

OWNERS CONSENT & DEDICATION

THE PLATTING OF THE FOLLOWING DESCRIBED LAND DESIGNATED AS TAX MAP NO. 24-168 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY. THE INGRESS-EGRESS EASEMENT IS HEREBY DEDICATED TO PUBLIC USE.

THE SAID LAND SHOWN HEREON (TAX MAP No. 24-168) WAS CONVEYED TO RICHARD W. COTTRELL FROM ANNA MARIE MARSHALL BY DEED DATED JANUARY 22, 2007 AND RECORDED IN LAND RECORD 20070209000112370 AMONG THE LAND RECORDS OF KING GEORGE COUNTY, VIRGINIA.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2008.

BY: RICHARD W. COTTRELL - OWNER

NOTARY CERTIFICATE

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF: _____

TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND/OR STATE, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICHARD W. COTTRELL ON THIS:

_____ DAY OF _____, 2008

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

REGISTRATION NO.: _____

SURVEYORS CERTIFICATE

I, RUSSELL L. MILES, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF KING GEORGE, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN MET.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2008

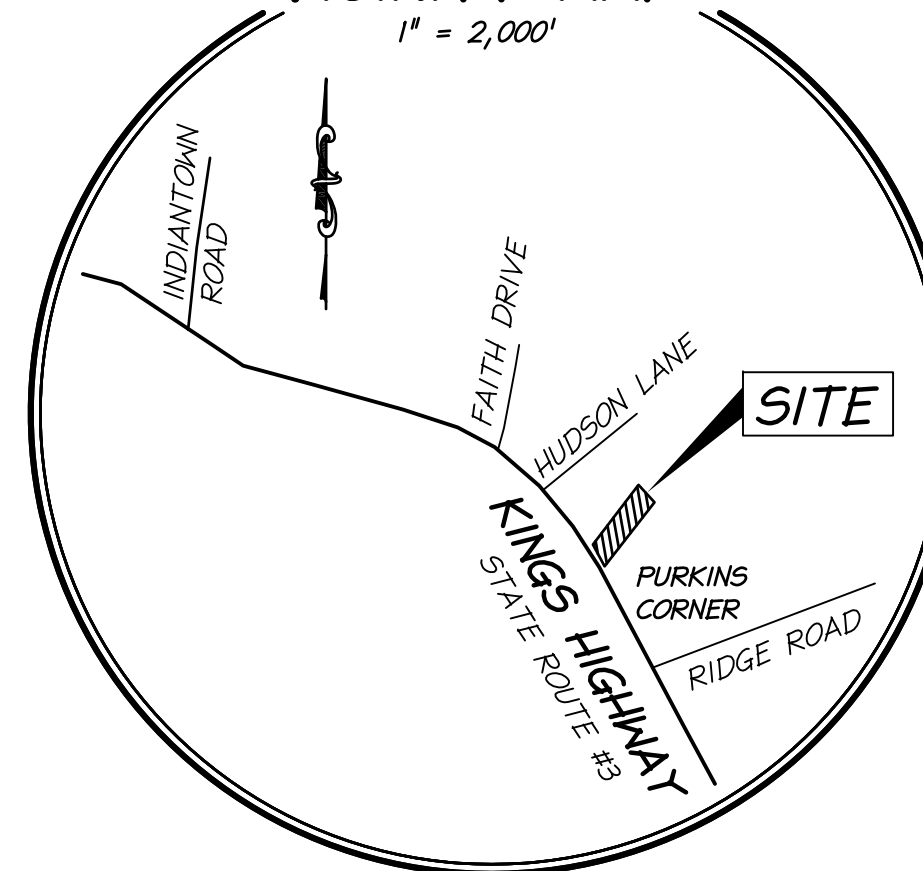
RUSSELL L. MILES, LS #2770

AREA TABULATION

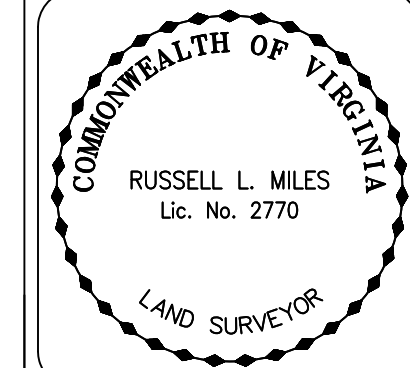
ORIGINAL		
EX. T.M. 24-168	3.330 ACRES	145,067 S.F.
PARCEL 1	0.474 ACRES	20,657 S.F.
PARCEL 2	0.559 ACRES	24,362 S.F.
PARCEL 3	1.156 ACRES	50,367 S.F.
PARCEL 4	0.623 ACRES	27,119 S.F.
PARCEL 5	0.518 ACRES	22,562 S.F.
TOTAL	3.330 ACRES	145,067 S.F.

VICINITY MAP

1" = 2,000'



MILES & COMPANY, INC.
Professional Land Surveying
& Land Planning Services
8912 Boulevard of the Generals
Spotsylvania, Virginia 22553
Phone: 540-235-6404
Fax: 540-548-4647
Email: russmiles@miles-company.com



REVISION:

CERTIFICATE OF APPROVAL

THIS PLAT SHOWN AS "SUBDIVISION PLAT, DR. COTTRELL OFFICE PARK, A DEVELOPMENT OF TAX MAP #24-168" IS HEREBY APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCES FOR KING GEORGE COUNTY VIRGINIA AND MAY BE PUT TO RECORD.

DIRECTOR OF PLANNING - KING GEORGE COUNTY, VIRGINIA

DATE

NOTES:

1. THIS PLAT HAS BEEN PREPARED IN CONJUNCTION WITH A TITLE REPORT FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION, CASE NUMBER: KG2007010121 WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2007 AT 11:12AM. DEED BOOK 241 AT PAGE 376 REFERENCES A GTE EASEMENT WHICH IS UNPLOTTABLE AND MAY AFFECT THE PROPERTY.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON THE KING GEORGE COUNTY TAX ASSESSMENT MAP AS #24-168 AND IS CURRENTLY ZONED C-2.
3. THE CURRENT OWNER OF THE PROPERTY IS RICHARD W. COTTRELL, AS ACQUIRED BY DEED FROM ANNA MARIE MARSHALL, DATED JANUARY 22, 2007, RECORDED AS INSTRUMENT NUMBER 20070209000112370.
4. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS SHOWN ON F.E.M.A. COMMUNITY PANEL NO. 510312 0025 B, DATED DECEMBER 15, 1990.
5. THE BOUNDARY SHOWN HEREON IS REFERENCED TO PLAT OF SURVEY PREPARED BY DEPUTY LAND SURVEYING, INC., ENTITLED "BOUNDARY SURVEY OF THE PROPERTY OF ANNA MARIE MARSHALL BEING A PORTION OF RACE FIELD", DATED DECEMBER 18, 2006 AND RECORDED AMONG THE LAND RECORDS OF KING GEORGE COUNTY IN L.R. #20080815000048750.
6. THE PLAT OF LAND SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY PREPARED BY DEPUTY LAND SURVEYING INC., WHICH TIES THIS SUBDIVISION BOUNDARY TO ESTABLISHED CONTROL MONUMENTS "MILLBANK, D-462" AND 48-0023". THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCE TO DERIVE THE REFERENCED COORDINATES IS 0.99996858. UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THE SUBDIVISION. THE BEARING SHOWN ARE REFERENCED TO THE VCS 1983 GRID NORTH.

SUBDIVISION PLAT
DR. COTTRELL OFFICE PARK

A DEVELOPMENT OF
TAX MAP #24-168
INSTRUMENT #20080815000048750

RAPPAHANNOCK MAGISTERIAL DISTRICT, KING GEORGE COUNTY, VIRGINIA

DATE: 06-25-07

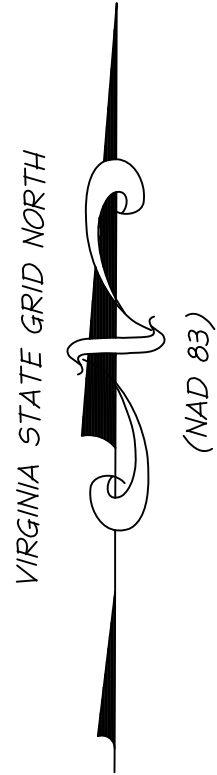
SCALE: 1" = 50'

SHEET : 1 OF 3

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



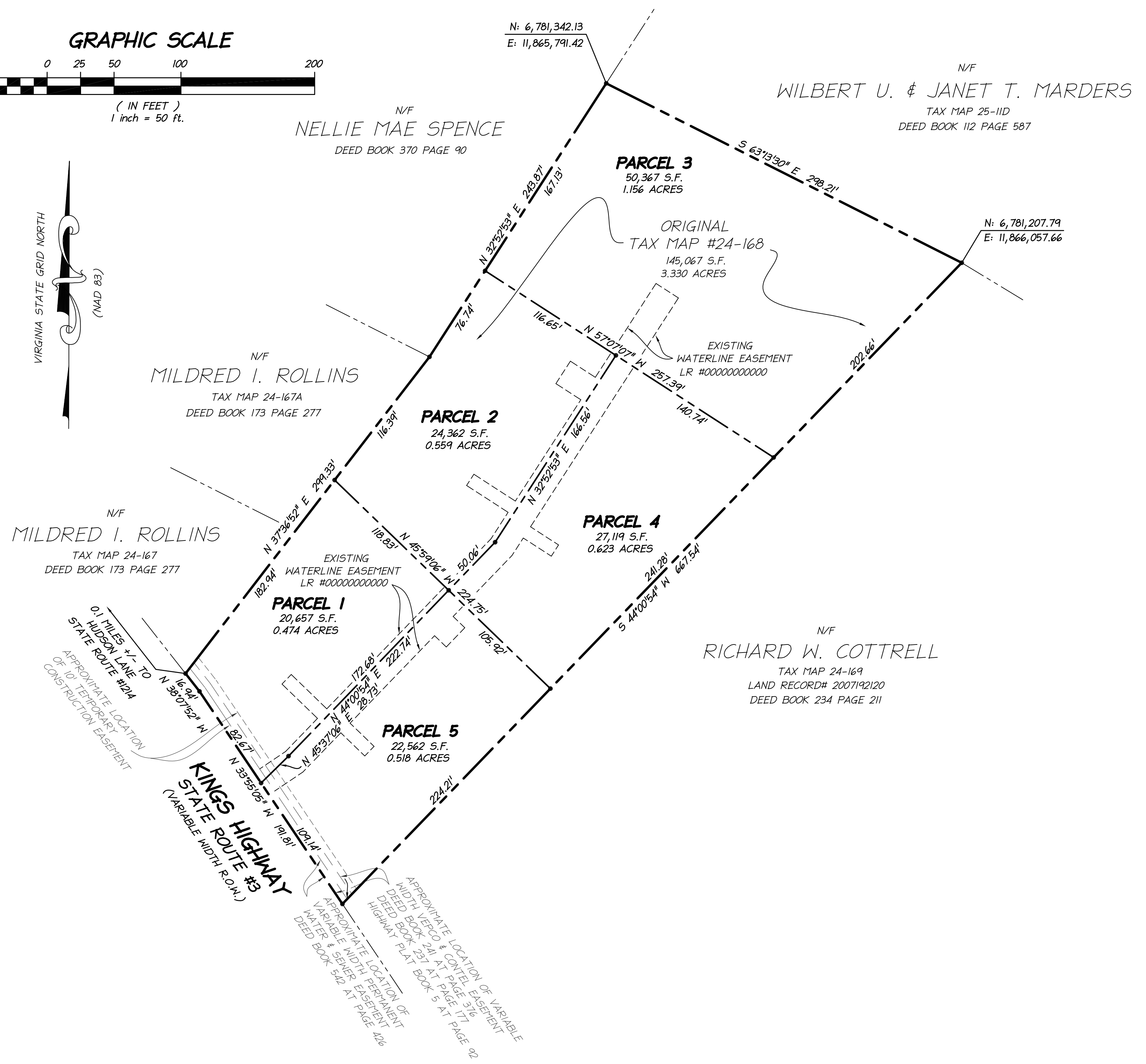
MILES & COMPANY, INC.
Professional Land Surveying
& Land Planning Services
8912 Boulevard of the Generals
Spotsylvania, Virginia 22553
Phone: 540-235-6404
Fax: 540-548-4647
Email: russmiles@miles-company.com



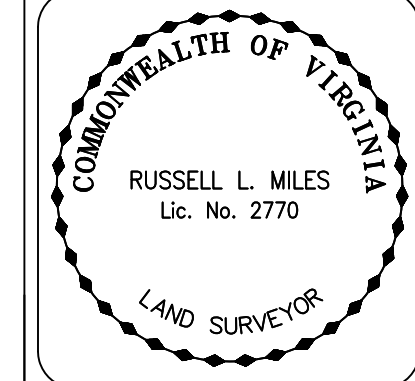
REVISION:

SUBDIVISION PLAT
DR. COTTRELL OFFICE PARK
A DEVELOPMENT OF
TAX MAP #24-168
INSTRUMENT #20080815000048750
RAPPAHANNOCK MAGISTERIAL DISTRICT, KING GEORGE COUNTY, VIRGINIA

DATE: 06-25-07
SCALE: 1" = 50'
SHEET : 2 OF 3



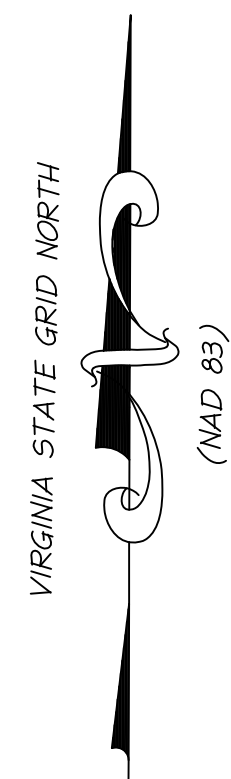
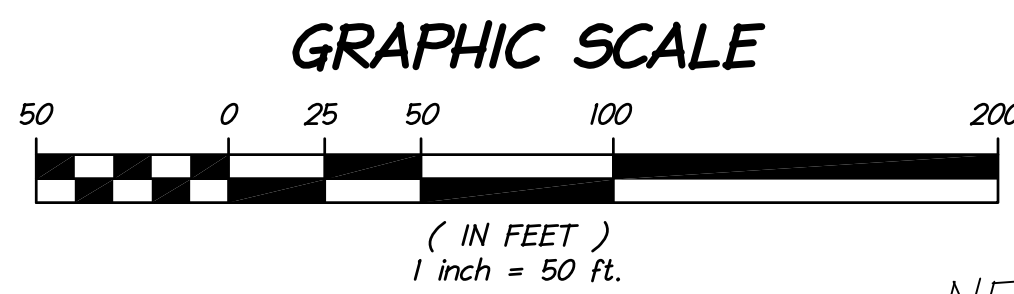
MILES & COMPANY, INC.
 Professional Land Surveying
 & Land Planning Services
 8912 Boulevard of the Generals
 Spotsylvania, Virginia 22553
 Phone: 540-235-6404
 Fax: 540-548-4647
 Email: russmiles@miles-company.com



REVISION:

SUBDIVISION PLAT
DR. COTTRELL OFFICE PARK
 A DEVELOPMENT OF
 TAX MAP #24-168
 INSTRUMENT #20080815000048750
 RAPPAHANNOCK MAGISTERIAL DISTRICT, KING GEORGE COUNTY, VIRGINIA

DATE: 06-25-07
 SCALE: 1" = 50'
 SHEET : 3 OF 3



N: 6,781,342.13
 E: 11,865,791.42
 N/F
WILBERT U. & JANET T. MARDERS
 TAX MAP 25-IID
 DEED BOOK 112 PAGE 587

N: 6,781,207.79
 E: 11,866,057.66

N/F
MILDRED I. ROLLINS
 TAX MAP 24-167A
 DEED BOOK 173 PAGE 277

N/F
MILDRED I. ROLLINS
 TAX MAP 24-167
 DEED BOOK 173 PAGE 277

N/F
RICHARD W. COTTRELL
 TAX MAP 24-169
 LAND RECORD# 2007192120
 DEED BOOK 234 PAGE 211

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 53°33'11" E	24.62'
L2	N 45°59'06" W	19.00'
L3	N 44°00'54" E	12.00'
L4	S 45°59'06" E	6.00'
L5	N 44°00'54" E	126.00'
L6	N 45°59'06" W	54.00'
L7	N 44°00'54" E	16.00'
L8	N 45°59'06" W	3.00'
L9	N 44°00'54" E	24.00'
L10	S 45°59'06" E	3.00'
L11	S 44°00'54" W	16.00'
L12	S 45°59'06" E	54.00'
L13	N 83°26'53" E	4.29'
L14	N 32°52'53" E	135.24'
L15	N 57°07'07" W	63.00'
L16	N 32°52'53" E	8.50'
L17	N 57°07'07" W	12.00'
L18	N 32°52'53" E	46.50'
L19	N 32°52'53" E	112.50'
L20	S 57°07'07" E	38.00'
L21	S 32°52'53" W	86.00'
L22	S 57°07'07" E	66.00'
L23	N 32°52'53" E	16.00'
L24	S 57°07'07" E	63.00'
L25	N 32°52'53" E	12.00'
L26	S 57°07'07" E	12.00'
L27	S 32°52'53" W	25.13'
L28	S 33°34'03" W	83.51'
L29	N 57°07'07" W	12.00'
L30	N 32°52'53" E	8.50'
L31	N 57°07'07" W	54.00'
L32	S 32°52'53" W	126.00'
L33	S 43°24'22" W	23.96'
L34	S 45°59'06" E	35.94'
L35	S 44°00'54" W	16.00'
L36	S 45°59'06" E	3.00'
L37	S 44°00'54" W	24.00'
L38	N 45°59'06" W	3.00'
L39	S 44°00'54" W	16.00'
L40	N 45°59'06" W	36.00'
L41	S 44°00'54" W	126.00'
L42	S 45°59'06" E	12.00'
L43	S 44°00'54" W	12.00'
L44	N 45°59'06" W	25.00'
L45	S 39°23'52" W	31.37'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	5.00'	8.69'	7.63'	S 03°47'03" W	99°32'17"	5.91'
C2	2.00'	3.14'	2.83'	S 00°59'06" E	90°00'00"	2.00'
C3	2.00'	3.14'	2.83'	S 89°00'54" W	90°00'00"	2.00'
C4	10.00'	7.48'	7.30'	N 54°17'53" E	42°50'00"	3.92'
C5	20.00'	15.06'	14.70'	S 54°09'01" W	43°07'45"	7.90'
C6	2.00'	3.14'	2.83'	S 77°52'53" W	90°00'00"	2.00'
C7	5.00'	7.19'	6.58'	N 08°17'14" W	82°20'15"	4.37'
C8	10.00'	14.37'	13.17'	S 08°17'14" E	82°20'15"	8.74'
C9	2.00'	3.14'	2.83'	N 00°59'06" W	90°00'00"	2.00'
C10	2.00'	3.14'	2.83'	N 89°00'54" E	90°00'00"	2.00'
C11	5.00'	8.26'	7.35'	N 86°42'21" E	94°37'06"	5.42'

0.1 MILES +/- TO HUDSON LANE STATE ROUTE #124
 APPROXIMATE LOCATION OF 10' TEMPORARY CONSTRUCTION EASEMENT

KINGS HIGHWAY STATE ROUTE #3
 (VARIABLE WIDTH R.O.M.)

APPROXIMATE LOCATION OF VARIABLE WIDTH VEP&O & CONTEL EASEMENT DEED BOOK 241 AT PAGE 376
 APPROXIMATE LOCATION OF VARIABLE WIDTH PERMANENT WATER & SEWER EASEMENT DEED BOOK 542 AT PAGE 426
 APPROXIMATE LOCATION OF VARIABLE WIDTH INGRESS-EGRESS EASEMENT (HEREBY GRANTED)

