

OWNER/DEVELOPER:
 DANIEL K. RITCHIE, et al
 10 CHERRY TREE LANE
 FREDERICKSBURG, VA 22405
 PHONE: 540-379-0769
 NRI# 080002197
 TM# 02900-01-000-0080

1. THIS PLAT 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 #5100090081C, DATED FEBRUARY 19, 1992.
4. THE STREETS OR ROADS IN THIS SUBDIVISION DO NOT MEET STATE HIGHWAY OR STATE PLANNING'S ROADS OR STREETS WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR ANY OTHER FUNDS APPROPRIATED FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOWED BY THE COMMONWEALTH TRANSPORTATION BOARD. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE TO MAINTAIN AND/OR REPAIR AND/OR IMPROVE 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 DRAINFIELDS. SO THE PRIVATE DRAINAGE HAS BEEN OBTAINED FROM THE HEALTH DEPARTMENT.
6. THE PROPERTY LINES ALONG THE EXISTING ROAD (WHITTAIL WAY) ARE INTENDED TO BE THE CENTER OF THE ROAD, METES AND BOUNDS ARE FOR ACRESAGE CALCULATIONS ONLY.
7. ROAD MAINTENANCE OF THE 50' INGRESS-EGRESS EASEMENT FROM POINT 'C' TO THE END OF WHITTAIL WAY EXTENDED, AS SHOWN ON 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

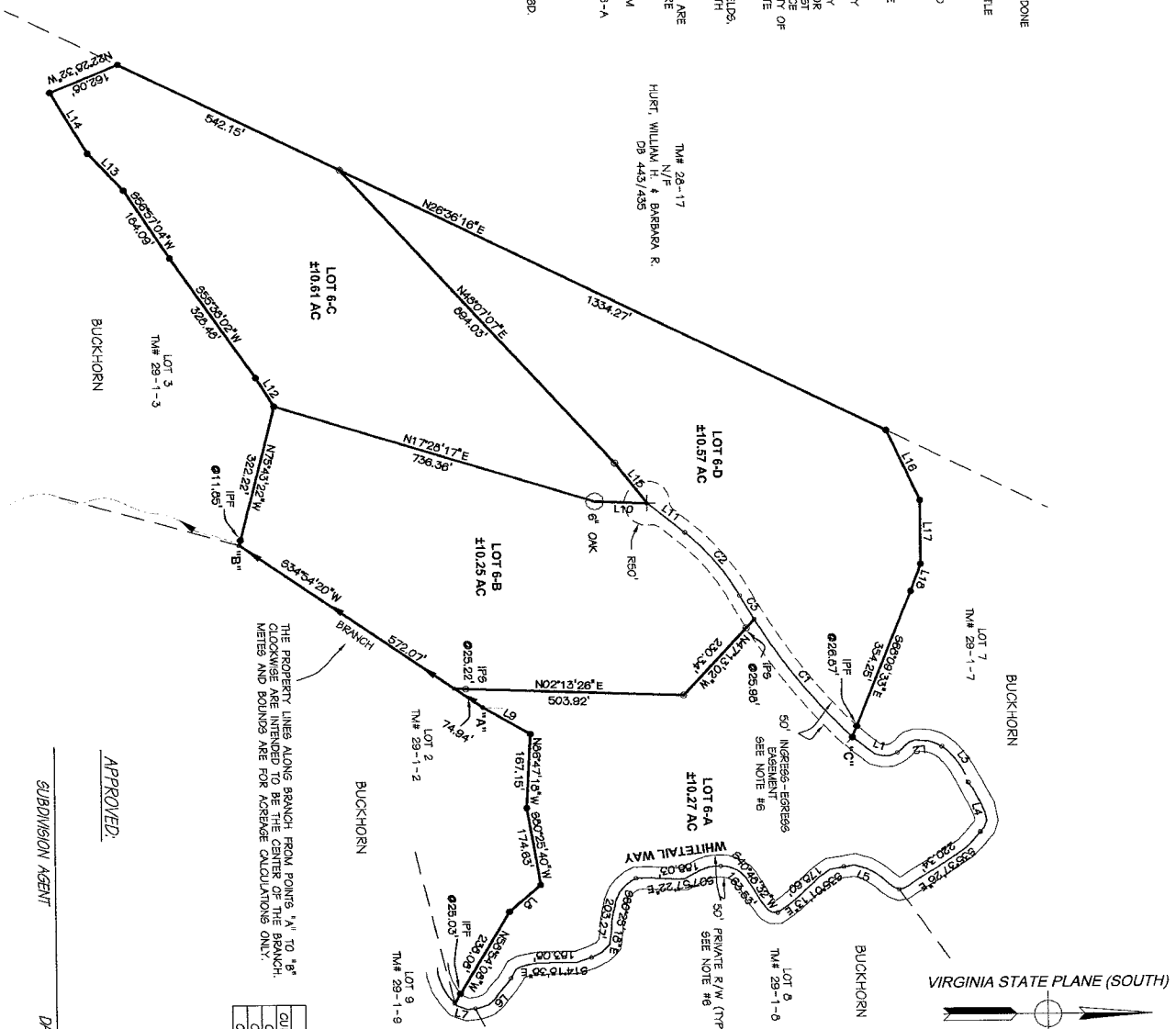
THE LARGE LOT SUBDIVISION AS SHOWN HEREON, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, FORTHECOMERS, AND INHERITERS, IF ANY.

DANIEL K. RITCHIE OWNER/AGENT DATE

COMMONWEALTH AT LARGE TO WIT:
 STATE OF VIRGINIA
 COUNTY OF _____ A NOTARY

I, PUBLIC IN AND FOR THE FOREGOING 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. METES AND BOUNDS ARE FOR ACRESAGE CALCULATIONS ONLY.

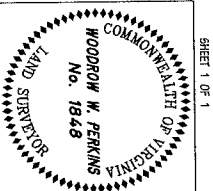
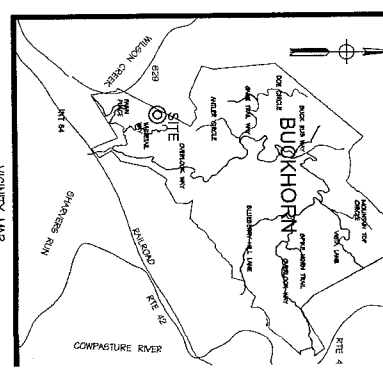
APPROVED:

SUBDIVISION AGENT

DATE

LINE	LENGTH	BEARING	CHORD	DELTA
L1	104.51'	N19°56'20"E		
L2	86.81'	N07°50'11"W		
L3	89.72'	N55°04'53"E		
L4	113.17'	N77°01'10"E		
L5	132.00'	S29°24'33"W		
L6	103.71'	S40°32'18"E		
L7	46.95'	S15°30'54"W		
L8	92.16'	N41°14'40"W		
L9	120.50'	S30°34'30"W		
L10	115.00'	N02°33'57"E		
L11	106.82'	N59°11'03"E		
L12	75.58'	S59°49'28"W		
L13	114.55'	S47°02'48"W		
L14	159.69'	S62°23'18"W		
L15	115.00'	N52°23'18"E		
L16	174.24'	N65°18'01"E		
L17	142.66'	S69°52'31"E		
L18	65.10'	S70°03'05"E		

VIRGINIA STATE PLANE (SOUTH)
 PB 30 PGS 660-667



SHEET 1 OF 1	DATE	DATE	DATE
	04/02/07	08/25/11	06/29

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

ENGINEERS & PLANNERS & SURVEYORS
PERKINS ORRISON

PO BOX 1527 17 W. WILSON STREET LENOXDALE VIRGINIA 24646
 PHONE 540-461-3001 FAX 540-461-5009
 E-mail: pro@perkins-orrison.com

OWNER/DEVELOPER:
DANIEL K. RITCHIE, et al
10 CHERRY TREE LANE
FREDERICKSBURG, VA 22405
PHONE: 540-378-0788
INSTR# 080003421
T.M.# 02900-01-000-0030

1. THIS PLAT 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 #8100090801C, DATED FEBRUARY 19, 1992.

4. THE STREETS OR ROADS IN THIS SUBDIVISION DO NOT MEET STATE HEIGHT OR WIDTH REQUIREMENTS AND SHOULD BE CONSIDERED IN THE MANTLE OF PRIVATE ROADS OR STREETS WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE COUNTY AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD TO THE DEVELOPER AND/OR PROPERTY OWNERS.

5. THIS PROPERTY WILL BE SERVED BY PRIVATE WELLS AND PROWELLERS WILL OBTAIN ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE HEALTH DEPARTMENT.

6. THE PROPERTY LINES ALONG THE EXISTING ROADS (WHITETAIL WAY, OVERLOOK WAY) ARE INTENDED TO BE THE CENTER OF THE ROADS. METERS AND POUNDS ARE FOR AVERAGE CALCULATIONS ONLY.

7. THE PROPERTY LINES ALONG THE BRANCH, AS SHOWN ON PLAT, ARE INTENDED TO BE THE CENTER OF THE BRANCH. METERS AND POUNDS ARE FOR AVERAGE CALCULATIONS ONLY.

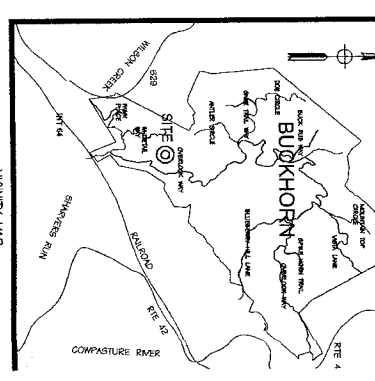
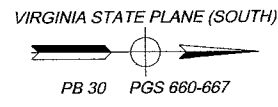
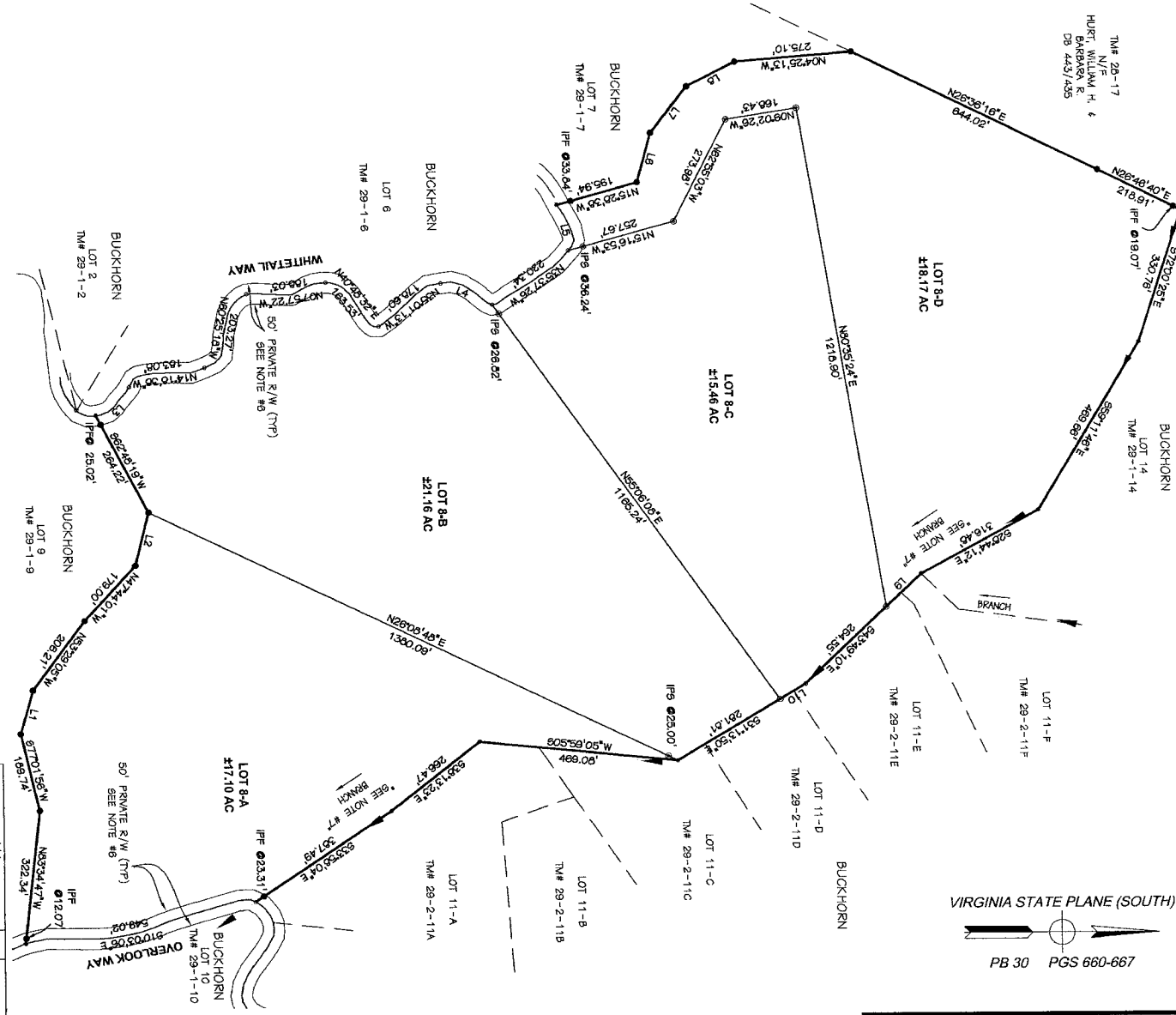
8. LOTS SHOWN HEREON ARE SUBJECT TO ALL RESTRICTIONS AND COVENANTS AS RECORDED WITH BUCKHORN SUBDIVISION

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, PROWELLERS, AND TRUSTEES, IF ANY.

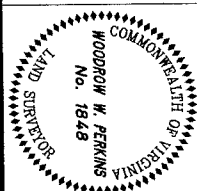
DANIEL K. RITCHIE DATE _____
OWNER/AGENT

COMMONWEALTH AT LARGE TO WIT:
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
MY COMMISSION EXPIRES: _____ DATE _____



LINE	LENGTH	BEARING
L1	108.87	N74°02'05"W
L2	131.80	N62°52'18"W
L3	103.71	N62°52'18"W
L4	192.00	N62°52'33"E
L5	113.17	S77°01'10"W
L6	123.10	N74°52'22"W
L7	141.08	N82°17'48"W
L8	128.84	N67°01'18"W
L9	113.88	S43°48'10"E
L10	70.25	S31°13'50"E

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PROPERTY WAS CONVEYED TO DANIEL K. RITCHIE, et al IN INSTRUMENT #080003421 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ALLEGANY COUNTY, VIRGINIA, GIVEN UNDER MY HAND THIS _____ DAY OF _____ 200__.



DRAWN	DATE
W.W.P.	04/02/07
W.W.P.	04/02/07

WOODROW W. PERKINS
ENGINEERS & PLANNERS & SUPERVISORS

10 BOX 1801, 17 W. NELSON STREET, LENOXON, VIRGINIA, 22445
PHONE: 540-378-0788 FAX: 540-464-5099
E-Mail: wwp@perkins-engineers.com

APPROVED: _____ DATE _____
SUBDIVISION AGENT

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

