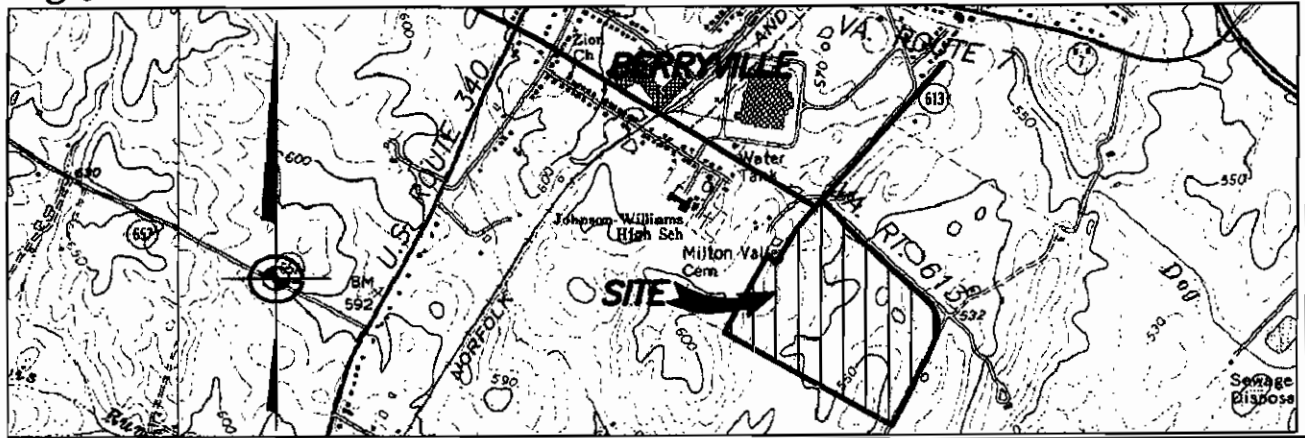


06-442

VICINITY MAP

1" = 2000'

BOOK 452 PAGE 292



APPROVALS:

BADA CHAIRMAN

5.7.04

DATE

ZONING ADMINISTRATOR

5.7.04

DATE

SUBDIVISION AGENT

5.7.04

DATE

Melinda L. Atkins

5/06/04

VA. DEPT. OF TRANSPORTATION

DATE

AREA TABULATION:

AREA IN LOTS = 40.8786 ACRES

AREA IN R/W = 6.5683 ACRES

AREA IN OPEN SPACE = 24.7997 ACRES

TOTAL AREA = 72.2466 ACRES

OWNER'S CERTIFICATE:

THE SUBDIVISION OF THE LAND SHOWN
HEREON IS WITH THE FREE CONSENT
AND IN ACCORDANCE WITH THE DESIRE
OF THE UNDERSIGNED OWNERS,
PROPRIETORS, AND TRUSTEES, IF ANY.

PEPPER LANE - MONTEREY ROAD, LLC

BY:

Maggie Reinhold

DATE

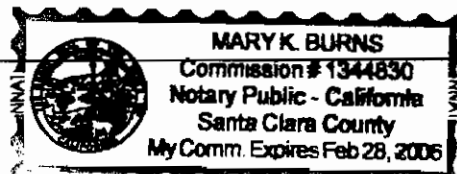
3/17/04

Acknowledged before me

this 17 day of March 2004

My Commission Expires: Feb 28, 2006

Notary



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE LAND CONTAINED IN THIS SUBDIVISION IS ALL OF THE
LAND CONVEYED TO PEPPER LANE - MONTEREY ROAD, LLC BY DEED DATED JUNE 5,
2001 AND RECORDED IN THE CLARKE COUNTY CIRCUIT COURT CLERK'S OFFICE IN
DEED BOOK 329 AT PAGE 376. (INSTRUMENT NO. 01-1370).

MARK D. SMITH, L.S.

PARENT TAX PARCEL IDENTIFICATION

TAX ID No.: 14-((A))-56A

72.2466 AC.

ZONE: DR-1

USE: VACANT

FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: AS NOTED

DATE: FEBRUARY 12, 2003

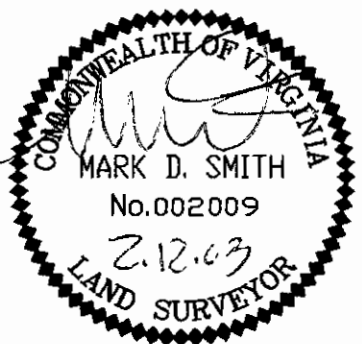
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2890 SHEET 1 OF 43

TM 14A6((A))-1A
CO. OF CLARKE
D.B. 275 PG. 529

TM 14-((A))-69A
CO. OF CLARKE
D.B. 315 PG. 785

TM 14-((A))-55
DANDRIDGE B. ALLEN &
GAY M. ALLEN
D.B. 264 PG. 473
SEE INST. NO. 01-1369

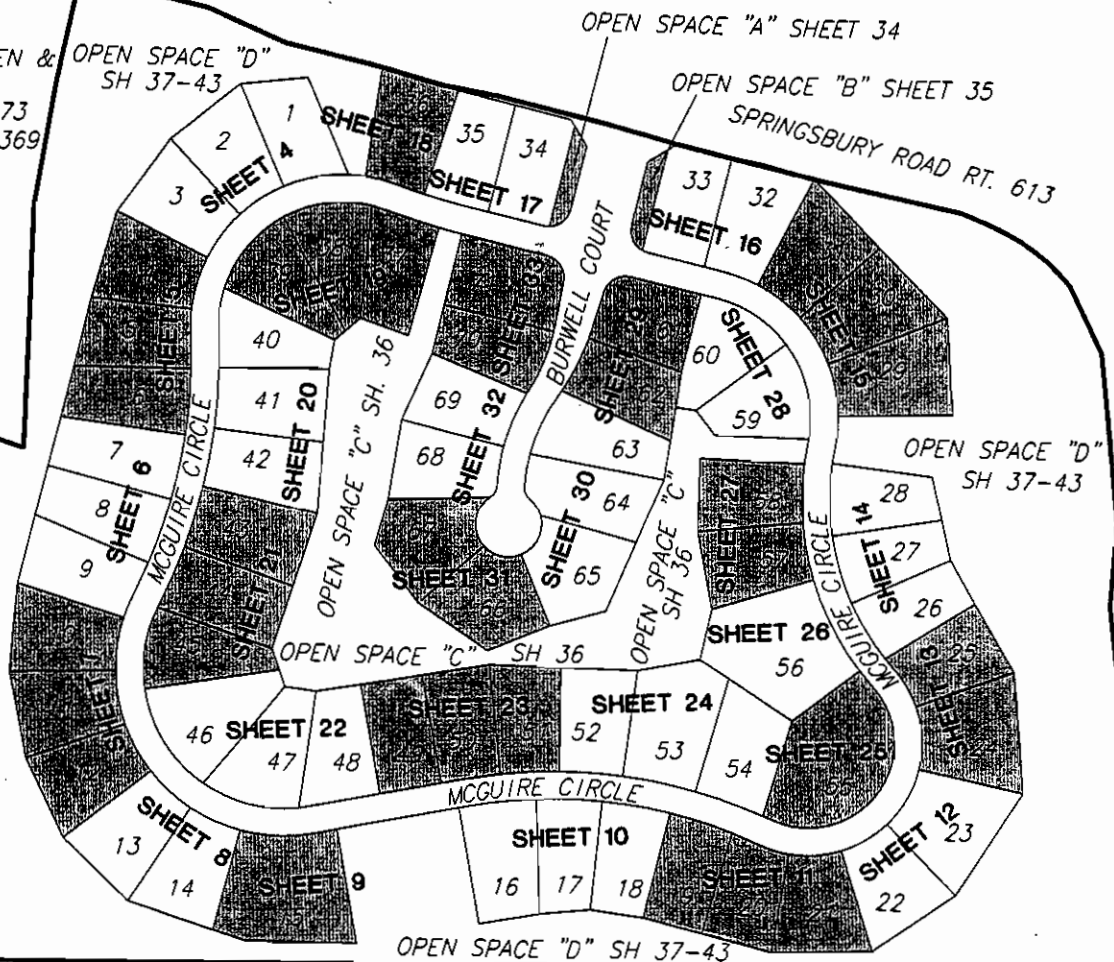
TM 14-((A))-56
ALLEN PROPERTIES, L.P.
LOT "B"
D.B. 148 PG. 158
SEE INST. NO. 01-1369

TM 14-((A))-20
SMALLWOOD
W.B. 50 PG. 386

TM 14-((A))-58
PERRY
D.B. 138 PG. 486

TM 14-((A))-57
BELL
W.B. 43 PG. 454

TM 14-((A))-58A
SWEENEY
D.B. 327 PG. 183



KEY MAP
SCALE : 1"=350'

FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 350'

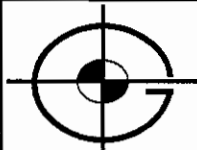
DATE: FEBRUARY 12, 2003

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2890 SHEET 2 OF 43



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NOTES:

1. SETBACKS UNLESS OTHERWISE NOTED ARE:

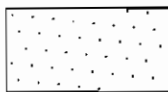
FRONT = 35'
SIDE = 15'
REAR = 55'

BOOK 452 PAGE 294

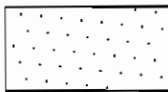
2. THE SOURCE OF MERIDIAN FOR THE BOUNDARY SHOWN HEREON IS THE STATE GRID MERIDIAN - VA. NORTH ZONE N.A.D.83 PER G.P.S. OBSERVATION.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PREVIOUS BOUNDARY SURVEY BY THIS FIRM DATED APRIL 6, 2001 OF RECORD AS INSTRUMENT NO. 01-1369 AND PLAT BOOK 2 PAGE 3.
4. NO TITLE REPORT FURNISHED. EASEMENTS MAY EXIST WHICH ARE NOT SHOWN.

LEGEND:

• = POINT (UNMONUMENTED)
IRF = IRON REBAR FOUND (SIZE AS NOTED)
⊙ = 1/2" IRON REBAR & CAP SET (UNLESS OTHERWISE NOTED)
BRL = BUILDING RESTRICTION LINE
PER ZONING ORDINANCE
C/L = CENTERLINE
W/L = WATER LINE
STM. SEW. ESMT = STORM SEWER EASEMENT
R/W = RIGHT OF WAY



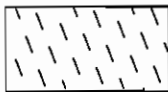
DRAINAGE EASEMENT
HEREBY DEDICATED



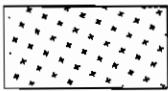
STORM SEWER EASEMENT
HEREBY DEDICATED



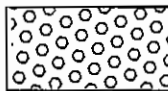
WATER EASEMENT
HEREBY DEDICATED



SANITARY SEWER EASEMENT
HEREBY DEDICATED



SIGHT DISTASNCE EASEMENT
HEREBY DEDICATED



LANDSCAPE BUFFER

FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

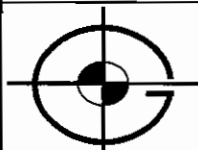
BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: N/A

DATE: FEBRUARY 12, 2003

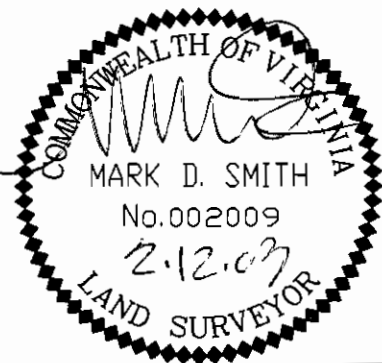
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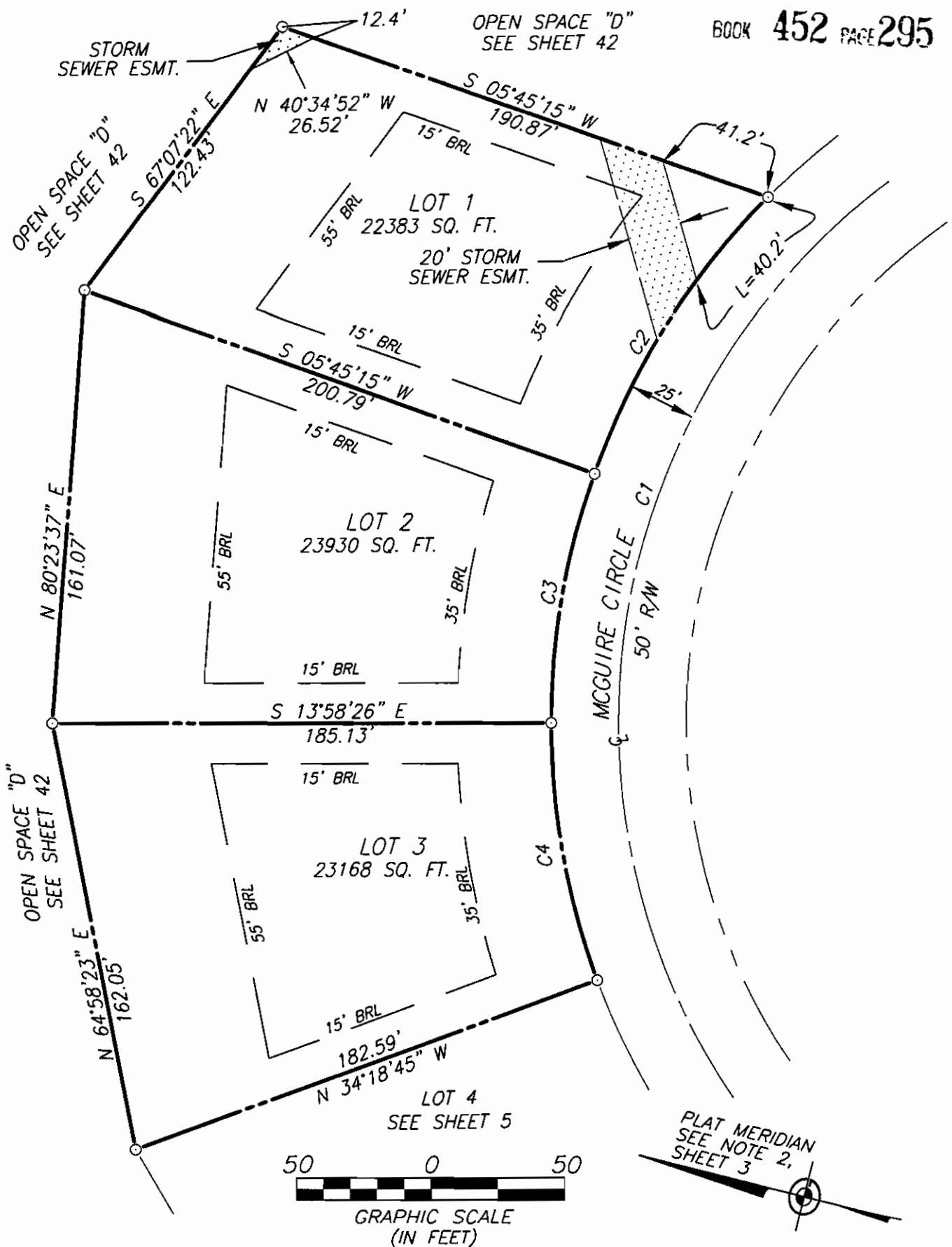
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2890 SHEET 3 OF 43

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	496.36'	418.76'	N 82°57'46" E	113°45'23"
C2	275.00'	120.85'	119.88'	N 71°39'22" W	25°10'46"
C3	275.00'	94.69'	94.22'	S 85°53'25" W	19°43'42"
C4	275.00'	97.62'	97.11'	S 65°51'24" W	20°20'19"



BOOK 452 PAGE 295

FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50'

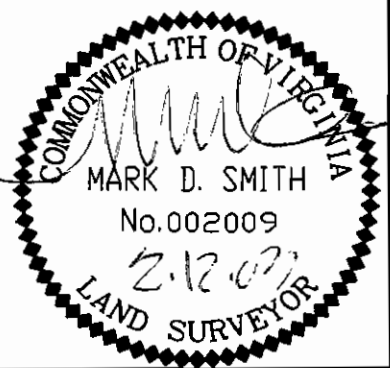
DATE: FEBRUARY 12, 2003

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2890 SHEET 4 OF 43

LOT 3
SEE SHEET 4

S 34°18'45" E 182.59'

N 42°12'07" W 11.7'

15' BRL

55' BRL

S 47°47'53" W 20.0'

35' BRL

LOT 4
23146 SQ. FT.

15' BRL

S 54°51'32" E 182.11'

15' BRL

55' BRL

35' BRL

LOT 5
23028 SQ. FT.

20' STORM SEWER ESMT.

15' BRL

S 60°29'53" E 185.9'

S 60°04'42" E 211.68'

N 60°29'53" W 182.3'

15' BRL

LOT 6
23830 SQ. FT.

55' BRL

15' BRL

35' BRL

227.19'

N 52°55'00" W

N 42°48'56" E 163.13'

N 45°14'50" E

N 42°48'56" E 128.47'

N 29°30'07" E 20.0'

N 42°48'56" E 95.64'

20' WATERLINE ESMT.

S 42°12'07" E 11.7'

C6

C4

C5

C3

6.8'

25'

10.46'

MC GUIRE CIRCLE
50' R/W

STORM SEWER ESMT.

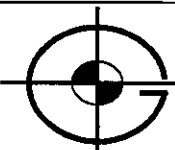
50 0 50

GRAPHIC SCALE
(IN FEET)

LOT 7
SEE SHEET 6

PLAT MERIDIAN
SEE NOTE 2.
SHEET 3

2890 SHEET 5 OF 43

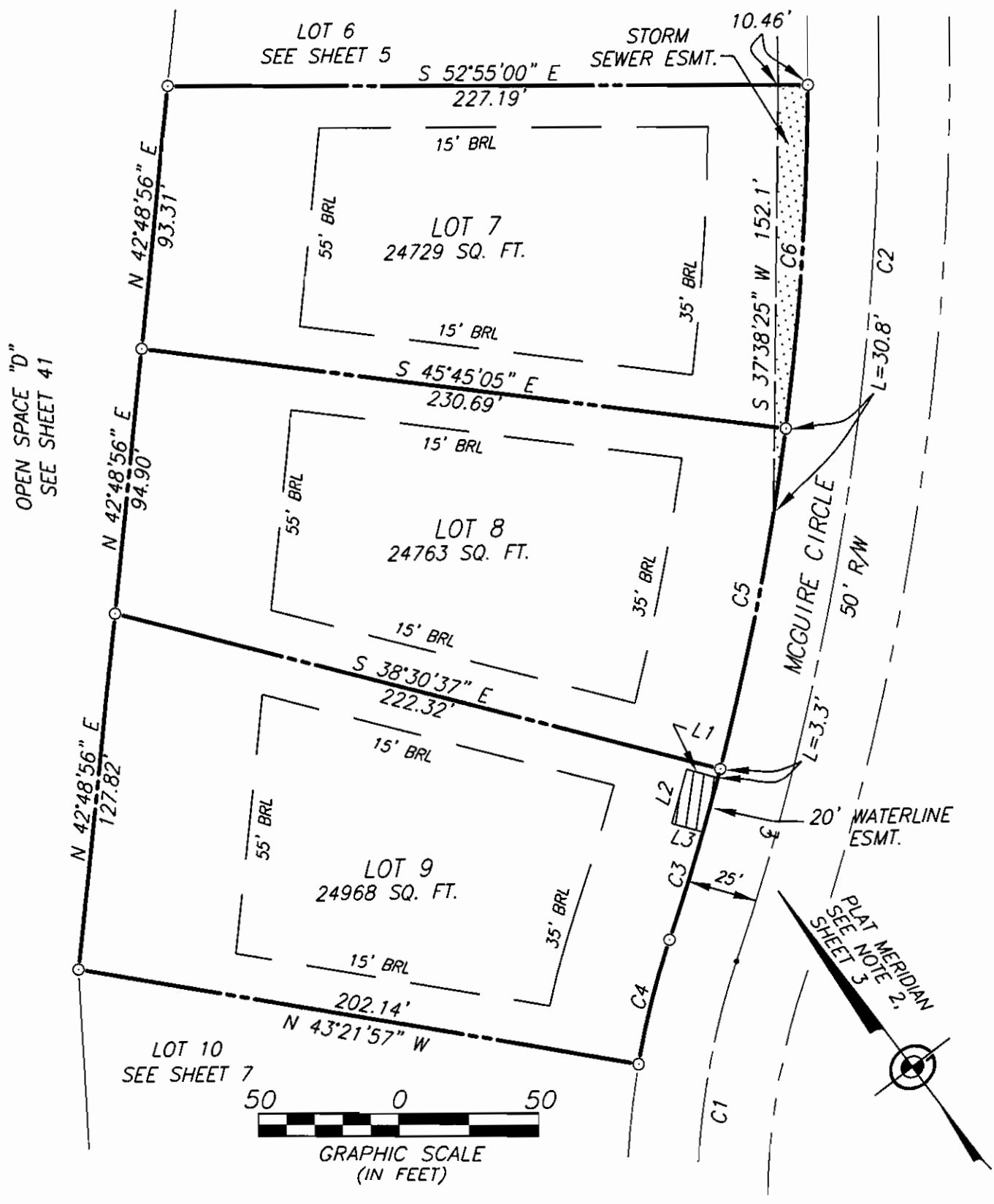


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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	280.00'	619.53'	500.67'	N 08°09'34" W	126°46'21"
C2	1000.00'	508.62'	503.16'	S 40°39'20" W	29°08'31"
C3	975.00'	63.59'	63.58'	S 53°21'29" W	03°44'13"
C4	305.00'	45.74'	45.70'	S 50°55'49" W	08°35'33"
C5	975.00'	123.22'	123.14'	S 47°52'09" W	07°14'27"
C6	975.00'	121.93'	121.85'	S 40°39'58" W	07°09'55"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 37°43'35" W	11.6'	L2	S 52°16'25" W	20.0'	L3	S 37°43'35" E	11.6'



FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50' DATE: FEBRUARY 12, 2003

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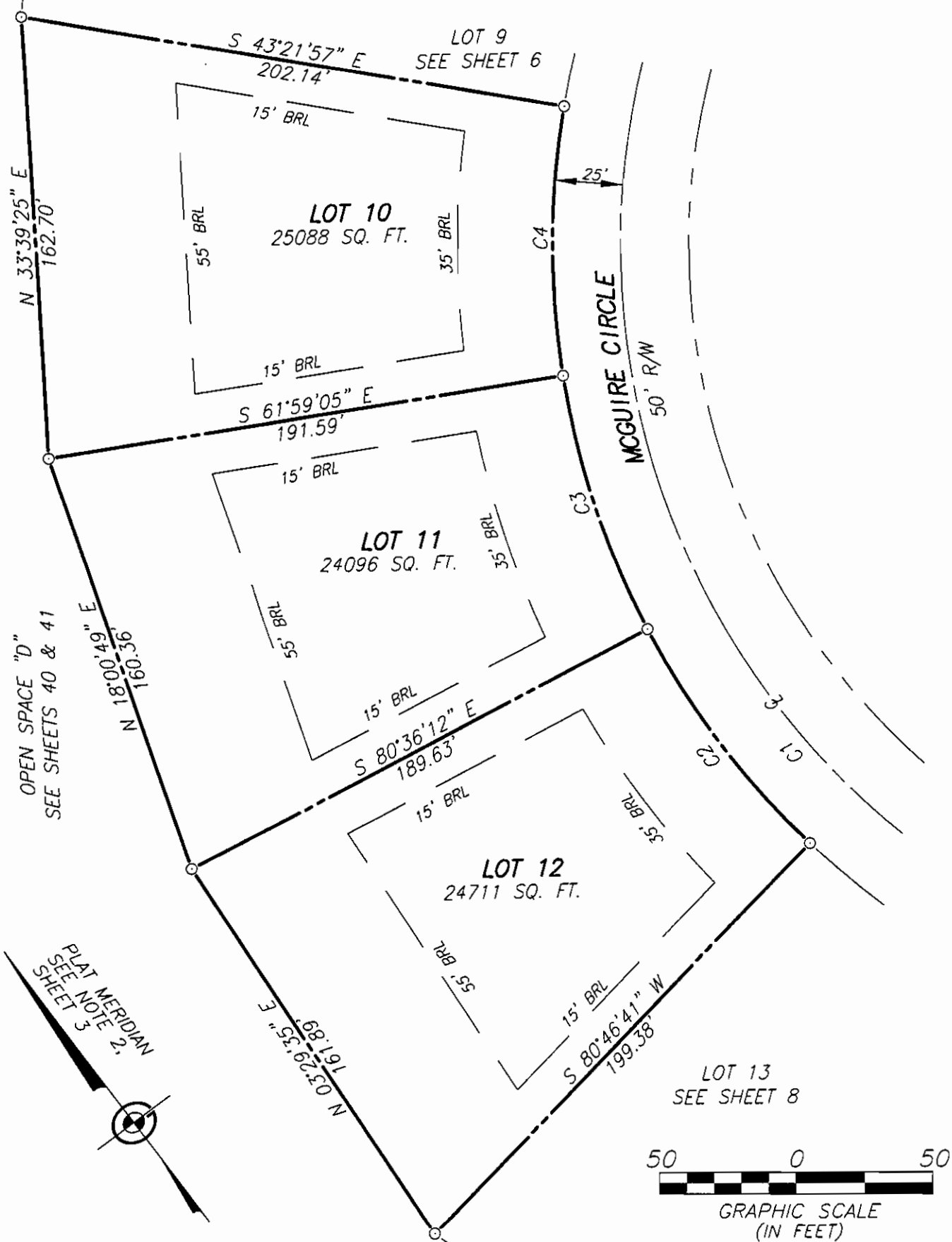


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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	280.00'	619.53'	500.67'	N 08°09'34" W	126°46'21"
C2	305.00'	99.11'	98.68'	S 00°05'15" W	18°37'07"
C3	305.00'	99.11'	98.68'	S 18°42'22" W	18°37'07"
C4	305.00'	99.11'	98.68'	S 37°19'29" W	18°37'07"



FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: FEBRUARY 12, 2003

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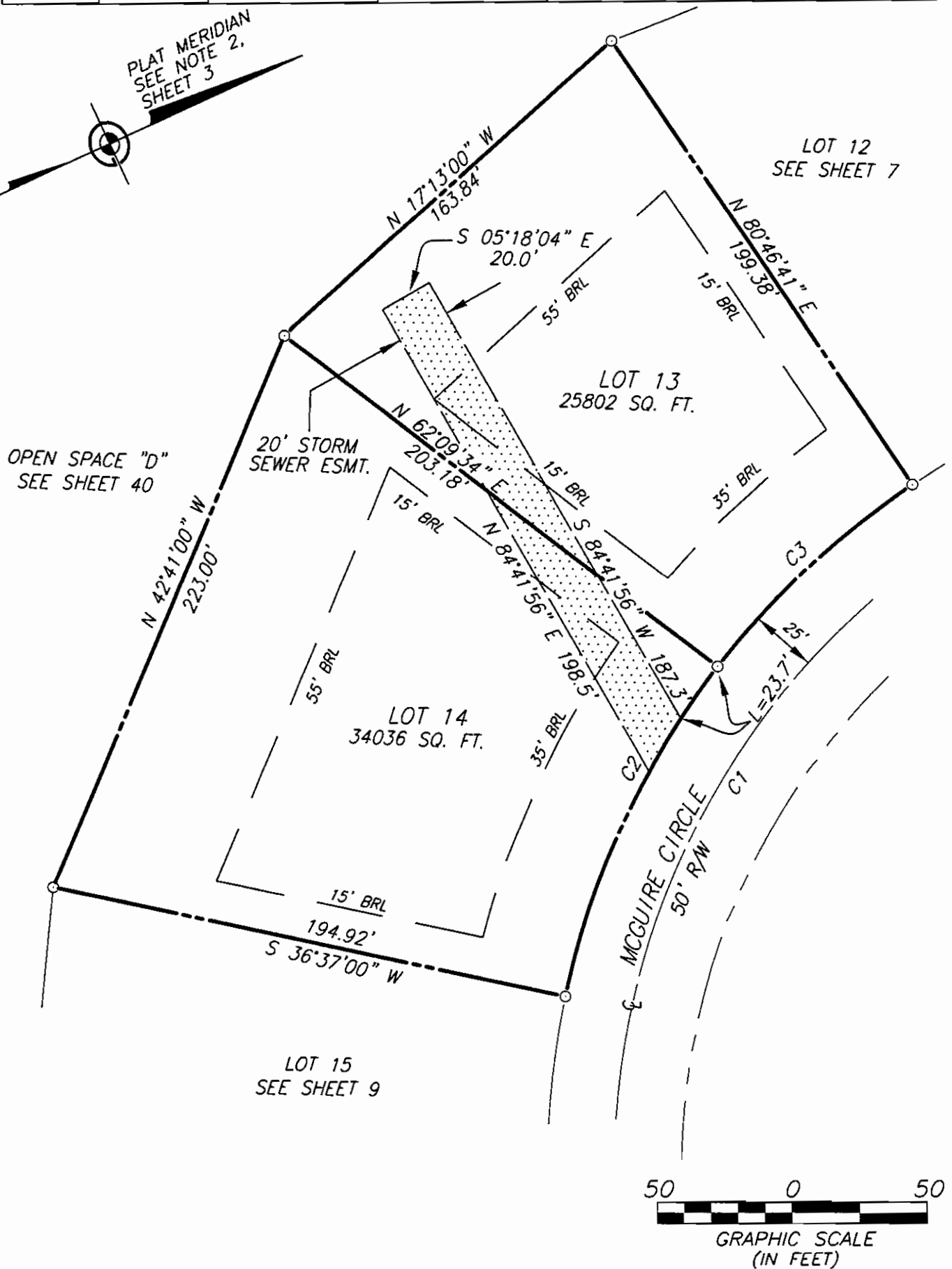
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2890 SHEET 7 OF 43

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	280.00'	619.53'	500.67'	N 08°09'34" W	126°46'21"
C2	305.00'	135.97'	134.85'	S 40°36'43" E	25°32'34"
C3	305.00'	99.11'	98.68'	S 18°31'53" E	18°37'07"



FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: FEBRUARY 12, 2003

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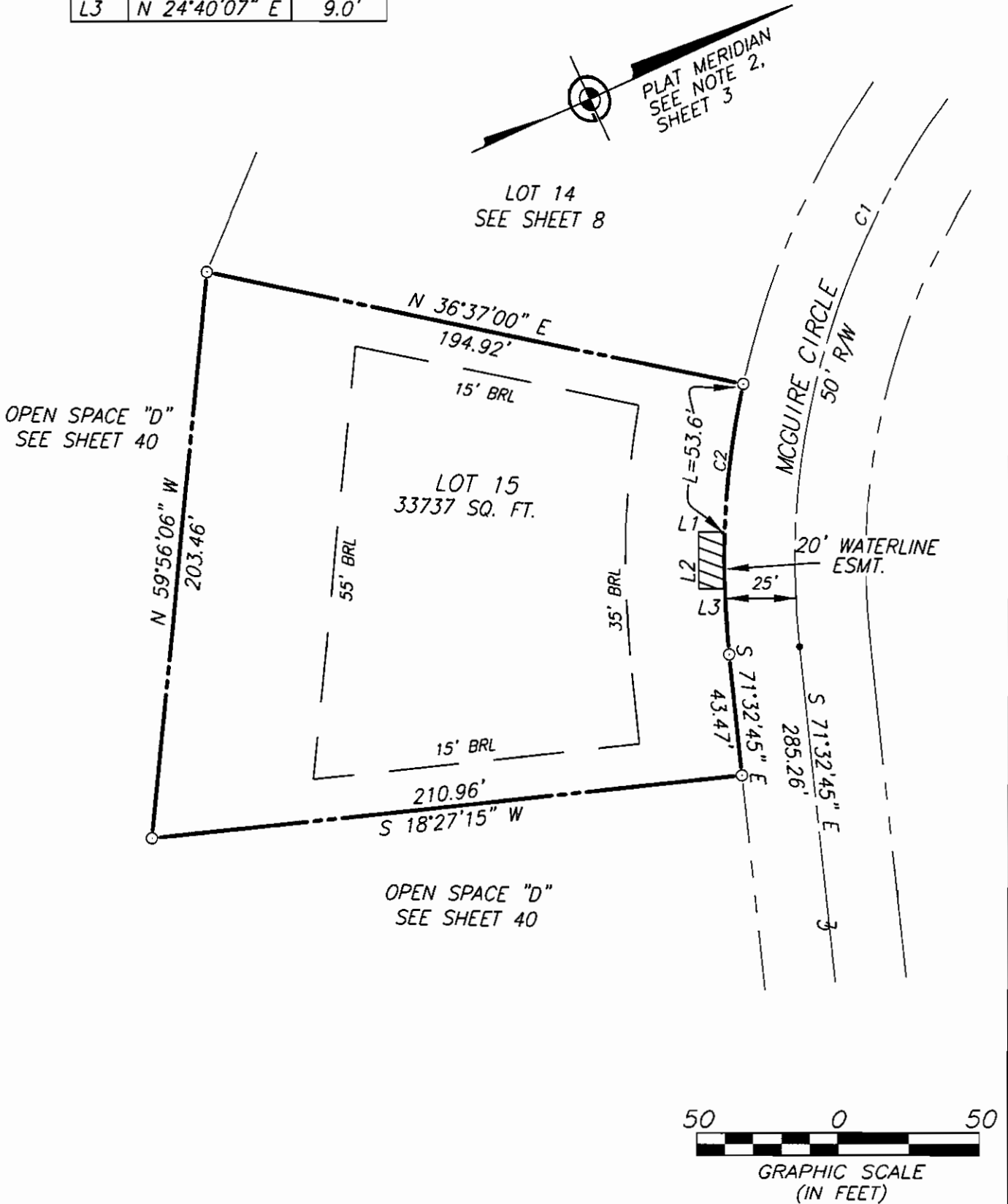
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2890 SHEET 8 OF 43

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	280.00'	619.53'	500.67'	S 08°09'34" E	126°46'21"
C2	305.00'	96.68'	96.28'	S 62°27'52" E	18°09'45"

LINE	BEARING	DISTANCE
L1	S 24°40'07" W	9.0'
L2	S 65°19'53" E	20.0'
L3	N 24°40'07" E	9.0'



FINAL SUBDIVISION PLAT
BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: FEBRUARY 12, 2003

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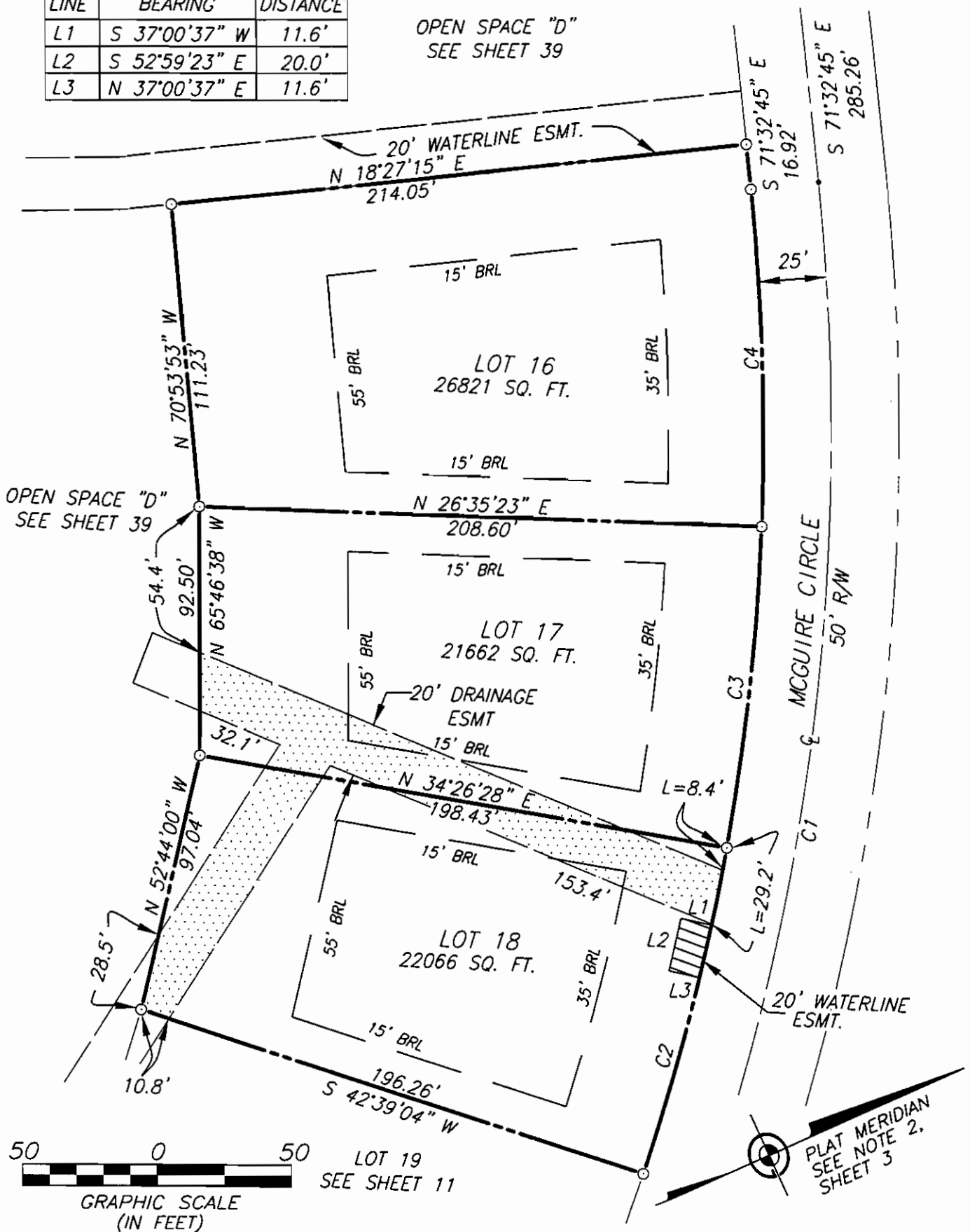
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	900.00'	556.65'	547.82'	S 53°49'37" E	35°26'16"
C2	875.00'	125.38'	125.27'	S 51°27'14" E	08°12'36"
C3	875.00'	119.90'	119.81'	S 59°29'05" E	07°51'05"
C4	875.00'	124.24'	124.14'	S 67°28'41" E	08°08'08"

LINE	BEARING	DISTANCE
L1	S 37°00'37" W	11.6'
L2	S 52°59'23" E	20.0'
L3	N 37°00'37" E	11.6'

OPEN SPACE "D"
SEE SHEET 39



FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: FEBRUARY 12, 2003

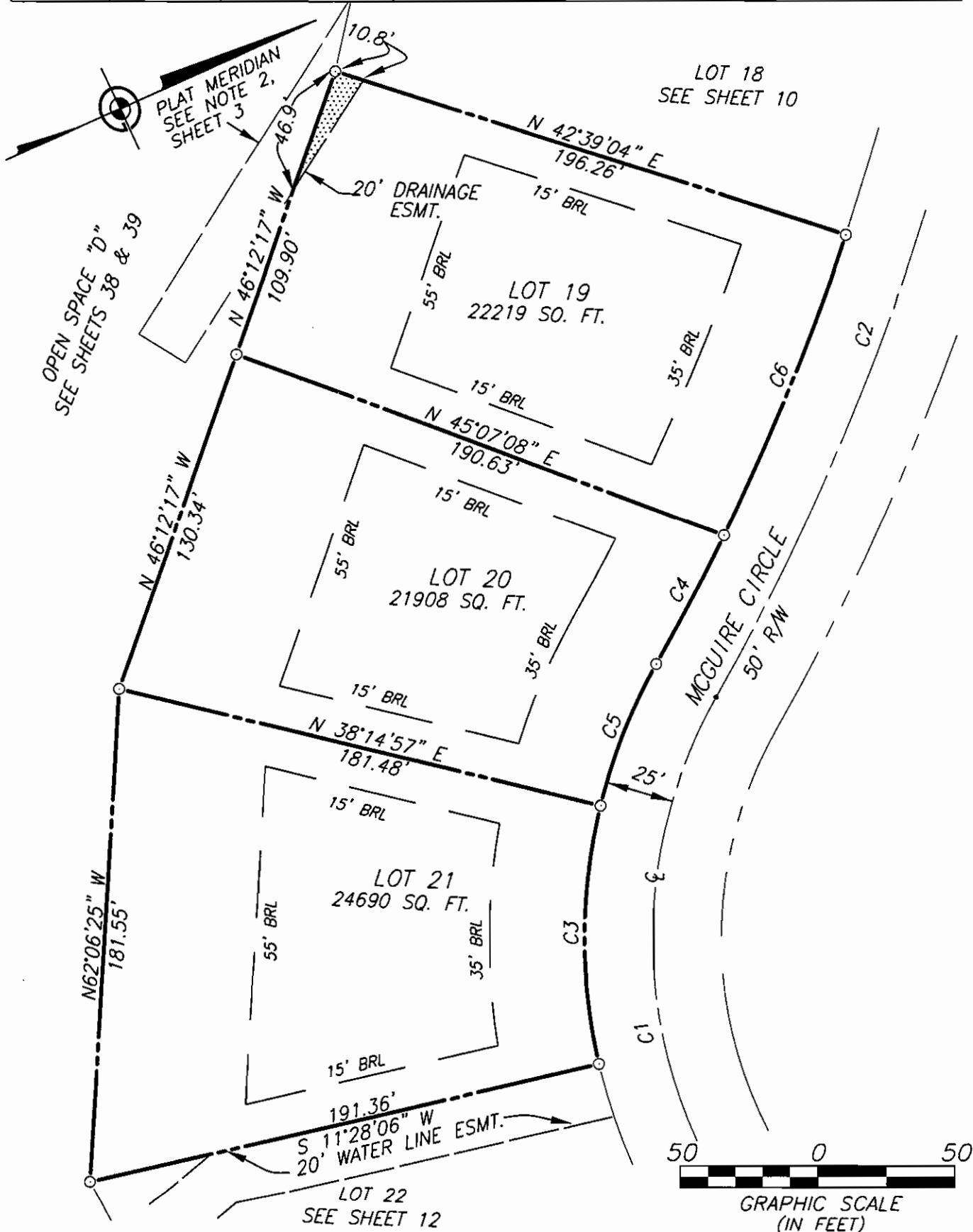
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2890 SHEET 10 OF 43

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	180.00'	491.29'	352.38'	S 65°42'01" W	156°23'00"
C2	900.00'	556.65'	547.82'	S 53°49'37" E	35°26'16"
C3	205.00'	95.82'	94.95'	S 65°08'29" E	26°46'51"
C4	875.00'	53.22'	53.21'	S 37°51'01" E	03°29'05"
C5	205.00'	55.97'	55.79'	S 43°55'46" E	15°38'34"
C6	875.00'	118.45'	118.36'	S 43°28'15" E	07°45'23"



FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: FEBRUARY 12, 2003

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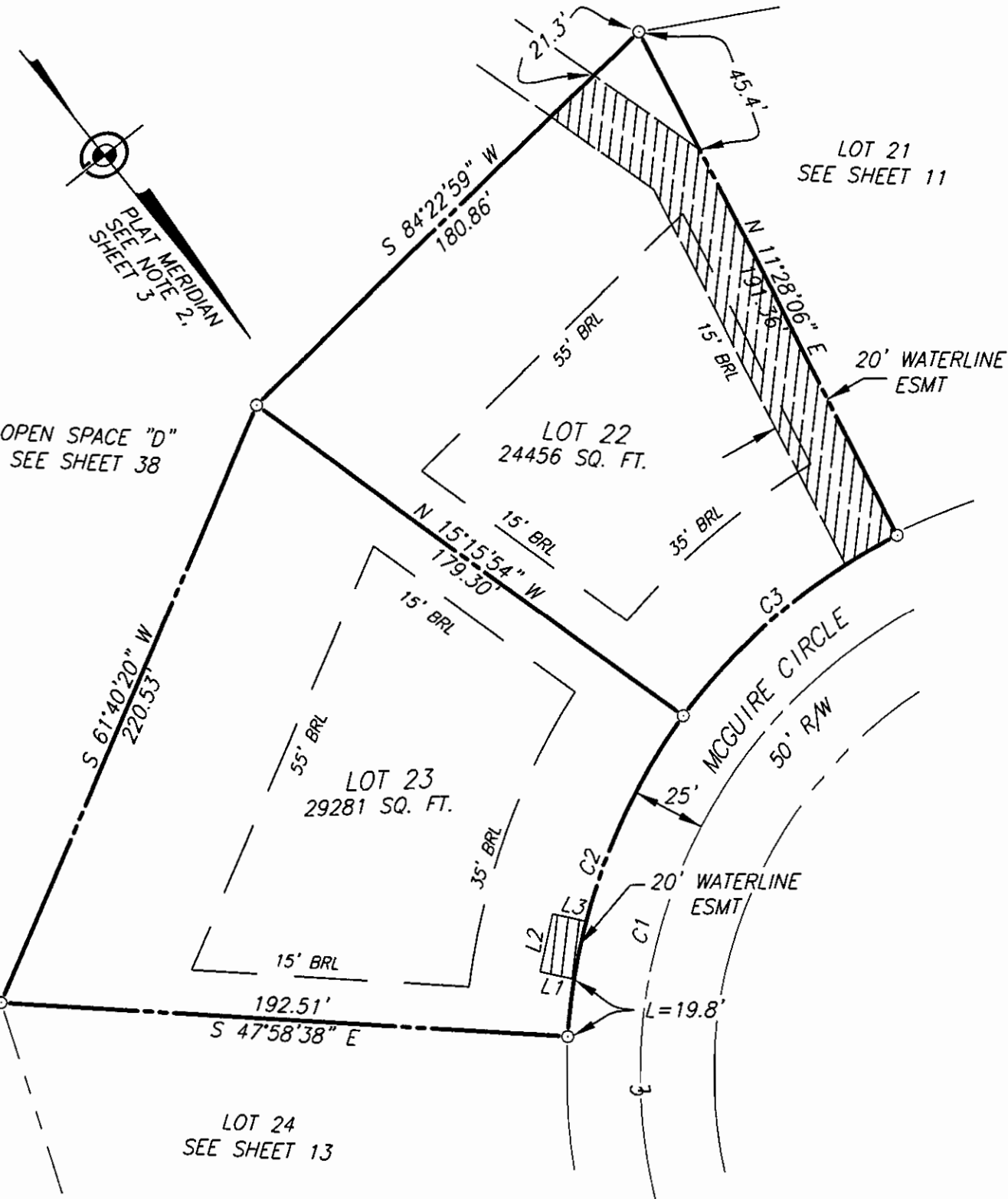
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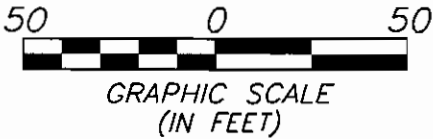


2890 SHEET 11 OF 43

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	180.00'	491.29'	352.38'	S 65°42'01" W	156°23'00"
C2	205.00'	117.04'	115.46'	N 58°22'44" E	32°42'45"
C3	205.00'	95.65'	94.78'	N 88°06'06" E	26°44'00"



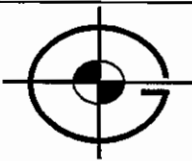
LINE	BEARING	DISTANCE
L1	S 39°39'26" E	11.7'
L2	S 50°20'34" W	20.0'
L3	N 39°39'26" W	11.7'



FINAL SUBDIVISION PLAT
BERRYVILLE GLEN
BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: FEBRUARY 12, 2003



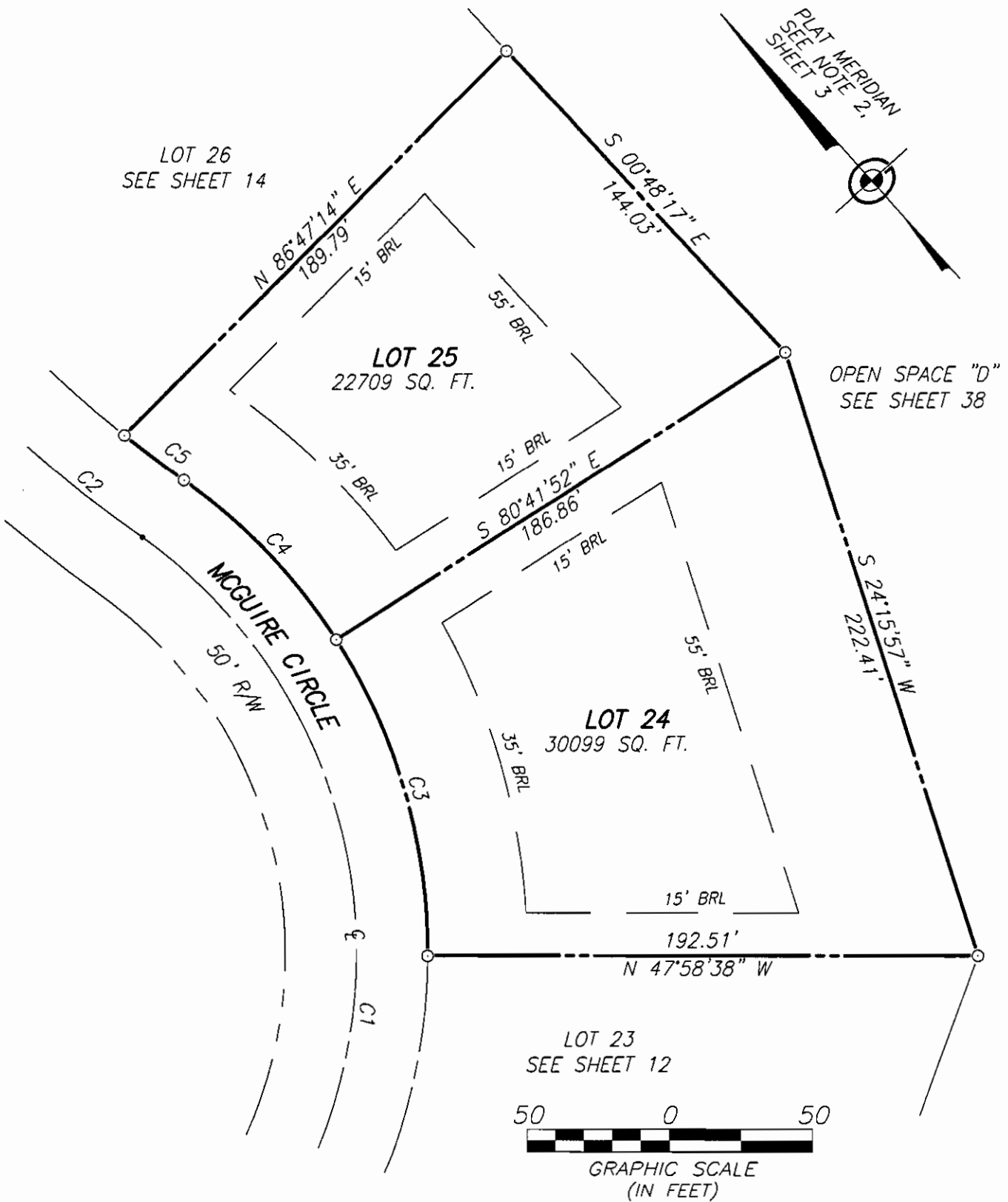
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	180.00'	491.29'	352.38'	S 65°42'01" W	156°23'00"
C2	500.00'	458.59'	442.69'	N 13°47'02" E	52°33'04"
C3	205.00'	117.07'	115.49'	N 25°39'45" E	32°43'14"
C4	205.00'	77.98'	77.51'	N 01°35'41" W	21°47'38"
C5	475.00'	26.18'	26.18'	N 10°54'46" W	03°09'28"



FINAL SUBDIVISION PLAT **BERRYVILLE GLEN**

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50' DATE: FEBRUARY 12, 2003

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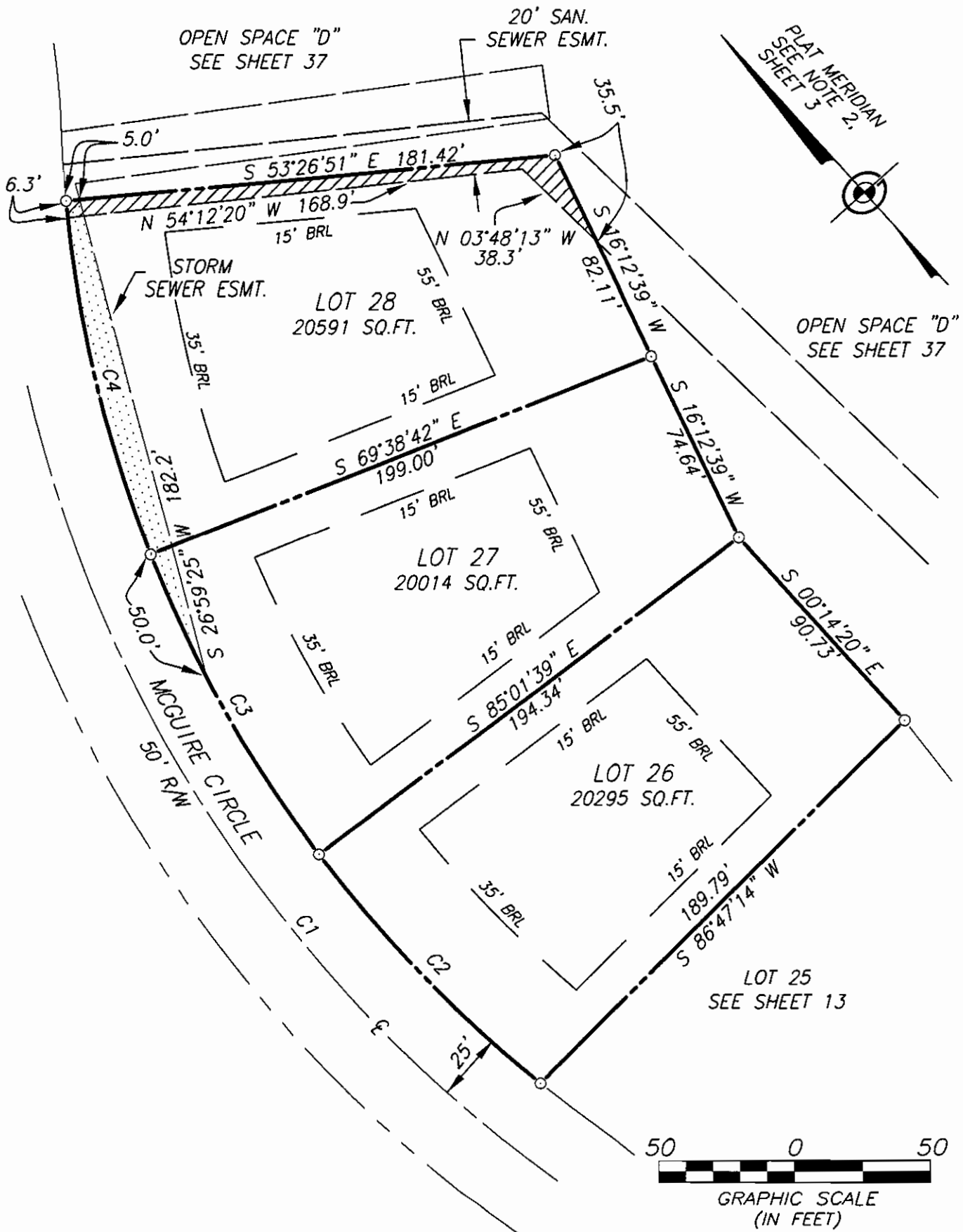


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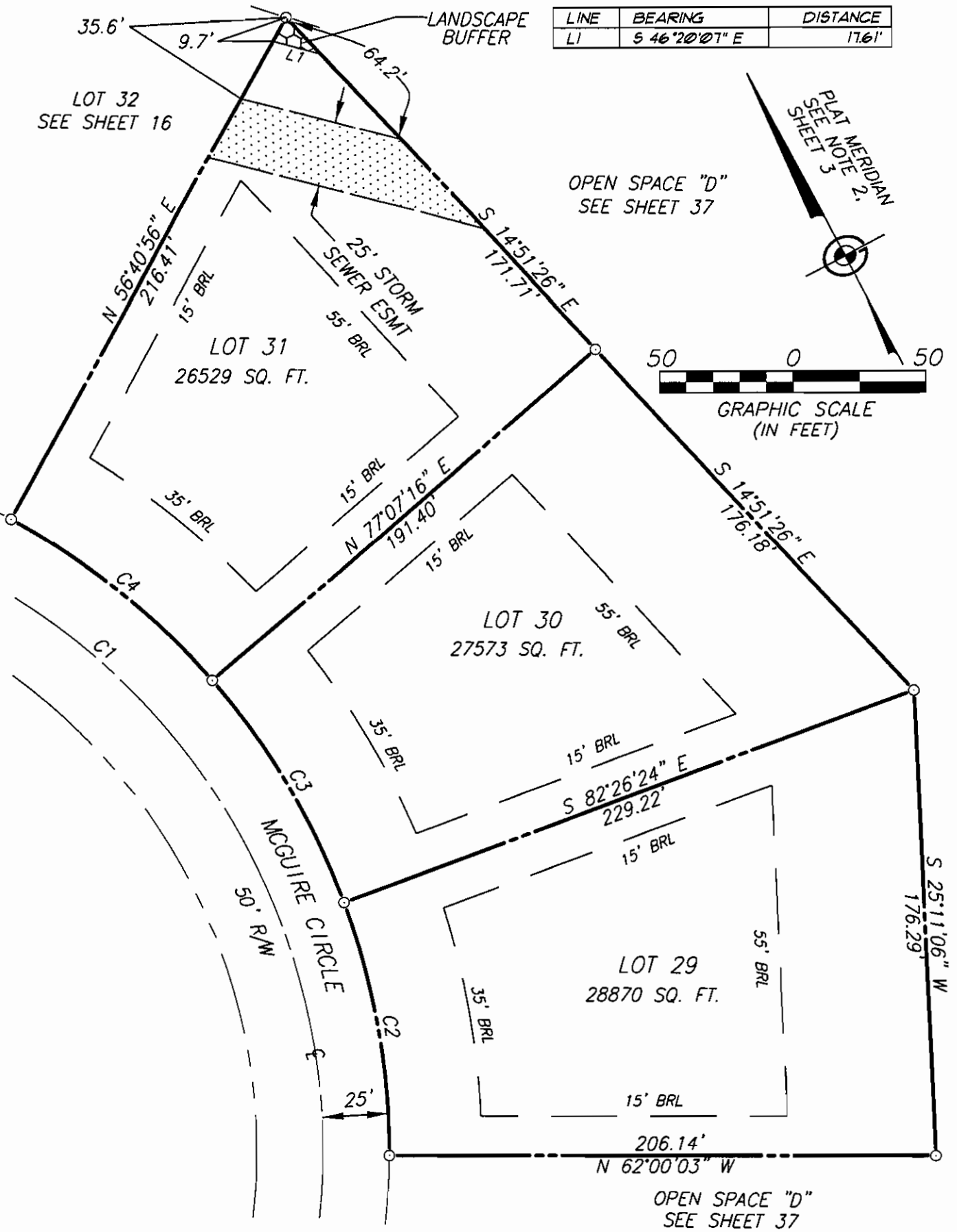
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	500.00'	458.59'	442.69'	N 13°47'02" E	52°33'04"
C2	475.00'	118.60'	118.30'	N 02°10'50" W	14°18'23"
C3	475.00'	127.53'	127.14'	N 12°39'50" E	15°22'57"
C4	475.00'	134.28'	133.84'	N 28°27'14" E	16°11'51"



X:\Jobfiles\2890-Berryville Glen\SURVEY\SUB PLAT\14-2890-rp26-28.dwg, 02/04/2004 03:22:03 PM, gdyke

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	380.72'	344.98'	S 03°34'04" E	87°15'17"
C2	275.00'	98.10'	97.58'	N 17°46'46" E	20°26'20"
C3	275.00'	98.10'	97.58'	N 02°39'34" W	20°26'20"
C4	275.00'	98.10'	97.58'	N 23°05'54" W	20°26'20"

LINE	BEARING	DISTANCE
LI	S 46°20'07" E	17.61'



FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

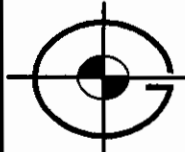
BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: FEBRUARY 12, 2003

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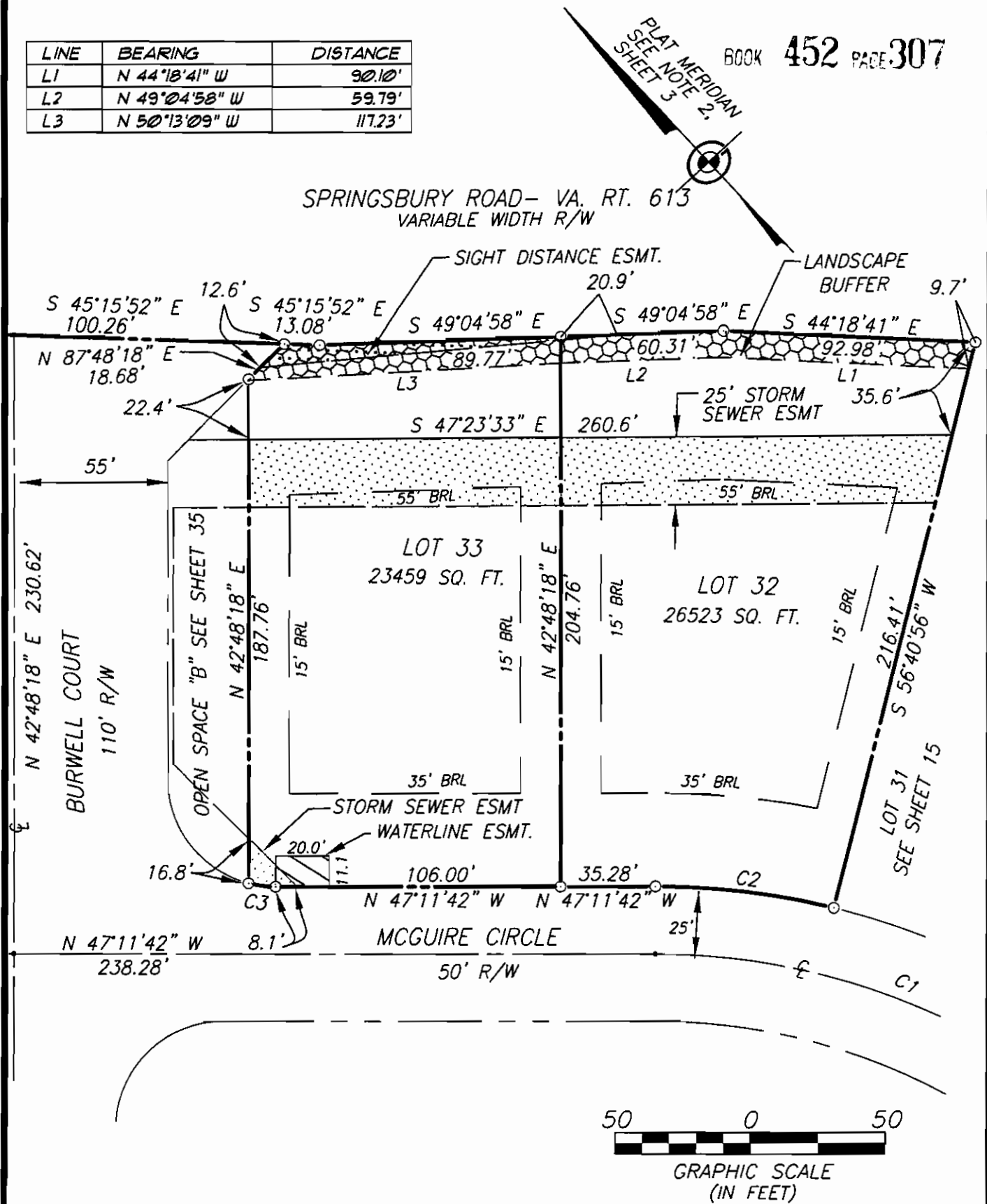


2890 SHEET 15 OF 43

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	380.72'	344.98'	S 03°34'04" E	87°15'17"
C2	275.00'	66.61'	66.44'	N 40°15'23" W	13°52'38"
C3	40.00'	10.11'	10.08'	N 39°57'23" W	14°28'39"

LINE	BEARING	DISTANCE
L1	N 44°18'41" W	90.10'
L2	N 49°04'58" W	59.79'
L3	N 50°13'09" W	117.23'



FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

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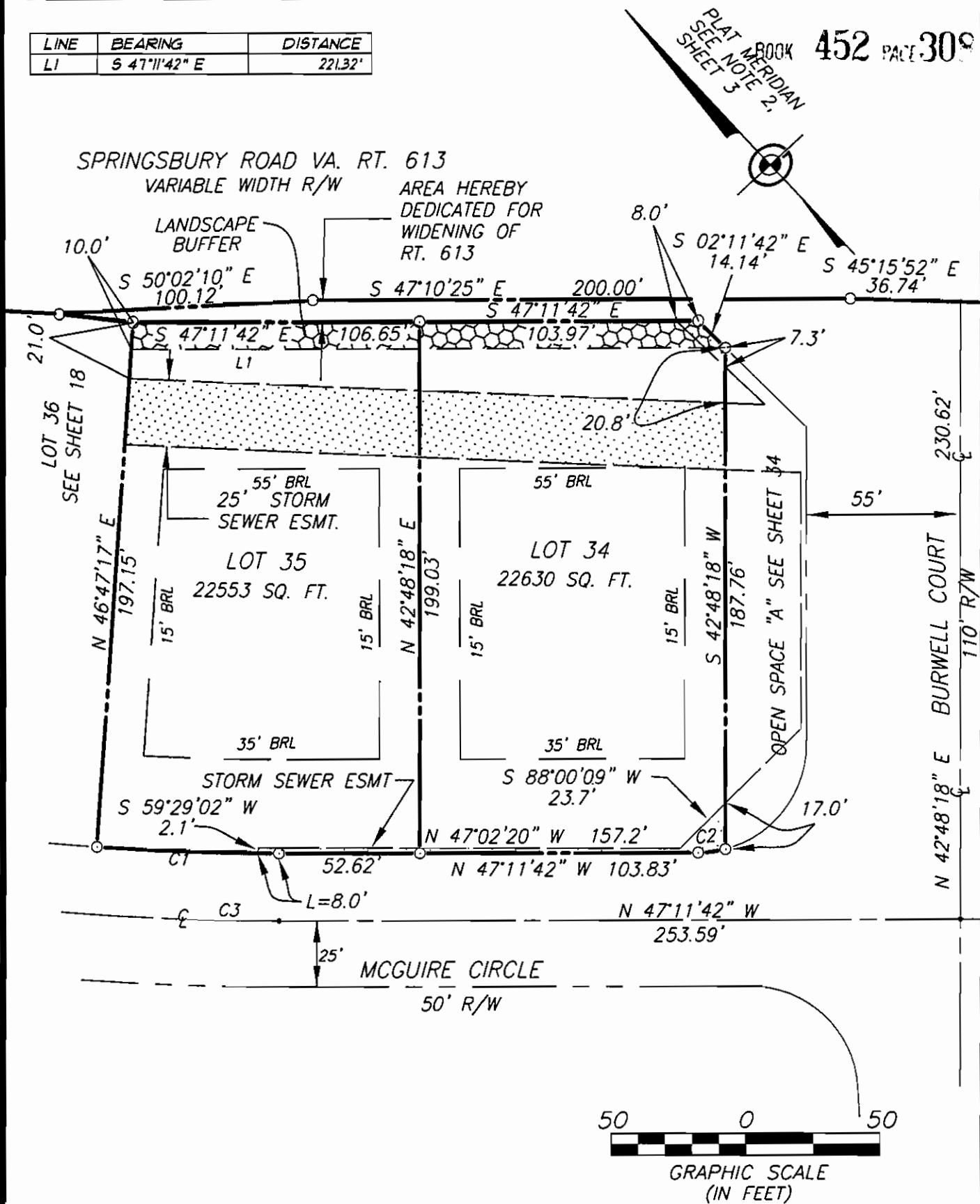
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2890 SHEET 16 OF 43

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1000.00'	122.81'	122.73'	N 43°40'37" W	07°02'10"
C2	40.00'	10.25'	10.22'	N 54°19'50" W	14°41'03"
C3	975.00'	67.78'	67.77'	N 45°12'12" W	03°59'00"

LINE	BEARING	DISTANCE
L1	S 47°11'42" E	221.32'



FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50' DATE: FEBRUARY 12, 2003

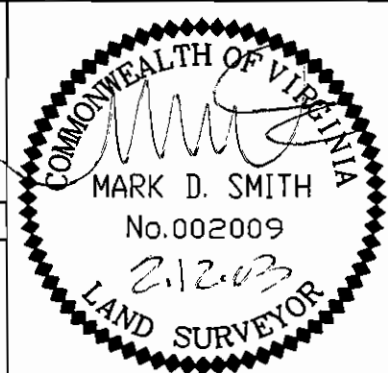


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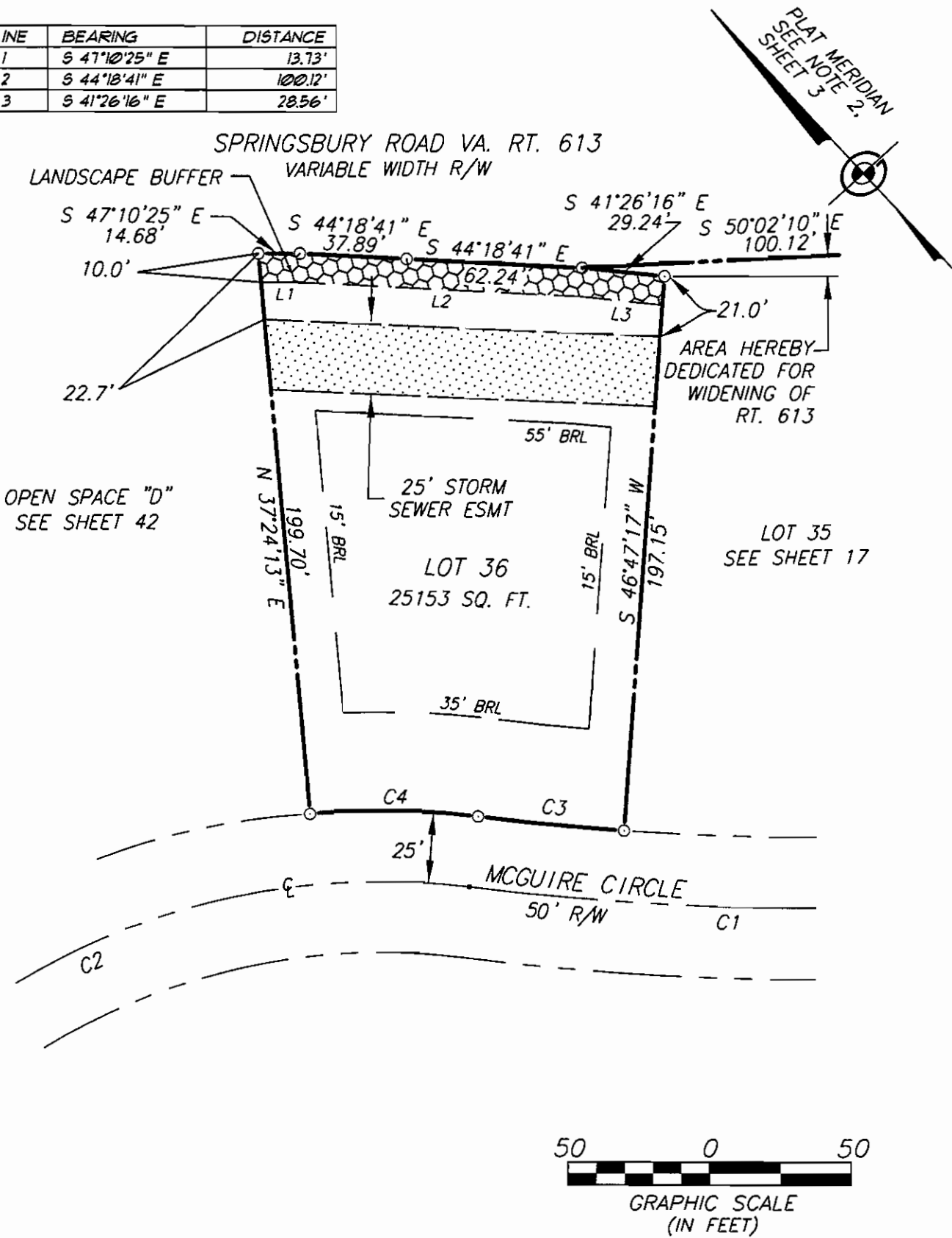
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2890 SHEET 17 OF 43

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1000.00'	122.81'	122.73'	N 43°40'37" W	07°02'10"
C2	250.00'	496.36'	418.76'	N 82°57'46" E	113°45'23"
C3	975.00'	51.95'	51.95'	N 41°41'07" W	03°03'11"
C4	275.00'	59.70'	59.58'	N 46°22'39" W	12°26'15"

LINE	BEARING	DISTANCE
L1	S 47°10'25" E	13.73'
L2	S 44°18'41" E	100.12'
L3	S 41°26'16" E	28.56'



FINAL SUBDIVISION PLAT
BERRYVILLE GLEN
BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: FEBRUARY 12, 2003

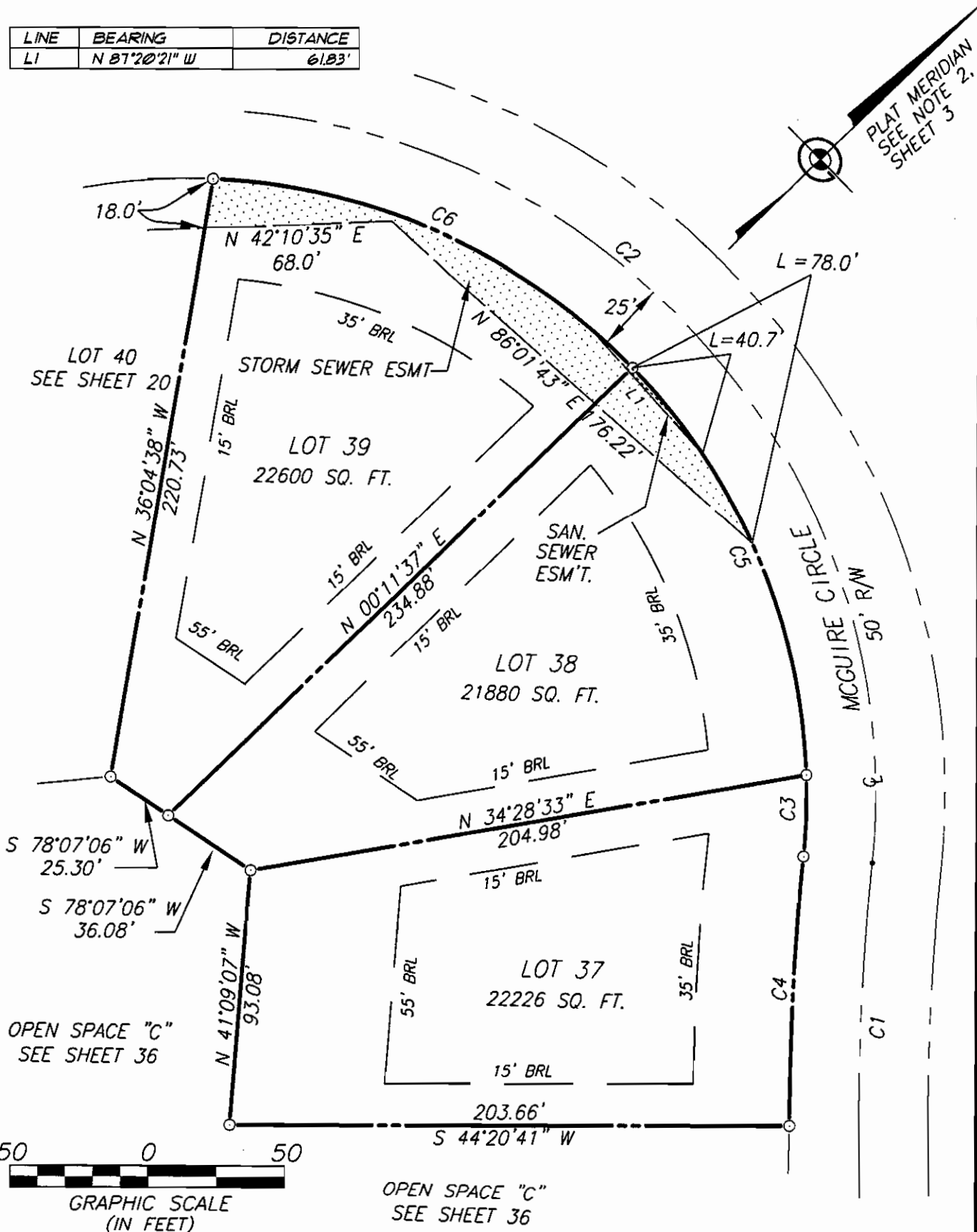
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1000.00'	122.81'	122.73'	N 43°40'37" W	07°02'10"
C2	250.00'	496.36'	418.76'	N 82°57'46" E	113°45'23"
C3	225.00'	29.78'	29.76'	S 43°57'01" E	07°34'59"
C4	1025.00'	98.33'	98.29'	S 42°54'26" E	05°29'47"
C5	225.00'	165.19'	161.50'	S 68°46'27" E	42°03'52"
C6	225.00'	171.43'	167.32'	N 68°21'57" E	43°39'19"

LINE	BEARING	DISTANCE
L1	N 87°20'21" W	61.83'

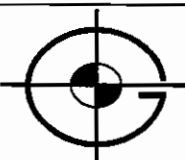


FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50' DATE: FEBRUARY 12, 2003

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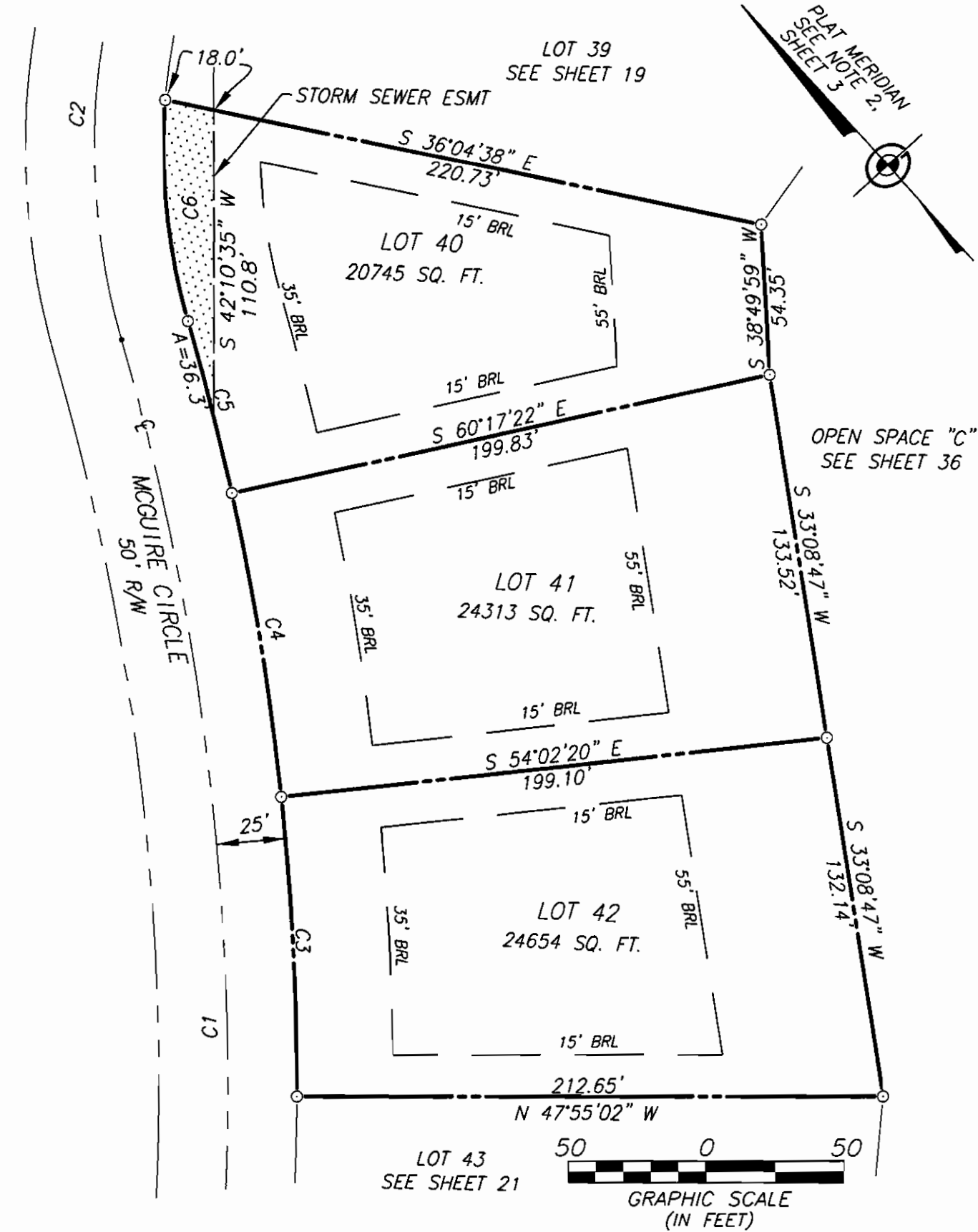
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2890 SHEET 19 OF 43

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1000.00'	508.62'	503.16'	S 40°39'20" W	29°08'31"
C2	250.00'	496.36'	418.76'	N 82°57'46" E	113°45'23"
C3	1025.00'	109.51'	109.46'	N 39°01'19" E	06°07'18"
C4	1025.00'	111.82'	111.77'	N 32°50'09" E	06°15'02"
C5	1025.00'	64.86'	64.85'	N 27°53'51" E	03°37'33"
C6	225.00'	80.32'	79.89'	N 36°18'41" E	20°27'13"



FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: FEBRUARY 12, 2003

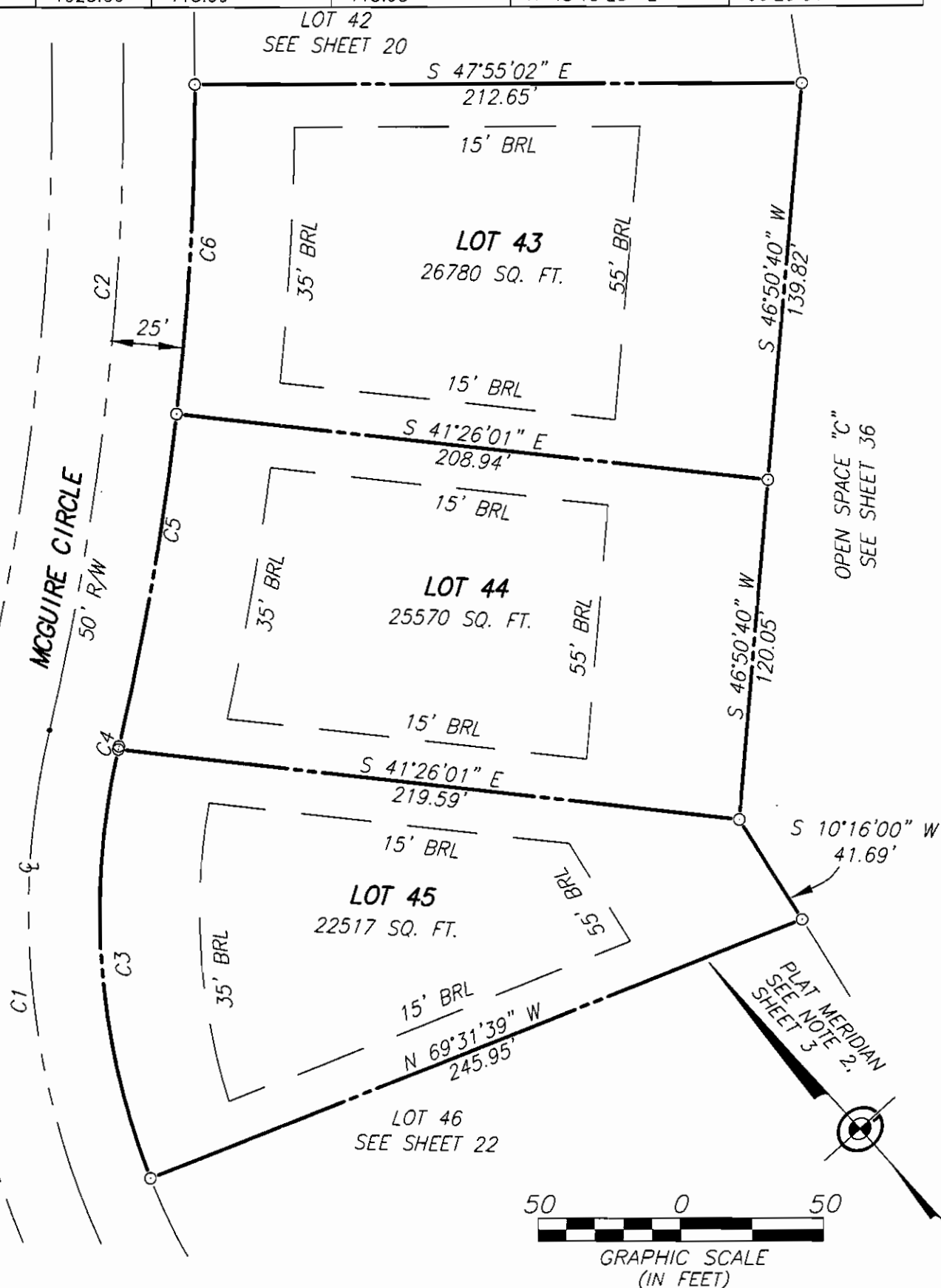
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	280.00'	619.53'	500.67'	N 08°09'34" W	126°46'21"
C2	1000.00'	508.62'	503.16'	S 40°39'20" W	29°08'31"
C3	255.00'	153.55'	151.24'	N 37°43'24" E	34°30'05"
C4	255.00'	1.12'	1.12'	N 55°06'01" E	00°15'09"
C5	1025.00'	119.15'	119.08'	N 51°53'47" E	06°39'37"
C6	1025.00'	115.99'	115.93'	N 45°19'28" E	06°29'01"



FINAL SUBDIVISION PLAT

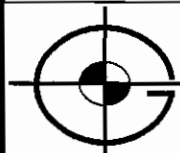
BERRYVILLE GLENBATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: FEBRUARY 12, 2003

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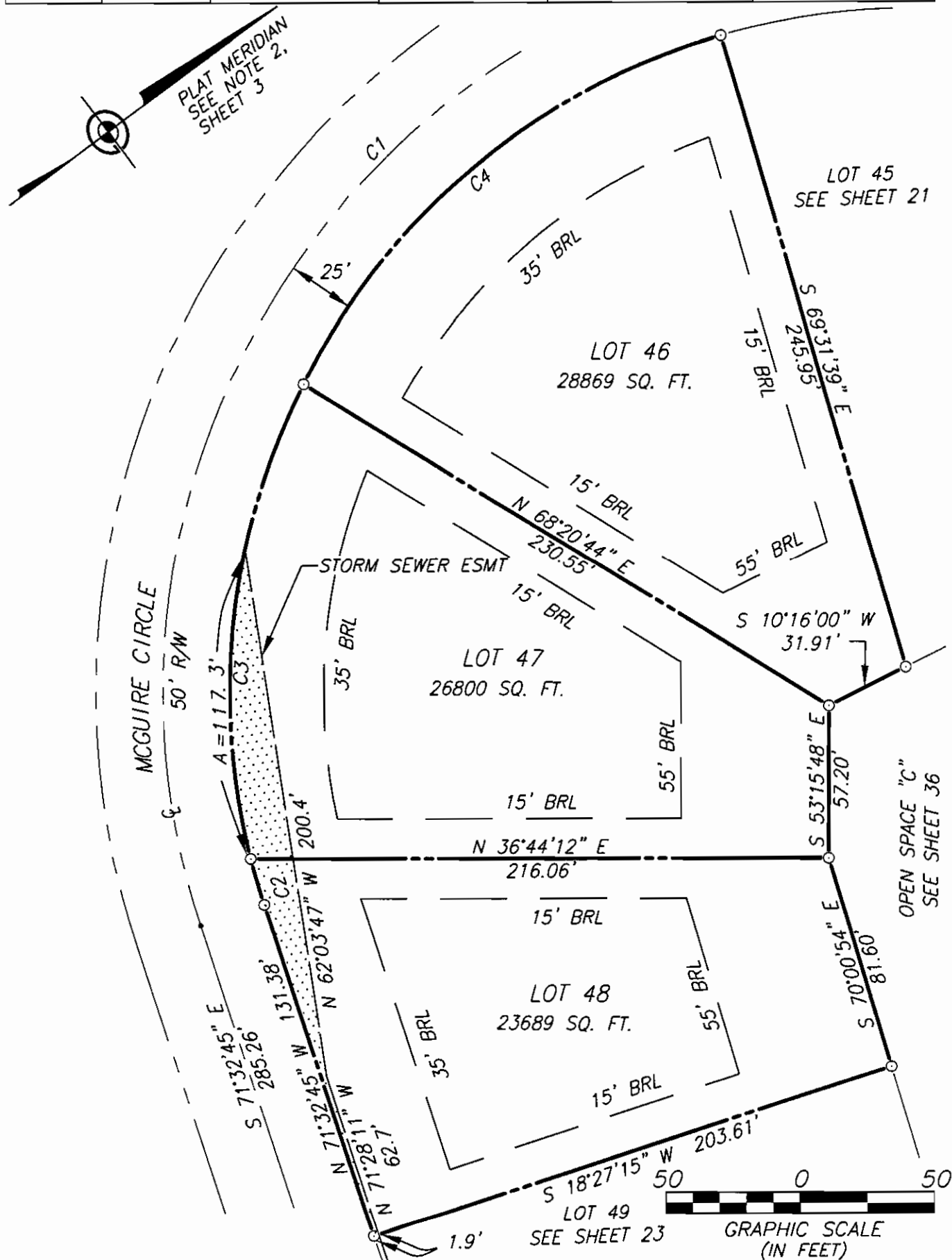
2890 SHEET 21 OF 43



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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	280.00'	619.53'	500.67'	N 08°09'34" W	126°46'21"
C2	255.00'	17.98'	17.98'	N 69°31'33" W	04°02'24"
C3	255.00'	183.02'	179.12'	N 46°56'40" W	41°07'23"
C4	255.00'	208.53'	202.77'	N 02°57'18" W	46°51'19"



FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

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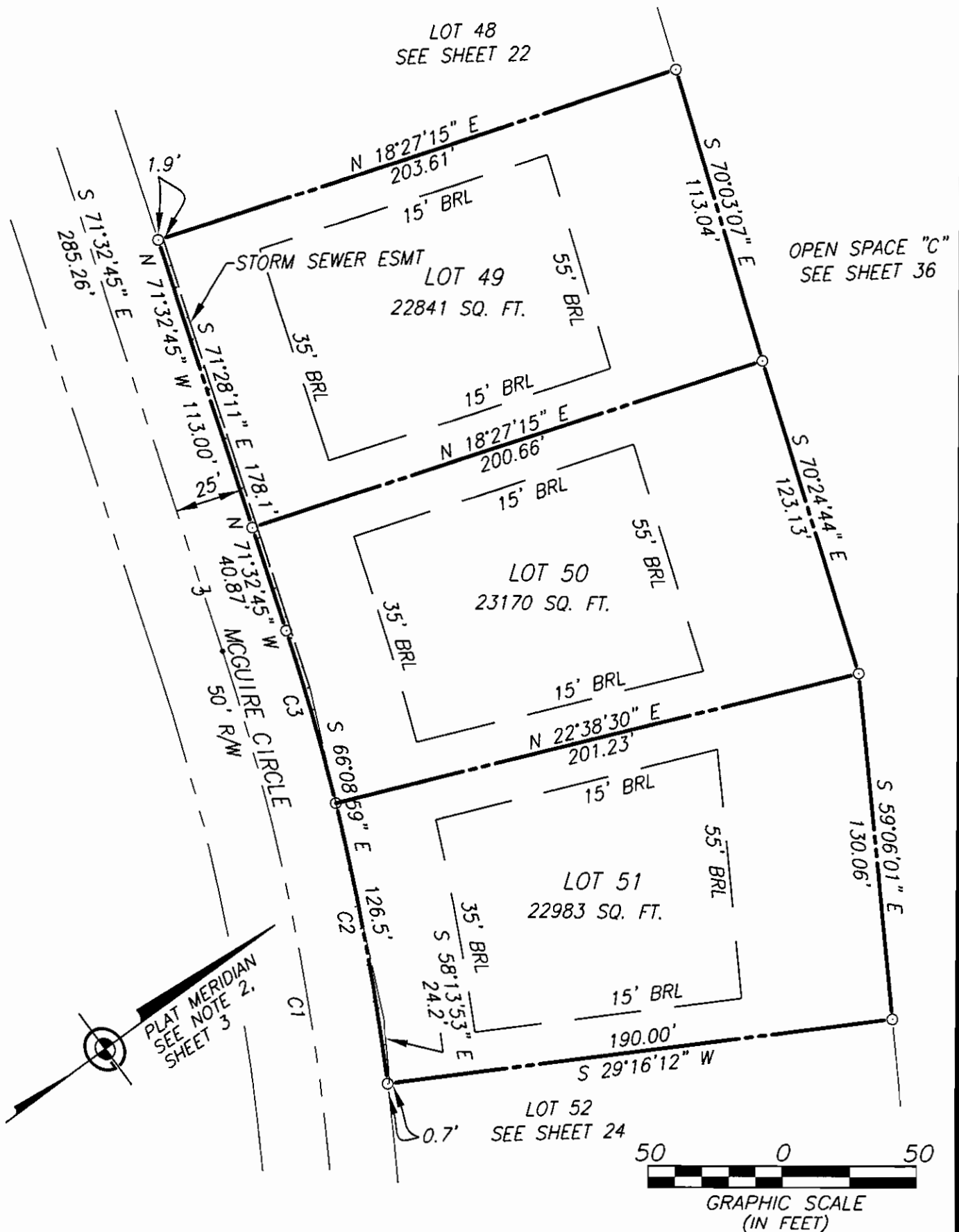
2890 SHEET 22 OF 43



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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	900.00'	556.65'	547.82'	S 53°49'37" E	35°26'16"
C2	925.00'	107.01'	106.95'	N 64°02'39" W	06°37'43"
C3	925.00'	67.60'	67.59'	N 69°27'07" W	04°11'14"

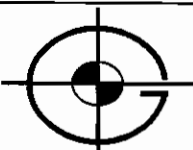


FINAL SUBDIVISION PLAT

BERRYVILLE GLENBATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

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DATE: FEBRUARY 12, 2003

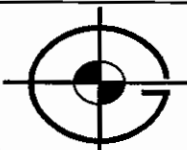
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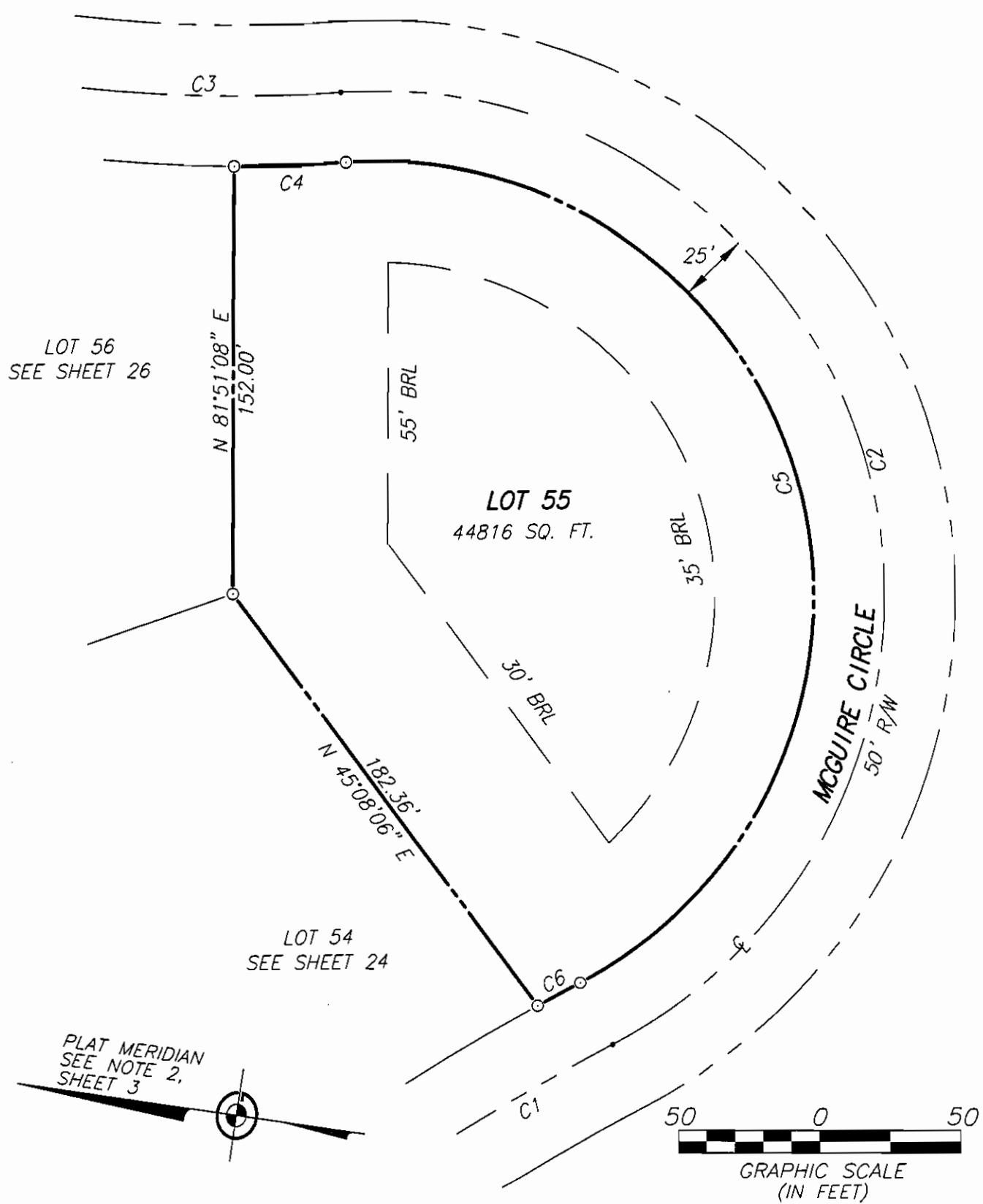
2890 SHEET 23 OF 43

2890 SHEET 24 OF 43

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	900.00'	556.65'	547.82'	S 53°49'37" E	35°26'16"
C2	180.00'	491.29'	352.38'	S 65°42'01" W	156°23'00"
C3	500.00'	458.59'	442.69'	N 13°47'02" E	52°33'04"
C4	525.00'	39.80'	39.79'	S 10°19'11" E	04°20'38"
C5	155.00'	423.06'	303.44'	S 65°42'01" W	156°23'00"
C6	925.00'	17.24'	17.24'	N 36°38'31" W	01°04'04"



FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50' DATE: FEBRUARY 12, 2003

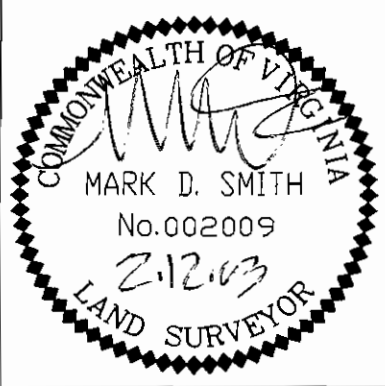


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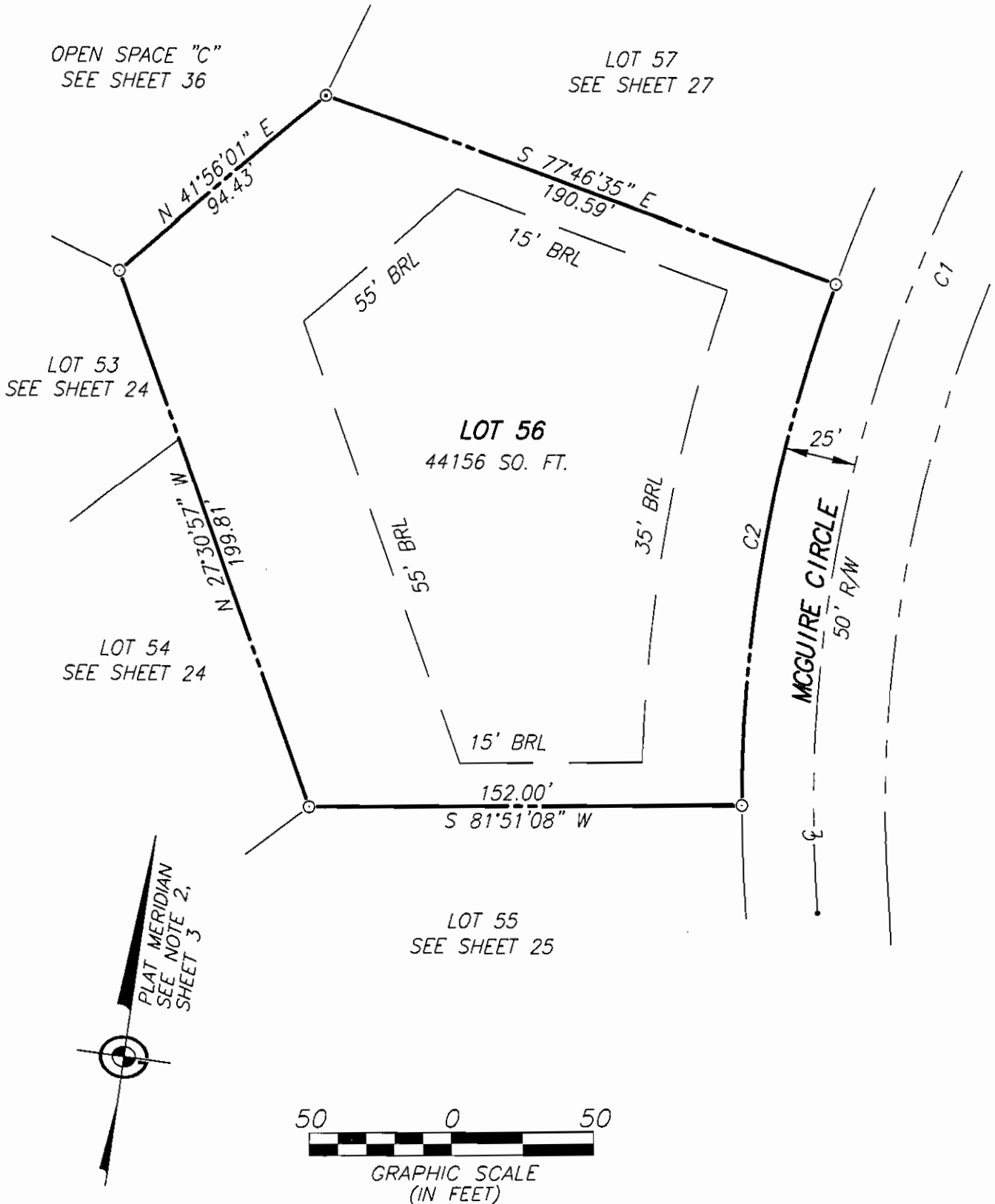
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	500.00'	458.59'	442.69'	N 13°47'02" E	52°33'04"
C2	525.00'	186.66'	185.68'	S 02°02'17" W	20°22'17"



FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50'

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PLAT MERIDIAN
SEE NOTE 2,
SHEET 3

OPEN SPACE "C"
SEE SHEET 36

LOT 58
22823 SQ. FT.

LOT 57
23507 SQ. FT.

LOT 56
SEE SHEET 26

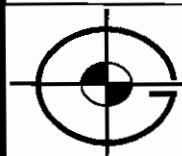
OPEN SPACE "C"
SEE SHEET 36

WATERLINE ESMT.

McGUIRE CIRCLE
50' R/W

GRAPHIC SCALE
(IN FEET)

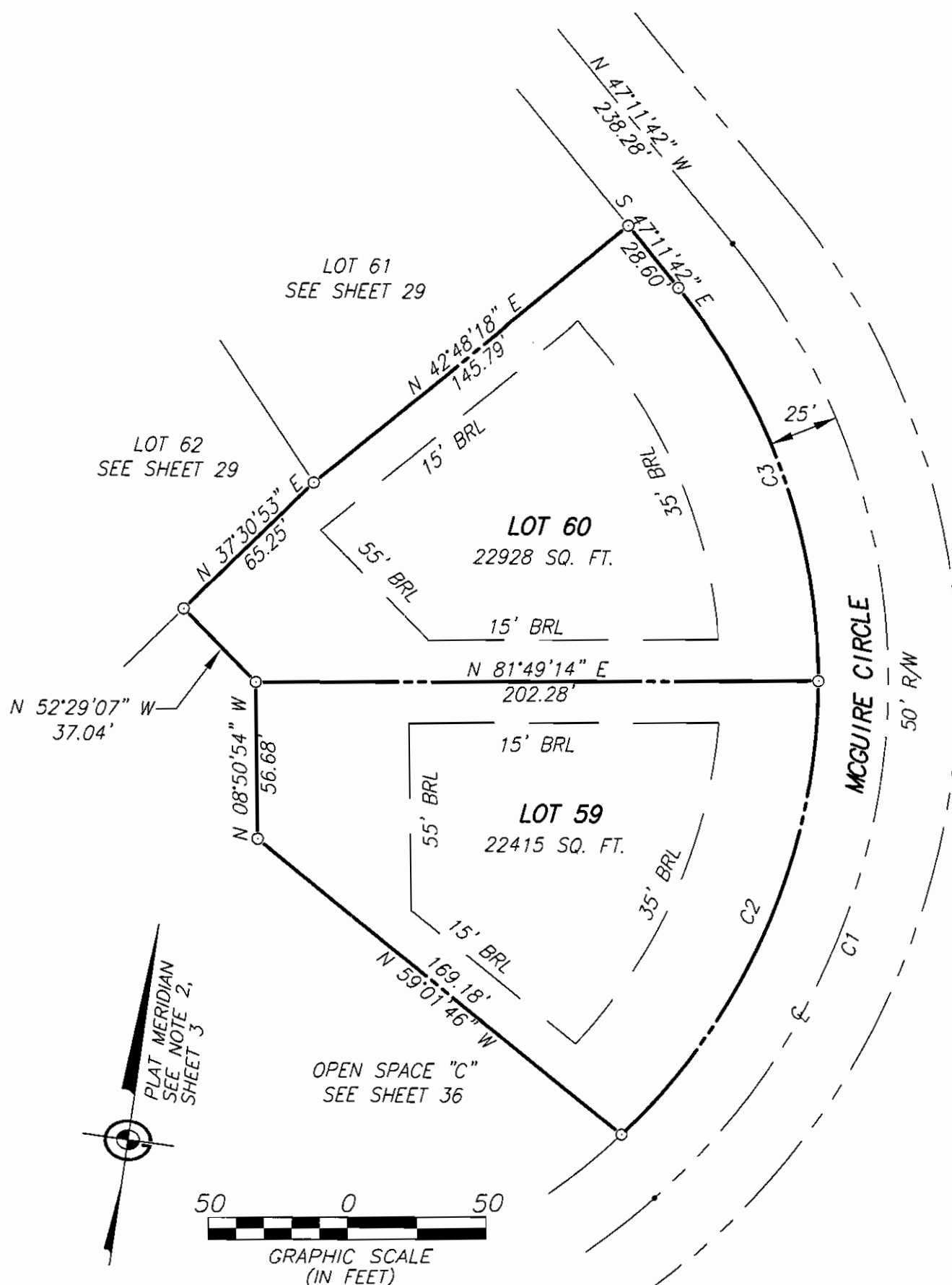
2890 SHEET 27 OF 43



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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	380.72'	344.98'	S 03°34'04" E	87°15'17"
C2	225.00'	183.02'	178.01'	S 15°07'23" W	46°36'17"
C3	225.00'	153.21'	150.27'	S 27°41'14" E	39°00'57"



FINAL SUBDIVISION PLAT

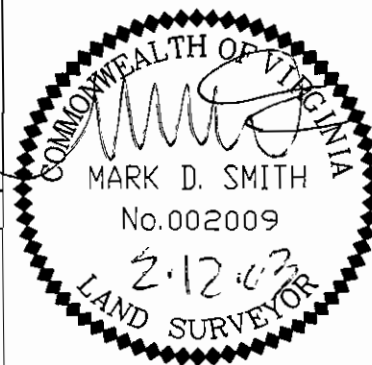
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TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: FEBRUARY 12, 2003

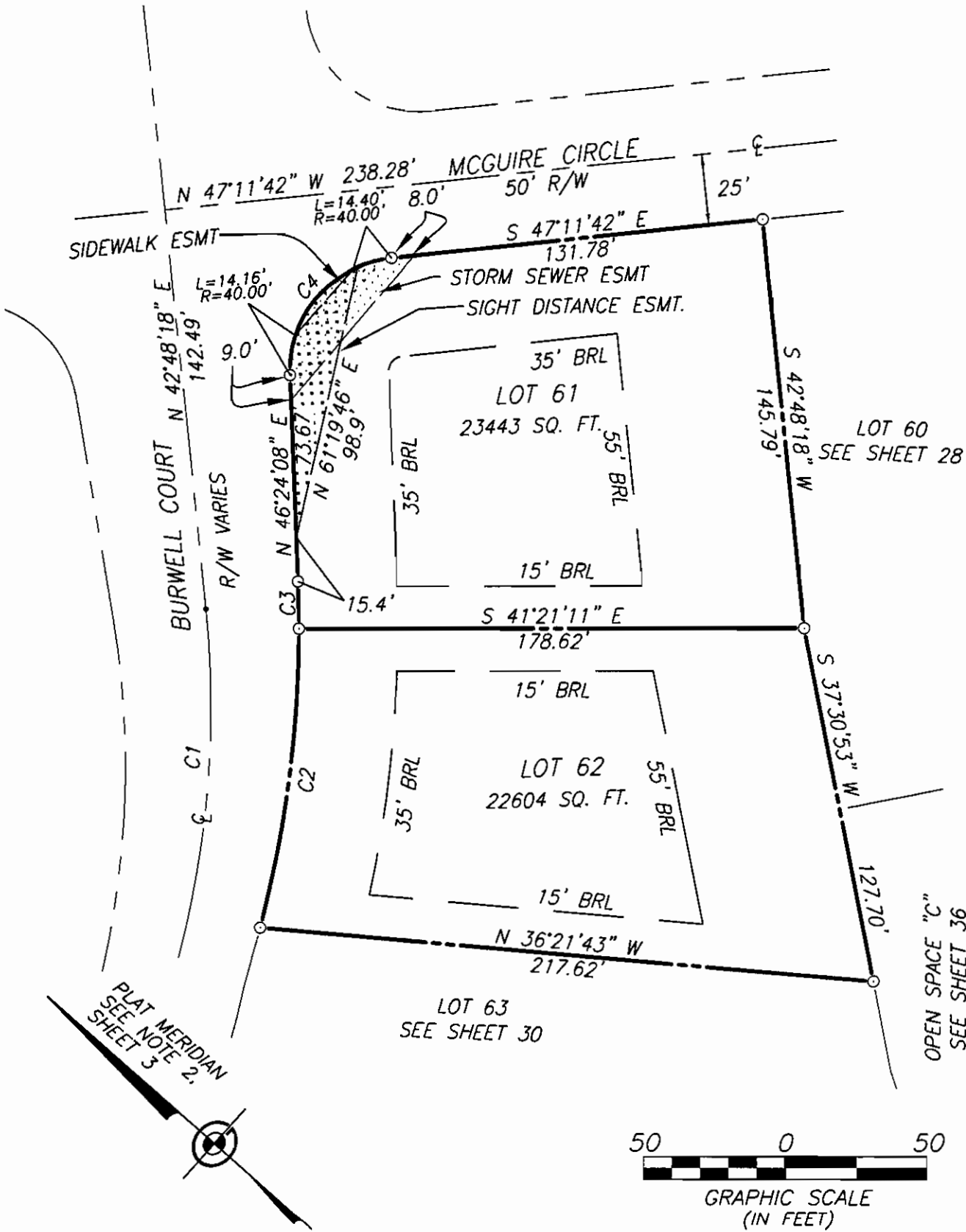
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2890 SHEET 28 OF 43

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	350.00'	124.89'	124.23'	S 53°01'37" W	20°26'39"
C2	425.00'	107.50'	107.22'	N 55°53'36" E	14°29'34"
C3	425.00'	16.65'	16.65'	N 47°31'29" E	02°14'41"
C4	40.00'	60.32'	54.76'	N 89°36'11" E	86°24'06"



FINAL SUBDIVISION PLAT
BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

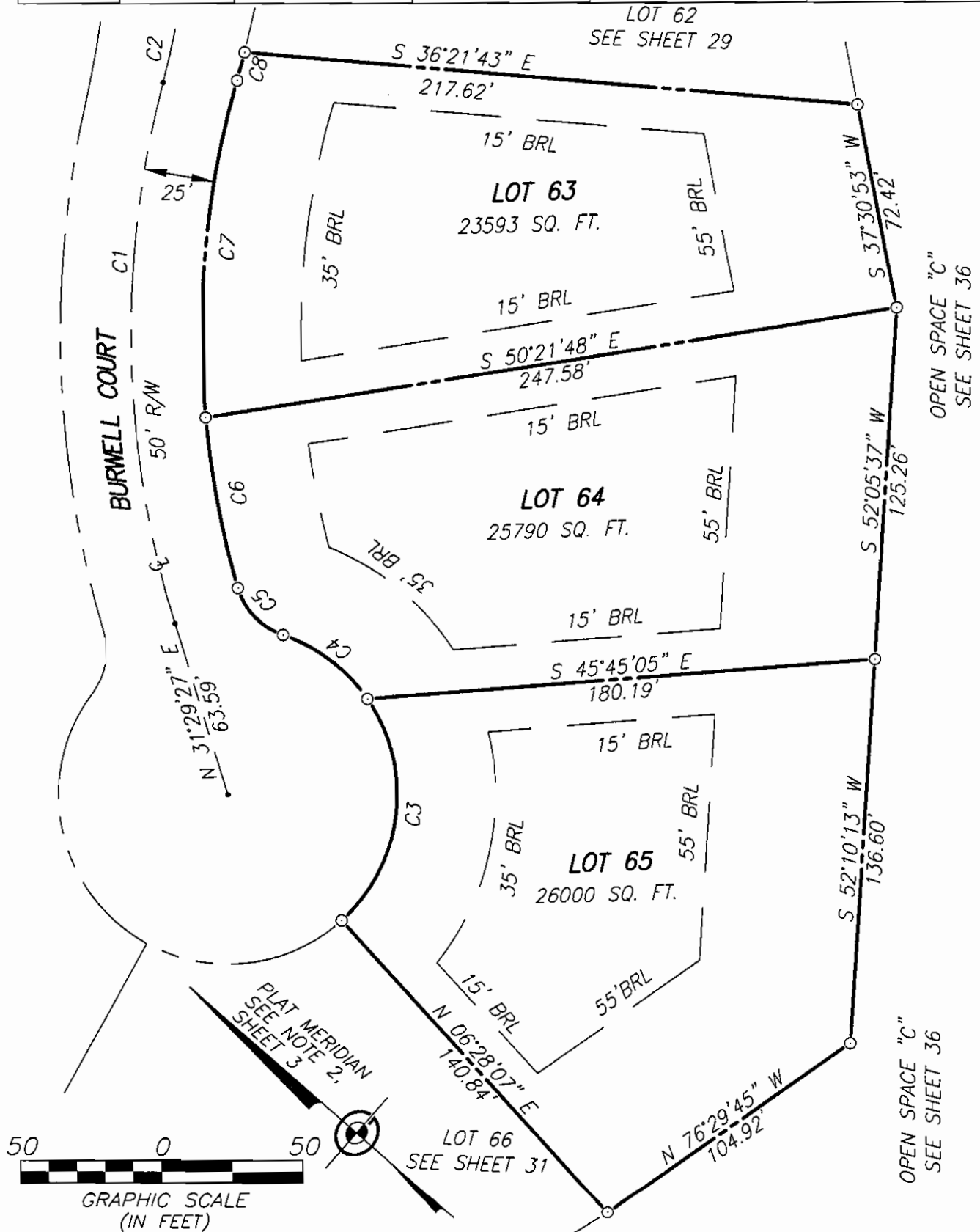
SCALE: 1" = 50' DATE: FEBRUARY 12, 2003

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	350.00'	194.00'	191.53'	N 47°22'12" E	31°45'30"
C2	350.00'	124.89'	124.23'	S 53°01'37" W	20°26'39"
C3	60.00'	86.33'	79.07'	N 55°15'01" E	82°26'11"
C4	60.00'	38.19'	37.55'	N 04°12'16" W	36°28'23"
C5	25.00'	23.96'	23.05'	N 05°00'49" E	54°54'33"
C6	325.00'	61.89'	61.79'	N 37°55'24" E	10°54'37"
C7	325.00'	119.99'	119.31'	N 53°57'19" E	21°09'14"
C8	425.00'	10.33'	10.33'	N 63°50'10" E	01°23'34"



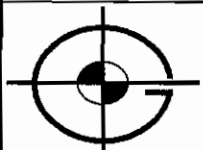
FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50'

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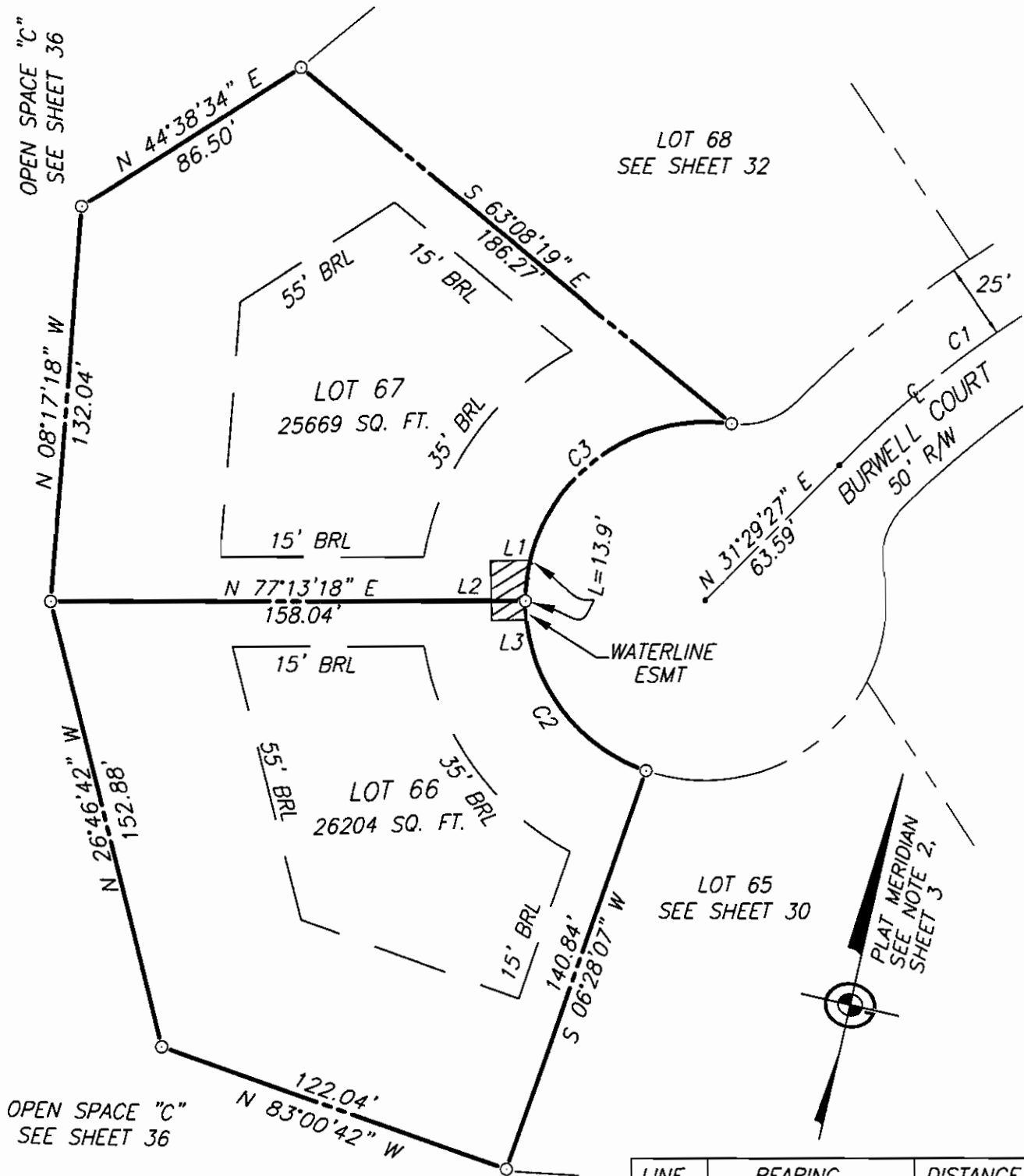
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	350.00'	194.00'	191.53'	N 47°22'12" E	31°45'30"
C2	60.00'	74.09'	69.47'	S 48°09'18" E	70°45'11"
C3	60.00'	102.90'	90.75'	S 36°21'15" W	98°15'55"



LINE	BEARING	DISTANCE
L1	S 76°29'27" W	13.1'
L2	S 13°30'33" E	20.0'
L3	N 76°29'27" E	11.6'

FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

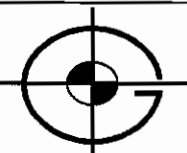
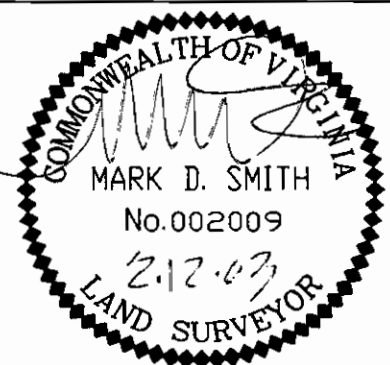
BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

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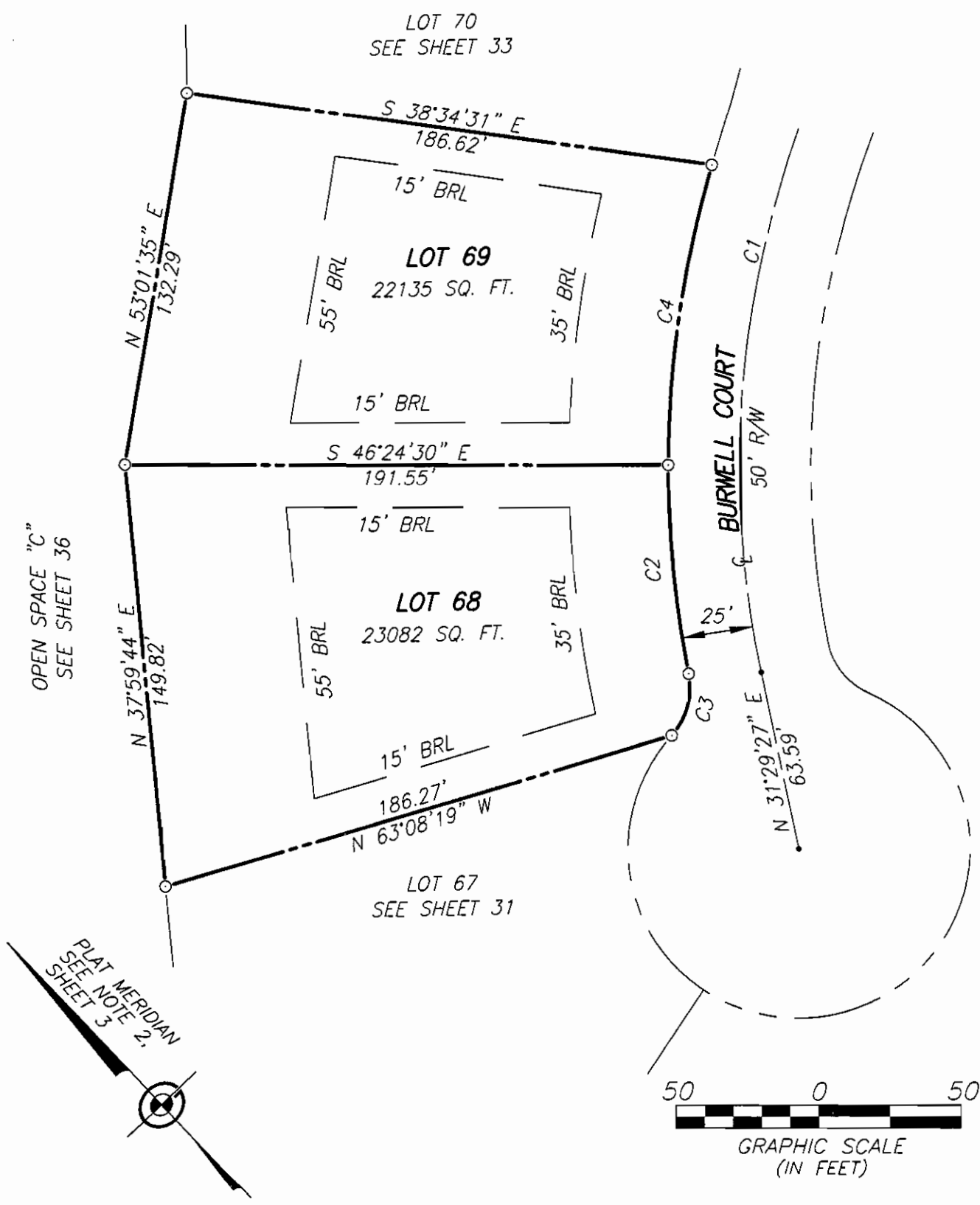


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2890 SHEET 31 OF 43

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	350.00'	194.00'	191.53'	N 47°22'12" E	31°45'30"
C2	375.00'	74.35'	74.23'	S 37°54'42" W	11°21'35"
C3	25.00'	23.24'	22.41'	S 58°51'34" W	53°15'18"
C4	375.00'	106.49'	106.13'	S 51°43'37" W	16°16'15"



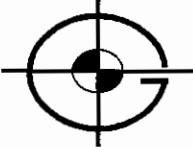
FINAL SUBDIVISION PLAT
BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50' DATE: FEBRUARY 12, 2003

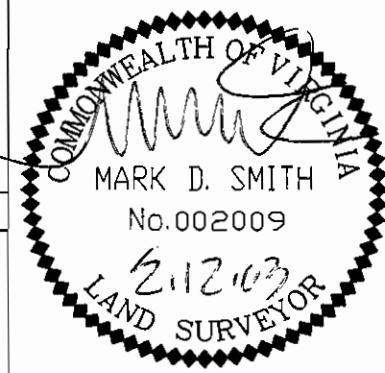
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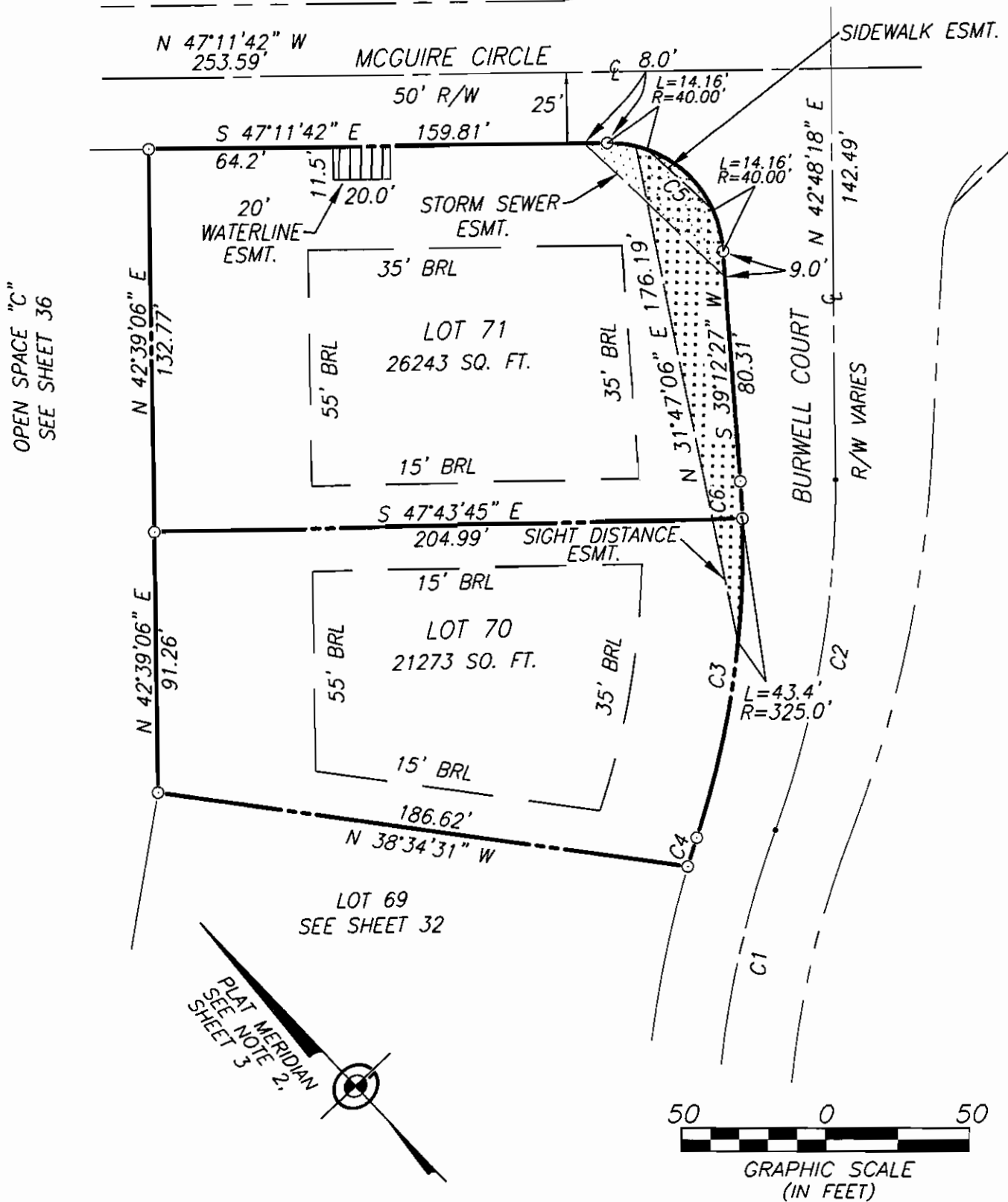


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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	350.00'	194.00'	191.53'	N 47°22'12" E	31°45'30"
C2	350.00'	124.89'	124.23'	S 53°01'37" W	20°26'39"
C3	325.00'	113.02'	112.45'	S 51°30'06" W	19°55'30"
C4	375.00'	10.48'	10.48'	S 60°39'48" W	01°36'07"
C5	40.00'	60.32'	54.77'	S 03°59'37" E	86°24'10"
C6	325.00'	13.23'	13.23'	S 40°22'24" W	02°19'54"



FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50'

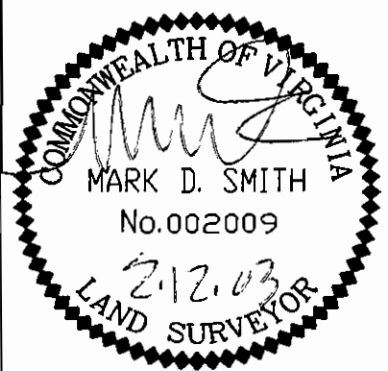
DATE: FEBRUARY 12, 2003

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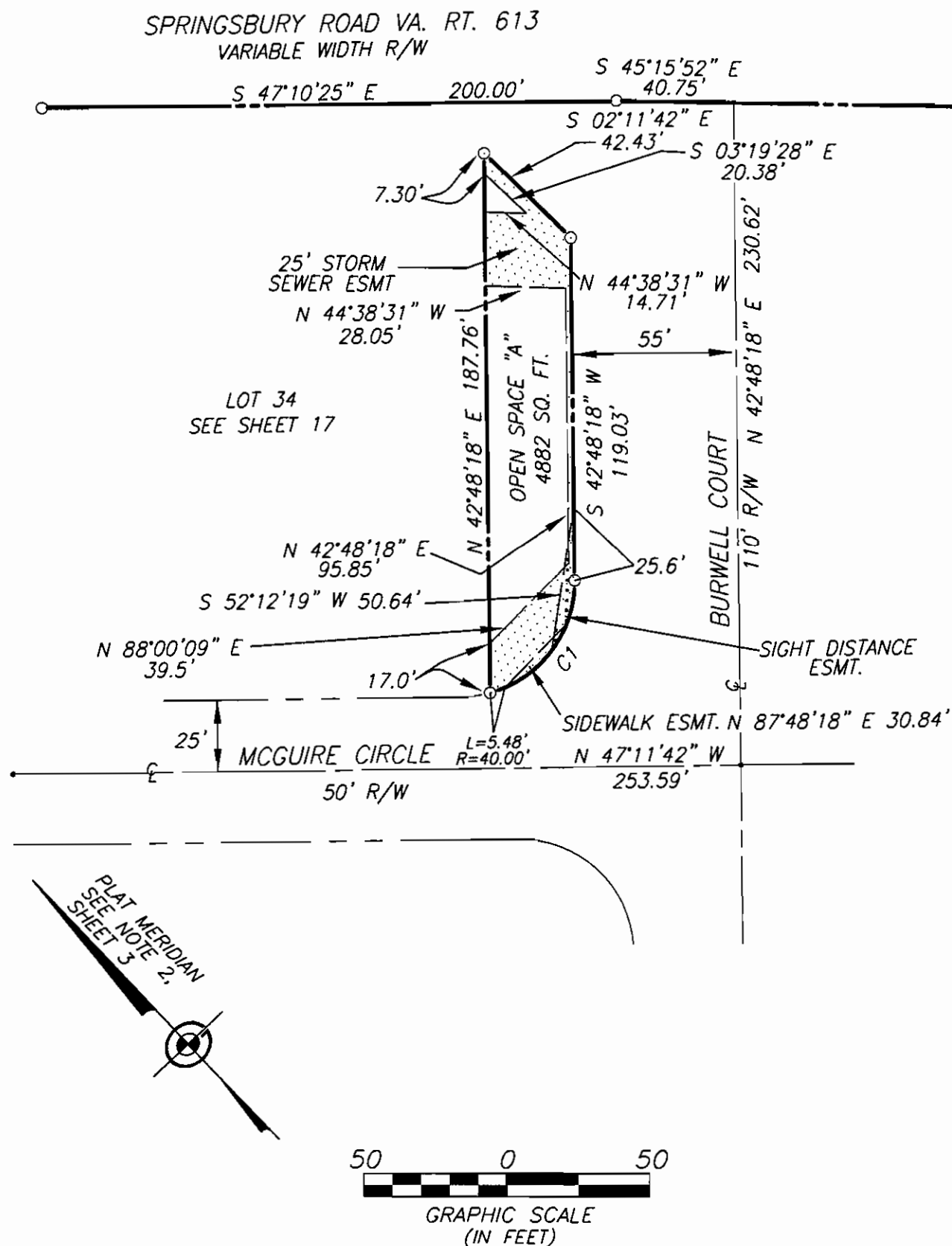
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2890 SHEET 33 OF 43

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	52.72'	48.99'	S 80°33'58" W	75°31'21"



FINAL SUBDIVISION PLAT

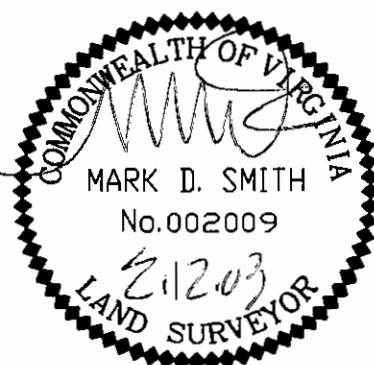
BERRYVILLE GLENBATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: FEBRUARY 12, 2003

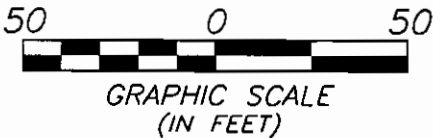
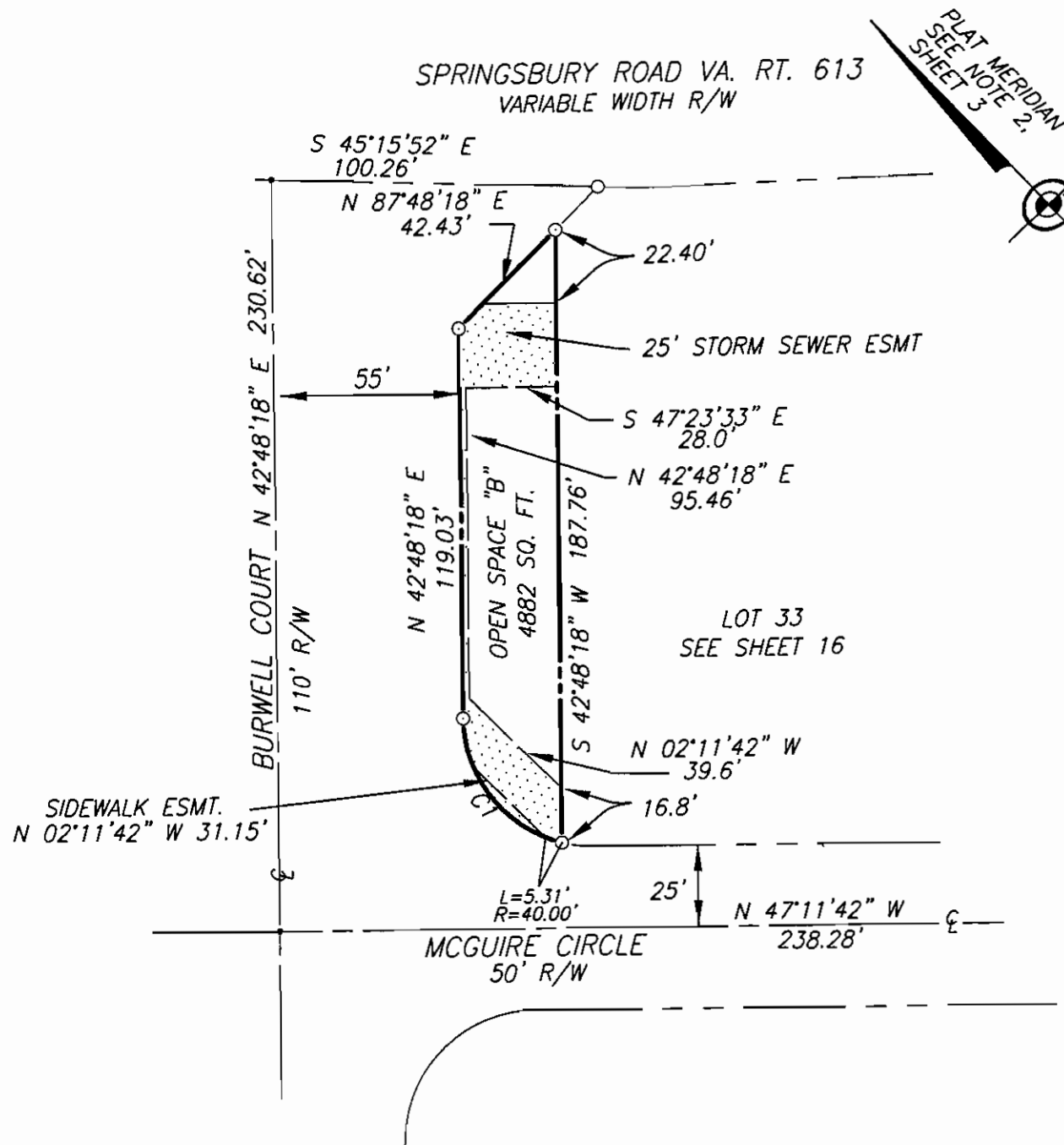
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2890 SHEET 34 OF 43

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	52.72'	48.99'	N 05°02'37" E	75°31'21"



FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: FEBRUARY 12, 2003

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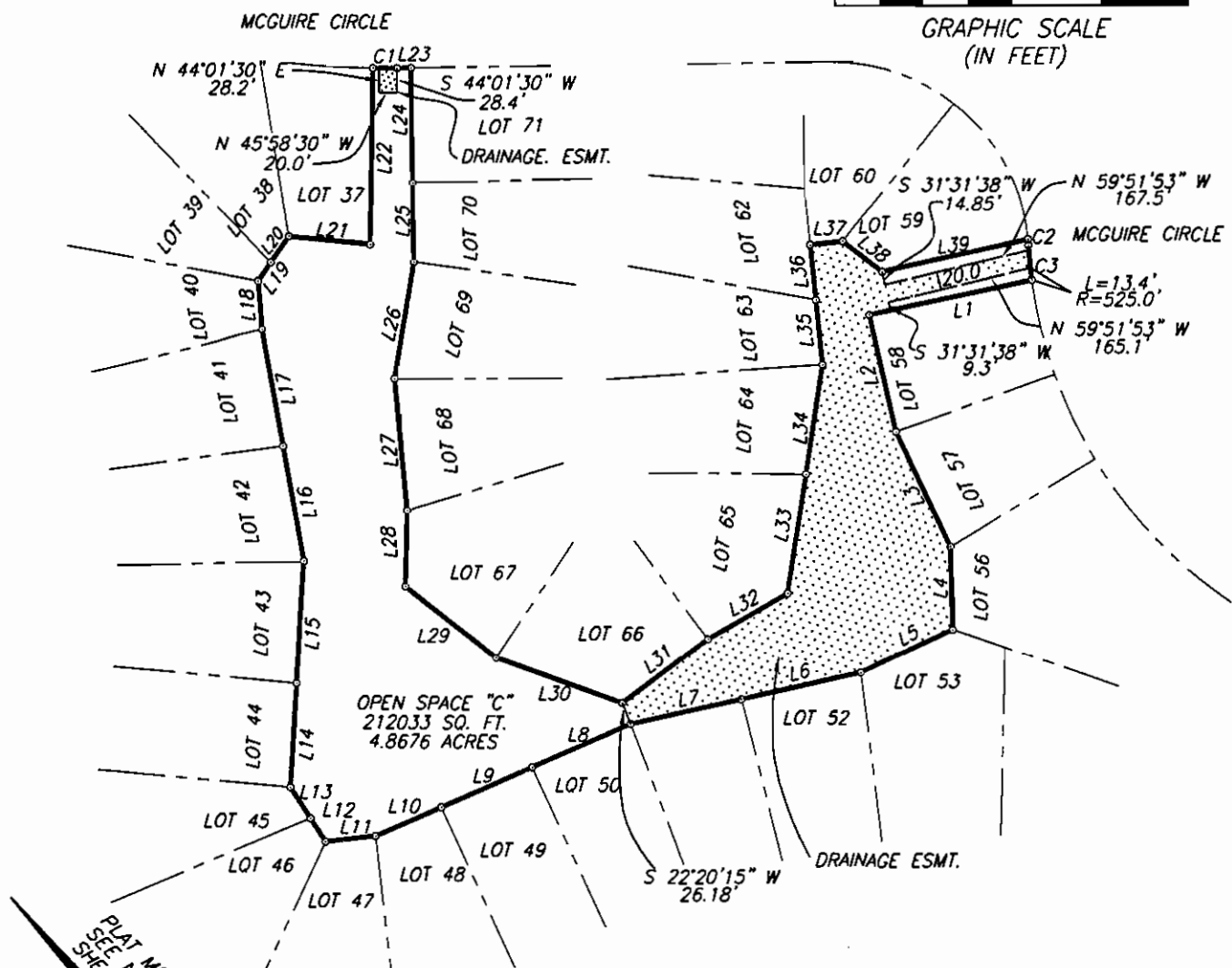
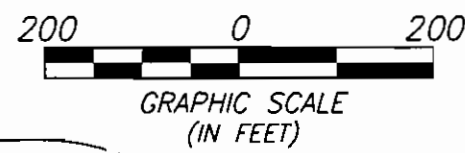
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2890 SHEET 35 OF 43

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1025.00'	27.55'	27.55'	S 46°25'31" E	01°32'23"
C2	225.00'	6.42'	6.42'	S 39°14'33" W	01°38'03"
C3	525.00'	39.73'	39.72'	S 37°53'29" W	04°20'11"



LINE	BEARING	DISTANCE
L1	N 58°28'22" W	188.02'
L2	S 30°28'18" W	134.87'
L3	S 17°58'41" W	144.14'
L4	S 41°56'01" W	94.43'
L5	N 71°38'34" W	114.94'
L6	N 59°06'01" W	139.53'
L7	N 59°06'01" W	130.06'
L8	N 70°24'44" W	123.13'
L9	N 70°03'07" W	113.04'
L10	N 70°00'54" W	81.60'
L11	N 53°15'48" W	57.20'
L12	N 10°16'00" E	31.91'
L13	N 10°16'00" E	41.69'
L14	N 46°50'40" E	120.05'
L15	N 46°50'40" E	139.82'
L16	N 33°08'47" E	132.14'
L17	N 33°08'47" E	133.52'
L18	N 38°49'59" E	54.35'
L19	N 78°07'06" E	25.30'
L20	N 78°07'06" E	36.08'

LINE	BEARING	DISTANCE
L21	S 41°09'07" E	93.08'
L22	N 44°20'41" E	203.66'
L23	S 47°11'42" E	15.88'
L24	S 42°39'06" W	132.77'
L25	S 42°39'06" W	91.26'
L26	S 53°01'35" W	132.29'
L27	S 37°59'44" W	149.82'
L28	S 44°38'34" W	86.50'
L29	S 08°17'18" E	132.04'
L30	S 26°46'42" E	152.88'
L31	S 83°00'42" E	122.04'
L32	S 76°29'45" E	104.92'
L33	N 52°10'13" E	136.60'
L34	N 52°05'37" E	125.26'
L35	N 37°30'53" E	72.42'
L36	N 37°30'53" E	62.45'
L37	S 52°29'07" E	37.04'
L38	S 08°50'54" E	56.68'
L39	S 59°01'46" E	169.18'

FINAL SUBDIVISION PLAT
BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 200' DATE: FEBRUARY 12, 2003

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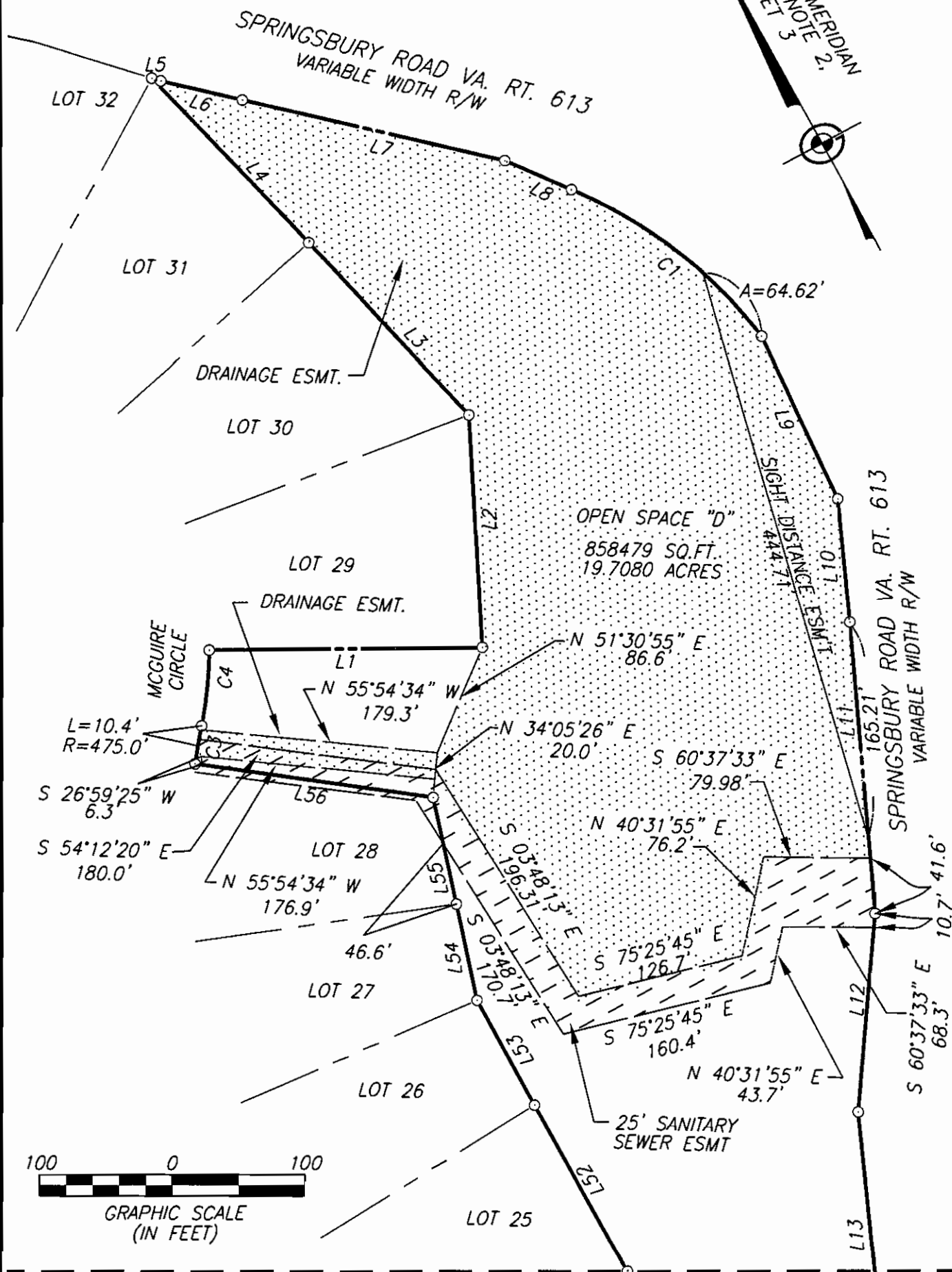
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COMMONWEALTH OF VIRGINIA
MARK D. SMITH
No.002009
2.12.03
LAND SURVEYOR

SEE SHEET 43 FOR CURVE AND LINE TABLE

PLAT MERIDIAN
SEE NOTE 2,
SHEET 3



MATCHLINE SHEET 38

FINAL SUBDIVISION PLAT

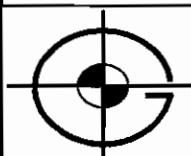
BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: FEBRUARY 12, 2003

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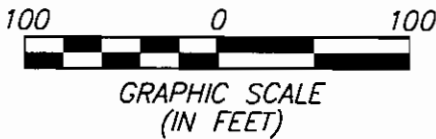
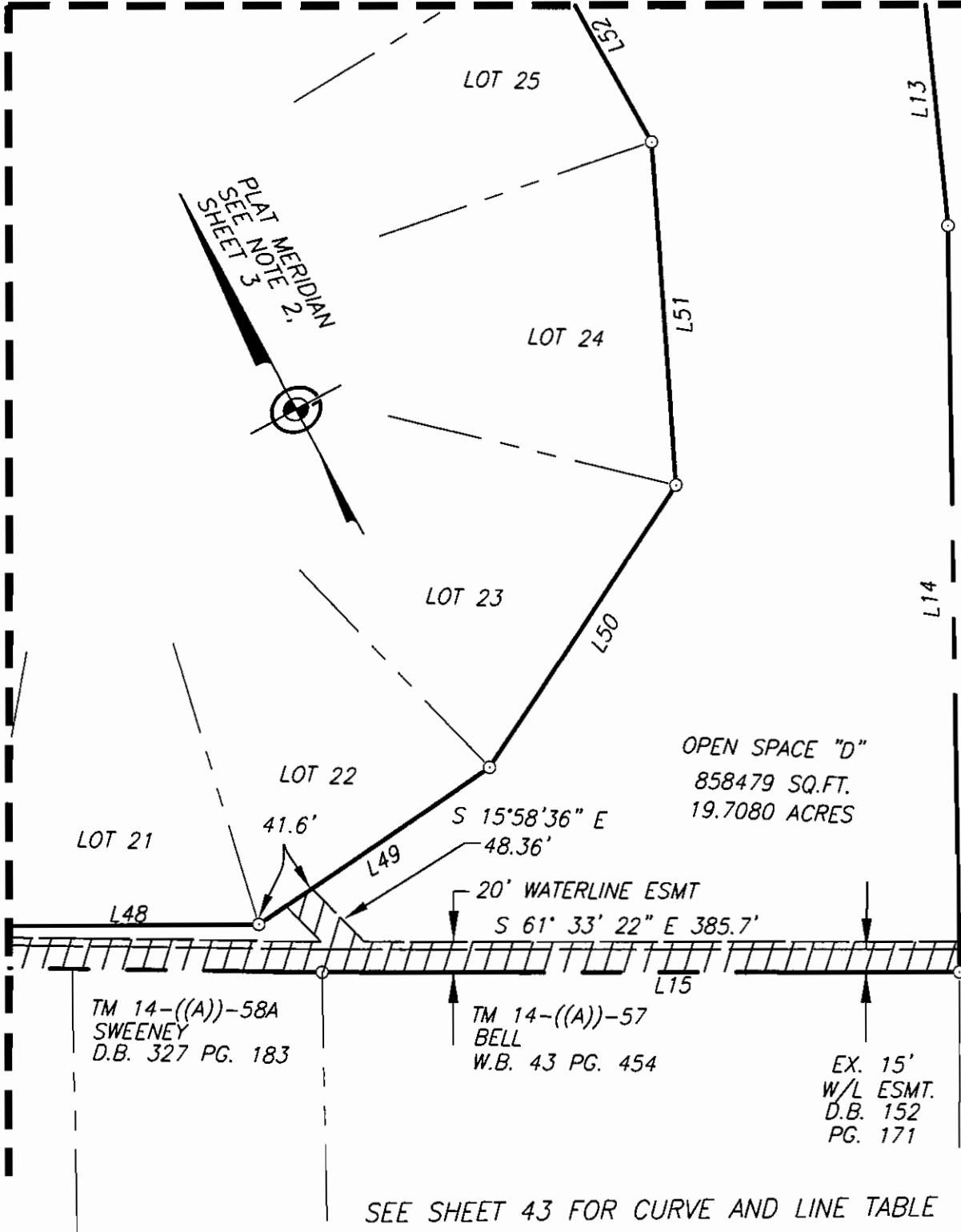


2890 SHEET 37 OF 43

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MATCHLINE SHEET 39

MATCHLINE SHEET 37



FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

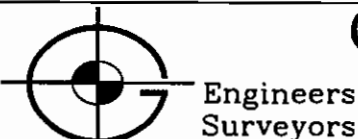
BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 100'

DATE: FEBRUARY 12, 2003

GREENWAY ENGINEERING

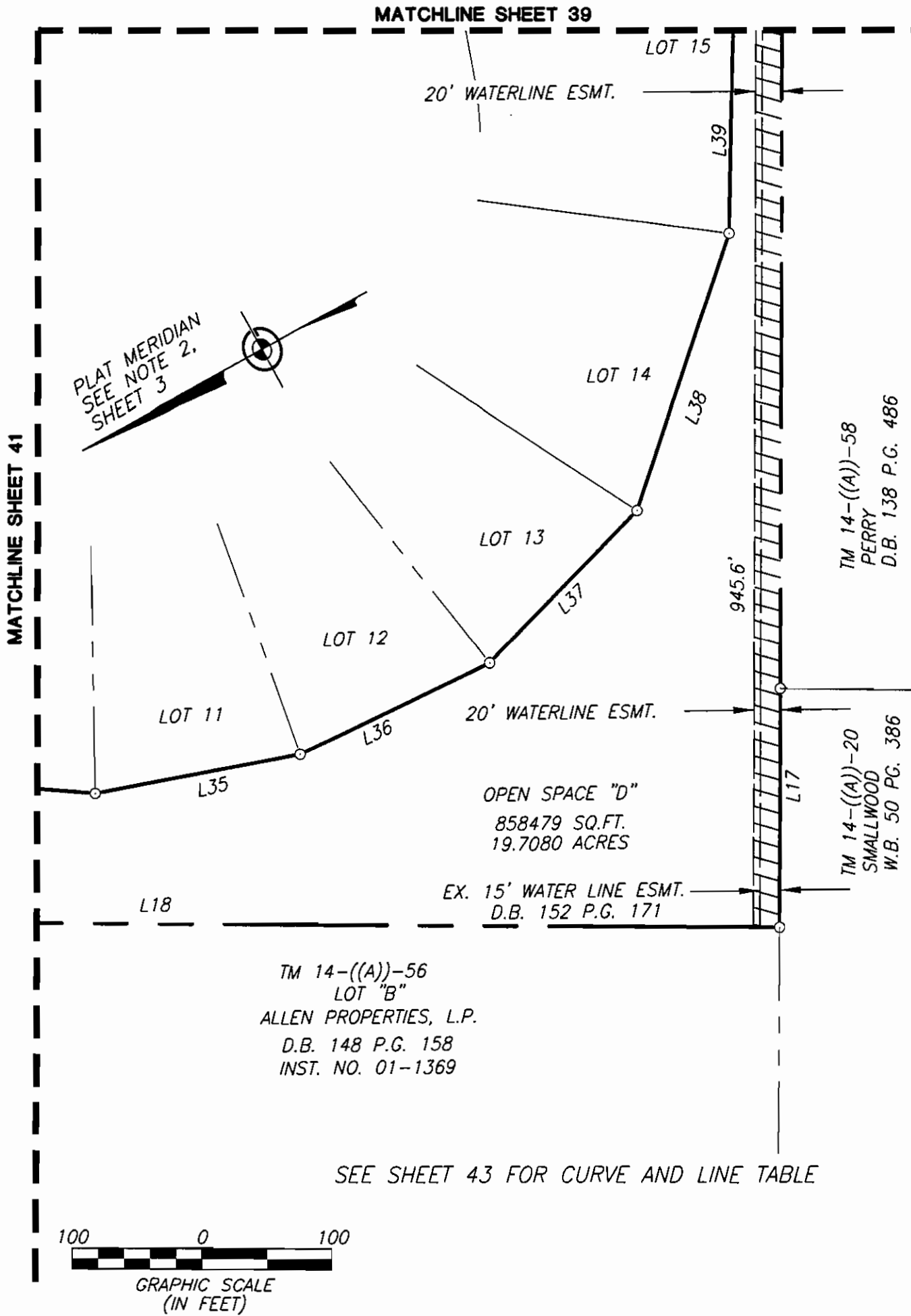
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2890 SHEET 38 OF 43

2890 SHEET 39 OF 43



FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 100'

DATE: FEBRUARY 12, 2003

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2890 SHEET 40 OF 43

MATCHLINE SHEET 42

E SHEET 43 FOR CURVE AND LINE TABLE

TM 14-((A))-55
DANDRIDGE B. ALLEN &
GAY M. ALLEN
D.B. 264 P.G. 473
INST. NO. 01-1369

PLAT MERIDIAN
SHEET 3
NOTE 2.

OPEN SPACE "D"
858479 SQ.FT.
19.7080 ACRES

LOT 3

LOT 4

LOT 5

LOT 6

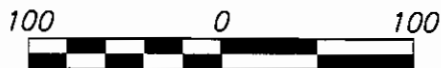
LOT 7

LOT 8

LOT 9

LOT 10

TM 14-((A))-56
ALLEN PROPERTIES, L.P.
LOT "B"
D.B. 148 P.G. 158
INST. NO. 01-1369



GRAPHIC SCALE
(IN FEET)

MATCHLINE SHEET 40

FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 100'

DATE: FEBRUARY 12, 2003

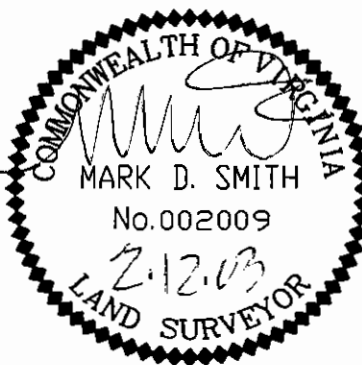
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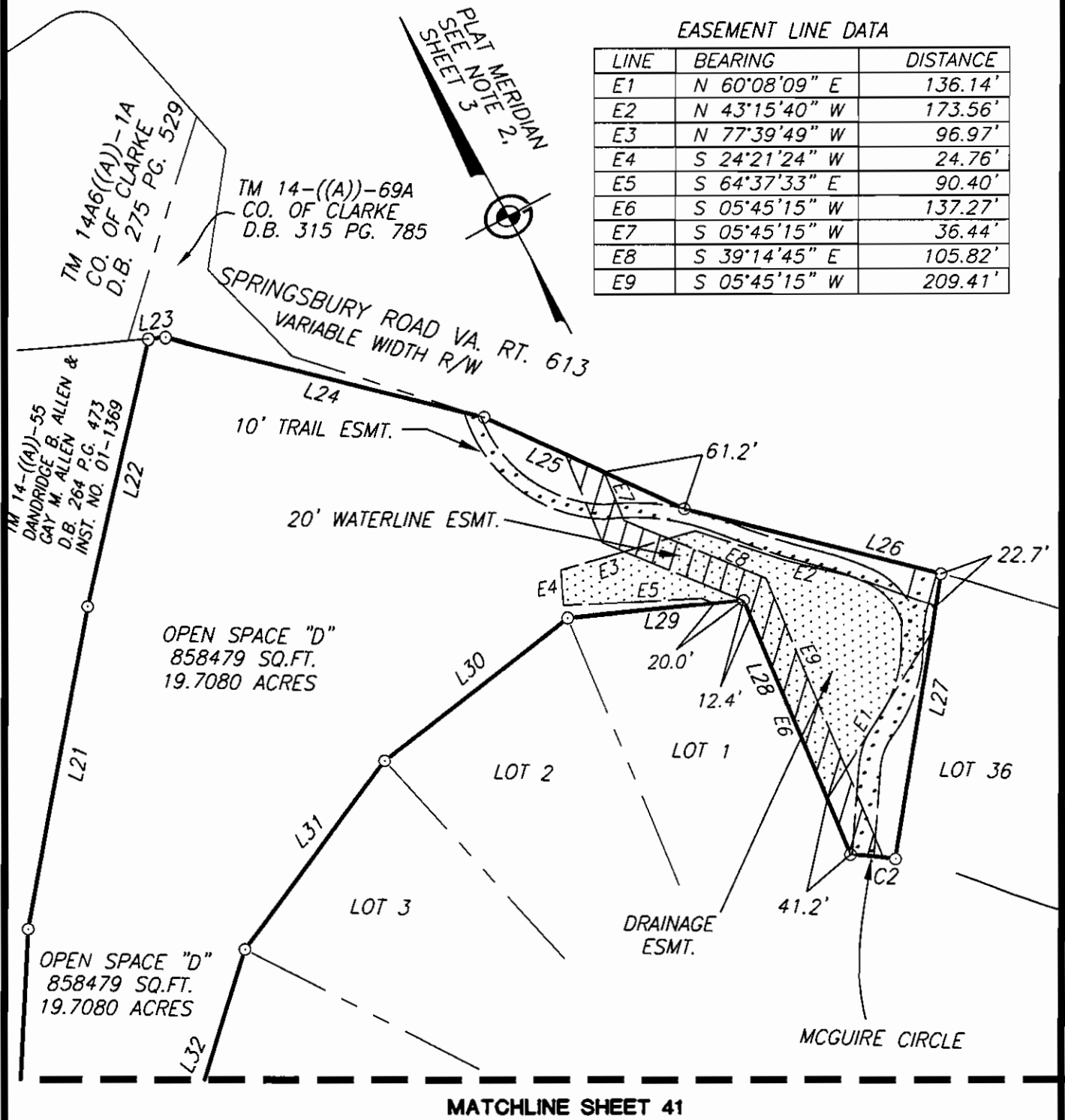


2890 SHEET 41 OF 43

SEE SHEET 43 FOR CURVE AND LINE TABLE

EASEMENT LINE DATA

LINE	BEARING	DISTANCE
E1	N 60°08'09" E	136.14'
E2	N 43°15'40" W	173.56'
E3	N 77°39'49" W	96.97'
E4	S 24°21'24" W	24.76'
E5	S 64°37'33" E	90.40'
E6	S 05°45'15" W	137.27'
E7	S 05°45'15" W	36.44'
E8	S 39°14'45" E	105.82'
E9	S 05°45'15" W	209.41'



FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

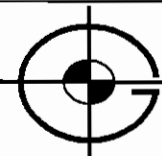
BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: 1" = 100'

DATE: FEBRUARY 12, 2003

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2890 SHEET 42 OF 43

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	360.14'	182.28'	180.35'	S 24°00'14" E	29°00'01"
C2	275.00'	31.05'	31.04'	N 55°49'53" W	06°28'12"
C3	475.00'	29.07'	29.07'	N 38°18'22" E	03°30'25"
C4	275.00'	57.89'	57.78'	N 34°01'46" E	12°03'38"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 62°00'03" E	206.14'
L2	N 25°11'06" E	176.29'
L3	N 14°51'26" W	176.18'
L4	N 14°51'26" W	171.71'
L5	S 44°18'41" E	7.15'
L6	S 48°15'00" E	62.89'
L7	S 48°15'00" E	203.29'
L8	S 37°38'32" E	55.05'
L9	S 03°27'18" W	135.04'
L10	S 22°52'54" W	93.29'
L11	S 23°31'53" W	220.82'
L12	S 33°08'13" W	150.75'
L13	S 22°31'38" W	175.64'
L14	S 27°25'35" W	484.06'
L15	N 61°33'22" W	413.16'
L16	N 60°56'05" W	1528.05'
L17	N 60°52'26" W	184.05'
L18	N 29°20'43" E	978.26'
L19	S 41°46'51" E	126.14'
L20	N 31°07'22" E	445.65'
L21	N 38°51'35" E	227.22'
L22	N 41°08'53" E	190.39'
L23	S 66°09'29" E	11.89'
L24	S 47°27'24" E	227.11'
L25	S 36°48'33" E	152.98'
L26	S 47°10'25" E	182.36'
L27	S 37°24'13" W	199.70'
L28	N 05°45'15" E	190.87'
L29	N 67°07'22" W	122.43'

L30	S 80°23'37" W	161.07'
L31	S 64°58'23" W	162.05'
L32	S 45°14'50" W	163.13'
L33	S 42°48'56" W	540.13'
L34	S 33°39'25" W	162.70'
L35	S 18°00'49" W	160.36'
L36	S 03°29'35" W	161.89'
L37	S 17°13'00" E	163.84'
L38	S 42°41'00" E	223.00'
L39	S 59°56'06" E	203.46'
L40	N 18°27'15" E	210.96'
L41	S 71°32'45" E	224.87'
L42	S 18°27'15" W	214.05'
L43	S 70°53'53" E	111.23'
L44	S 65°46'38" E	92.50'
L45	S 52°44'00" E	97.04'
L46	S 46°12'17" E	109.90'
L47	S 46°12'17" E	130.34'
L48	S 62°06'25" E	181.55'
L49	N 84°22'59" E	180.86'
L50	N 61°40'20" E	220.53'
L51	N 24°15'57" E	222.41'
L52	N 00°48'17" W	144.03'
L53	N 00°14'20" W	90.73'
L54	N 16°12'39" E	74.64'
L55	N 16°12'39" E	82.11'
L56	N 53°26'51" W	181.42'

Clarke Co., SCT.

This instrument of writing was produced to me on the 12 day of February 2003 at 3:32 p.m. and with certificate of acknowledgement thereto attached was admitted to record.

Teste: Helen Butler, Clerk

FINAL SUBDIVISION PLAT

BERRYVILLE GLEN

BATTLETOWN MAGISTERIAL DISTRICT
TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA

SCALE: N/A

DATE: FEBRUARY 12, 2003



Engineers
Surveyors

GREENWAY ENGINEERING

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2890 SHEET 43 OF 43

COMMONWEALTH OF VIRGINIA



OFFICIAL RECEIPT
COUNTY OF CLARKE CIRCUIT COURT
DEED RECEIPT

(1143-005 1/05

DATE: 02/06/06 TIME: 15:39:26 ACCOUNT: 043CLR06-442 RECEIPT: 06000000714
CASHIER: HVB REG: CE04 TYPE: PM PAYMENT: FULL PAYMENT
INSTRUMENT : 06-44E BOOK: 452 PAGE: 292 RECORDED: 02/06/06 AT 03:32
GRANTOR: BERRYVILLE GLEN EX: N LOC: CO
GRANTEE: BERRYVILLE GLEN EX: N PCT: 100%
AND ADDRESS :
RECEIVED OF : DOUGLAS FLEMING
CHECK : \$55.00
DESCRIPTION 1: BATTLETOWN DISTRICT & TOWN OF BERRYVILLE PAGES: 43
2: 72.2466 ACRES NAMES: 0
CONSIDERATION: .00 ASSUME/VAL: .00 MAP: 14-A-56A
CODE DESCRIPTION PAID CODE DESCRIPTION PAID
301 DEEDS 48.50 145 VSLF 1.50
106 TECHNOLOGY TRUST FU 5.00

TENDERED : 55.00
AMOUNT PAID: 55.00
CHANGE AMT : .00

CLERK OF COURT: HELEN V. BUTTS

BUSINESS FORMS SPECIALTY, INC (757) 927-9575

56510