

**OWNER'S CONSENT:**

KNOW ALL MEN BY THESE PRESENTS, THAT THE BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP 52D-1-7 & TAX MAP 52-A-135 SITUATED IN THE MADISON MAGISTERIAL DISTRICT, CAROLINE COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, PROPRIETORS, AND TRUSTEES;

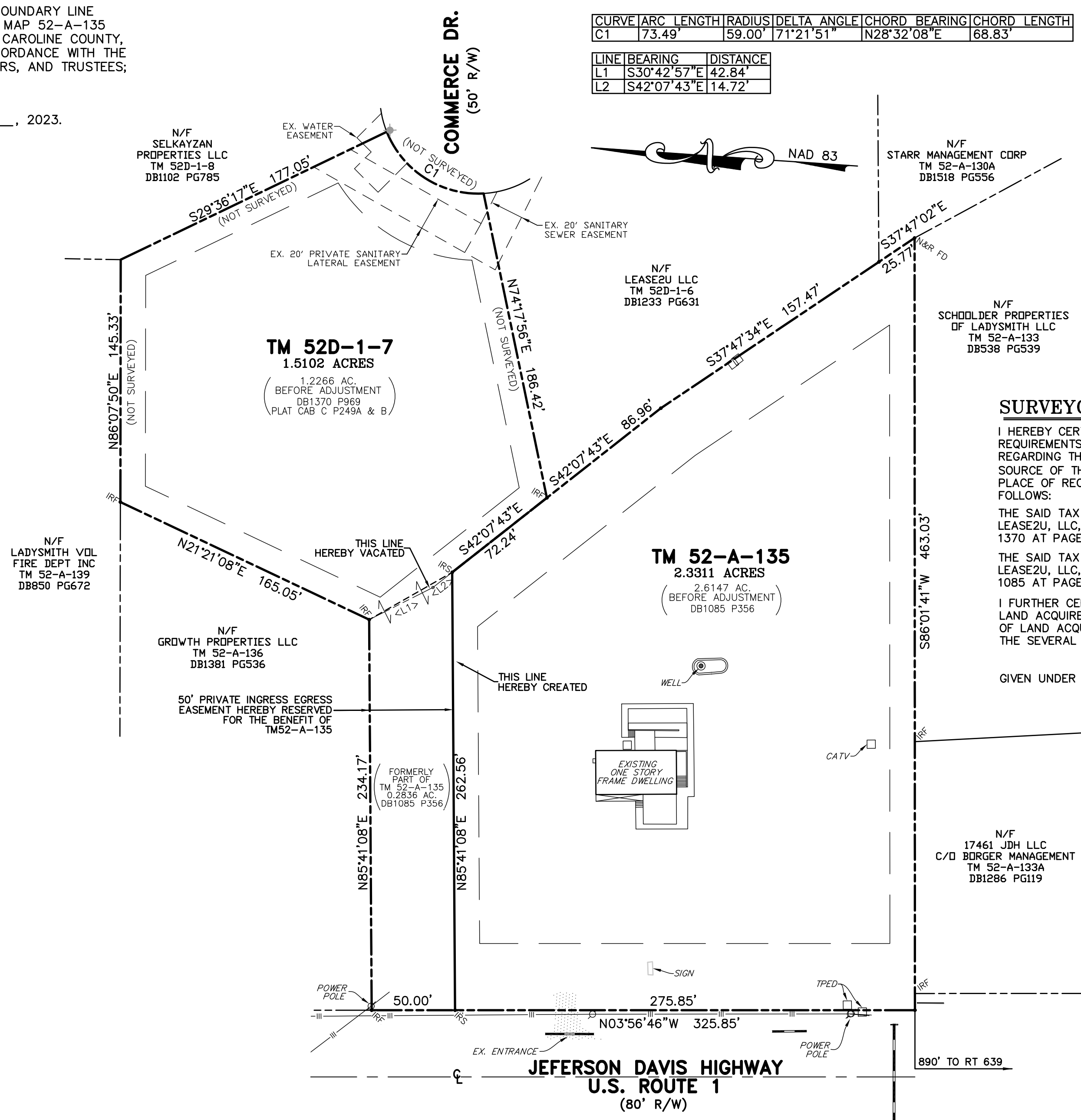
GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_(SEAL)  
EVAN STOUT, OWNER  
LEASE2U, LLC

COMMONWEALTH OF VIRGINIA  
COUNTY OF CAROLINE, TO-WIT:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME BY EVAN STOUT, OWNER  
LEASE2U, LLC

THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2023.  
MY COMMISSION EXPIRES:  
REGISTRATION NO:

\_\_\_\_\_  
NOTARY PUBLIC



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	73.49'	59.00'	71°21'51"	N28°32'08"E	68.83'

LINE	BEARING	DISTANCE
L1	S30°42'57"E	42.84'
L2	S42°07'43"E	14.72'

**SURVEYOR'S CERTIFICATE:**

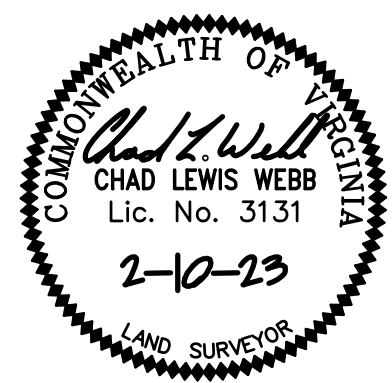
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF CAROLINE COUNTY AND THE COMMONWEALTH OF VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS, HAVE BEEN COMPILED WITH AND THE SOURCE OF THE TITLE OF THE OWNERS(S) OF THE LAND SUBDIVIDED AND THE PLACE OF RECORD OF THE LAST INSTRUMENTS IN THE CHAIN OF TITLE IS AS FOLLOWS:

THE SAID TAX MAP 52D-1-7 HEREBY ADJUSTED HAVING BEEN CONVEYED TO LEASE2U, LLC, BY DEED DATED MARCH 12, 2020, AND RECORDED IN DEED BOOK 1370 AT PAGE 969.

THE SAID TAX MAP 52-A-135 HEREBY ADJUSTED HAVING BEEN CONVEYED TO LEASE2U, LLC, BY DEED DATED MARCH 14, 2012, AND RECORDED IN DEED BOOK 1085 AT PAGE 356.

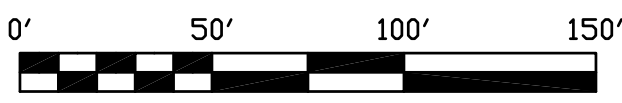
I FURTHER CERTIFY THAT THE PLAT OF WHICH THIS CERTIFICATE IS A PART IS OF LAND ACQUIRED FROM ONLY ONE SOURCE OF TITLE OR IN THE EVENT THIS PLAT OF LAND ACQUIRED FROM MORE THAN ONE SOURCE OF TITLE, THE OUTLINES OF THE SEVERAL TRACTS ARE INDICATED ON THIS PLAT.

GIVEN UNDER MY HAND THIS 10th DAY OF FEBRUARY, 2023.



**GENERAL NOTES:**

1. APPLICANT/OWNER:  
EVAN STOUT  
7404 COMMERCE WAY, SUITE A  
RUTHER GLEN, VA 22546
2. NO TITLE REPORT FURNISHED
3. EASEMENTS NOT SHOWN ON PLAT MAY EXIST
4. UNDERGROUND UTILITIES AND SUBSURFACE FACILITIES NOT LOCATED
5. THIS SURVEY DOES NOT ADDRESS ALL WETLANDS TOXIC OR CONTAMINATED WASTE OR SOIL CONDITIONS NOR HAVE ANY REPORTS, STUDIES, ETC... BEEN FURNISHED TO THIS SURVEYOR OTHER THAN THOSE NOTED.
6. ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 51033C 200C; DATED: MARCH 2, 2009.
7. ZONING: M-1 (TM 52D-1-7)  
B-1 (TM 52-A-135)
8. THIS PROPERTY IS SUBJECT TO THE CAROLINE COUNTY CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT REGULATIONS. ANY FUTURE ACTIVITY MAY REQUIRE A SITE SPECIFIC RPA DETERMINATION. ACTIVITIES WITHIN THE RPA ARE SUBJECT TO THE CRITERIA REGARDING ENCROACHMENTS, MODIFICATIONS, OR OTHER ALLOWABLE ACTIVITIES, AS SPECIFIED BY THE CAROLINE COUNTY CHESAPEAKE BAY PRESERVATION ACT PROGRAM. ONSITE SEPTIC SYSTEMS ARE SUBJECT TO THE SEPTIC PUMP-OUT AND RESERVE DRAINFIELD REQUIREMENTS OF THE CAROLINE COUNTY CBPA PROGRAM.



<b>BOUNDARY LINE ADJUSTMENT PLAT</b>	DATE: FEB. 10, 2023
<b>TM 52D-1-7 &amp; TM 52-A-135</b>	SCALE: 1"=50'
<b>MADISON MAGISTERIAL DISTRICT CAROLINE CO., VA.</b>	DESIGNED BY: GCD
<b>WEBB AND ASSOCIATES</b> 11903 BOWMAN DRIVE, SUITE 106 FREDERICKSBURG, VA. 22408 (540)371-1209 • FAX(540)371-4650	DRAWN BY: GCD
	CHECKED BY: CLW
	SHEET NO. <b>1</b>
	OF <b>1</b> SHEETS