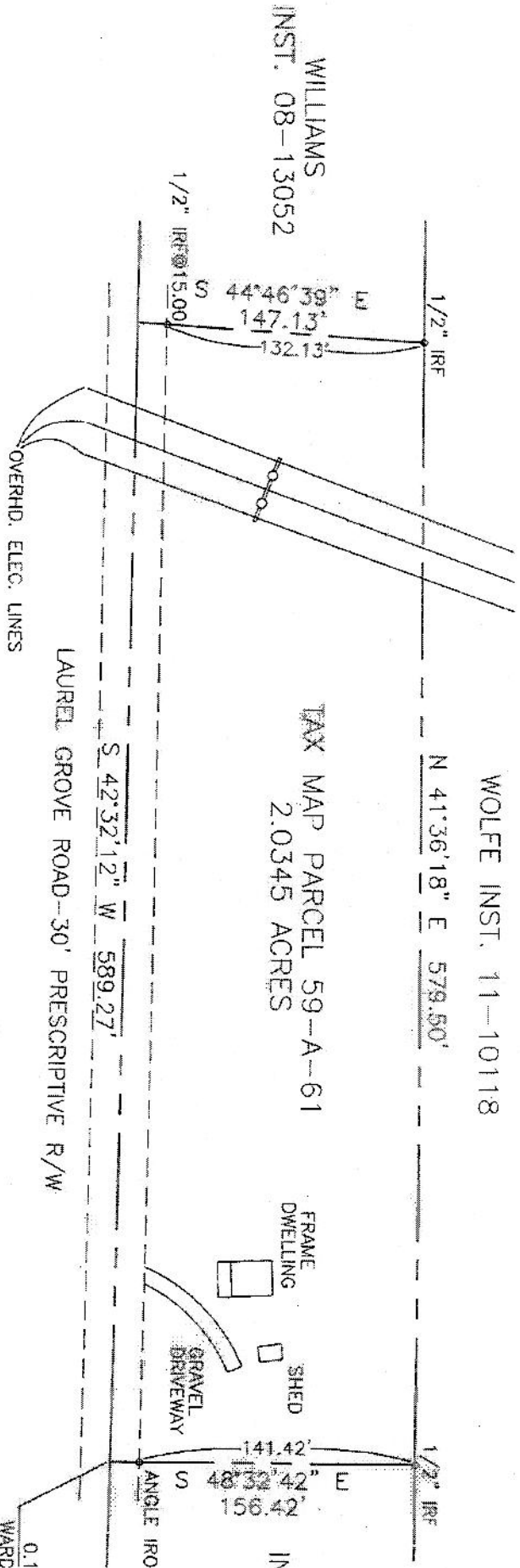


THIS LOT APPEARS TO BE LOCATED IN HUD FLOOD ZONE X, AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS SCALED FROM FIRM MAP 51069C0200 D EFFECTIVE SEPTEMBER 2, 2009.



BOUNDARY SURVEY
LAND OF
ROSE K. FOX

DEED BOOK 503 PG 332
BACK CREEK DISTRICT
FREDERICK COUNTY, VIRGINIA

WOLFE INST. 11-10118

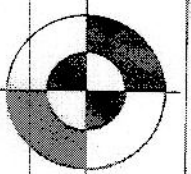
N 41°36'18" E 579.50'

TAX MAP PARCEL 59-A-61
2.0345 ACRES

S 42°32'12" W 589.27'

LAUREL GROVE ROAD-30' PRESCRIPTIVE R/W

0.1
WARD



CDF SL
CHRISTOPHER
LAND SURVEYING-LAN
1520 COMMERCE STREET, 4
540 974-4268 FAX 540 722-3

DATE: AUG. 29, 2013
SCALE: 1" = 80'
TAX MAP: 59-A-61

THIS IS TC
28, 2013 T
SURVEY OF
HEREON AL
EASEMENTS
VISIBLE ON
THOSE SHO

NO

Del to
Rose Fox
3-2-79

#65
H. K. BENHAM, III SPL. COMR
TO: :: DEED
ROSE K. FOX

BOOK 503 PAGE 332

THIS DEED, made this 29th day of May, 1978, between H. K. Benham, III, Special Commissioner (Frederick L. Fox v. Kenneth Reynolds Fox, et al, In Chancery No. 5794), of the one part, hereinafter called the Grantor, and Rose K. Fox, of the other part, hereinafter called the Grantee.

WHEREAS, the Grantor was appointed as Special Commissioner in a suit filed in the Circuit Court of Frederick County, Virginia styled Frederick L. Fox v. Kenneth Reynolds Fox, et al, Chancery No. 5794, for the purpose of selling the hereinafter described property at public auction in accordance with the Decree of April 25, 1978 of the Court in the above styled suit; and,

WHEREAS, the Grantor did advertise and sell the hereinafter described property at public auction in accordance with said Decree; and,

WHEREAS, Arthur A. Fox was the highest bidder at said sale at a price of Three Thousand Six Hundred Dollars (\$3,600.00); and,

WHEREAS, the purchase money has been paid in full and the purchaser is now entitled to a deed.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid and other valuable consideration, receipt whereof is hereby acknowledged, the Grantor does grant and convey, with Special Warranty of Title, unto the Grantee, in fee simple, together with all rights, rights of way, privileges and appurtenances thereto belonging, the following described property:

All of that certain parcel of land, containing two acres, more or less, lying on the Western side of Route 629 in Back Creek Magisterial District of Frederick County, Virginia, fronting on said Highway a distance of 588 feet, more or less, and extending back Westward between parallel lines a distance of 170 feet, more or less, and being

3064 503 PAGE 333

the same property conveyed to the late Ashby C. Fox by A. Lyle Funkhouser, at ux, by deed dated May 17, 1960 and recorded in the Office of the Clerk of the Circuit Court of Frederick County, Virginia in Deed Book 263, at Page 338. By his Will probated in 1965 in the aforesaid Clerk's Office in Will Book 66, at Page 538, Ashby C. Fox devised all his property to his wife, Lela V. Fox. As Lela V. Fox predeceased her husband, Ashby C. Fox, her ten (10) children (being her only children and her sole heirs at law) inherited the property pursuant to Section 64.1-64 of the Code of Virginia of 1950, as amended. The children of Lela V. Fox were Frederick L. Fox, Robert F. Fox, Arthur A. Fox, Betty Courtney, Vernon L. Fox, Calvin D. Fox, Lorraine Painter, Ashby C. Fox, Jr., Lucille St. Cyr and Howard C. Fox. The latter two children conveyed their interest in the above described property to Arthur C. Fox by deed dated May 29, 1973 and recorded in the aforesaid Clerk's Office in Deed Book 478, at Page 423. In 1977 a Partition suit was filed with all of said children who had an interest in the property named as Defendants and served. Pursuant to the Decree in said Order the Grantor herein was named as Special Commissioner to sell the property and bond was given by him.

This conveyance is made subject to all legally enforceable restrictive covenants and easements of record affecting the aforesaid realty.

Arthur A. Fox joins in this deed for the purpose of directing that the above property be conveyed to his wife, Rose K. Fox, only.

WITNESS the following signatures and seals:

H. K. Benham, III (SEAL)
H. K. Benham, III, Special
Commissioner

Arthur A. Fox (SEAL)
Arthur A. Fox

STATE OF VIRGINIA,

County of Frederick, To-wit:

I, Lela R. Bell, a Notary Public of and
for the State and County aforesaid, do certify that H. K. Benham,
III, Special Commissioner, whose name is signed to the foregoing

HARRISON S. JOHNETON
ATTORNEY AT LAW
WINCHESTER, VIRGINIA

BOOK 503 PAGE 334

writing, bearing date on the 29th day of May, 1978, has acknowledged the same before me in my State and County aforesaid.

Given under my hand this 29th day of May, 1978.

My commission expires November 22, 1981

Karen L. Belfrage
Notary Public

STATE OF VIRGINIA,

County OF Fredricks, To-wit:

I, Karen L. Belfrage, a Notary Public of and for the State and County aforesaid, do certify that Arthur A. Fox, whose name is signed to the foregoing writing, bearing date on the 29th day of May, 1978, has acknowledged the same before me in my State and County aforesaid.

Given under my hand this 6th day of June, 1978.

My commission expires November 22, 1981

Karen L. Belfrage
Notary Public

VIRGINIA FREDERICK COUNTY, SCT.

This instrument of writing was produced to me on the 5 day of January, 1979, at 11:25 AM and with certificate of acknowledgment thereto aforesaid was admitted to record. Tax imposed by S.C. 55-14.1 of \$ 4.00, and S-54 have been paid, if a se sub.

George B. Whitacre Clerk



**COMMONWEALTH OF VIRGINIA
VIRGINIA DEPARTMENT OF HEALTH**

Frederick County Health Department

107 N. Kent St.

Winchester, VA 22601

(540) 722-3480

June 16, 2008

AOSE Certification Letter

Rose Fox
801 Cedar Creek Grade
Winchester, Virginia 22601

Re: Tax Map #59-A-61;

Dear Rose Fox:

RECEIVED

JUN 19 2008

**GREENWAY
ENGINEERING**

This letter is issued in lieu of a sewage disposal system construction permit in accordance with §32.1-164 H. of the *Code of Virginia*. The location and dimensions of the approved site are shown on the approved plat by Ernest S. Hotzworth, dated 6/04/08. The application for a certification letter was submitted pursuant to §32.1-163.5 of the *Code of Virginia* which requires the Health Department to accept private soil evaluations and designs from an Authorized Onsite Soil Evaluator (AOSE) or a Professional Engineer working in consultation with an AOSE for residential development. The site for an individual onsite sewage system was certified as being in compliance with the Board of Health's regulations (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with local ordinances) by *Hadley, Barry R.*, (540) 662-4185. This letter is issued in reliance upon that certification.

The Board of Health hereby recognizes that the soil and site conditions acknowledged by this correspondence, and documented by additional records on file (including those by a private Authorized Onsite Soil Evaluator, AOSE, Hadley, Barry R.) at the local health department, are suitable for the installation of an onsite sewage disposal system. The attached survey plat shows the approved area for the sewage disposal system and well. The plat must be recorded for this letter to be valid. This letter is valid until a permit for construction is issued and the system is installed, inspected and approved. This letter is void if there is any substantial physical change in the soil or site conditions where the sewage disposal system is to be located.

A permit to construct the sewage disposal system must be issued before construction of the system. If the property owner (current or future) applies for a construction permit within 18 months of the date of this letter, the application fee paid for this letter shall be applied to any state fees for a permit to construct a system. After 18 months, the applicant is responsible for paying all state fees for a permit application.

Certificate of Acknowledgment: Tax Map #59-A-61
June 16, 2008
County of Frederick
Commonwealth of Virginia

I certify the information provided herein is true and accurate to the best of my knowledge and belief.

Doreen Dale

Environmental Health Specialist Senior

The foregoing instrument was acknowledged before me this 17th day of

June, 2008.

Deborah C. Mason

Notary Public

My commission expires: April 30, 2011

DEBORAH C. MASON
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7183362
My Commission Expires April 30, 2011

Owner's Signature _____

County of _____
Commonwealth of Virginia

I (we) authorize this certification letter be recorded in the grantee index of the Clerk of the Circuit Court of Frederick County under my (our) name.

The foregoing instrument was acknowledged before me this _____ day of _____, by _____.

Notary Public

My commission expires: _____

T.M. 59-A-47A
MICHAEL AND PATRICIA
BULATKO
INST. No. 060007670

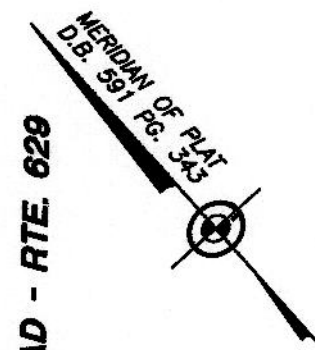
T.M. 59-A-61
ROSE K. FOX
D.B. 503 PG. 332
1.8421 AC.

T.M. 59-A-45B
CHARLES MAYO AND
WANDA SWISHER WOLFE
D.B. 672 PG. 408

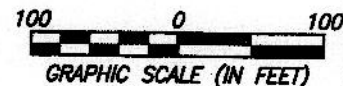
T.M. 59-A-60
RICHARD E. WILLIAMS
D.B. 591 PG. 343

LEGEND

PDF = PROPOSED DRAINFIELD
PW = PROPOSED WELL SITE
IRF = 1/2" IRON ROD FOUND



LAUREL GROVE ROAD - RTE. 629



NOTES

1. TAX MAP REFERENCE: 59-A-61, OWNER: ROSE K. FOX, D.B. 503 PG. 332.
2. NO TITLE REPORT FURNISHED; EASEMENTS OTHER THAN SHOWN MAY EXIST.
3. THE BOUNDARY INFORMATION SHOWN HEREON HAS BEEN PREPARED FROM AVAILABLE RECORDS AND IS NOT PURPORTED TO BE A BOUNDARY SURVEY OF THE TRACT OR ANY PORTION OF THE BOUNDARY LINES.
4. DATUM FOR CONTOURS IS ASSUMED.

DRAINFIELD PLAT ON THE LAND OF

ROSE K. FOX

BACK CREEK MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA

SCALE: 1" = 100'

DATE: JUNE 4, 2008

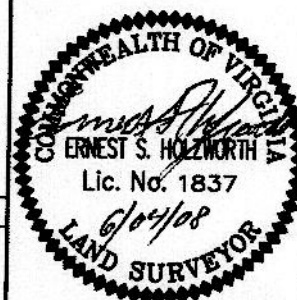
GREENWAY ENGINEERING, INC.



Engineers
Surveyors

Founded in 1971

151 Windy Hill Lane
Winchester, Virginia 22602
Telephone: (540) 662-4185
FAX: (540) 722-9528
www.greenwayeng.com



5109 SHEET 1 OF 1
DRN 08-20

AOSE/PE Report for

Certification Statement ¹

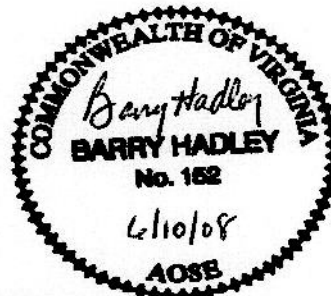
Location of Property:	Lot Section Subdivision <u>Fredrick County</u> GPIN or Tax Map # <u>59-A-61</u> Latitude/Longitude _____
------------------------------	--

Applicant or Client and Address <u>Rose Fox</u> <u>801 Cedar Creek Grade</u> <u>Winchester, Va. 22601</u>	Prepared by AOSE/PE (name and address): <u>Barry Hadley, Greenway Engineering</u> <u>151 Windy Hill Lane</u> <u>Winchester, Va., 22602</u>
---	--

Date of Report: <u>6/10/08</u> Revision Date: _____	AOSE/PE Job Number: (optional) <u>5109</u> Health Department ID No.: _____
--	---

Contents/Index of this report: ²
Abbreviated Design, Soils Information Summary, Soil Profile Descriptions, Site Sketch, Sanitary Survey
Certification Statement

<p style="text-align: center;">Certification Statement(s) ³</p> <p>I hereby certify that the evaluations and/or designs contained herein were conducted in accordance with the Sewage Handling and Disposal regulations (12 VAC5-610), the Private Well Regulations (12 VAC5-630) and other applicable policies of The Virginia Department of Health. Furthermore, I certify that my Evaluation and/or design contained herein complies with all Applicable laws, regulations, and policies implemented by the Virginia Department of Health.</p> <p>I recommend a <u>certification letter</u> ⁴ <u>be approved</u> ⁵</p>



¹ Insert appropriate title: "Construction Permit", "Subdivision Approval", "Certification Letter"

² Examples include: "Soil Information Summary", "Soil Profile Descriptions", "Water Supply Design Specifications", "Primary/Reserve Design Specifications", "Construction Drawings", "Site Sketch", "Product Specification Sheet"

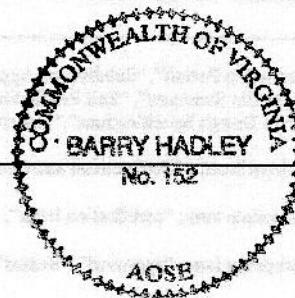
³ PE work is regulated by the Department of Professional and Occupational Regulation. This section is considered optional for PEs.

⁴ Fill in the blank with the appropriate term: "certification letter", "construction permit", "subdivision approval"

⁵ Fill in the blank with the appropriate term: "approved", "denied"

ABBREVIATED DESIGN FORM-SHALLOW DRIP IRRIGATION SYSTEMS
(based on requirements from GMP #107)

ESTIMATED PERCOLATION RATE	<u>70</u>
NUMBER OF BEDROOMS	<u>4</u>
"FOOTPRINT" SIZE (LPD square footage X 3)	359 X 3 = <u>1077</u>
Depth to rock, pans or impervious strata	<u>29"</u>
Depth to gray water mottles	<u>24"</u>
% Slope	<u>17%</u>
Required increase of the absorption area (percent)	<u>n/a</u>
Reserve required?	<u>yes, 50%</u>
Recommended installation depth	<u>4"</u>
TOTAL "FOOTPRINT" SQUARE FOOTAGE REQUIRED 359 X 3 X 4 bedrooms X 1.5 reserve =	<u>6462</u>
TOTAL "FOOTPRINT" SQUARE FOOTAGE IN DESIGN	<u>6975</u>



Soil Evaluation Form

Greenway Engineering File No. 5109

PAGE 3 OF 8

Commonwealth of Virginia
Department of Health

Health Department
Identification Number _____
Tax Map Number 59-A-61

General Information

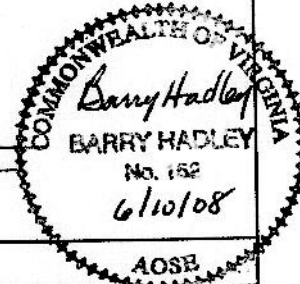
Date 5/29/08 Frederick County Health Department
Applicant Barry Hadley, Greenway Engineering Telephone No. 540-662-4185
Address 151 Windy Hill Lane Winchester, Va. 22602
Owner Rose Fox Address 810 Cedar Creek Grade Winchester, Va. 22601
Location Laurel Grove Road
Subdivision _____ Block/Section _____ Lot _____

Soil Information Summary

1. Position in landscape satisfactory YES ☒ NO ☐ Describe side slope, northwest sloping
2. Slope 17%
3. Depth to rock/impervious strata Max. _____ Min. 29" None _____
4. Depth to seasonal water table (gray mottling or gray color) NO ☐ YES ☒ 24 inches
5. Free water present NO ☒ YES ☐ _____ range in inches
6. Soil percolation rate estimated YES ☒ NO ☐ Texture group I ☒ II ☒ III ☐ IV
Estimated rate 70 min/inch
7. Percolation test performed YES ☐ NO ☒ Number of percolation test holes _____
Depth of percolation test holes _____
Average percolation rate _____

Name and title of evaluator: Barry R. Hadley, AOSE #152

Signature: Barry R. Hadley



Department Use

- ☐ Site Approved: Drainfield to be placed at 4" depth at site designated on permit.
☐ Site Disapproved: (shallow drip)
Reason for rejection:
1. ☐ Position in landscape subject to flooding or periodic saturation.
 2. ☐ Insufficient depth of suitable soil over hard rock.
 3. ☐ Insufficient depth of suitable soil over seasonal water table.
 4. ☐ Rates of absorption too slow.
 5. ☐ Insufficient area of acceptable soil for required drainfield, and/or Reserve Area.
 6. ☐ Proposed system too close to well.
 7. ☐ Other Specify _____

Date of Evaluation 5/29/08

Profile Description **SOIL EVALUATION REPORT**

Health Department

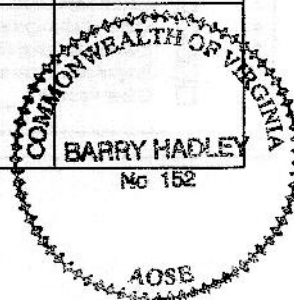
Identification No.

Page 4 of 8

Where the local health department conducts the soil evaluation the location of profile holes may be shown on the schematic drawing on the construction permit or the sketch submitted with the application. If soil evaluations are conducted by a private soil scientist, location of profile holes and sketch of the are investigated including all structural features i.e., sewage disposal systems, wells, etc., within 100 feet of site (See section 4) and reserve site shall be shown on the reverse side of this page or prepared on a separate page and attached to this form.

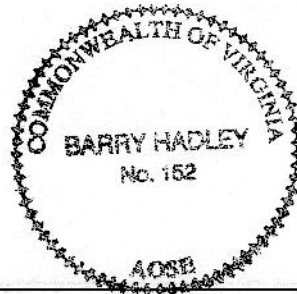
☐ See application sketch☐ See construction permit☒ See sketch reverse side or page attached to this form.

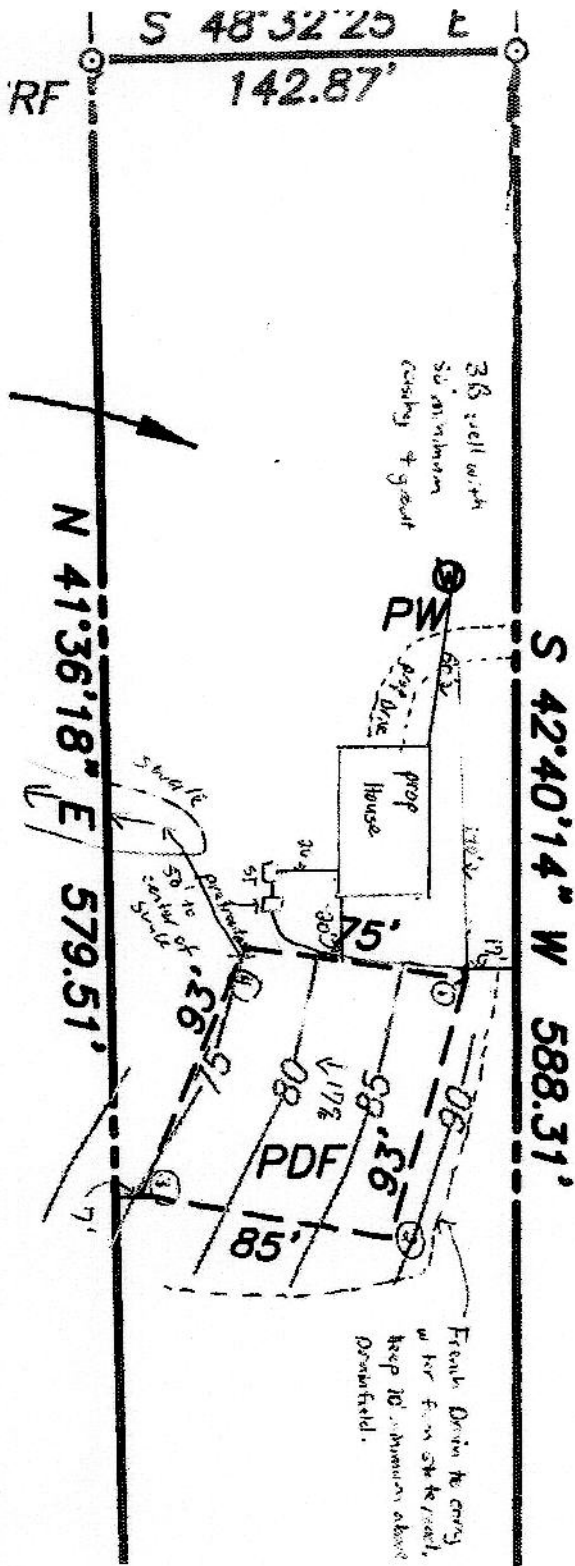
Hole#	Horizon	Depth (Inches)	Description of, color, texture, etc.	Texture Group
1	A	0 - 4	10YR 4/3 brown, Loam / organic mat	II b
	Bt	4 - 32	10YR 5/6 yellowish brown, Silt Loam, good root structure, moderate medium subangular blocky, few shale rock fragments, 10YR 6/2 gray water mottles at 28"	III
	Cr	32 - 38	50 percent plus shale rock fragments	n/a
2	A	0 - 5	10YR 4/3 brown, Loam / organic mat	II a
	Bt	5 - 34	10YR 5/6 yellowish brown, Silt Loam, good root structure, moderate medium subangular blocky, few shale rock fragments"	III
	Cr	34 - 37	50 percent plus shale rock fragments	n/a
3	A	0 - 4	10YR 4/3 brown, Loam / organic mat	II a
	Bt	4 - 29	10YR 5/6 yellowish brown, Silt Loam, good root structure, moderate medium subangular blocky, few shale rock fragments, few 10YR 6/2 gray water mottles at 28"	III
	Cr	29 - 30	50 percent plus shale rock fragments	n/a



SANITARY SURVEY STATEMENT

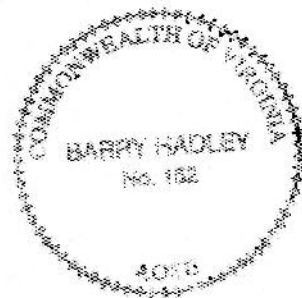
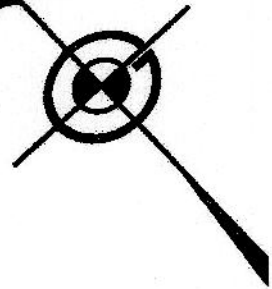
The proposed drainfield site is greater than 100' to the proposed 3B well, and 200' to any wells on adjacent lots. The proposed 3B well site is greater than 100' to the proposed drainfield site, greater than 100' from any existing or proposed drainfields on adjacent lots. 3B well is required with 50' minimum casing and 50' minimum grout.





IRF = 1/2" IRON ROD
page 7 of 8
site sketch

MERIDIAN OF PLAT
D.B. 591 PG. 343



AUREL GROVE ROAD - RTE. 629

Certification Statement

Page 8 of 8County: FrederickDate: 6/10/08Property Identification: Rose Fox Property, Laurel Grove Road, Tax Map # 59-A-61Submitted by: Barry R. Hadley, AOSE #152

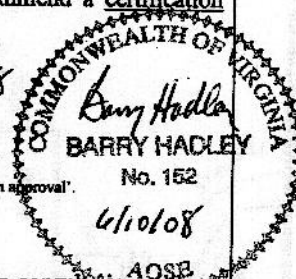
This is to certify according to §32.1-163.5 of the *Code of Virginia* that work submitted for the referred property is in accordance to and complies with the *Sewage Handling and Disposal Regulations* of the Virginia Department of Health. The proposed well location meets the minimum standards of the Virginia Private Well Regulations. I recommend a certification letter¹ be approved².

AOSE #152 Barry R. HadleyDate: 6/10/08

Soil Consultant _____

Date: _____

¹This blank must be filled in with one of the following terms: 'permit', 'certification letter', or 'subdivision approval'.
²This blank must be filled in either the term 'approved' or 'denied'.



Of the submission contains a certification by a professional engineer in consultation with an AOSE, the following statement shall be signed and sealed:

I hereby certify that the evaluations and designs contained herein (refer to subdivision, lot, etc.) were conducted in accordance with the *Sewage Handling and Disposal Regulations* (12 VAC 5-610-10 et seq., the implementation of those *Regulations*. Furthermore, I certify that the evaluations and designs comply with the minimum requirements of the *Regulations*.

I recommend a _____¹ be _____².

Licensed PE: _____

Date: _____

Seal

¹This blank must be filled in with one of the following terms: 'permit', 'certification letter', or 'subdivision approval'.
²This blank must be filled in either the term 'approved' or 'denied'.