/ LOT 22A N 00°49'52" MAP OF APPLEWOOD ESTATES O DENOTES EXSTING PIN OR PIPE Happy Creek Magisterial District ESTATES SECTION TWO PHASE FIVE PER PLAT IN SLIDE 239-F CLASS A SUBDIVISION OF LOT 19 A MAP OF APPLEWOOD NO TITLE REPORT FURNISHED TO THIS OFFICE. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD. DENOTES PIN SET PROPOSED DRAIN FIELD AND WELL SITE PER SLIDE 239 F. PROPOSED LOT 19 C CONTAINS A PREVIOUSLY APPROVED PROPERTY SHOWN IN ZONES A AND X PER FIRM MAP NO. 51187C0150C EFFECTIVE DATE JUNE 3, 2008. WARREN COUNTY, VA. DERIVATION OF TITLE TO: LARRY L. ANDREWS PER INSTRUMENT # 030003402. I.M. REF: 31G-2-5 PARCEL 19 A. R=1076.00 THIS PARCEL TO BE SERVED BY N 2'
L=59 F -- SEWER SYSTEM LOT 22A P.O. BOX 1578 MAY 17, 2011 FRONT ROYAL, VA. 22630-0034 PROFESSIONAL LAND SURVEYOR prepared by: JOSEPH G. BROGAN, SR. SHEET TWO OF TWO TEL. & FAX (540) 635-5657 L=595.67' R=1876.87' RESIDUAL LOT 19 ZONED COMMERCIAL A 2.7990 ACRES NORFOLK JOHN MARSHALL HIGHWAY S 79.30'21" E T.M. 31 18C PROPOSED DRAIN FIELDS AND WELL SITE
PREVIOUSLY APPROVED BY THE WARREN
COUNTY HEALTH DEPT. PER PLAT IN SLIDE 239 F 22°48'56" E ZONED AGRICULTURAL JOSEPH G. BROGAN, SR 478.81 Lic No. 1101 L=312.88' / COMMERCIAL PROP. ZONED 1.7059 AC. 5 R=1876.87 EXISTING 80' WIDE R/W COUNTY OF WARREN FOR FUTURE ROAD WIDENING PER THIS PLAT. DETAIL LOT 19 B LOT 19 B AREA TABULATION PROPOSED LOT TOTAL MAP OF APPLEWOOD ESTATES LOT 19 SCALE 1"= 150 RED BARN LANE THIS 30' WIDE STRIP HEREBY DEDICATED TO THE AREA S/S RAILROAD AREA N/S RAILROAD S 86.54'56" W EXIST. COMMERCIAL ENT. LOT 18B N 86.54.56" NOTE: THE RIGHT OF WAY ALIGNMENT SHOWN ON THIS PLAT IS PRELIMINARY AND MAY CHANGE AT THE DEVELOPMENT/ SITE PLAN STAGE FOR EACH PARCEL BASED ON THE NEEDS OF THE COUNTY, VDOT OR THE INDIVIDUAL LOT OWNERS 356.30 PETAIL 255.97 RESID. ONCE MORE DETAILED ENGINEERING IS COMPLETED. A PRELIMINARY PLAN FOR FRONTAGE IMPROVEMENTS WILL BE REQUIRED PRIOR TO SITE PLAN DEVELOPMENT SO THAT THE EXTENT OF GRADING/EASEMENTS CAN BE DETERMINED. 194 19 30' SOUTHERN œ +3.8434 ACRES 5.2652 ACRES 1.4218 O.H. WIRES, ROUTE 55 R/W LOT 19 B NORFOLK 5 ACRES LOT 19 B 19 67.17.55" 400.00 R=1876.76' L=669.68' R=1942.76' 443.39 JOHN MARSHALL HIGHWAY S 79°29'21" E RESIDUAL LOT 19 A LESS LOT 19 B AREA S/S RAILROAD LESS LOT 19 C LESS LOT 19 B AREA N/S RAILROAD ORIGINAL AREA LOT 19A AREA TABULATION: AREA TO BE DEDICATED TO WARREN CO. MAP OF APPLEWOOD ESTATES ZONED AGRICULTURAL L=646.92' LOT 6 PROPOSED / 66' R/W 79"29'21" . 130' WIDE STRIP TO BE DEDICATED TO THE COUNTY OF WARREN AREA S/S RR 3.8434 ACRES DETAIL SCALE 1"= 100" DISMAL HOLLW RD. 19 1 N 66:17:36#, N 73-20'04" W 213.2 -1.6457 ACRES SOUTHERN -3.8434 ACRES -1.7059-1.421811.4158 ACRES 2.7990 ACRES PROPOSED ONE WAY PARKING LOT ENTRANCE ACRES ACRES R R