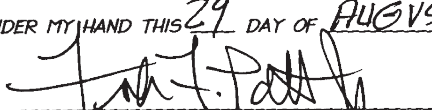


SURVEYOR'S CERTIFICATE

I, FRANK F. POTTS, JR., A DULY LICENSED LAND SURVEYOR HEREBY CERTIFY THAT THIS PLAT OF CONDOMINIUM IS ACCURATE AND COMPLIES WITH SECTION 55-79.58 (a) AND (b) OF THE CODE OF VIRGINIA, AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

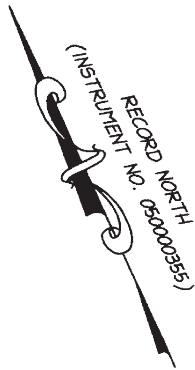
GIVEN UNDER MY HAND THIS 29 DAY OF AUGUST, 2007


FRANK F. POTTS, JR., L.S. #13213

CURV

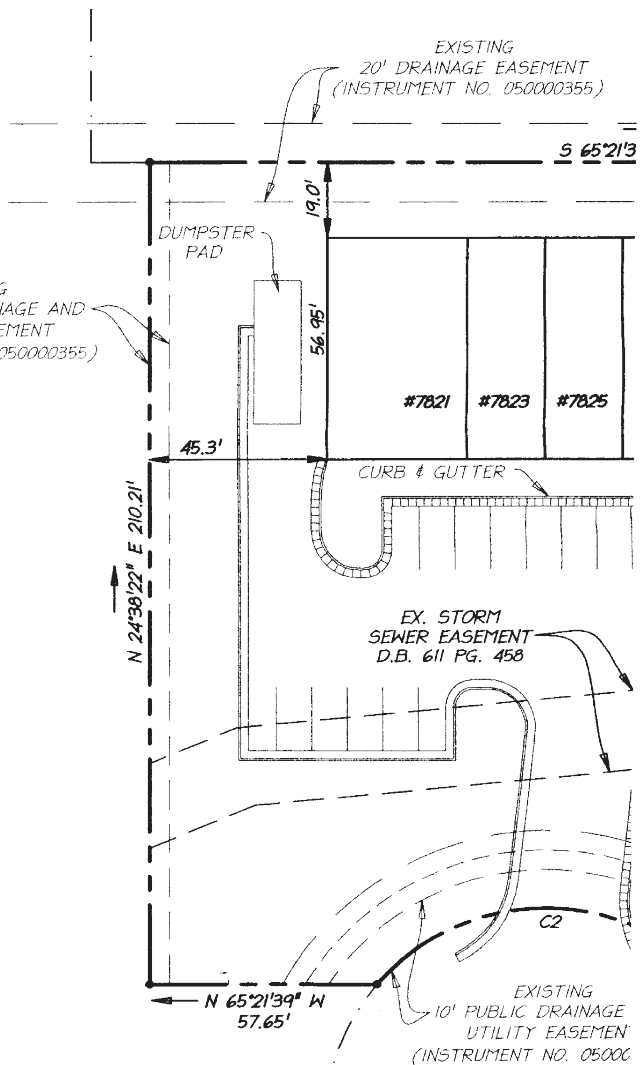
CURVE	RADIUS	ARC LENGTH	CHORD
C1	22.00'	19.70'	19.05'
C2	55.58'	99.09'	86.48'

N/F
SAWMILL, I
T.M. 23-66
DEED BOOK 585 PA



EXISTING
5' PUBLIC DRAINAGE AND
UTILITY EASEMENT
(INSTRUMENT NO. 050000355)

N/F
LOT 7
FIRST LADY'S CENTRE
SECTION ONE
INSTRUMENT NO. 050000355



NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED ON THE KING GEORGE COUNTY, VIRGINIA TAX ASSESSMENT MAP AS No. 23-(1)-3 AND IS CURRENTLY ZONED C-2.
2. THE CURRENT OWNER OF THE PROPERTY SHOWN HEREON IS SAWMILL, LLC AS RECORDED AMONG THE LAND RECORDS OF KING GEORGE COUNTY, VIRGINIA IN DEED BOOK 585 AT PAGE 625.
3. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA BUT IS LOCATED WITHIN ZONE "X", AS INDICATED ON FEMA MAP #510312 0025B, DATED DECEMBER 15, 1990.

DOLLE

IFICATE

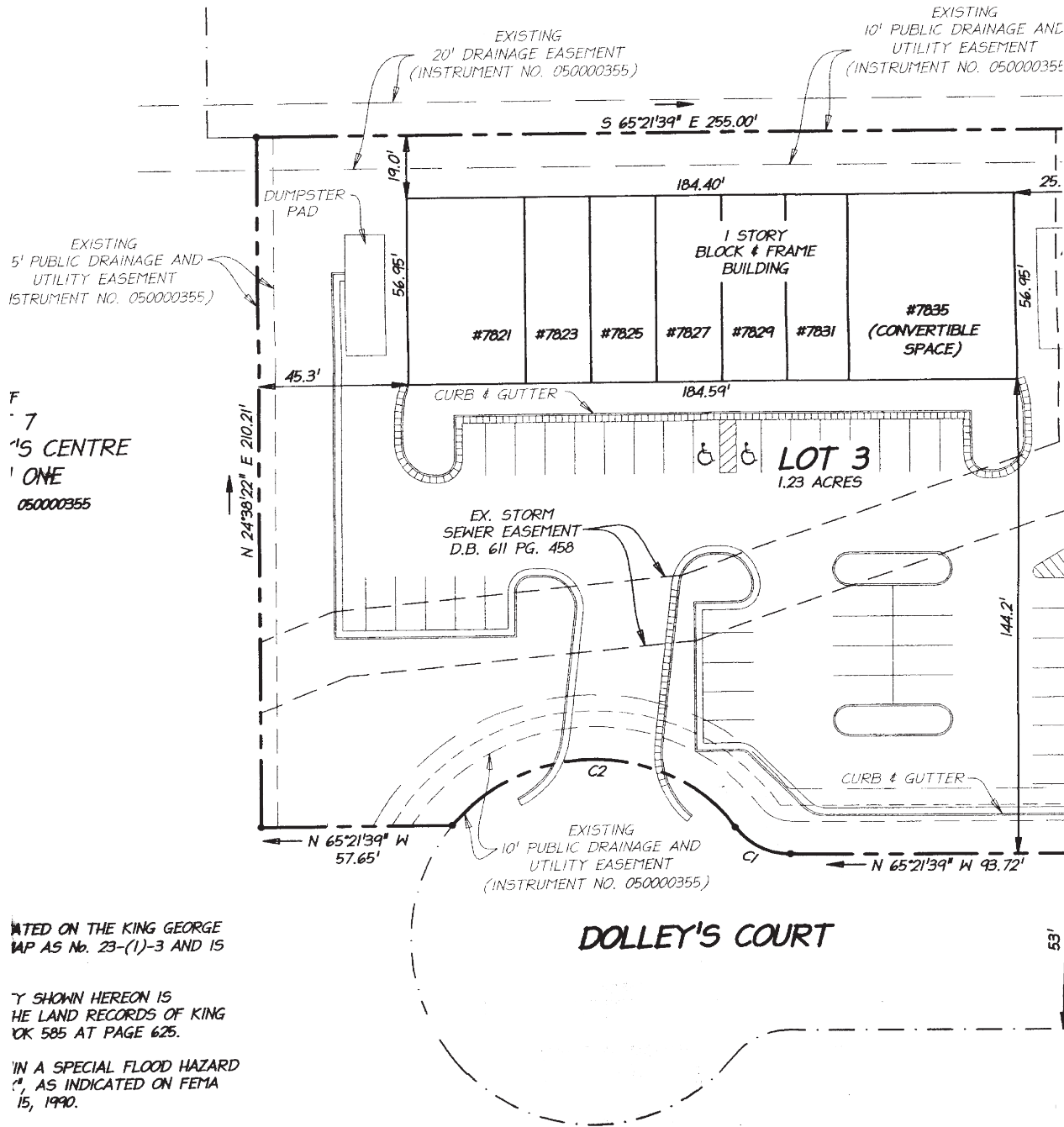
LAND SURVEYOR HEREBY
ACCURATE AND COMPLIES
CODE OF VIRGINIA, AND
CTED HEREON HAVE BEEN

7/10/07, 2007

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANG.
C1	22.00'	19.70'	19.05'	N 39°42'07" W	51°19'04"	10.57'
C2	55.58'	99.09'	86.48'	N 64°12'05" W	102°09'12"	68.82'

N/F
SAWMILL, LLC
T.M. 23-66
DEED BOOK 585 PAGE 625

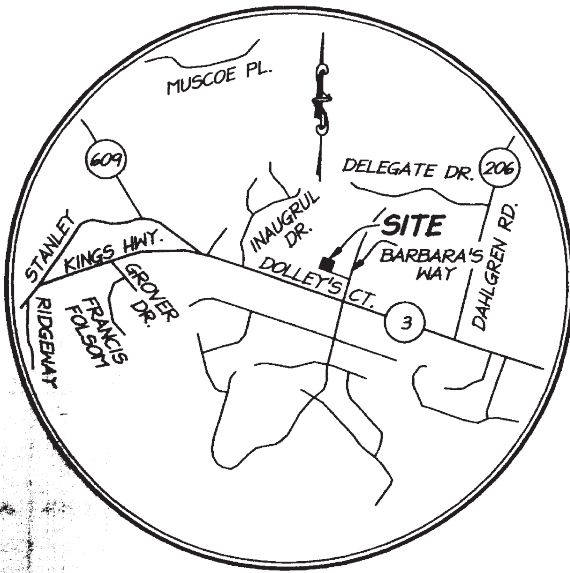


ATED ON THE KING GEORGE
MAP AS No. 23-(1)-3 AND 15

Y SHOWN HEREON IS
THE LAND RECORDS OF KING
OK 585 AT PAGE 625.

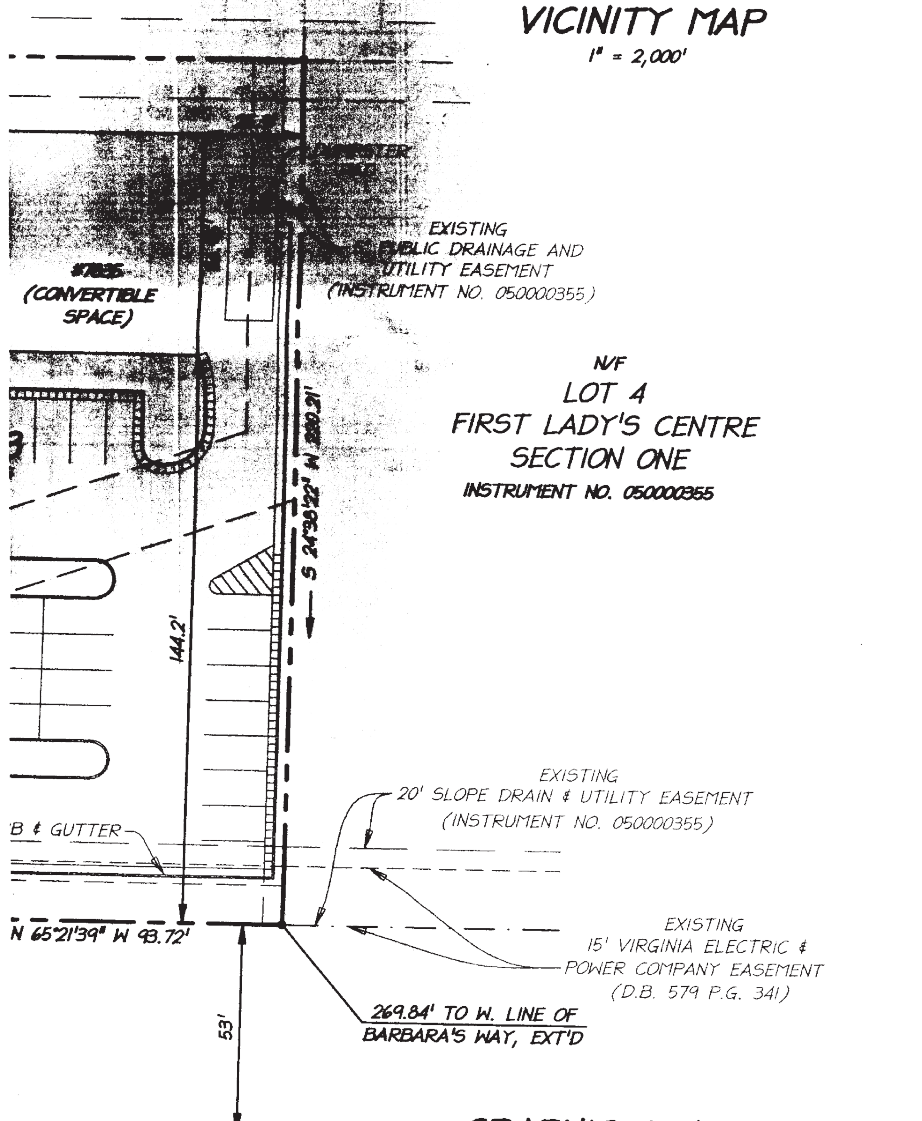
IN A SPECIAL FLOOD HAZARD
AS INDICATED ON FEMA
15, 1990.

NG	DELTA ANGLE	TANGENT
	51°19'04"	10.57'
	102°09'12"	68.82'



VICINITY MAP
1" = 2,000'

EXISTING
10' PUBLIC DRAINAGE AND
UTILITY EASEMENT
(INSTRUMENT NO. 050000355)



N/F
LOT 4
FIRST LADY'S CENTRE
SECTION ONE
INSTRUMENT NO. 050000355

EXISTING
20' SLOPE DRAIN & UTILITY EASEMENT
(INSTRUMENT NO. 050000355)

EXISTING
15' VIRGINIA ELECTRIC &
POWER COMPANY EASEMENT
(D.B. 579 P.G. 341)

269.84' TO W. LINE OF
BARBARA'S WAY, EXT'D

B & GUTTER

N 65°21'39" W 43.72'

53'

GRAPHIC SCALE



(IN FEET)
1 inch = 30 feet



DESIGNED: FFP, J.
DRAWN: RLM
CHECKED: FFP, J.

FRANK F. POTTS, JR., PLLC.
ENGINEERING, SURVEYING AND
PLANNING
MOUNTAIN VIEW
MINEAUX, VIRGINIA 23117
PHONE: 804.884.9484

PLAT OF CONDOMINIUM

**KINGS HIGHWAY CENTRE
CONDOMINIUMS - PHASE 2**

TAX MAP #'s 23-1-3

RAPPAHANNOCK MAGISTERIAL DISTRICT, KING GEORGE COUNTY, VIRGINIA

DATE: AUGUST 17, 2007

SCALE: 1" = 30'

SHEET : 1 OF 2



DESIGNED: FFP, Jr.
 DRAWN: RLM
 CHECKED: FFP, Jr.

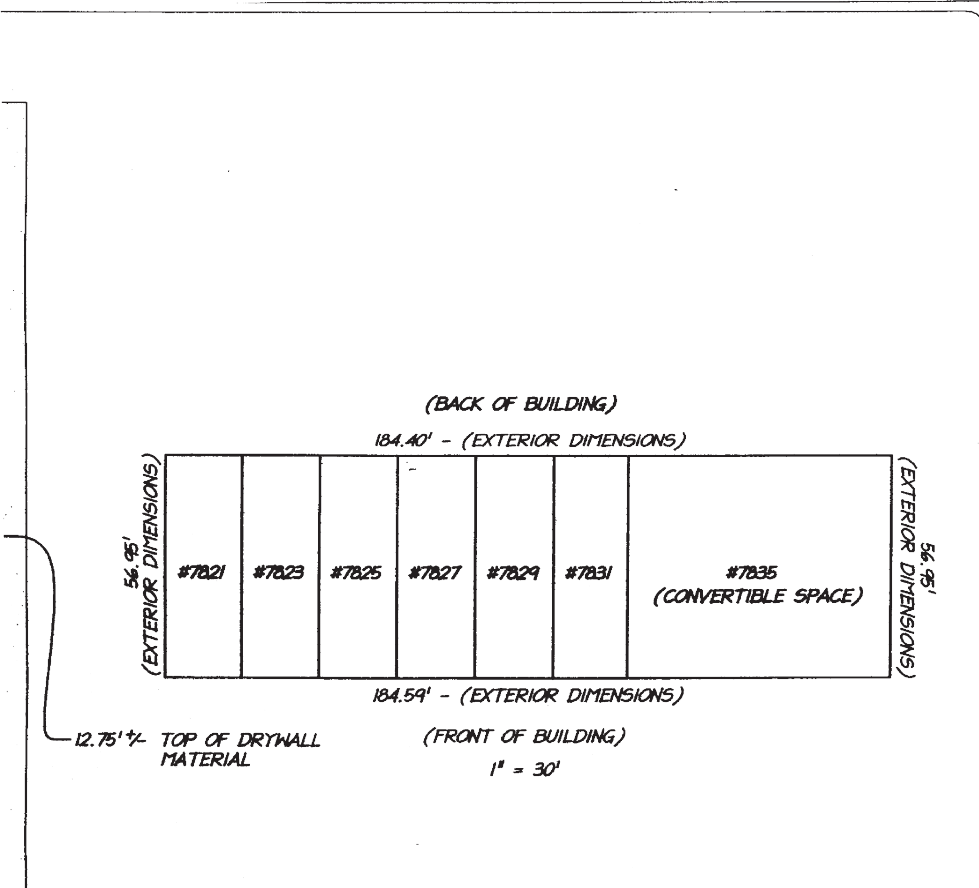
FRANK F. POTTS, JR., PLLC.
 ENGINEERING, SURVEYING AND
 PLANNING
 10 MOUNTAIN VIEW
 WINEY LANE, VIRGINIA 23117
 PHONE: 804.894.9067

PLAT OF CONDOMINIUM
**KINGS HIGHWAY CENTRE
 CONDOMINIUMS - PHASE 2**
 TAX MAP #'s 23-1-3
 RAPPAHANNOCK MAGISTERIAL DISTRICT, KING GEORGE COUNTY, VIRGINIA

DATE: AUGUST 17, 2007

SCALE: 1" = 30'

SHEET : 2 OF 2



* (DIMENSIONS OF EXTERIOR WALLS ARE SHOWN TO THE OUTER EDGE OF DRYWALL)
 (DIMENSIONS OF INTERIOR/PARTY WALLS ARE SHOWN TO THE CENTERLINE OF WALL)
 (ALL UNITS)

