



0.3411 ACRES

**SURVEY OF LOTS 48, 49, 50, 51 AND 52
BLOCK THREE
ROYAL VILLAGE SUBDIVISION
SITUATED IN FRONT ROYAL
WARREN COUNTY, VIRGINIA**

ROBERT C. BAKER & ASSOCIATES
LAND SURVEYORS
P.O. BOX 3485
WARRENTON, VIRGINIA 20188
(540) 349-0665
APRIL 22, 1999



I, ROBERT C. BAKER, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES EXCEPT AS MAY BE SHOWN HEREON.

- NOTES:
- 1) THIS PARCEL OF LAND IS DELINEATED BY WARREN COUNTY TAX MAP NUMBERS 20A 23 48 49 50 51 & 52 AND CURRENT OWNER OF RECORD IS DAVID H. FARRAR, AS RECORDED IN DEED BOOK 423, PAGE 398, ALL AMONG THE LAND RECORDS OF WARREN COUNTY, VIRGINIA.
 - 2) THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN.
 - 3) NO TITLE REPORT FURNISHED.
 - 4) UNDERGROUND IMPROVEMENTS OR UTILITIES ARE NOT LOCATED OR SHOWN.

