

DERIVATION OF TITLE TO: MARLOW & SILEK INVESTMENTS, LLC PER INST. #'S 060008983, 070001395, 070008701, 080001462 AND # 160002569.
 DERIVATION OF TITLE 25% UNDIVIDED INTEREST TO: 9700 COURT, LLC PER INST. # 200006115.
 SUBJECT PARCEL SITUATED OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE.
 PROPERTY ZONED COMMERCIAL.
 SUBJECT PARCEL DESIGNATED AS T.M. 128-1-1 LOT 1.
 PLAT REF.: INST. # 090002548 / SLIDE 242 E AND 242 F.

CONDOMINIUM PLAT OF NORTH RIVER SQUARE
 WARREN COUNTY, VA.

SCALE 1" = 60'

WINCHESTER RD. VARIABLE WIDTH R/W RT. 340 / 522

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAT SHOWS ACCURATELY THE INFORMATION DEPICTED HEREON AND THAT IT COMPLIES WITH THE PROVISIONS OF SECTION 55.1-1920.A OF THE CODE OF VIRGINIA, 1950, AS AMENDED, AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OTHER THAN AS SHOWN OR NOTED HEREON. I FURTHER CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

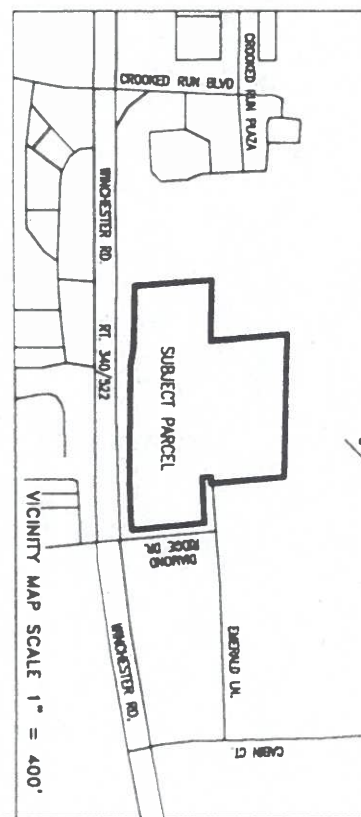
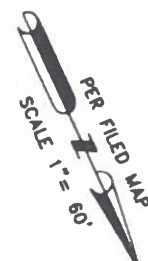


PREPARED BY:
 BROGAN LAND SURVEYING, PLC
 P.O. BOX 1578
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 TEL. & FAX (540) 635-5657
 DECEMBER 28, 2021

AREA TABULATION:

LAND UNIT 1	1.8190 AC.
LAND UNIT 2	+0.6262 AC.
LAND UNIT 3	+1.2165 AC.
LAND UNIT 4	+3.0748 AC.
COMMON ELEMENT	+0.9953 AC.
ORIGINAL T.M. 128 LOT 1	7.7318 AC.

- ▨ DENOTES CE, COMMON ELEMENT.
- DENOTES EXISTING PIN OR PIPE.
- DENOTES UTILITY POLE.
- DENOTES OVERHEAD WIRES.



TITLE REPORT FURNISHED BY WFG NATIONAL TITLE INSURANCE COMPANY, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

- VACATION OF RIGHT OF WAY PER INST. # 160002589.
- EASEMENTS AND RIGHTS OF WAY TO COMMONWEALTH OF VIRGINIA PER DEED BOOK 87 PAGES 204 AND 206, DEED BOOK 139 PAGES 352 AND 425, DEED BOOK 92 PAGE 446, DEED BOOK 145 PAGE 72.
- WATER LINE EASEMENT PER INST. # 180003216.
- DECLARATION OF PROFFER PER INST. # 060000921 AND INST. # 120002241.

LINE	LENGTH	BEARING	AREA	PERCENT
C1	57.78	N 70°02'20" W	1.6133	57.64
C2	81.25	S 24°44'57" W	2.9720	11.14
C3	106.43	N 70°19'38" E	1.7181	6.48
C4	28.63	N 65°05'34" W	0.6000	2.28
C5	253.98	S 71°35'40" E	3.5138	12.87
C6	40.54	N 70°19'38" E	0.7243	2.69
C7	71.51	N 70°19'38" E	1.5798	5.82
C8	102.50	N 70°19'38" E	2.2500	8.36
C9	43.31	N 70°19'38" E	1.0350	3.81
C10	18.39	N 70°19'38" E	0.4247	1.56
C11	22.18	N 70°19'38" E	0.5770	2.14
C12	115.97	N 70°19'38" E	2.5780	9.50
C13	75.33	N 70°19'38" E	1.6430	6.01
C14	165.30	N 70°19'38" E	4.0672	14.93
TOTAL			27.7318	100.00