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I, Gary R. Oates, on this the 8<sup>th</sup> day of May, 2015, do hereby certify that the plat entitled "Final Plat of a Boundary Survey of Tax Parcels 33-(A)-113 & 124" and description attached hereto is a true copy of a survey made by me on April 27, 2015, of 57.865 acres of land for tax parcel 33-(A)-113 and 45.453 acres of land for tax parcel 33-(A)-124 being all of the lands conveyed to Blain Properties of Virginia, LLC., from Bradley K. Blain on August 22, 2012, as instrument 120009054. The said land lies in Stonewall Magisterial District, Frederick County, Virginia.

*Gary R. Oates*



STATE OF VIRGINIA  
COUNTY OF FREDERICK, TO WIT:

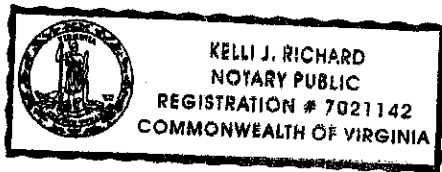
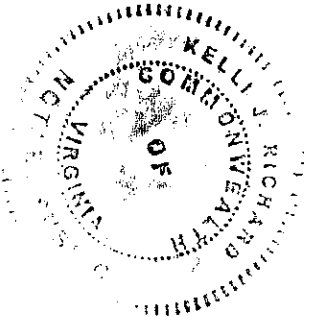
I, Kelli Richard, a Notary Public in and for the State of Virginia and County of Frederick, do hereby certify that this day personally appeared before me Gary R. Oates, whose name is signed to the forgoing instrument.

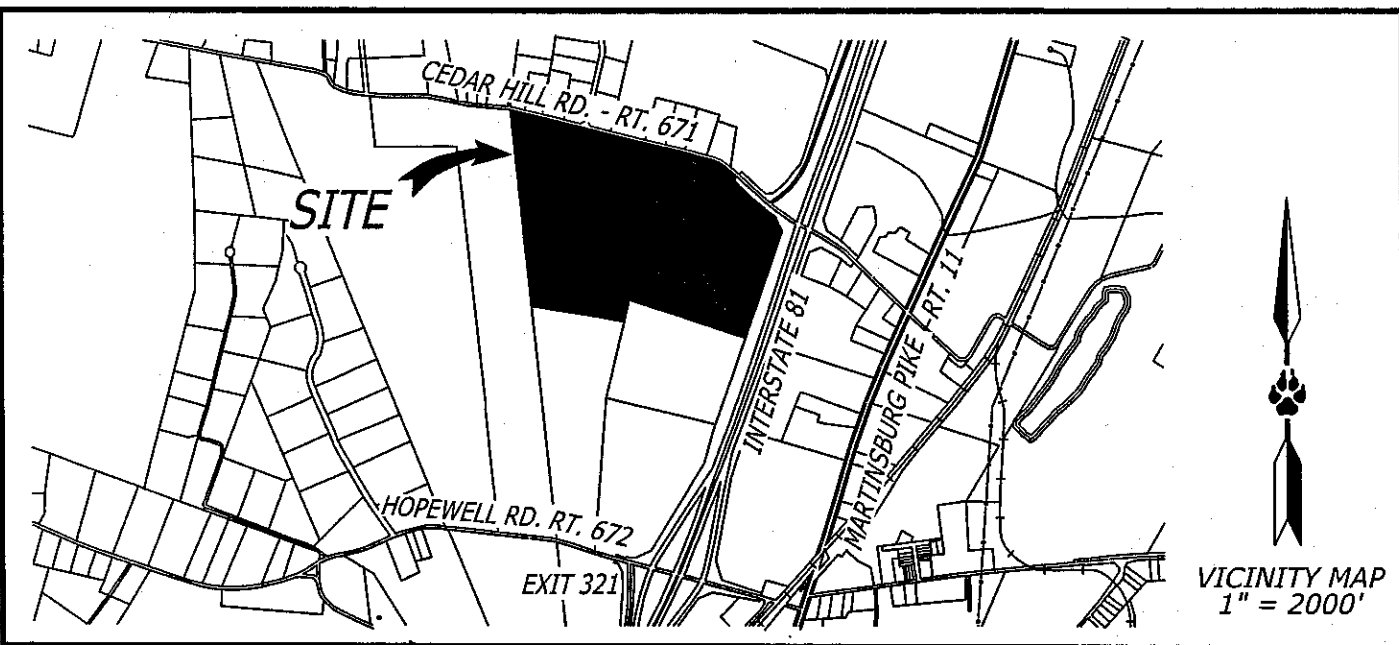
Given under my hand this 12<sup>th</sup> day of June, 2015.

My commission expires 1-31-19.

My registration number is 7021142

*Kelli J. Richard*  
Notary Public





FINAL PLAT OF A BOUNDARY SURVEY  
OF TAX PARCELS  
**33-(A)-113 & 124**  
STONEWALL MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA  
MAY 8, 2015

TAX PARCELS	OWNER	REFERENCE	AREA	ZONED	USE
33-(A)-113	BLAIN PROPERTIES OF VIRGINIA, LLC.	#120009054	57.865 ACRES	RA	AGRICULTURAL
33-(A)-124	BLAIN PROPERTIES OF VIRGINIA, LLC.	#120009054	45.453 ACRES	RA	AGRICULTURAL

NOTES

1. A FIELD SURVEY WAS PERFORMED BY GREYWOLFE, INC. IN APRIL, 2015.
2. BASIS OF MERIDIAN IS GRID NORTH OF VIRGINIA STATE PLANE COORDINATE SYSTEM (1983).
3. A TITLE REPORT HAS NOT BEEN FURNISHED; THEREFORE, OTHER EASEMENTS OR ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT.
4. THIS PARCEL IS LOCATED ON FLOOD INSURANCE RATE MAP No. 51069C0150D AND MAP No. 51069C0209D IN FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, DATED SEPTEMBER 2, 2009.
5. THERE WAS NO READILY APPARENT EVIDENCE OF A CEMETERY WITHIN CLOSE PROXIMITY TO THE BOUNDARY LINES.

**ABBREVIATIONS**

AGR.	=	AGRICULTURE
DB	=	DEED BOOK
EX.	=	EXISTING
PG	=	PAGE
RES.	=	RESIDENTIAL
R.O.W	=	RIGHT OF WAY
IRF	=	IRON ROD FOUND
CONC. MON.	=	CONCRETE MONUMENT FOUND

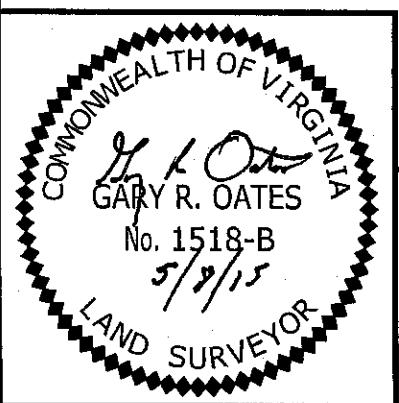
**LEGEND**

	=	PROPERTY CORNER FOUND
	=	PROPERTY CORNER SET
		5/8" REBAR WITH CAP
	=	OVERHEAD UTILITY LINES

**SURVEYOR'S CERTIFICATE**

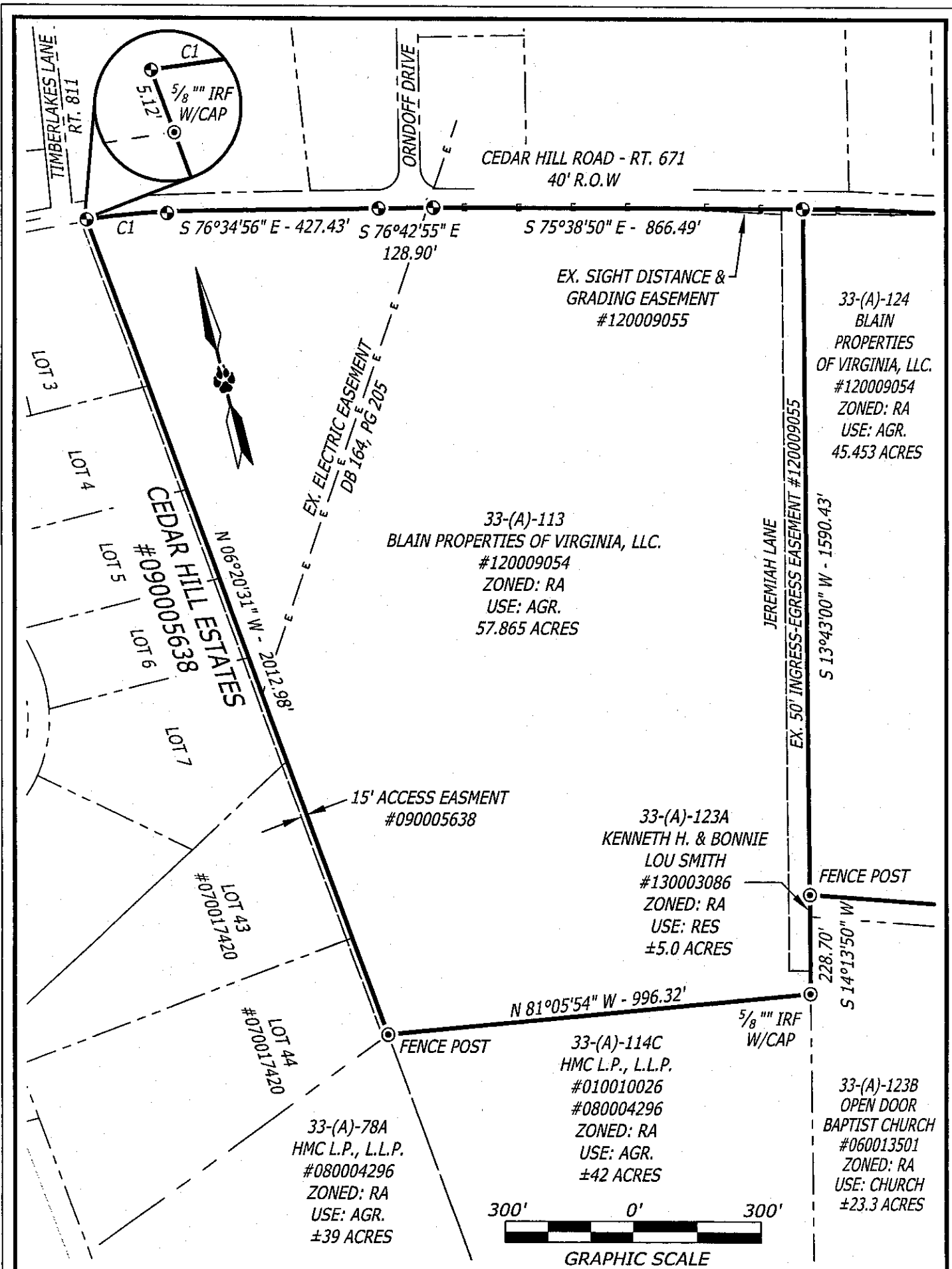
I HEREBY CERTIFY THE PARCELS 33-(A)-113 AND 33-(A)-124 CONTAINED IN THIS FINAL PLAT FOR BOUNDARY IS THE LAND CONVEYED TO BLAIN PROPERTIES OF VIRGINIA, LLC. BY DEED DATED AUGUST 22, 2012, OF RECORD IN THE FREDERICK COUNTY CIRCUIT COURT CLERK'S OFFICE AS INSTRUMENT #120009054.

*Gary R. Oates*  
GARY R. OATES, LAND SURVEYOR

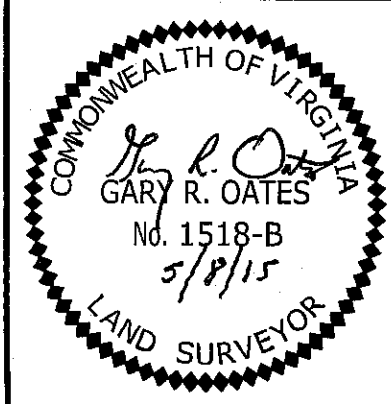


**GreyWolfe, Inc.**  
Land Surveying and Consulting

1073 Redbud Road  
Winchester, VA 22603  
GreyWolfeInc@aol.com  
540-667-2001 OFC  
540-545-4001 FAX



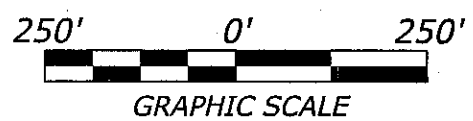
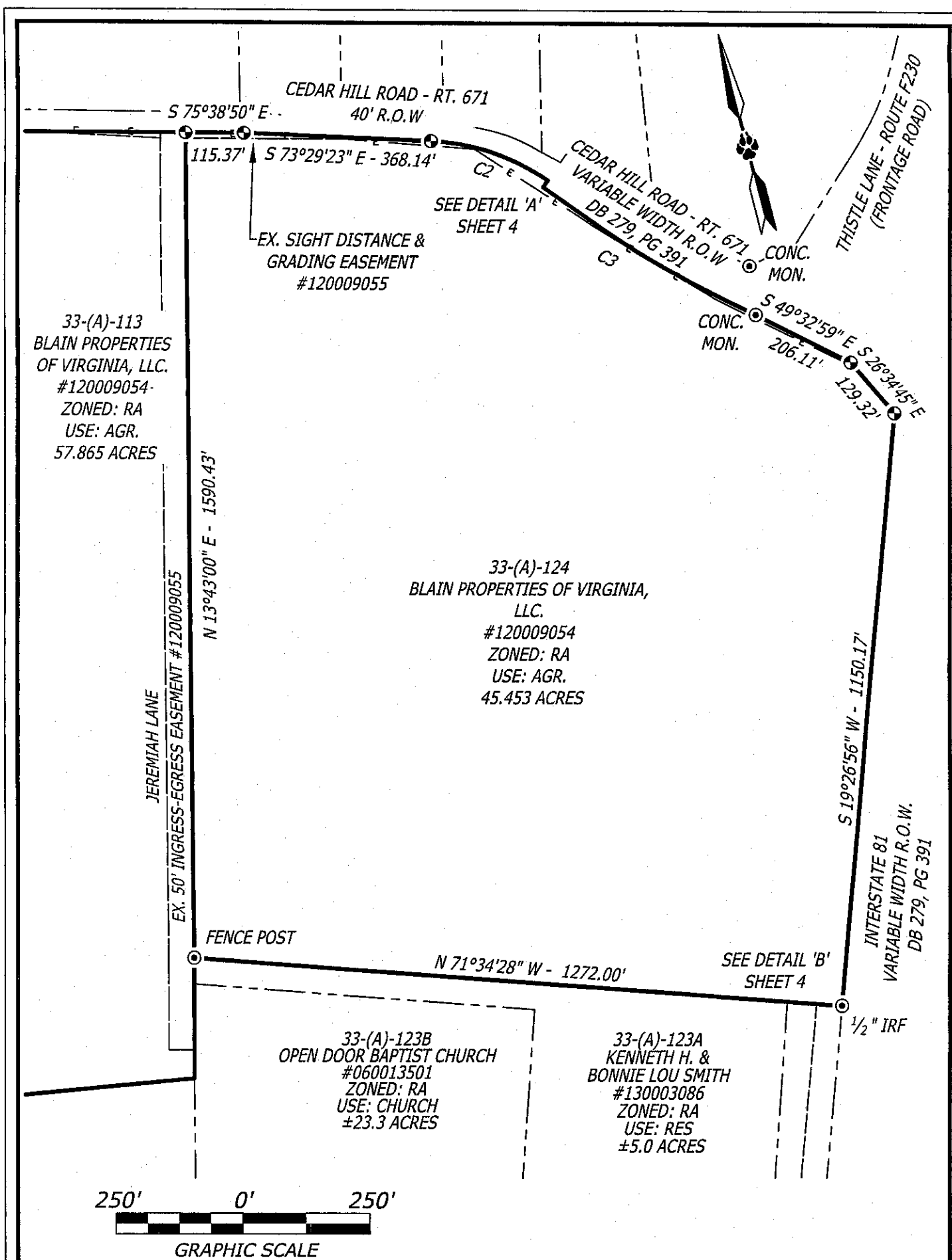
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	2045.17'	263.33'	7°22'38"	263.15'	S 80°16'15" E



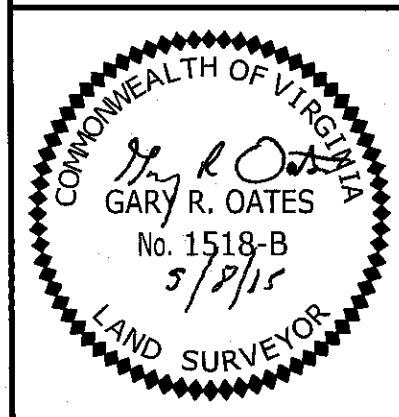
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**33-(A)-113 & 124**  
 STONEWALL MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA

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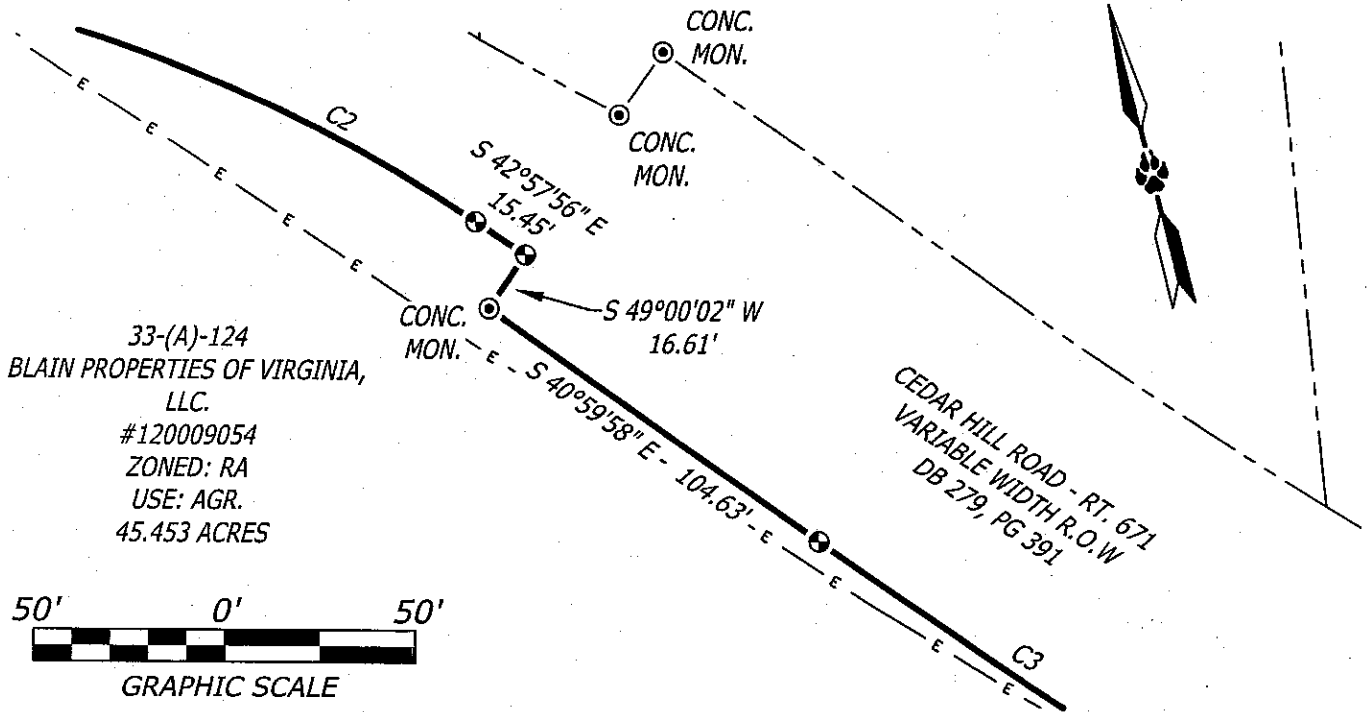
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C2	430.00'	229.08'	30°31'27"	226.38'	S 58°13'40" E
C3	1949.85'	378.13'	11°06'40"	377.53'	S 46°33'18" E



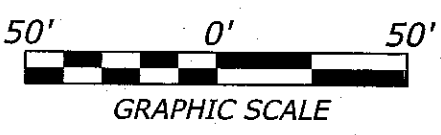
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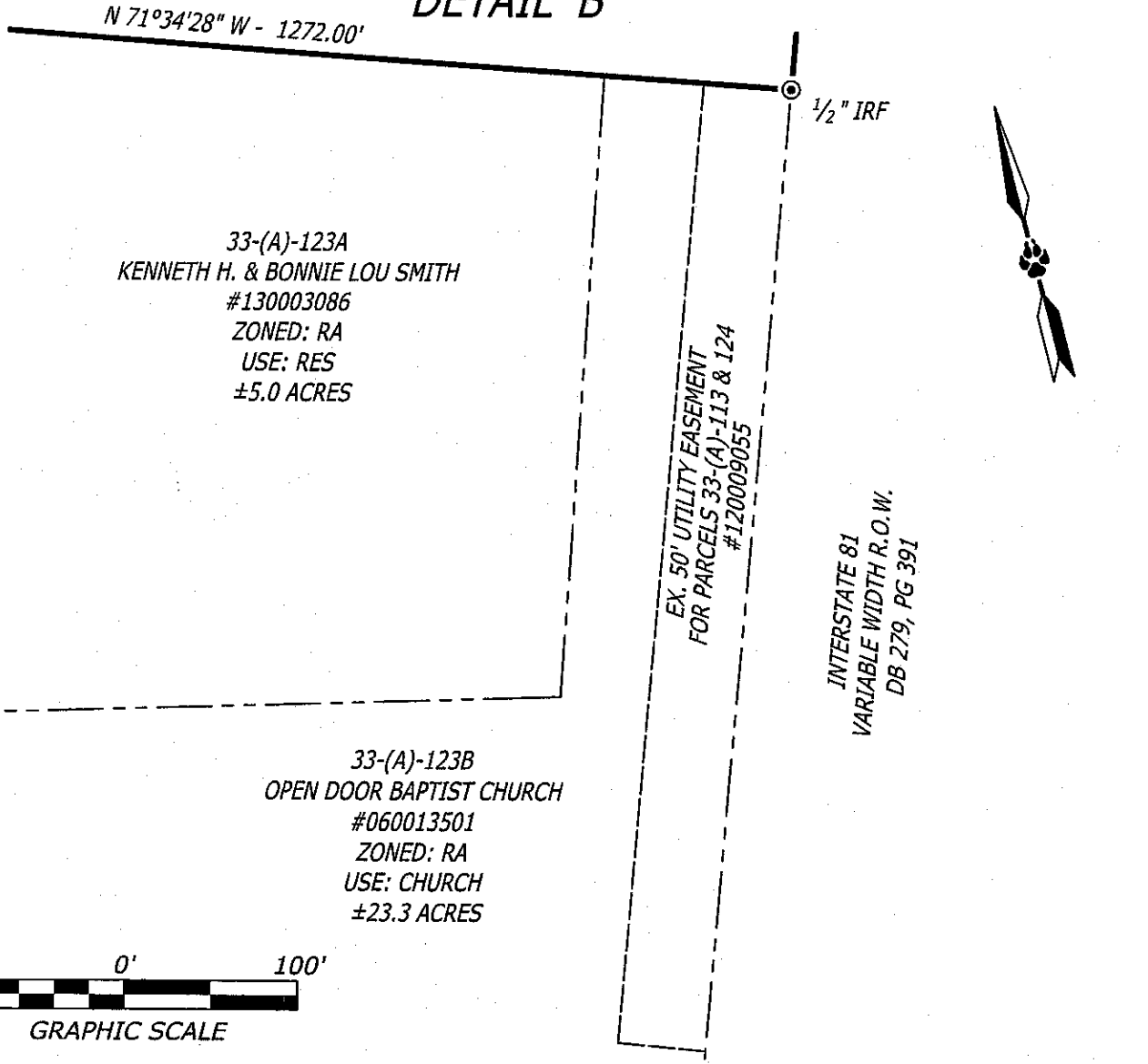
### DETAIL 'A'



33-(A)-124  
 BLAIN PROPERTIES OF VIRGINIA, LLC.  
 #120009054  
 ZONED: RA  
 USE: AGR.  
 45.453 ACRES



### DETAIL 'B'



33-(A)-123A  
 KENNETH H. & BONNIE LOU SMITH  
 #130003086  
 ZONED: RA  
 USE: RES  
 ±5.0 ACRES

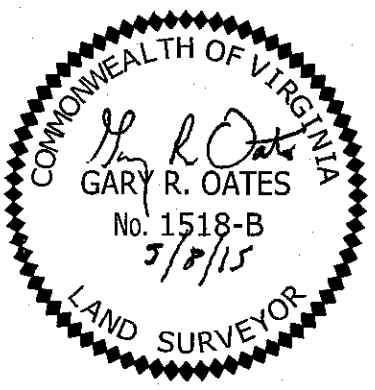
33-(A)-123B  
 OPEN DOOR BAPTIST CHURCH  
 #060013501  
 ZONED: RA  
 USE: CHURCH  
 ±23.3 ACRES



FINAL PLAT OF A BOUNDARY SURVEY  
 OF TAX PARCELS

## 33-(A)-113 & 124

STONEWALL MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA



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VIRGINIA: FREDERICK COUNTY, SCT.

This instrument of writing was produced to me on

6-12-15 at 2:37 PM

and with certificate acknowledgement thereto annexed  
was admitted to record. Tax imposed by Sec. 58.1-802 of

\$ N/A, and 58.1-801 have been paid, if assessable

*Rebecca P. Hogan*, Clerk