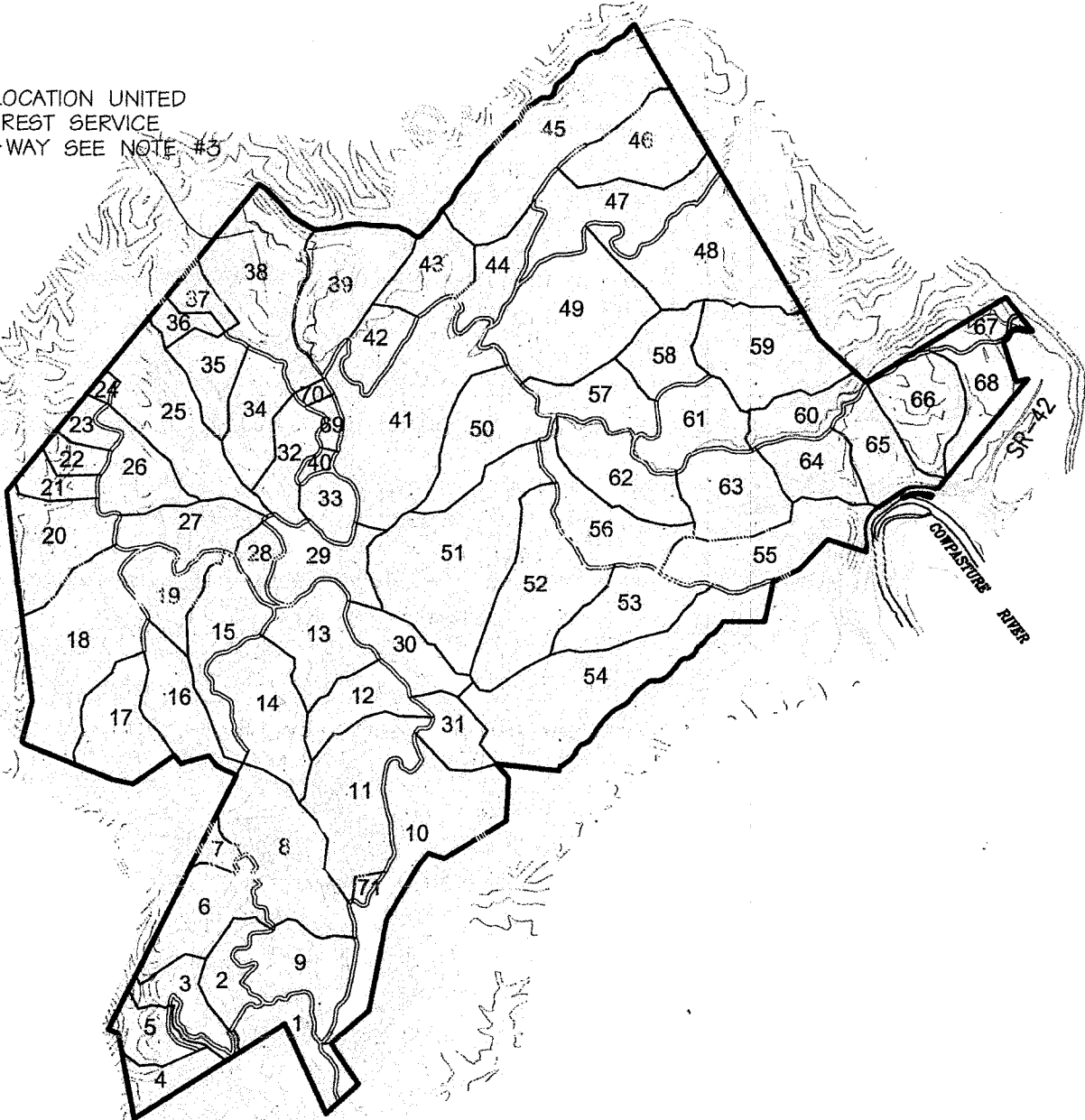


APPROX. LOCATION UNITED STATES FOREST SERVICE RIGHT-OF-WAY SEE NOTE #3



DANIEL K. RITCHEE, at al  
 10 CHERRY TREE LANE  
 FREDERICKSBURG, VA 22405  
 PHONE: 540-379-0790  
 IRT# 086002197  
 TM# 02800-01-000-0080

1. THIS PLAT HAS BEEN PREPARED FROM A CURRENT FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
3. THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD ZONE AS DETERMINED BY FEMA AND SHOWN ON COMMUNITY PANEL #610090001C, DATED FEBRUARY 19, 1992.

4. THE STREETS OR ROADS IN THIS SUBDIVISION DO NOT MEET STATE HIGHWAY STANDARDS AND ARE NOT INTENDED FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS. ROADS OR STREETS WILL NOT BE COUNTY MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR ANY OTHER AGENCY AND ARE NOT ELIGIBLE FOR STATE FINANCIAL ASSISTANCE OR FUND REIMBURSEMENT FROM THE STATE DEPARTMENT OF TRANSPORTATION. THE DEVELOPER AND/OR PROPERTY OWNERS WILL BE RESPONSIBLE TO PROVIDE THE FULL COST OF BUILDING THE ROAD TO THE STANDARD REQUIRED FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR PROPERTY OWNERS TO MAINTAIN THE PRIVATE ROADS OR STREETS AS SHOWN ON THIS PLAN.
5. THIS PROPERTY WILL BE SERVED BY PRIVATE WELLS AND DRAINAGE, NO WELL OR SEPTIC PERMITS HAVE BEEN OBTAINED FROM THE HEALTH DEPARTMENT.
6. THE PROPERTY LINES ALONG THE EXISTING ROAD (WHITEHALL WAY) ARE INTERFERED BY THE CENTER OF THE ROAD METERS AND BOUNDS ARE FOR FOREAVE CALCULATIONS ONLY.
7. ROAD MAINTENANCE OF THE 50' INGRESS-EGRESS EASEMENT FROM POINT 'C' TO THE END OF WHITEHALL WAY EXTENDED, AS SHOWN ON THIS PLAN, WILL BE SHARED INDIVIDUALLY AMONG LOT OWNERS OF LOTS 6-A THRU 6-D ON A PRO RATA BASIS ACCORDING TO USE.
8. LOTS SHOWN HEREON ARE SUBJECT TO ALL RESTRICTIONS AND COVENANTS AS RECORDED WITH BUCKHORN SUBDIVISION.
9. THERE CAN BE NO FURTHER DIVISION OF LOTS 6A, 6B, 6C AND 6D.

**OWNER'S CONSENT AND DEDICATION**

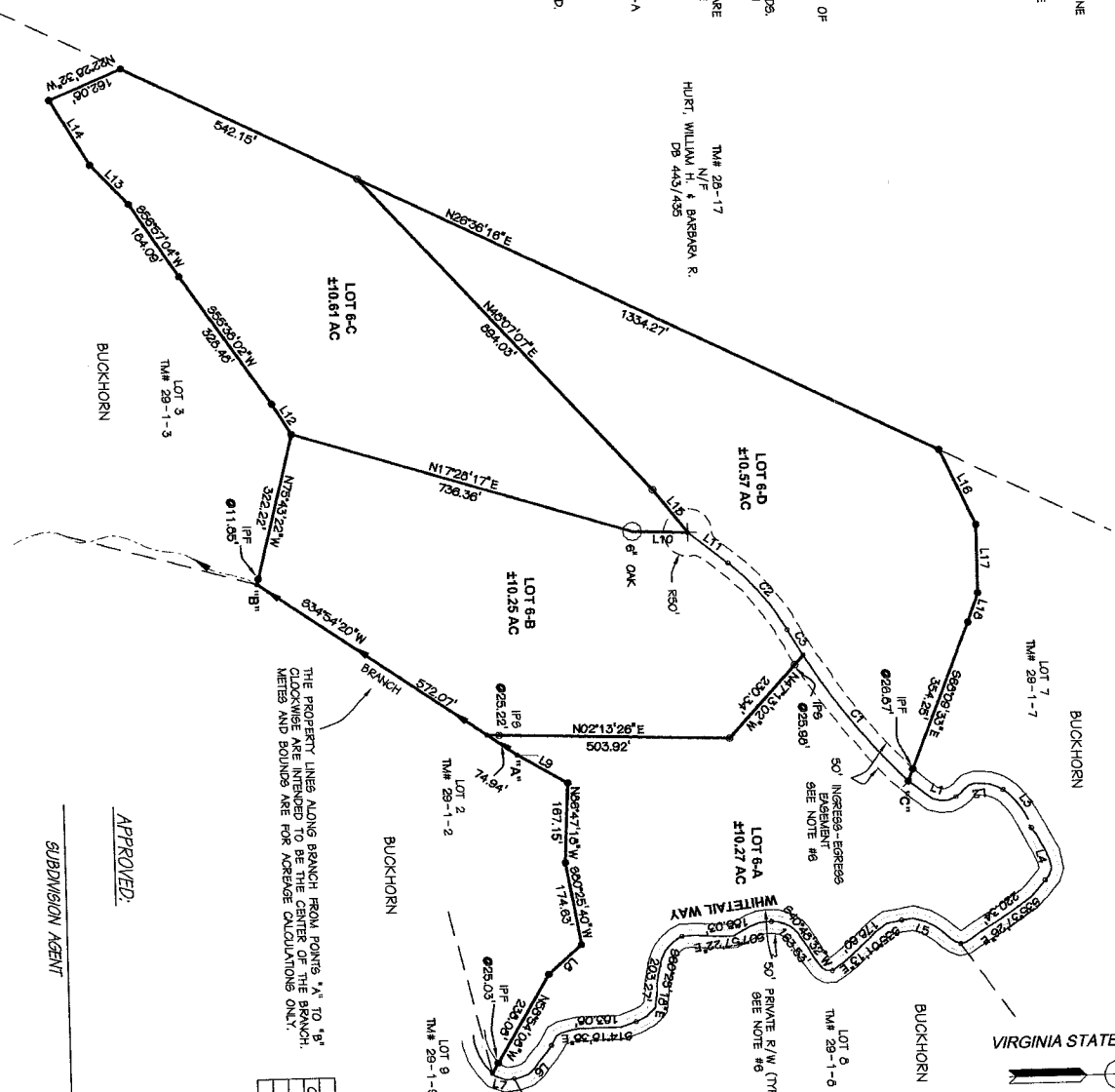
THE LARGE LOT SUBDIVISION AS SHOWN HEREON, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY:

DANIEL K. RITCHEE  
 OWNER/AGENT DATE

COMMONWEALTH AT LARGE TO WH:  
 STATE OF VIRGINIA  
 COUNTY OF \_\_\_\_\_ A NOTARY

I, JUDGE IN AND FOR THE FORESAID STATE, DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED ABOVE HAVE ACKNOWLEDGED THE SAME BEFORE ME.  
 MY COMMISSION EXPIRES: \_\_\_\_\_ DATE

NOTARY PUBLIC DATE

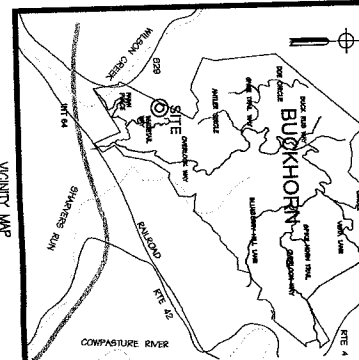


THE PROPERTY LINES ALONG BRANCH FROM POINTS 'A' TO 'B' ARE INTENDED TO BE THE CENTER OF THE BRANCH. METERS AND BOUNDS ARE FOR FOREAVE CALCULATIONS ONLY.

APPROVED:

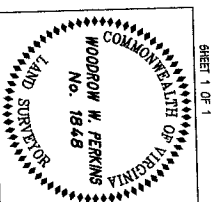
SUBDIVISION AGENT DATE

LINE	LENGTH	BEARING	CHORD	DELTA
L1	104.51	N19°50'20"E		
L2	96.91	N07°50'11"W		
L3	98.72	N65°04'53"E		
L4	113.17	N17°01'10"E		
L5	132.00	S32°24'33"W		
L6	103.71	S40°22'18"E		
L7	46.93	S15°30'54"W		
L8	92.10	N41°14'46"W		
L9	120.50	S30°34'33"W		
L10	115.00	N02°33'57"E		
L11	108.22	S59°48'25"W		
L12	75.29	N35°11'02"E		
L13	114.50	S47°02'48"W		
L14	159.89	S58°23'16"W		
L15	115.00	S52°23'10"E		
L16	174.84	N65°18'01"E		
L17	142.66	S69°52'31"E		
L18	95.10	S70°03'05"E		



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PROPERTY WAS CONVEYED TO DANIEL K. RITCHEE, at al IN TRUST THIS PROPERTY WAS CONVEYED TO DANIEL K. RITCHEE, at al IN THE CIRCUIT COURT OF ALLEGANY COUNTY, VIRGINIA.  
 GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_

WOODROW W. PERKINS, LS # 1846



WOODROW W. PERKINS  
 COMMONWEALTH OF VIRGINIA  
 NO. 1846  
 LAND SURVEYOR

SHEET 1 OF 1

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	342.55	1389.00	N51°37'07"E	341.65	140°17'14"
C2	168.92	458.00	N50°13'10"E	165.87	120°31'14"
C3	82.50	1380.00	N59°50'07"E	82.49	2°34'54"

DATE: 04/02/07  
 TIME: 1:58-02:29-1  
 JOB: 002299

PG BOX 1587 17 W. HERRON STREET, LENOXSVILLE, VIRGINIA, 24  
 PHONE: 540-661-9001 FAX: 540-661-9009  
 E-mail: pro@wvds-va.com

ENGINEERS P. ANNERS & SIBERT FURS  
 PERKINS  
 CRIPSON

PLAT SHOWING SUBDIVISION OF  
 "BUCKHORN"  
 LOT 6  
 SHARON MAGISTERAL DISTRICT  
 ALLEGANY COUNTY, VIRGINIA

GENERAL SCALE  
 0 200 200

DANIEL K. RITCHIE, et al  
 10 CHERRY TREE LANE  
 FREDERICKSBURG, VA 22405  
 PHONE: 540-379-0789  
 INSTR 060003421  
 TM# 02900-01-000-0000

1. THIS PLAN HAS BEEN PREPARED FROM A CURRENT FIELD SURVEY DONE AS PER THE DATE OF THIS PLAN.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
3. THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD ZONE AS DETERMINED BY FEMA AND SHOWN ON COMMUNITY PANEL #5100090801C, DATED FEBRUARY 19, 1992.
4. THE STREETS OR ROADS IN THIS SUBDIVISION DO NOT MEET STATE HIGHWAY STANDARDS AND ARE NOT RECORDED FOR INCLUSION IN THE MAPS MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE COUNTY AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER BY FUND APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD. THE DEVELOPER (L) OR PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE COSTS OF ANY COSTS INCURRED INTO THE STATE SECONDARY SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR PROPERTY OWNERS TO MAINTAIN THE PRIVATE ROADS OR STREETS AS SHOWN ON THIS PLAN.
5. THIS PROPERTY WILL BE SERVED BY PRIVATE WELLS AND DRAINFIELDS, AND ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE HEALTH DEPARTMENT.
6. THE PROPERTY LINES ALONG THE EXISTING ROADS (WHITTAIL WAY, OVERLOOK WAY) ARE INTENDED TO BE THE CENTER OF THE ROADS. METERS AND BOUNDINGS ARE FOR AVERAGE CALCULATIONS ONLY.
7. THE PROPERTY LINES ALONG THE BRANCH, AS SHOWN ON PLAN, ARE INTENDED TO BE THE CENTER OF THE BRANCH. METERS AND BOUNDINGS ARE FOR AVERAGE CALCULATIONS ONLY.
8. LOTS SHOWN HEREON ARE SUBJECT TO ALL RESTRICTIONS AND COVENANTS AS RECORDED WITH BUCKHORN SUBDIVISION.

**OWNER'S CONSENT AND DEDICATION**

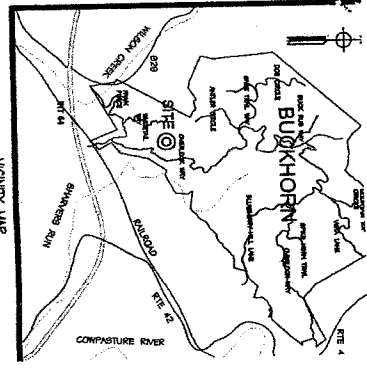
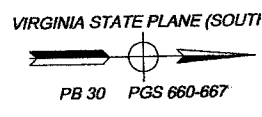
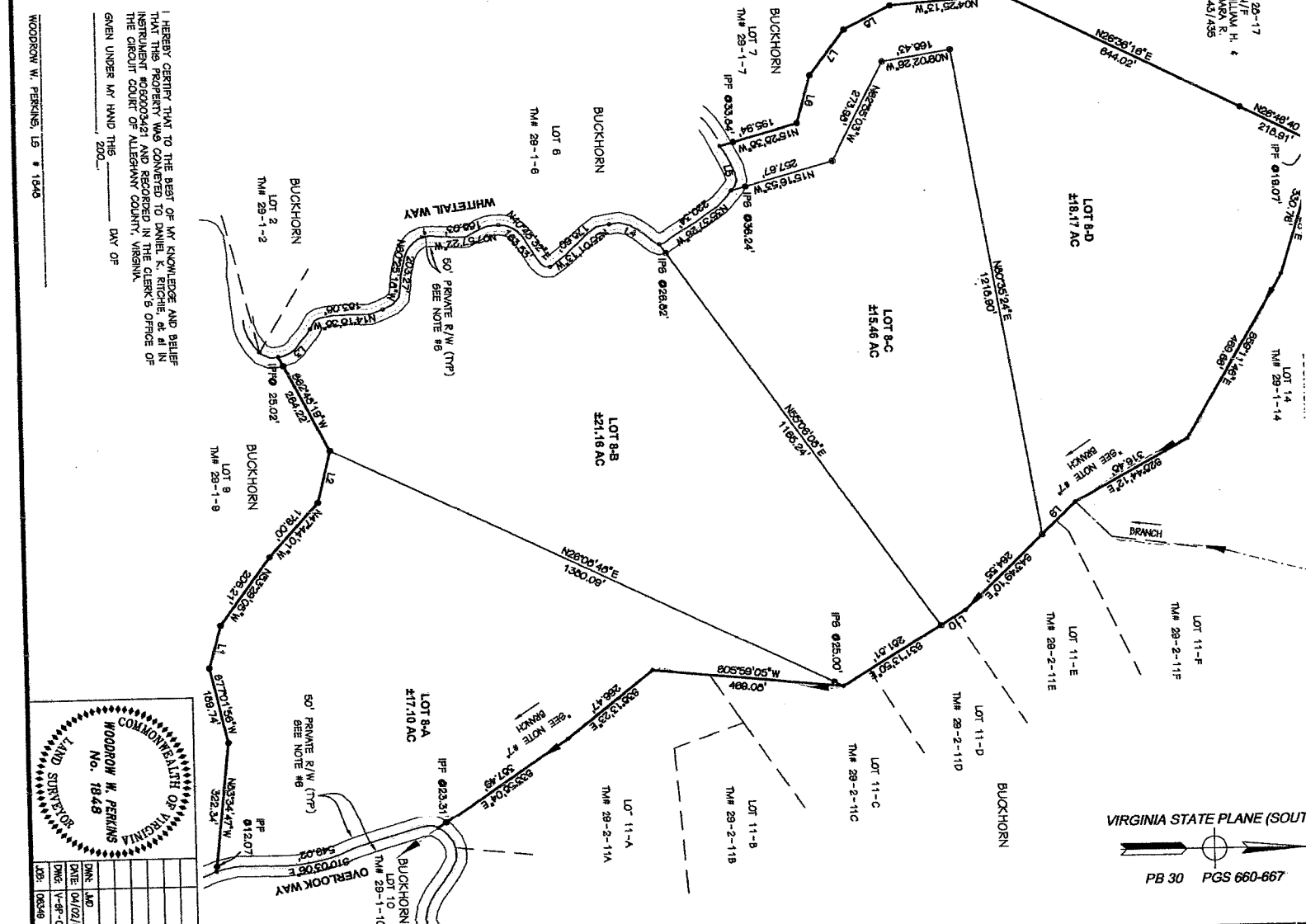
THE LARGE LOT SUBDIVISION AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, FROM FORTIERS, AND TRUSTEES, IF ANY.

DANIEL K. RITCHIE \_\_\_\_\_ DATE \_\_\_\_\_  
 OWNER/AGENT

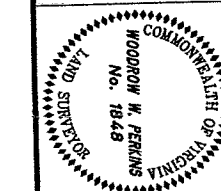
COMMONWEALTH OF VIRGINIA  
 STATE OF VIRGINIA  
 COUNTY OF \_\_\_\_\_ A NOTARY  
 PUBLIC IN AND FOR THE FORESAID STATE, DO  
 HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED  
 ABOVE HAVE ACKNOWLEDGED THE  
 SAME BEFORE ME.  
 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

WILSON W. PERKINS, LS # 1940



LINE	LENGTH	BEARING
L1	108.37	N74°08'05"W
L2	131.80	N75°35'28"W
L3	103.71	N65°52'16"W
L4	132.00	N65°24'53"E
L5	113.17	S72°01'10"W
L6	123.10	N74°52'22"W
L7	141.08	N62°17'40"W
L8	128.84	N47°51'18"W
L9	113.88	S45°49'10"E
L10	70.75	S51°13'50"E



**COMMONWEALTH OF VIRGINIA**  
 LAND SURVEYORS  
 No. 1948

**WILSON W. PERKINS**  
 ENGINEER, SURVEYOR & APPRAISER

DATE: 04/02/07  
 INSTR: Y-98-00349  
 JOB: 06349

PO BOX 1957 17 W. HEARD STREET, LENOXSVILLE, VIRGINIA, 2446  
 PHONE: 540-467-8000  
 Email: wilson@wilson-perkins.com

APPROVED: \_\_\_\_\_  
 SUBDIVISION AGENT \_\_\_\_\_ DATE \_\_\_\_\_

PLAT SHOWING SUBDIVISION OF  
 "BUCKHORN"  
 LOT 8  
 SHARON MAGISTERIAL DISTRICT  
 ALLEGANY COUNTY, VIRGINIA

GRAPHIC SCALE  
 0 100 200