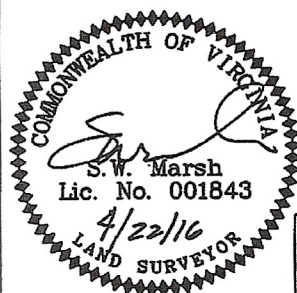
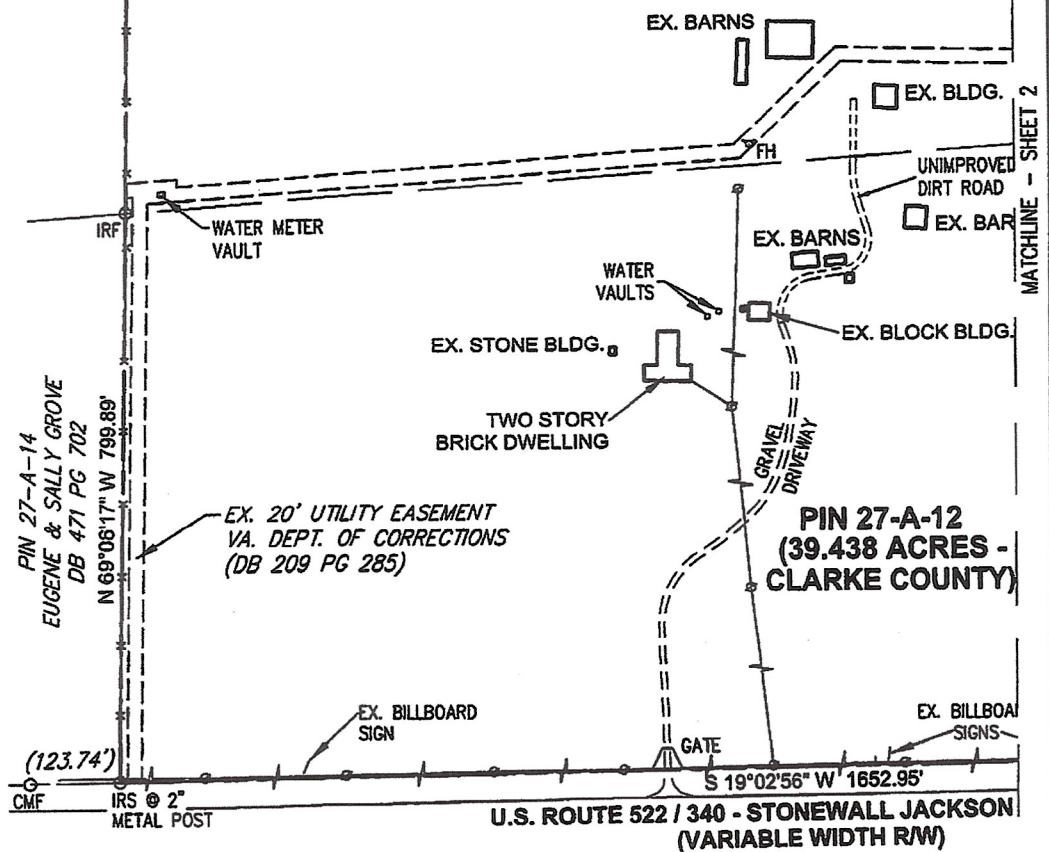


 REMAIN
OLD ST

136.323 ACRES (TOTAL)
(96.885 ACRES - FREDERICK COUNTY)
(NO TAX PARCEL NUMBER ASSIGNED BY FREDERICK COUNTY)

PIN 87-A-103
 MREC SHEVANDOAH VA, LLC
 (RESIDUE PARCEL 2)
 INST 130010885
 N 69°04'48" W 1430.92'



SEE NOTES, LINE/CURVE
 TABLES AND LEGEND ON
 SHEET 6 OF 6

200 0 200 400

SCALE: 1" = 200'

BOUNDARY SURVEY OF 136.323 ACRES
 A PORTION OF THE LAND OF
THE SADIE M. BENTON TRUST
DEED BOOK 401 AT PAGE 453 (CLARKE COUNTY)
 GREENWAY MAGISTERIAL DISTRICT
 CLARKE COUNTY, VIRGINIA
 OPEQUON MAGISTERIAL DISTRICT
 FREDERICK COUNTY, VIRGINIA



Marsh & Legge Land Surveyors, P.L.C.

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 PHONE (540) 667-0468 ~ FAX (540) 667-0469 ~ EMAIL office@marshandlegge.com
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DATE: 4/22/2016

BENTON PLAT SHEET 1 OF 6

DRAWN BY: MTM

DWG: ID6174-BENTON-PLAT-LEGAL-MATCHLINES

MATCHLINE - SHEET 5

S OF
RUCTURES



EX. 60' INGRESS/EGRESS R/W (NON-EXCLUSIVE)
FOR ACCESS TO VA. SEC. RTE. 277
ESM'T DESCRIBED IN
INST. 040022001, INST. 040022000, INST. 040013391
& DB 410 PG 867 (CLARKE COUNTY)

EX. 20' FCSA UTILITY ESM'T
(DB 752 PG 665)

FREDERICK COUNTY
CLARKE COUNTY

BARB WIRE FENCE

PIN 27-A-12A
JOHN MAX LEIGHT, ET UX
DB 410 PG 867

PIN 27A-A-13
TALBOTT, ET AL
DB 178 PG 115

EX. 60' INGRESS/EGRESS
EASEMENT (DB 410 PG 867)

PIN 27A-A-15
TALBOTT, ET AL
DB 178 PG 115

PIN 27A-A-14
TALBOTT, ET AL
DB 178 PG 115

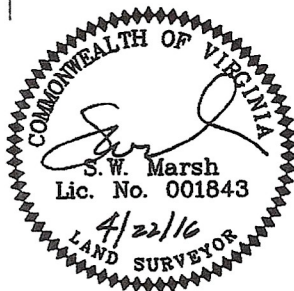
EX. BILLBOARD
SIGN

HIGHWAY

SEE NOTES, LINE/CURVE
TABLES AND LEGEND ON
SHEET 6 OF 6

200 0 200 400

SCALE: 1" = 200'



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BENTON PLAT SHEET 2 OF 6

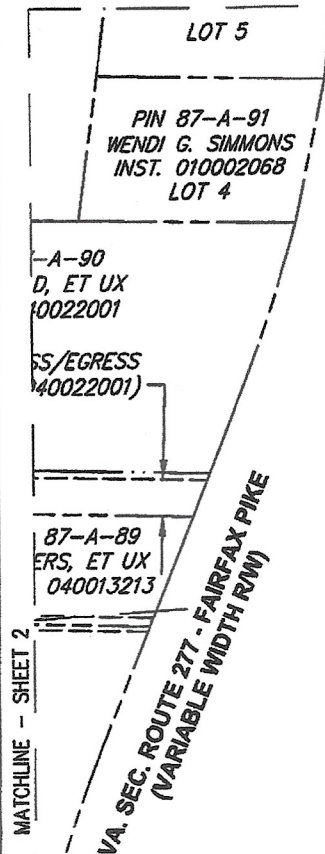
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DWG: D6174-BENTON-PLAT-LEGAL-MATCHLINES



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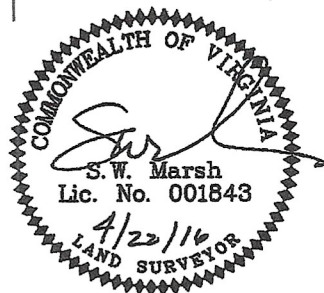
SEE NOTES, LINE/CURVE
TABLES AND LEGEND ON
SHEET 6 OF 6



SCALE: 1" = 200'

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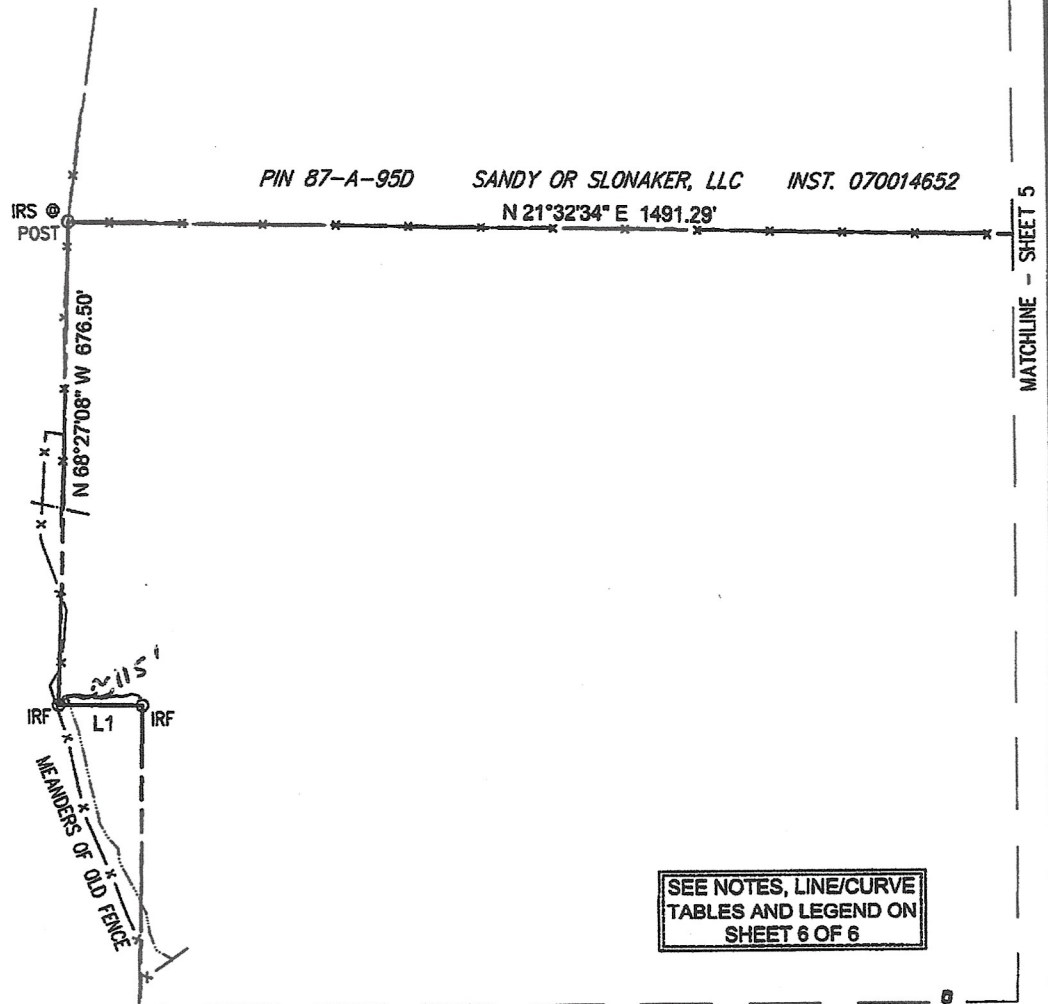
BENTON PLAT SHEET 3 OF 6

DRAWN BY: MTM

DWG: ID6174-BENTON-PLAT-LEGAL-MATCHLINES

200 0 200 400
SCALE: 1" = 200'

VA. NAD 83
NORTH ZONE STATE GRID



BOUNDARY SURVEY OF 136.323 ACRES
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BENTON PLAT SHEET 4 OF 6

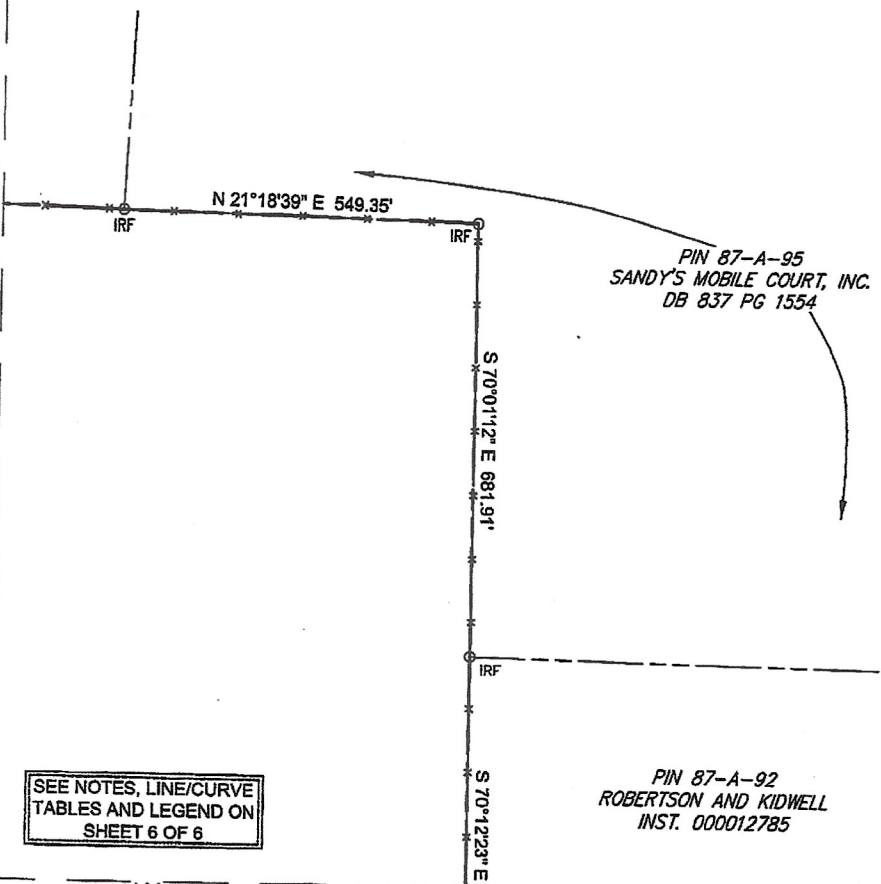
DRAWN BY: MTM

DWG: ID6174-BENTON-PLAT-LEGAL-MATCHLINES

200 0 200 400
SCALE: 1" = 200'

VA. NAD 83
NORTH ZONE STATE GRID

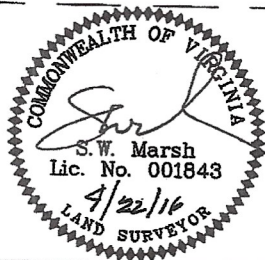
MATCHLINE - SHEET 4



MATCHLINE - SHEET 6

SEE NOTES, LINE/CURVE
TABLES AND LEGEND ON
SHEET 6 OF 6

MATCHLINE - SHEET 2



BOUNDARY SURVEY OF 136.323 ACRES
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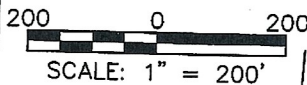
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DATE: 4/22/2016
BENTON PLAT SHEET 5 OF 6
DRAWN BY: MTM
DWG: ID8174-BENTON-PLAT-LEGAL-MATCHLINES

NOTES:

1. NO TITLE REPORT FURNISHED; THEREFORE, EASEMENTS OR ENCUMBRANCES AFFECTING THE PROPERTY REPRESENTED BY THIS SURVEY MAY EXIST THAT ARE NOT SHOWN HEREON.
2. THE BOUNDARY INFORMATION FOR THE PROPERTY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED DURING MARCH AND APRIL OF 2016.
3. THE PROPERTY SHOWN HEREON IS CLARKE COUNTY TAX PARCEL 27-A-12, AS DELINEATED ON THE TAX MAPS PUBLISHED BY THE CLARKE COUNTY TAX ASSESSMENT OFFICE. THE PORTION OF THE LAND SITUATED IN FREDERICK COUNTY DOES NOT HAVE AN ASSIGNED TAX PARCEL NUMBER.
4. THE PROPERTY SHOWN HEREON IS SITUATED IN FREDERICK COUNTY, VIRGINIA AND CLARKE COUNTY, VIRGINIA. THE LOCATION OF THE COUNTY LINE IS BASED ON PUBLISHED GIS RECORDS AND RECORDED PLATS.
5. THE 20-FOOT FREDERICK COUNTY SANITATION AUTHORITY UTILITY EASEMENT SHOWN HEREON AND DESCRIBED IN DEED OF EASEMENT RECORDED IN THE FREDERICK COUNTY CLERK'S OFFICE IN DEED BOOK 752 AT PAGE 665, AND THE 20-FOOT COMMONWEALTH OF VIRGINIA DEPARTMENT OF CORRECTIONS UTILITY EASEMENT SHOWN HEREON AND DESCRIBED IN DEED OF EASEMENT RECORDED IN THE CLARKE COUNTY CLERK'S OFFICE IN DEED BOOK 209 AT PAGE 285 HAVE BEEN DELINEATED BASED ON THE AFORESAID EASEMENT PLATS. THE EXACT LOCATION OF THE UNDERGROUND UTILITY LINES WAS NOT VERIFIED AT THE TIME OF THE FIELD SURVEY.
6. THE 50-FOOT INGRESS/EGRESS EASEMENT FOR ACCESS TO VIRGINIA SECONDARY ROUTE 277 SHOWN HEREON HAS BEEN DELINEATED FROM THE PLAT ATTACHED TO THE DEED RECORDED IN THE FREDERICK COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 040022000. THE LOCATION OF THE 60-FOOT INGRESS/EGRESS EASEMENT SHOWN HAS BEEN PLOTTED BASED ON THE WRITTEN DESCRIPTION RECORDED IN INSTRUMENT NUMBER 040022001.

MATCHLINE - SHEET 5



LEGEND

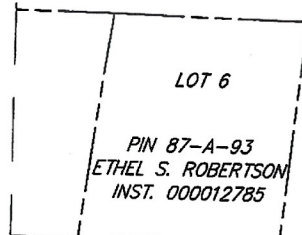
CMF	CONCRETE MONUMENT FOUND
FH	FIRE HYDRANT
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
Q	WOODEN POWER POLE
X	FENCE
— —	O/H UTILITY LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 20°55'12" W	115.50'
L2	S 48°05'22" E	164.01'
L3	N 21°31'38" E	75.29'

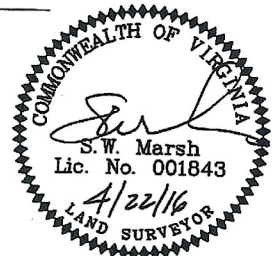
CURVE TABLE

CURVE	ARC	RADIUS	DELTA	BEARING	CHORD
C1	372.15'	3163.05'	6°44'28"	N 15°40'42" E	371.94'



MATCHLINE - SHEET 3

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BENTON PLAT SHEET 6 OF 6

DRAWN BY: MTM

DWG: ID6174-BENTON-PLAT-LEGAL-MATCHLINES

87A15

87A102

87A95D

87A103

87A103B

87A103B

87B52139S

87B42114N

8751

87A92

87A93

87A91

87A90

87A89

873B1

873B

87A100

FAIRFAX

FRONT ROYAL

THE Highland

