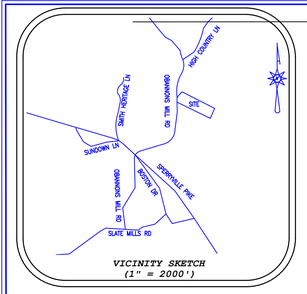


VICINITY SKETCH
(1" = 2000')

OSE CERTIFICATION STATEMENT:

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE FOLLOWING CERTIFICATION:

I, _____, HEREBY CERTIFY THAT THE INDIVIDUAL ONSITE PRIVATE SEPTIC SYSTEMS AND PRIVATE WELLS REFLECTED ON THIS PLAT ARE DESIGNED TO AND DO COMPLY WITH THE BOARD OF HEALTH REGULATIONS AND ALL APPLICABLE REGULATIONS PROMULGATED BY THE CODE OF VIRGINIA AND VIRGINIA ADMINISTRATIVE CODE (12 VAC 5-610 et seq. 12 VAC 5-613 et seq.). FURTHERMORE, THE SOILS FOUND ON-LOT ARE SUITABLE FOR SEWAGE TREATMENT AND/OR DISCHARGE AS DETERMINED BY PERCOLATION AND SOILS TESTING AND EVALUATION.

_____
OSE DATE OSE#

VDOT NOTE:

A LAND USE PERMIT MUST BE GRANTED BY VDOT PRIOR TO ANY WORK COMMENCING TO CONSTRUCT A SUBDIVISION/COMMERCIAL OR PRIVATE ENTRANCE.

OWNER'S CONSENT AND DEDICATION

THE DIVISION OF TAX MAP 17-7A AS SHOWN ON THIS PLAT, SITUATED IN CEDAR MOUNTAIN MAGISTERIAL DISTRICT, IN THE COUNTY OF CULPEPER, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

_____ _____
AGENT FOR ROCK DEVELOPMENT, LLC DATE

NOTARY CERTIFICATE

STATE OF VIRGINIA, COUNTY OF CULPEPER, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSONS WHOSE NAMES ARE SIGNED ABOVE, IN HIS/HER CAPACITY AS PROPERTY OWNERS,
THIS _____ DAY OF _____, 2026.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

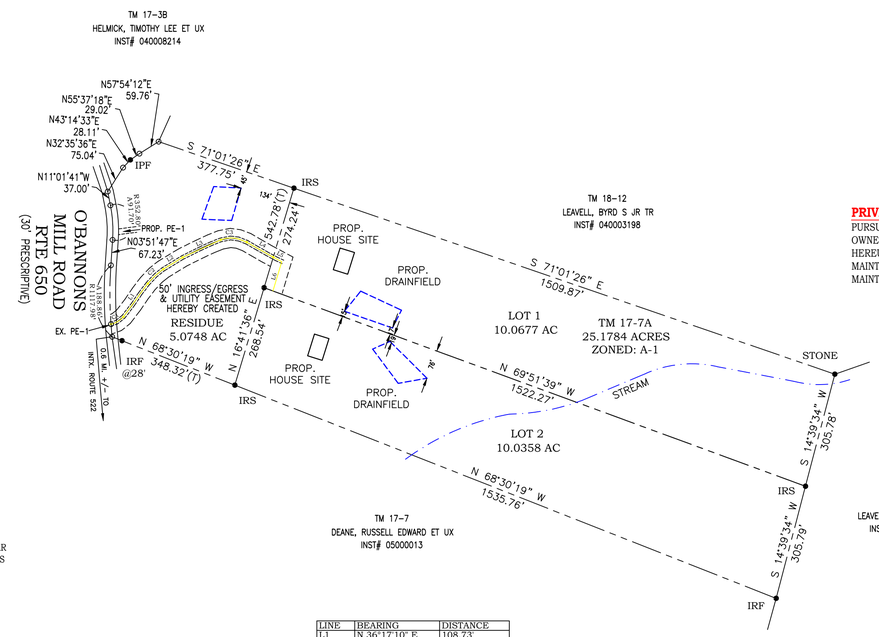
SURVEYOR'S CERTIFICATE

I 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 CULPEPER, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN MET.

GIVEN UNDER MY HAND THIS 19TH DAY OF JANUARY, 2026.

_____
LAWRANCE B. HUME, LS #3096 VA

Hume & Associates, Inc.
Professional Land Surveying
10325 MILL POND ROAD
SPOTSYLVANIA, VA 22551
(540) 424-1277



LINE	BEARING	DISTANCE
L1	N 36°17'10" E	108.73'
L2	N 58°41'35" E	59.75'
L3	N 65°13'33" E	110.71'
L4	S 60°27'48" E	80.45'
L5	S 61°41'42" E	25.52'
L6	S 16°41'36" W	80.48'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	56.86'	38.99'	38.23'	N 59°21'33" E
C2	198.75'	55.94'	55.76'	N 47°07'47" E
C3	76.73'	47.81'	47.04'	N 87°06'26" E

COMMONWEALTH OF VIRGINIA
LAWRANCE B. HUME
Lic. No. 3096
01/19/2026
LAND SURVEYOR

AREA TABULATION

TM 17-7A	25.1784 ACRES
RESIDUE	- 5.0748 ACRES
LOT 1 (HEREBY CREATED)	- 10.0677 ACRES
LOT 2 (HEREBY CREATED)	- 10.0358 ACRES

0' 200' 400' 600'
SCALE 1" = 200'

NOTES:

1. THIS PROPERTY IS LOCATED ON TM 17-7A AND IS ZONED A1.
2. NO TITLE REPORT FURNISHED, EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, NOT SHOWN, MAY EXIST.
3. UNDERGROUND UTILITIES AND SUBSURFACE FACILITIES NOT LOCATED.
4. THIS SURVEY DOES NOT ADDRESS WETLANDS, TOXIC OR CONTAMINATED WASTE OR SOIL CONDITIONS NOR HAVE ANY REPORTS, STUDIES, ETC... BEEN FURNISHED TO THIS SURVEYOR OTHER THAN THOSE NOTED.
5. NO PORTION OF THE LAND HEREON IS LOCATED IN THE F.I.R.M. 100-YEAR SPECIAL FLOOD AREA ZONE 'A', AS INDICATED ON FEMA MAP NUMBER 51047C0100D, DATED FEBRUARY 26, 2021. HOWEVER, THIS LAND IS LOCATED IN ZONE 'X' (AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN).
6. A PORTION OF BOUNDARY INFORMATION TAKEN FROM SURVEY PLAT RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF CULPEPER COUNTY VIRGINIA IN PLAT FOLDER 2 PAGE 714. NORTH MERIDIAN IS BASED ON VA STATE PLANE GRID NORTH, NAD 83, NAVD 88, US SURVEY FEET.
7. SETBACKS: FRONT 75', SIDE 40' AND REAR 50'. CONFIRM WITH COUNTY PRIOR TO CONSTRUCTION.
8. IRF DENOTES IRON ROD FOUND. IRS DENOTES IRON ROD SET
9. NO CEMETERY OR GRAVESITES FOUND ON DATE OF FIELD SURVEY.
10. A CURRENT RECORD PLAT FIELD SURVEY WAS PERFORMED BY THIS FIRM FOR THE ACCOMPLISHMENT OF THIS DIVISION PLAT.

SEE NOTE 6

PRIVATE STREETS NOTE

PURSUANT TO SECTION 731.9 OF THE CULPEPER SUBDIVISION ORDINANCE, ALL PROPERTY OWNERS HAVING RIGHTS IN THE PRIVATE STREETS INDICATED AND/OR DESIGNATED HEREUPON THIS PLAT OF FAMILY SUBDIVISION SHALL BE RESPONSIBLE FOR ROAD MAINTENANCE OF THE PRIVATE STREETS. PRIVATE STREETS ARE NOT TO, AND WILL NOT, BE MAINTAINED BY CULPEPER COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

DIVISION SURVEY
PROPERTY OF
ROCK DEVELOPMENT, LLC

TAX MAP 17-7A
SALEM MAGISTERIAL DISTRICT
CULPEPER COUNTY, VIRGINIA
19 JANUARY, 2026
INST# 240001046
SCALE: 1"=200'

JOB #2025-164