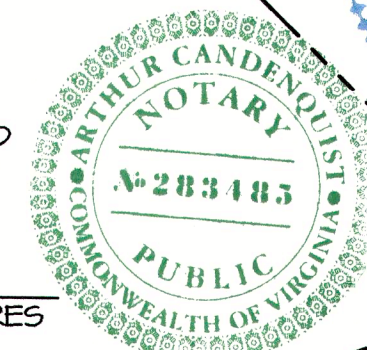
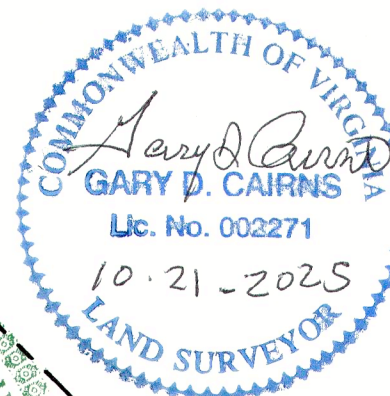
*Thornton Matheson*

COMMONWEALTH OF VIRGINIA  
COUNTY OF Rappahannock TO WIT:  
THE FOREGOING OWNERS CERTIFICATE WAS ACKNOWLEDGED  
BEFORE ME \_\_\_\_\_ IN MY STATE AND COUNTY  
AFORESAID THIS 12 DAY OF December 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES

MY COMMISSION EXPIRES  
30<sup>th</sup> JUNE 2027.

N/F KENT  
DB.#88 PG.#423



TM.#20A-1-123  
ORIGINAL AREA 2.5876 ACRES  
NEW  
LOT #3A  
2.1098 ACRES

LOT #4

TM.#20A-1-123A  
ORIGINAL AREA 1.7330 ACRES  
NEW AREA 2.0182 ACRES

AREA TABLE

ORIGINAL AREA TM.#20A-1-127 0.5505 ACRE  
PLUS AREA "X" 0.1921 ACRE  
NEW AREA TM.#20A-1-127 0.7426 ACRE

ORIGINAL AREA TM.#20A-1-123 2.5876 ACRES  
LESS AREA "X" 0.1926 ACRE  
LESS AREA "Y" 0.2852 ACRE  
NEW TM.#20A1-1-123 NEW LOT #3A 2.1098 ACRE

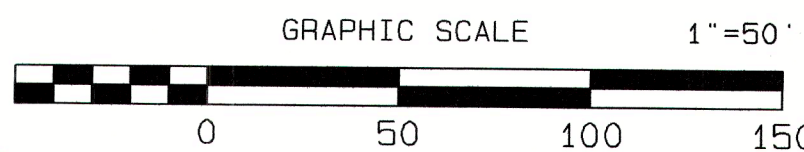
TM.#20A-1-123A ORIGINAL AREA 1.7330 ACRES  
PLUS AREA "Y" 0.2852 ACRE  
TM.#20A-1-123A NEW AREA 2.0182 ACRES

| LINE DATA |             |          |
|-----------|-------------|----------|
| LINE      | BEARING     | DISTANCE |
| L1        | N19°51'25"E | 138.80ft |
| L2        | N70°55'16"W | 173.39ft |
| L3        | N19°44'57"E | 84.50ft  |
| L4        | S69°43'20"E | 173.53ft |
| L5        | S69°38'40"E | 50.25ft  |
| L6        | N18°34'10"E | 40.00ft  |
| L7        | N71°25'50"W | 57.14ft  |
| L8        | N15°46'13"E | 41.63ft  |
| L9        | S19°44'57"W | 137.03ft |
| L10       | S70°20'13"E | 173.12ft |
| L11       | S70°55'16"E | 60.00ft  |
| L12       | S19°51'20"W | 140.14ft |
| L13       | N69°38'09"W | 60.00ft  |
| L14       | N70°14'57"E | 49.51ft  |

SURVEYOR'S CERTIFICATE

I GARY D. CAIRNS, DO HEREBY CERTIFY THAT  
THE LAND SHOWN HEREON IS NOW IN THE NAME OF  
THORNTON MATHESON AS RECORDED  
IN DEED INST.#20220001201 AMONG THE LAND  
RECORDS OF RAPPAHANNOCK COUNTY, VIRGINIA.

*Gary D. Cairns*  
GARY D. CAIRNS L.S. #002271



LEGEND  
IPS=IRON PIPE SET  
IPF=IRON PIN FOUND  
IRF=IRON ROD FOUND  
PROJECT : THORNTON.PRO  
DATE : 10-21-2025

CAIRNS SURVEYING

1583 NETHERS ROAD  
SPERRYVILLE VA. 22740

540-987-3101

SHEET 1 OF 1