

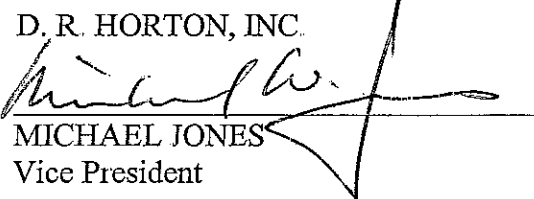
000139 OCT 27 2005

DEDICATION OF PLAT ENTITLED  
FINAL PLAT  
BLUE RIDGE SHADOWS  
PHASE 1  
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA

KNOW ALL MEN BY THESE PRESENTS: That D. R. Horton, Inc., being the owner and proprietor of a certain parcel of real estate located in Warren County, Virginia, as shown on a plat prepared by Patton Harris Rust & Associates, P.C., dated August 3, 2005, entitled, "Final Plat Blue Ridge Shadows, Phase 1, North River District, Warren County, Virginia" and dated August 3, 2005;

The undersigned desiring to have said plat and survey recorded in the Clerk's Office so the deeds hereafter be executed with reference to and in accordance with said plat, do hereby adopt, ratify, approve and confirm said plat and survey as a true plat and survey of the said real estate and do announce their intention to refer hereafter to said plat and survey for the purposes of identifying in any deed hereafter to be granted and conveyed.

WITNESS the following signature and seal this 25<sup>th</sup> day of October,  
2005.

D. R. HORTON, INC.  
By   
MICHAEL JONES  
Its Vice President

WARREN COUNTY, VIRGINIA  
LAND RECORDS

000140 OCT 27 05

STATE OF Virginia  
CITY/COUNTY OF Fairfax, to-wit:

I, Lauren E. Worthington, a Notary Public in and for the State and County aforesaid, do hereby certify that MICHAEL JONES, as Vice President of D. R. Horton, Inc, whose name is signed to the foregoing Dedication of Plat, has this day personally appeared and acknowledged the same before me in my State and County aforesaid on behalf of said corporation.

Given under my hand this 25<sup>th</sup> day of October, 2005.

My commission expires: 10/31/07

Lauren E. Worthington  
NOTARY PUBLIC

INSTRUMENT #050013597  
RECORDED IN THE CLERK'S OFFICE OF  
WARREN COUNTY ON  
OCTOBER 27, 2005 AT 12:59PM  
JENNIFER R. SIMS, CLERK

RECORDED BY: TAC

TAC

COMMONWEALTH OF VIRGINIA



OFFICIAL RECEIPT  
WARREN COUNTY CIRCUIT  
DEED RECEIPT

DATE: 10/27/05 TIME: 13:01:34 ACCOUNT: 187CLR050013597 RECEIPT: 05000018258  
CASHIER: TAC REG: WK25 TYPE: OPM PAYMENT: FULL PAYMENT  
INSTRUMENT : 050013577 BOOK: PAGE: RECORDED: 10/27/05 AT 13:01  
GRANTOR: D R HORTON INC EX: Y LOC: CO  
GRANTEE: D R HORTON INC EX: Y PCT: 100%  
AND ADDRESS :

RECEIVED OF : SILEK, JOSEPH F, JR  
CHECK : \$340.00

DESCRIPTION 1: BLUE RIDGE SHADOWS PHASE 1 NORTH RIVER DIST PAGES: 18  
2: NAMES: 0

CONSIDERATION: .00 A/VAL: .00 MAP: PIN:

301 DEEDS 242.00 145 VSLF 27.00  
103 TECHNOLOGY TRUST FU 90.00

TENDERED : 360.00  
AMOUNT PAID: 360.00  
CHANGE AMT : .00

CLERK OF COURT: JENNIFER R. SINS

BUSINESS FORMS SPECIALTY, INC (757) 227-9576

(1143-085 1/05

COMMONWEALTH OF VIRGINIA



OFFICIAL RECEIPT  
WARREN COUNTY CIRCUIT  
DEED RECEIPT

DATE: 10/27/05 TIME: 12:59:16 ACCOUNT: 187CLR050013597 RECEIPT: 05000018257  
CASHIER: TAC REG: WK35 TYPE: PLD PAYMENT: FULL PAYMENT  
INSTRUMENT : 050013597 BOOK: PAGE: RECORDED: 10/27/05 AT 12:59  
GRANTOR: D R MORTON INC EX: Y LOC: CD  
GRANTEE: D R MORTON INC EX: Y PCT: 100%

AND ADDRESS :  
RECEIVED OF : CILEX, JOSEPH F, JR DATE OF DEED: 10/25/05  
CHECK : \$21.00

DESCRIPTION 1: BLUE RIDGE SHADOWS PHASE I NORTH RIVER DIST PAGES: 2  
NAMES: 0

CONSIDERATION: .00 A/VAL: .00 MAP: FIN:

301 DEEDS 14.50 145 VSLF 1.50  
106 TECHNOLOGY TRUST FU 5.00

TENDERED : 21.00  
AMOUNT PAID: 21.00  
CHANGE AMT : .00

CLERK OF COURT: JENNIFER R. BINS

BUSINESS FORMS SPECIALTY, INC (757) 427-9675

(1143-009)105



**OWNERS CONSENT AND DEDICATION**

THE PLATTING OR DEDICATION OF THE LANDS SHOWN HEREON AND DESCRIBE IN THE SURVEYOR'S CERTIFICATE ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

FOR D. R. HORTON, INC.

BY: Michael W. Jones, VP 3 OCT 05 DATE:

FOR BLUE RIDGE SHADOWS, L.L.C.

BY: Kathy M. Jones 3 OCT 05 DATE:

**NOTARY PUBLIC:**

COMMONWEALTH OF VIRGINIA, COUNTY OF Fairfax

TO WIT:

I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH AND COUNTY AFORESAID, WHOSE COMMISSION EXPIRES ON THE 31<sup>st</sup> DAY OF October, 2007, DO HEREBY CERTIFY THAT WHOSE NAME IS SIGNED TO THE FOREGOING OWNERS CONSENT, APPEARED BEFORE ME AND PERSONALLY ACKNOWLEDGED THE SAME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 3rd DAY OF October, 2005.

Aurora E. Worthington  
NOTARY PUBLIC

**NOTARY PUBLIC:**

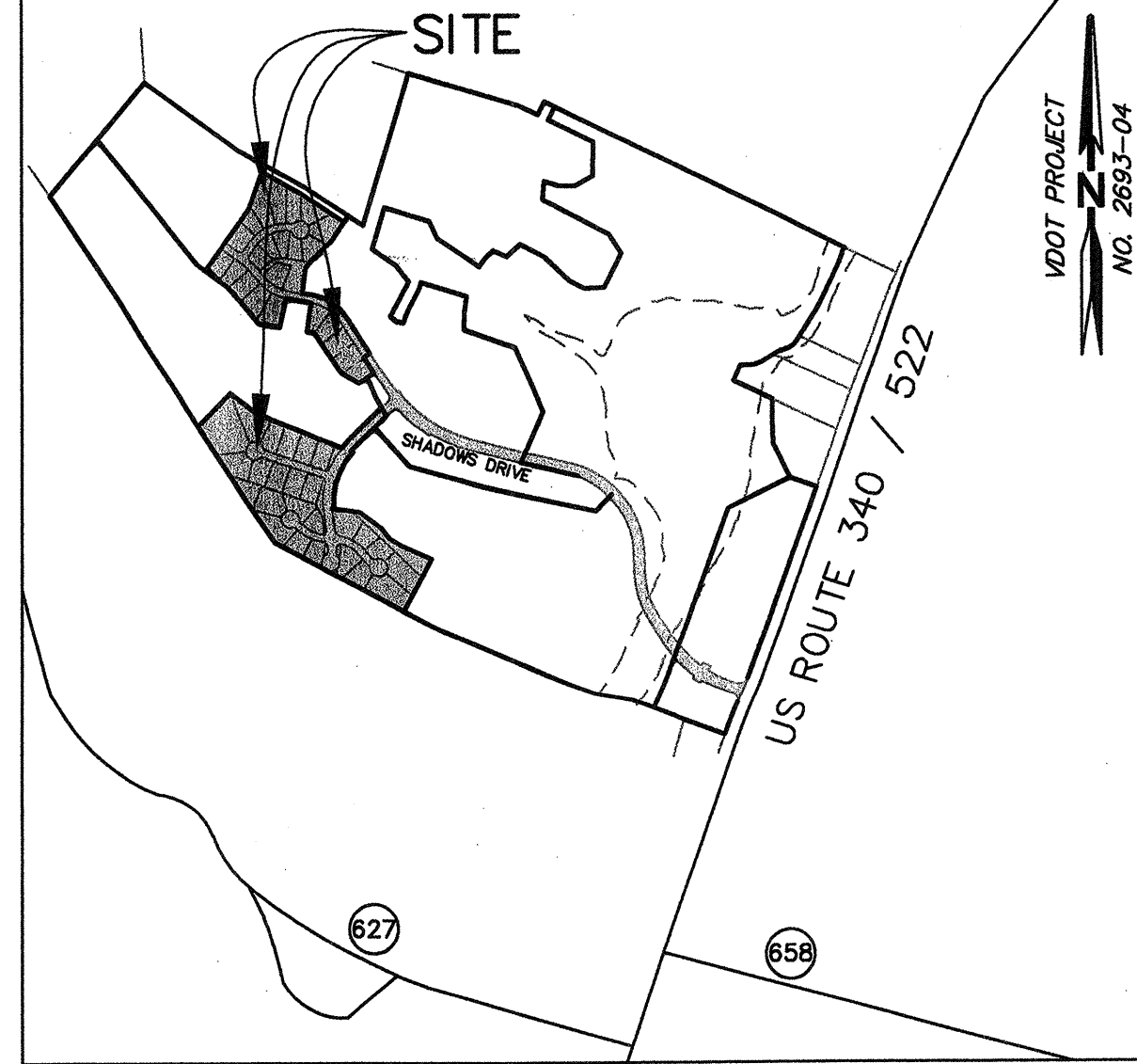
COMMONWEALTH OF VIRGINIA, COUNTY OF Fairfax

TO WIT:

I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH AND COUNTY AFORESAID, WHOSE COMMISSION EXPIRES ON THE 31<sup>st</sup> DAY OF October, 2007, DO HEREBY CERTIFY THAT WHOSE NAME IS SIGNED TO THE FOREGOING OWNERS CONSENT, APPEARED BEFORE ME AND PERSONALLY ACKNOWLEDGED THE SAME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 3rd DAY OF October, 2005.

Aurora E. Worthington  
NOTARY PUBLIC



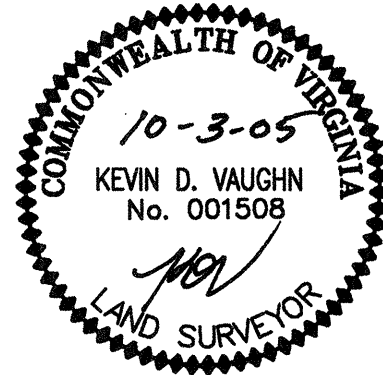
**VICINITY MAP**  
1"=1000'

**SURVEYOR'S CERTIFICATE**

I, KEVIN D. VAUGHN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTIES SHOWN ON THIS PLAT ARE, TAX MAP 12J PARCELS A, B, AND C, NOW IN THE NAME OF D.R. HORTON, INC. AS RECORDED IN INSTRUMENT #040011495, AND TAX MAP 12J, PARCELS D, E, AND F, NOW IN THE NAME OF BLUE RIDGE SHADOWS, L.L.C. AS RECORDED IN INSTRUMENTS #02006497 AND #04006249, ALL AMONG THE LAND RECORDS OF WARREN COUNTY, VIRGINIA. ALL MONUMENTATION REQUIRED AND SHOWN ON THIS PLAT WILL BE SET, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE, MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF WARREN COUNTY, VIRGINIA WITH RESPECT TO THE PLATTING OF SUBDIVISIONS.

GIVEN UNDER MY HAND THIS 3rd DAY OF OCTOBER, 2005.

Kevin D. Vaughn  
KEVIN D. VAUGHN L.S. NO. 001508



This survey was produced before me on the 27<sup>th</sup> day of October, 2005, at 12:59 am/pm, and with certificate of acknowledgement thereto attached was admitted to record with instrument no. 050013571.

Copy Teste: Laura A. Cross  
Clerk/Deputy Clerk  
Warren County Circuit Court

**NOTES:**

- TAX MAP 12J, PARCELS A, B, AND C OWNER: D. R. HORTON, INC. 11216 WAPLES MILL ROAD SUITE 105 FAIRFAX, VA 22030 INSTRUMENT # 040011495  
CONTACT NAME: MICHAEL JONES (V.P.) P. 703/385-8001
- TAX MAP 12J, PARCELS D, E, AND F OWNER: BLUE RIDGE SHADOWS, L.L.C. P.O. BOX 27 McGAHEYSVILLE, VA 22840 INSTRUMENT # 02006497 AND INSTRUMENT # 040006249  
CONTACT NAME: JOHN L. HOPKINS (MANAGER) P. 540/421-1552
- THE PROPERTIES SHOWN HEREON ARE LOCATED ON TAX MAP 12J, PARCELS A, B, C, D, E, AND F.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000 BY THIS FIRM.
- ALL EXISTING EASEMENTS SHOWN HEREON UNLESS NOTED ARE RECORDED IN INSTRUMENTS #040011495 AND #040011496.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN INSTRUMENT #040011495.
- THERE IS A 10' UTILITY EASEMENT ON LOTS, PARCELS AND TRACTS ALONG ALL STREET RIGHT-OF-WAY LINES FOR ELECTRICAL, CABLE, GAS, AND TELECOMMUNICATIONS.

**8. ZONING DESIGNATIONS:**

TAX PARCELS A, B, AND A PORTION OF C  
SUBURBAN RESIDENTIAL (SR) DISTRICT

BUILDING SETBACK REQUIREMENTS  
FRONT: 20 FEET  
REAR: 20 FEET, PRINCIPAL STRUCTURE  
10 FEET, ACCESSORY STRUCTURE  
SIDE: 15 FEET, PRINCIPAL STRUCTURE  
10 FEET, ACCESSORY STRUCTURE

TAX PARCEL, PORTION OF D  
COMMERCIAL (C) DISTRICT

BUILDING SETBACK REQUIREMENTS  
FRONT: 50 FEET  
REAR: 15 FEET, PRINCIPAL STRUCTURE  
10 FEET, ACCESSORY STRUCTURE  
SIDE: 15 FEET, PRINCIPAL STRUCTURE  
10 FEET, ACCESSORY STRUCTURE

TAX PARCELS E, F AND PORTIONS OF C AND D  
AGRICULTURAL (A) DISTRICT

BUILDING SETBACK REQUIREMENTS  
FRONT: 50 FEET  
REAR: 35 FEET, PRINCIPAL STRUCTURE  
10 FEET, ACCESSORY STRUCTURE  
SIDE: 15 FEET, PRINCIPAL STRUCTURE  
10 FEET, ACCESSORY STRUCTURE

**REVIEWED AND APPROVED BY:**

WARREN COUNTY PLANNING COMMISSION

Mark Bowen 10/24/05  
CHAIRMAN DATE

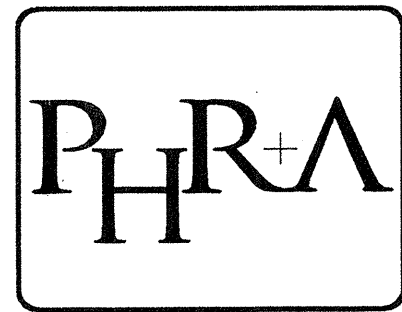
VIRGINIA DEPARTMENT OF TRANSPORTATION

Arthur R. Bozice III 10/13/05  
V.D.O.T. OFFICIAL DATE

TOWN OF FRONT ROYAL PUBLIC UTILITIES DEPARTMENT

Branton Keith Wells 10/18/05  
DIRECTOR OF PUBLIC WORKS DATE

10/03/05	ADDRESSED COUNTY/VDOT COMMENTS
DATE	REVISION



**Patton Harris Rust & Associates, pc**  
Engineers. Surveyors. Planners. Landscape Architects.  
14532 Lee Road, Chantilly, Virginia 20151  
Tel. (703) 449-6700 Fax (703) 449-6713

FINAL PLAT  
**BLUE RIDGE SHADOWS**  
PHASE 1

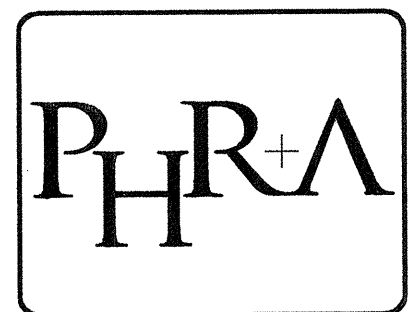
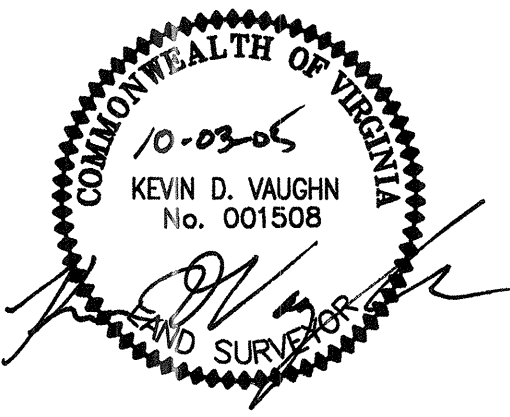
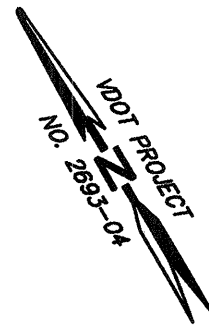
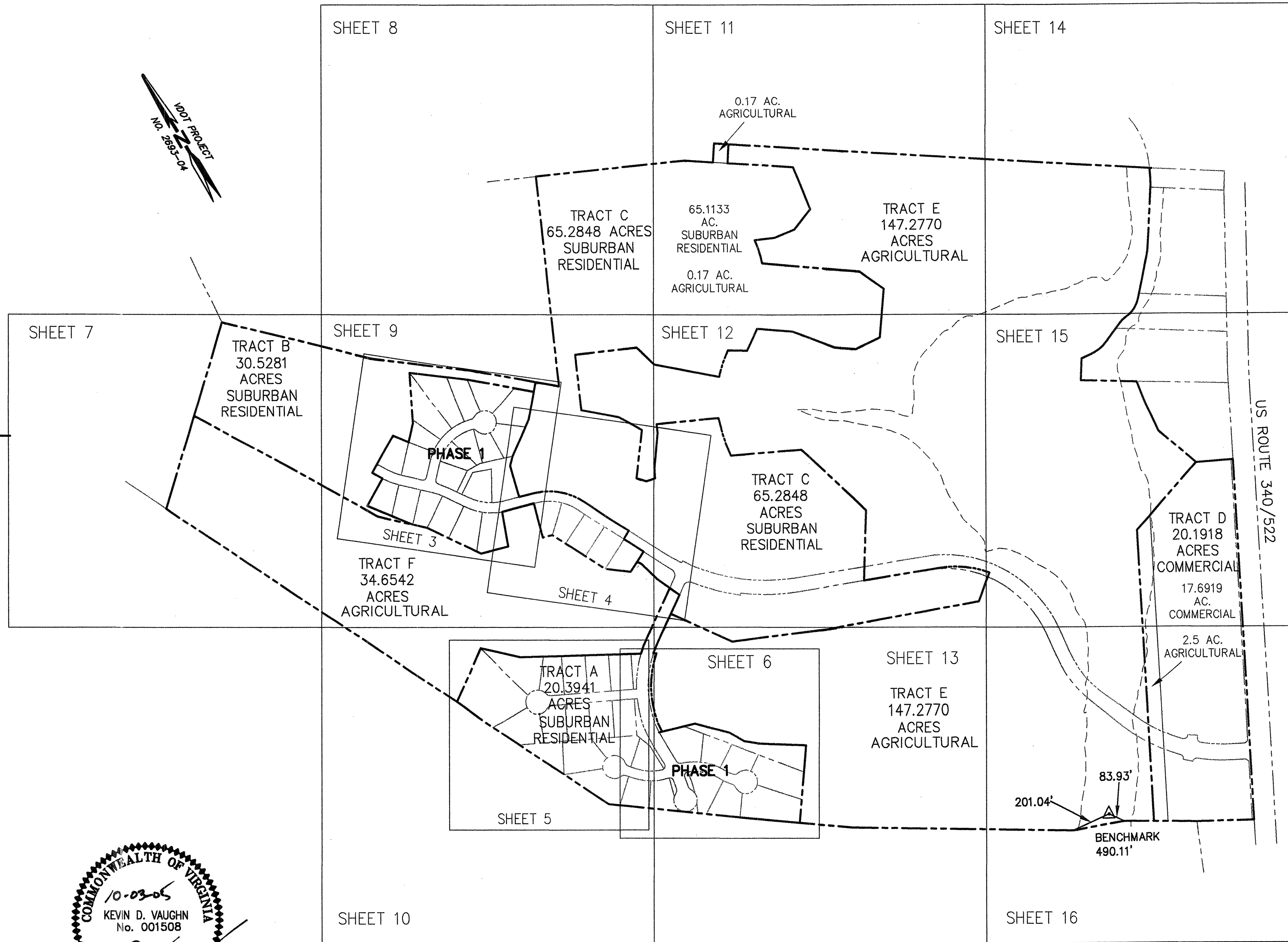
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA

DRAWN: HCH/CRL  
CHECKED: KDV  
DATE: 8-3-05  
SCALE: N/A  
SHEET 1 OF 18  
FILE NO: 11515-40

**SHEET INDEX**

SHEET 1	COVER SHEET
SHEET 2	KEY MAP & INDEX
SHEETS 3-6	60 SCALE DETAIL SHEETS
SHEETS 7-16	100 SCALE
SHEET 17	CURVE DATA & AREA TABULATIONS
SHEET 18	LINE DATA & SITE TOPO

**KEY MAP**



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**FINAL PLAT**  
**BLUE RIDGE SHADOWS**  
**PHASE 1**  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

DRAWN: CEA  
 CHECKED: KDV  
 DATE: 8-3-05  
 SCALE: 1" = 400'  
 SHEET 2 OF 18  
 FILE NO: 11515-40







**Patton Harris Rust & Associates, pc**

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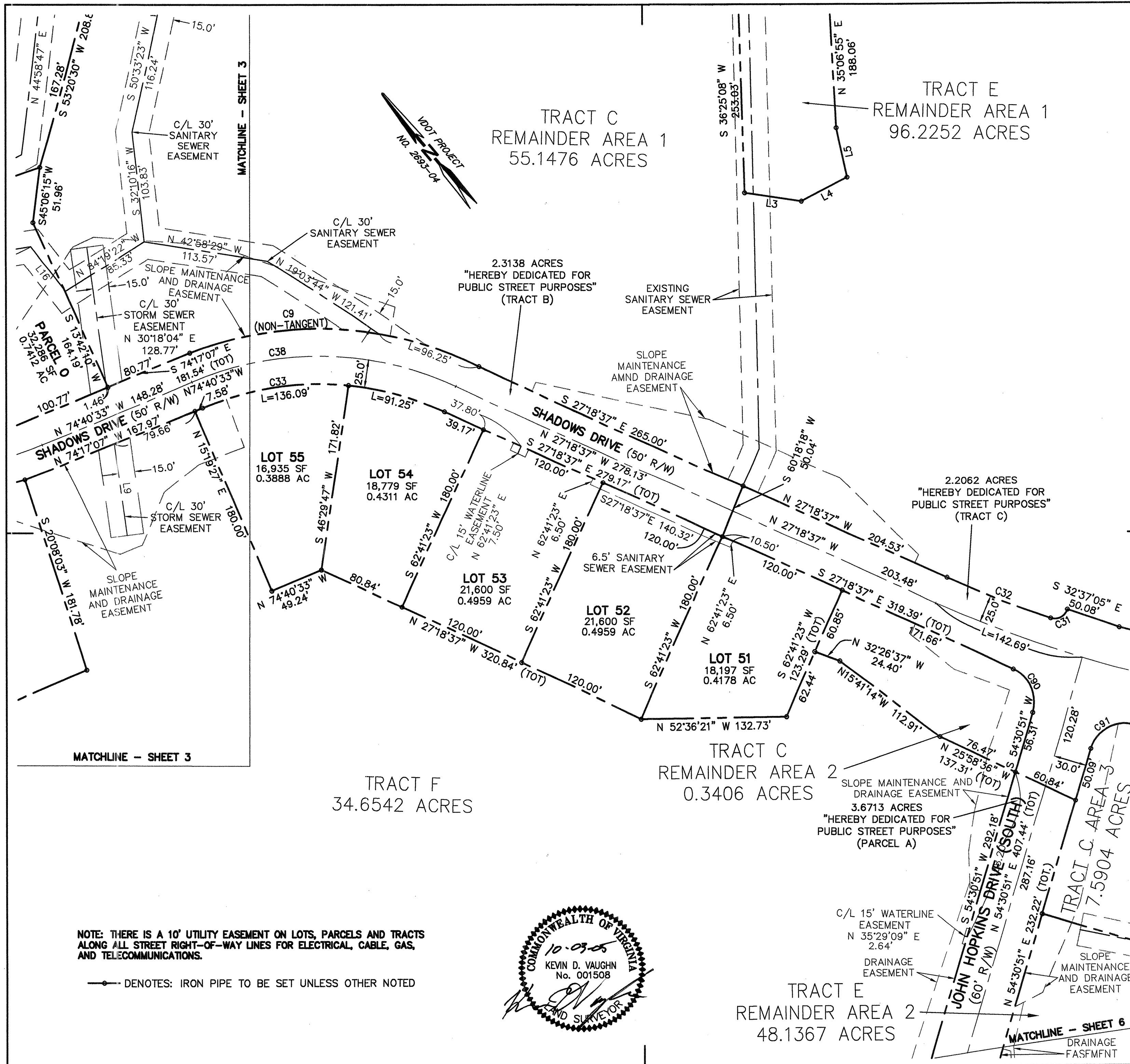
14532 Lee Road, Chantilly, Virginia 20151

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**FINAL PLAT**  
**BLUE RIDGE SHADOWS**  
**PHASE 1**

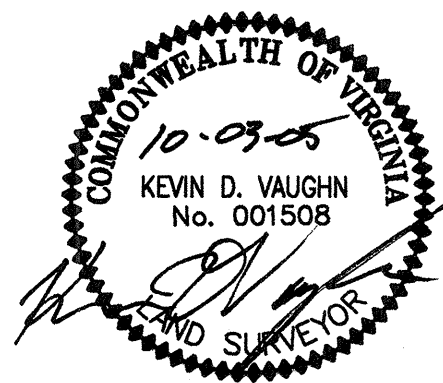
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA

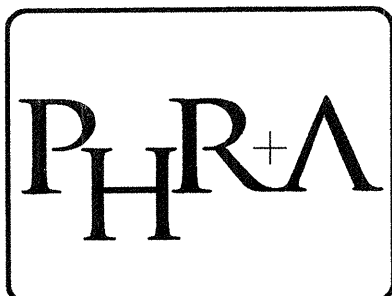
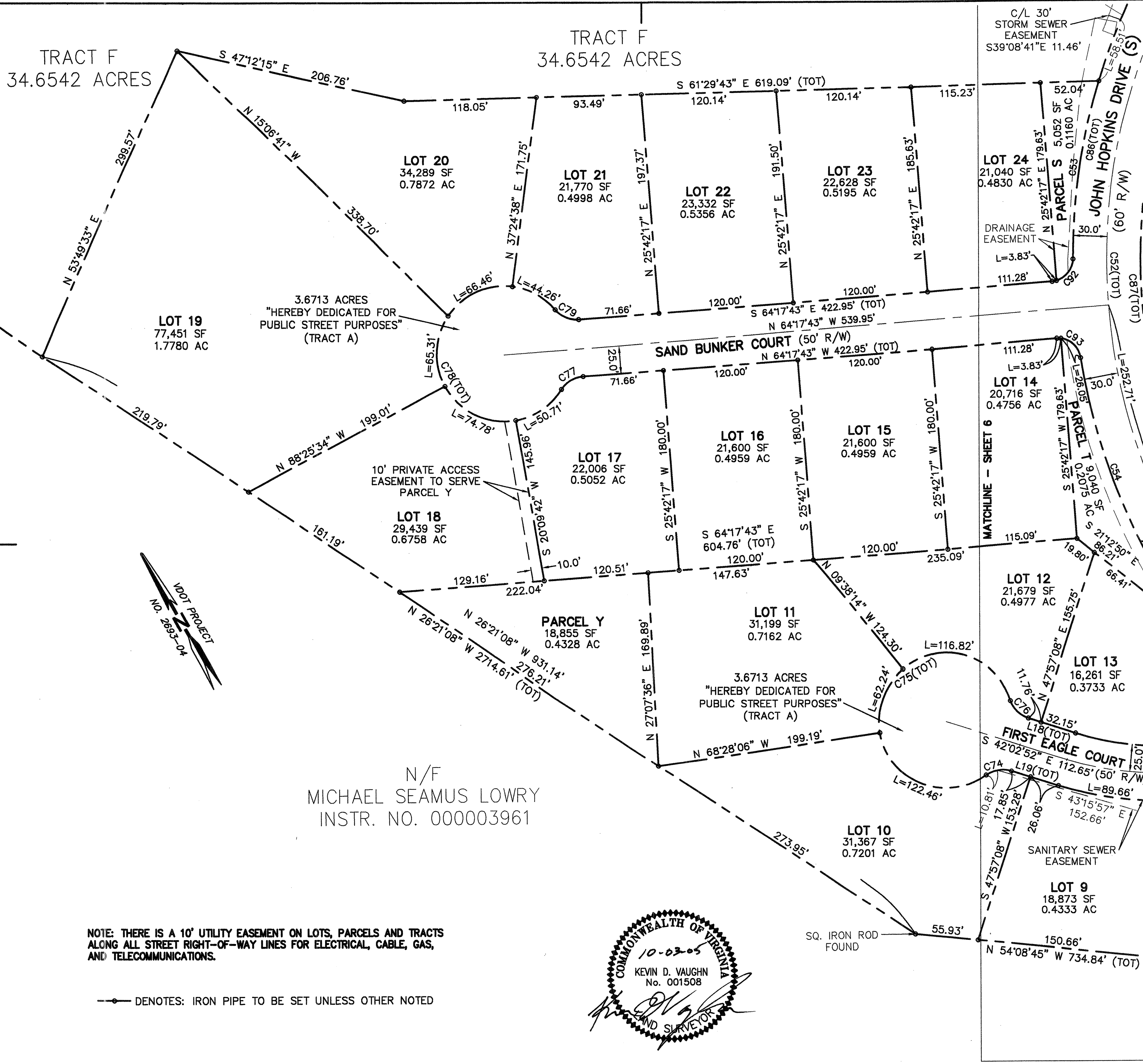
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SCALE: 1" = 60'  
SHEET: 4 OF 18  
FILE NO: 11515-40



NOTE: THERE IS A 10' UTILITY EASEMENT ON LOTS, PARCELS AND TRACTS ALONG ALL STREET RIGHT-OF-WAY LINES FOR ELECTRICAL, CABLE, GAS, AND TELECOMMUNICATIONS.

○ DENOTES: IRON PIPE TO BE SET UNLESS OTHER NOTED

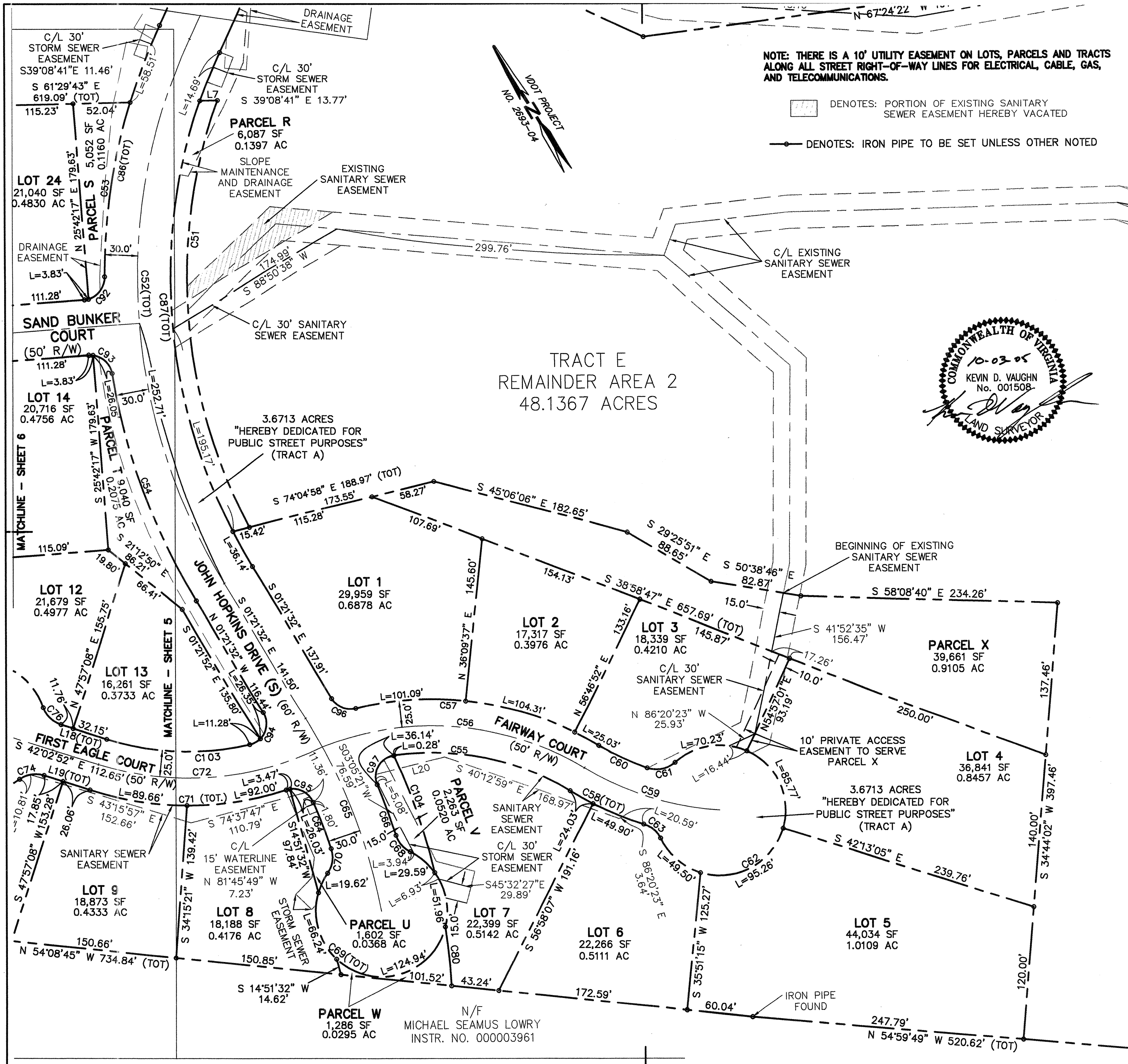




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**FINAL PLAT**  
**BLUE RIDGE SHADOWS**  
**PHASE 1**  
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA

**DRAWN:** CEA  
**CHECKED:** KDV  
**DATE:** 8-3-05  
**SCALE:** 1" = 60'  
**SHEET** 5 OF 18  
**FILE NO:** 11515-40



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**FINAL PLAT**  
**BLUE RIDGE SHADOWS**  
**PHASE 1**

NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA

DRAWN: CEA  
CHECKED: KDV  
DATE: 8-3-05  
SCALE: 1" = 60'  
SHEET 6 OF 18  
FILE NO: 11515-40



N/F  
LEVI SEEKFORD  
DB 121, PG 297

N/F  
LEVI SEEKFORD  
DB 121, PG 297

IRON ROD  
FOUND

S 46°35'50" E 780.48'

EXISTING SANITARY  
EASEMENT

EXISTING WATERLINE  
EASEMENT

C/L 30'  
SANITARY  
SEWER  
EASEMENT

498.81'

N 46°41'07" E 996.86'

REMAINDER OF TRACT B  
15.7347 ACRES

498.05'

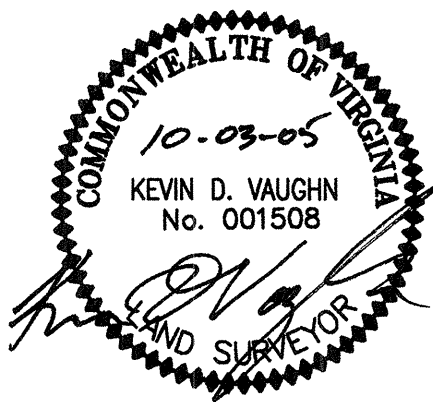
N 31°12'22" W 1068.51'

IRON ROD  
FOUND

TRACT F  
34.6542 ACRES

N/F  
MICHAEL SEAMUS LOWRY  
INSTR. NO. 000003961

N 26°21'08" W 2714.61' (TOT)  
1783.48'



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FINAL PLAT  
**BLUE RIDGE SHADOWS  
PHASE 1**  
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA

DRAWN: CEA  
CHECKED: KDV  
DATE: 8-3-05  
SCALE: 1" = 100'  
SHEET 7 OF 18  
FILE NO: 11515-40

MATCHLINE - SHEET 9





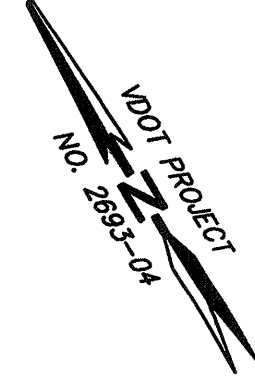
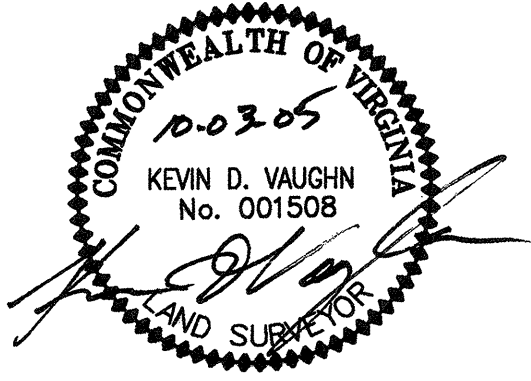
**Patton Harris Rust & Associates, pc**  
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**FINAL PLAT**  
**BLUE RIDGE SHADOWS**  
**PHASE 1**

NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA

DRAWN: CEA  
CHECKED: KDV  
DATE: 8-3-05  
SCALE: 1" = 100'  
SHEET 8 OF 18  
FILE NO: 11515-40



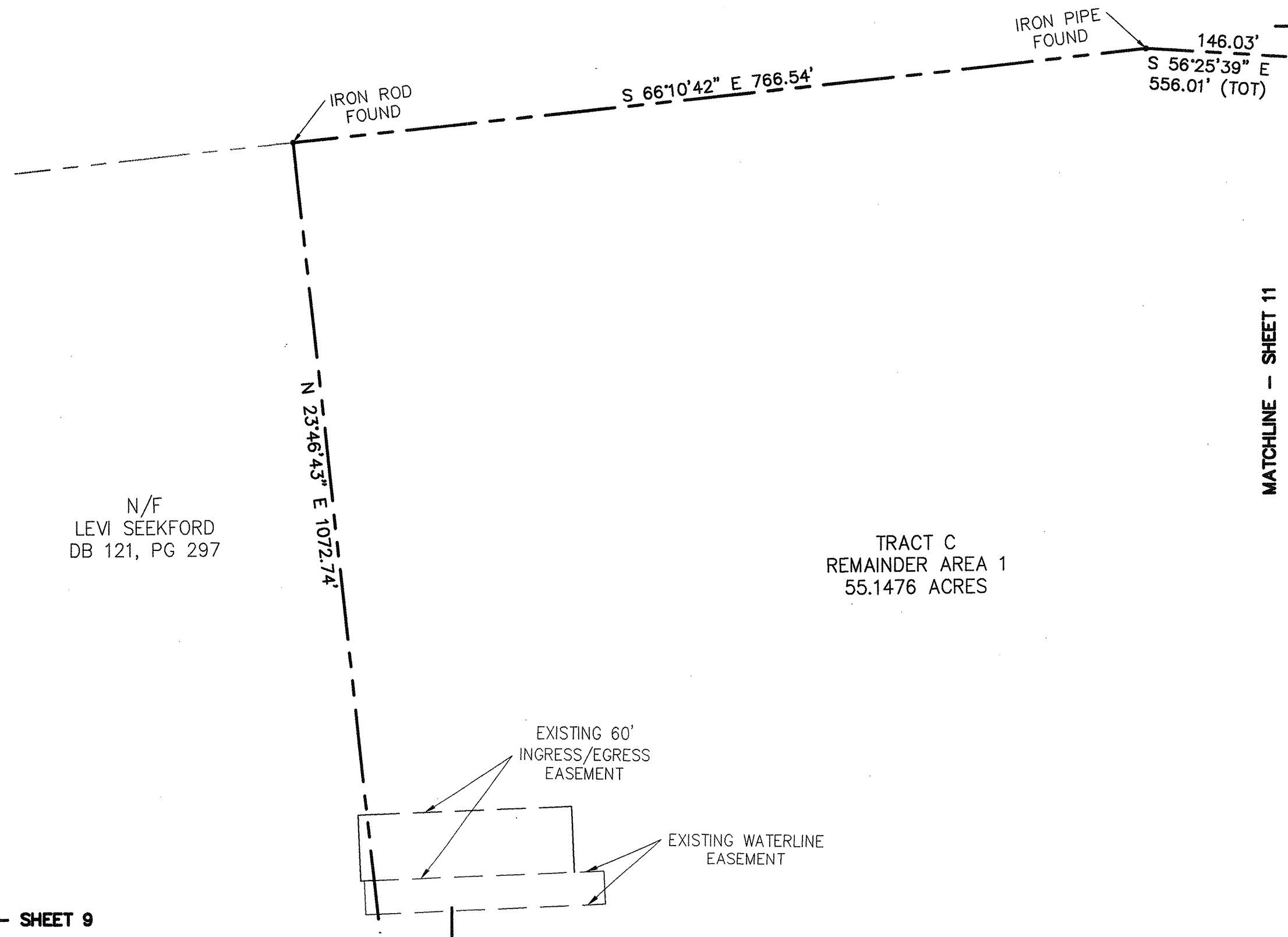
N/F DONNA L. JETT & VIRGINIA L.  
KERIN  
W.F.# 030000150  
T.M. 12 - 6

N/F  
LEVI SEEKFORD  
DB 121, PG 297

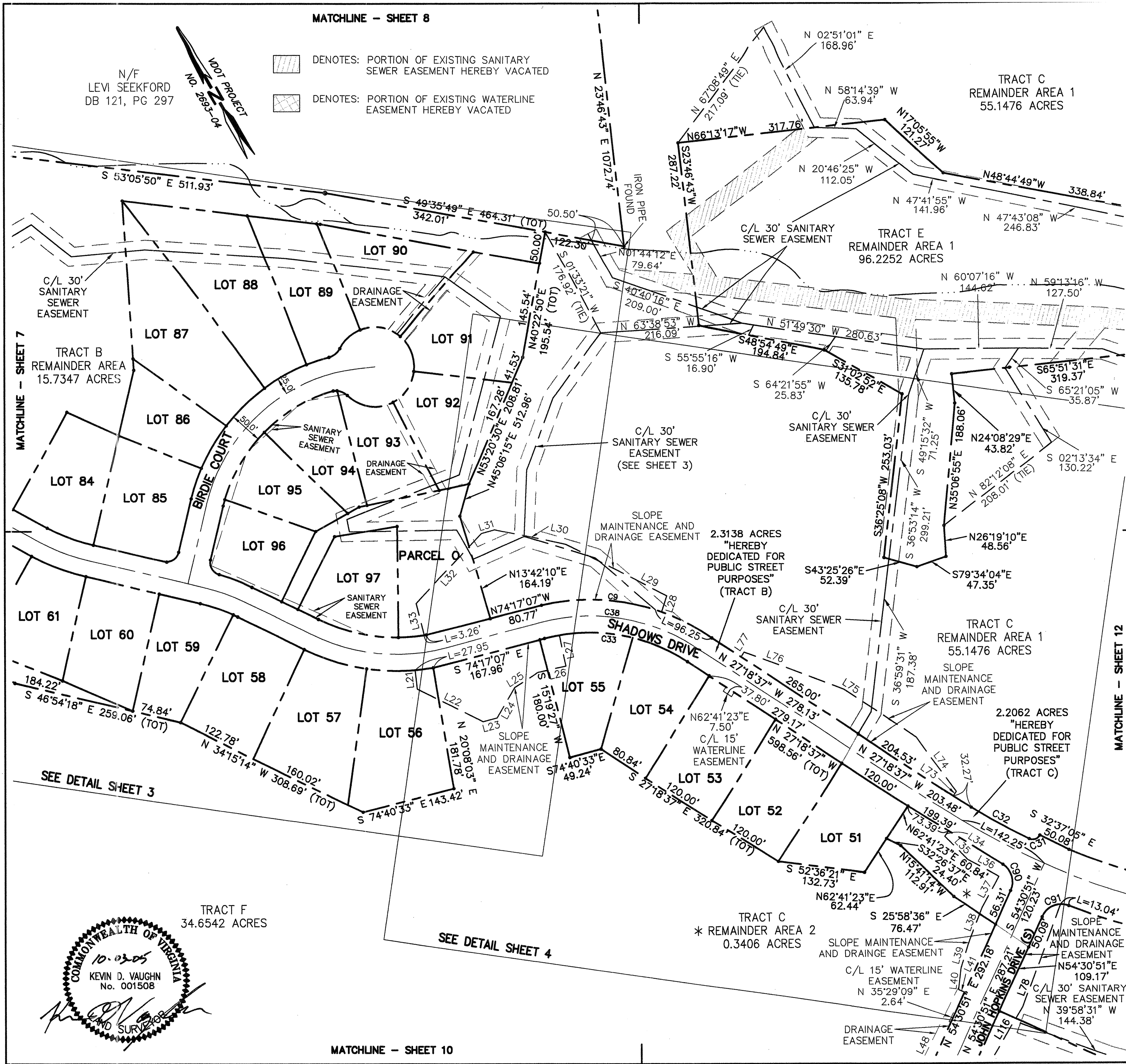
TRACT C  
REMAINDER AREA 1  
55.1476 ACRES

MATCHLINE - SHEET 9

MATCHLINE - SHEET 11







MATCHLINE - SHEET 8

N/F  
LEVI SEEKFORD  
DB 121, PG 297



- DENOTES: PORTION OF EXISTING SANITARY SEWER EASEMENT HEREBY VACATED
- DENOTES: PORTION OF EXISTING WATERLINE EASEMENT HEREBY VACATED



**Patton Harris Rust & Associates, PC**  
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FINAL PLAT  
**BLUE RIDGE SHADOWS  
 PHASE 1**

NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

DRAWN: CEA  
 CHECKED: KDV  
 DATE: 8-3-05  
 SCALE: 1" = 100'  
 SHEET 9 OF 18  
 FILE NO: 11515-40

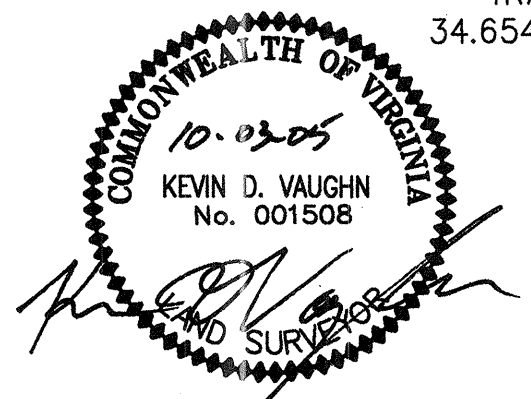
MATCHLINE - SHEET 7

MATCHLINE - SHEET 12

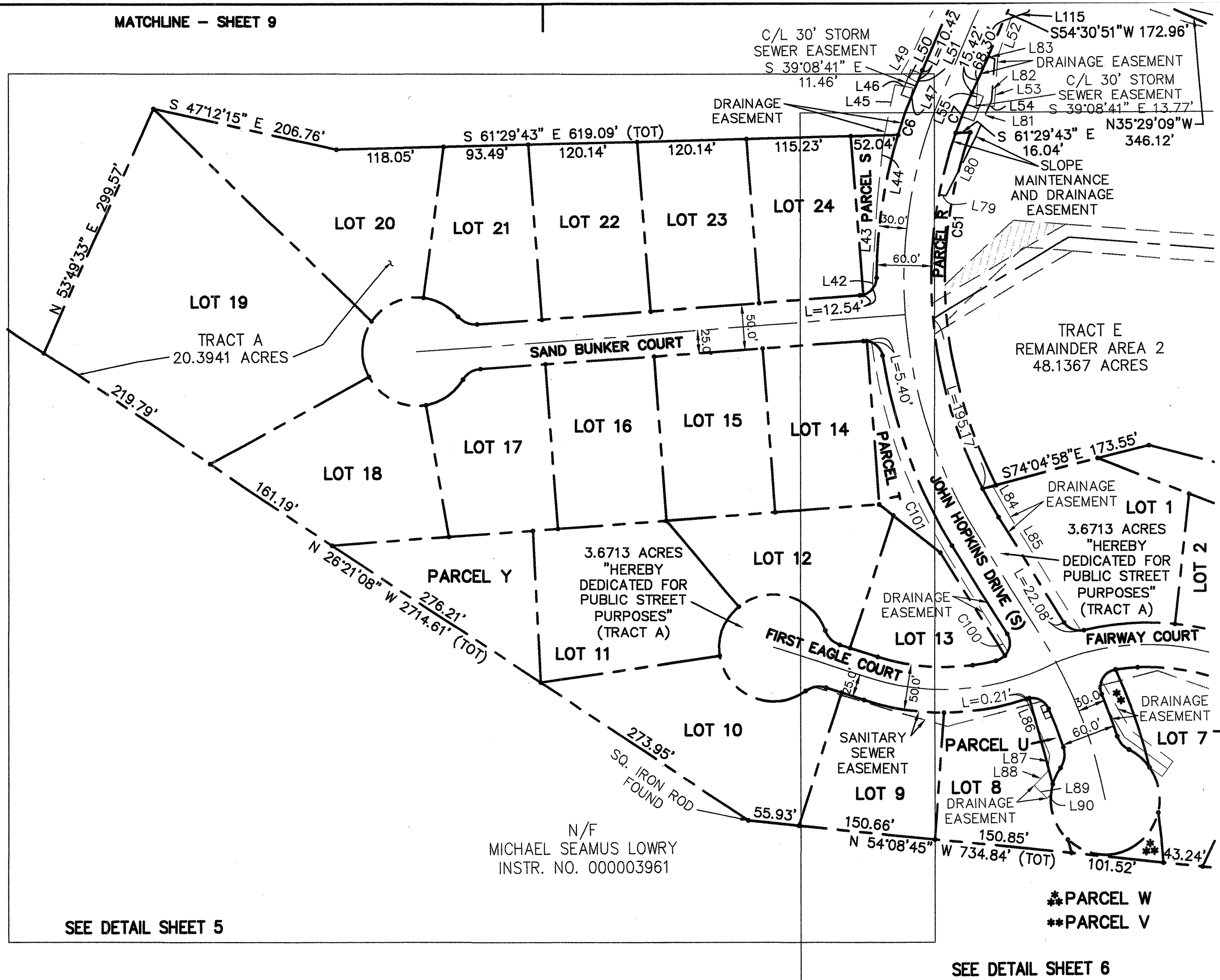
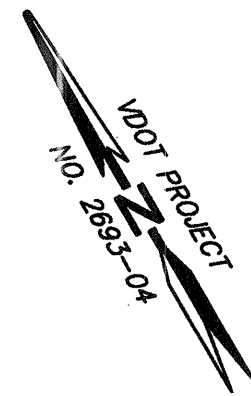
SEE DETAIL SHEET 3

SEE DETAIL SHEET 4

MATCHLINE - SHEET 10





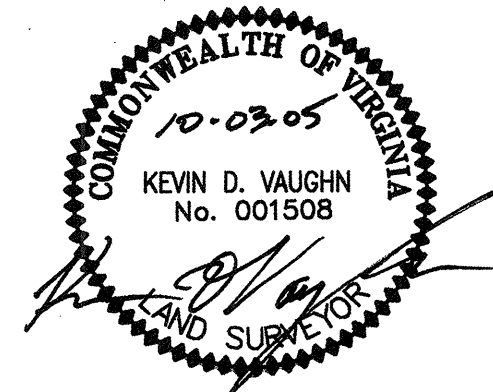
TRACT F  
34.6542 ACRES



SEE DETAIL SHEET 5

SEE DETAIL SHEET 6

-  DENOTES: PORTION OF EXISTING SANITARY SEWER EASEMENT HEREBY VACATED
-  DENOTES: PORTION OF EXISTING WATERLINE EASEMENT HEREBY VACATED



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FINAL PLAT  
**BLUE RIDGE SHADOWS  
PHASE 1**

NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA

DRAWN: CEA  
CHECKED: KDV  
DATE: 8-3-05  
SCALE: 1" = 100'  
SHEET 10 OF 18  
FILE NO: 11515-40

MATCHLINE - SHEET 13

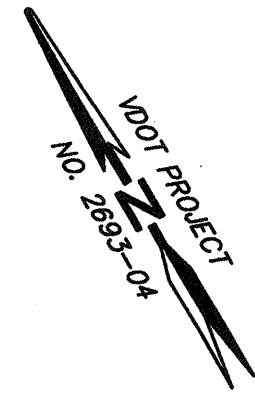
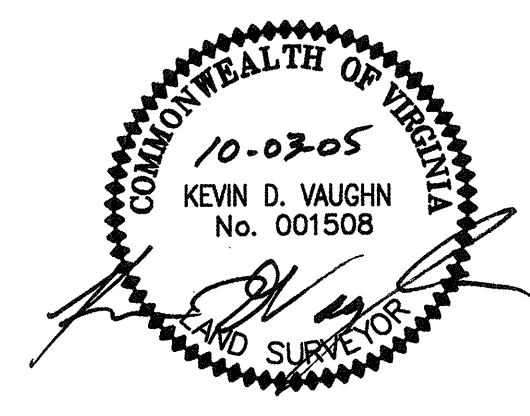



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FINAL PLAT  
**BLUE RIDGE SHADOWS  
 PHASE 1**

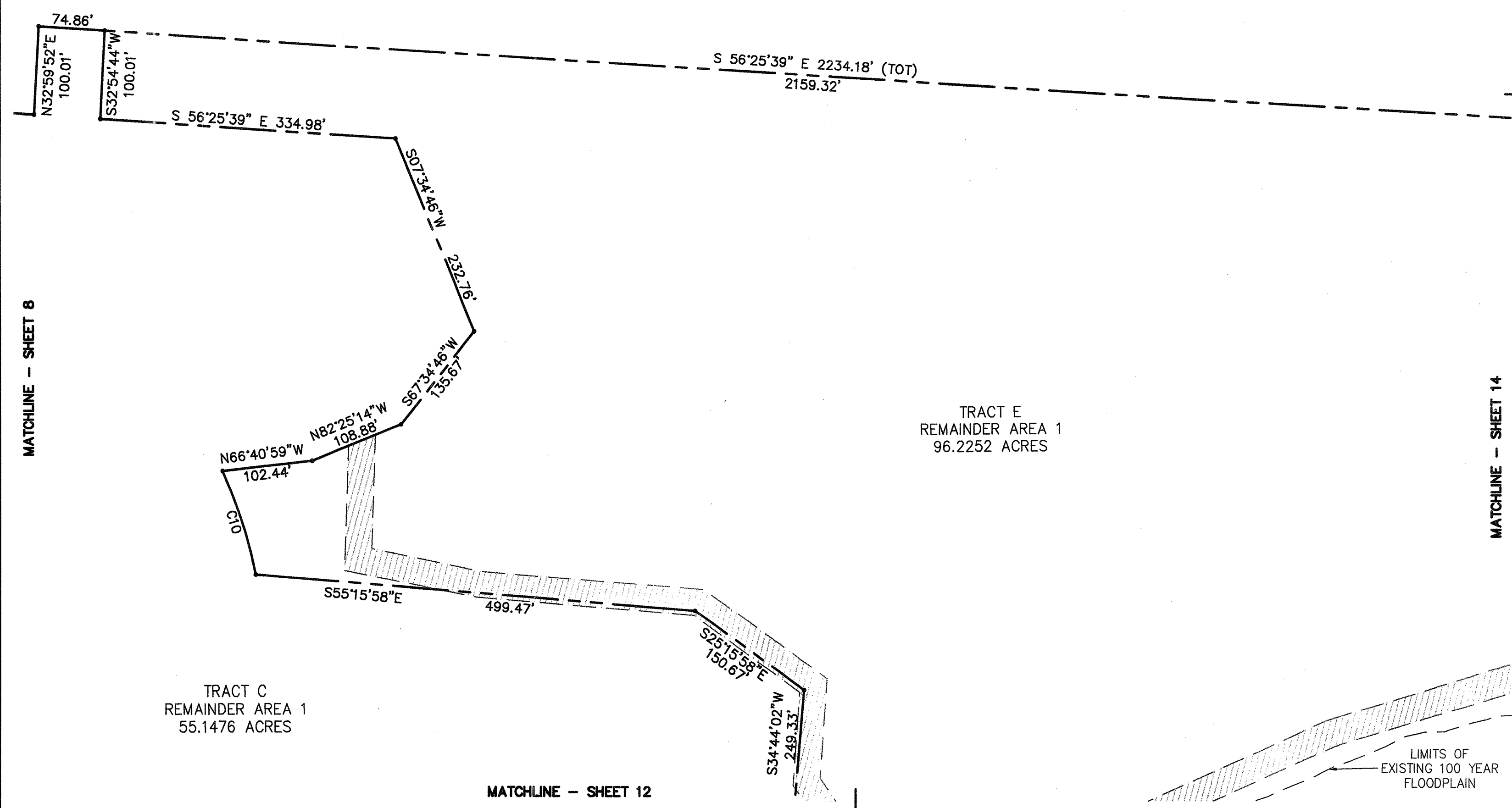
NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

DRAWN: CEA  
 CHECKED: KDV  
 DATE: 8-3-05  
 SCALE: 1" = 100'  
 SHEET: 11 OF 18  
 FILE NO: 11515-40

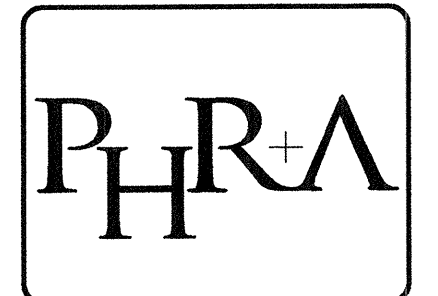
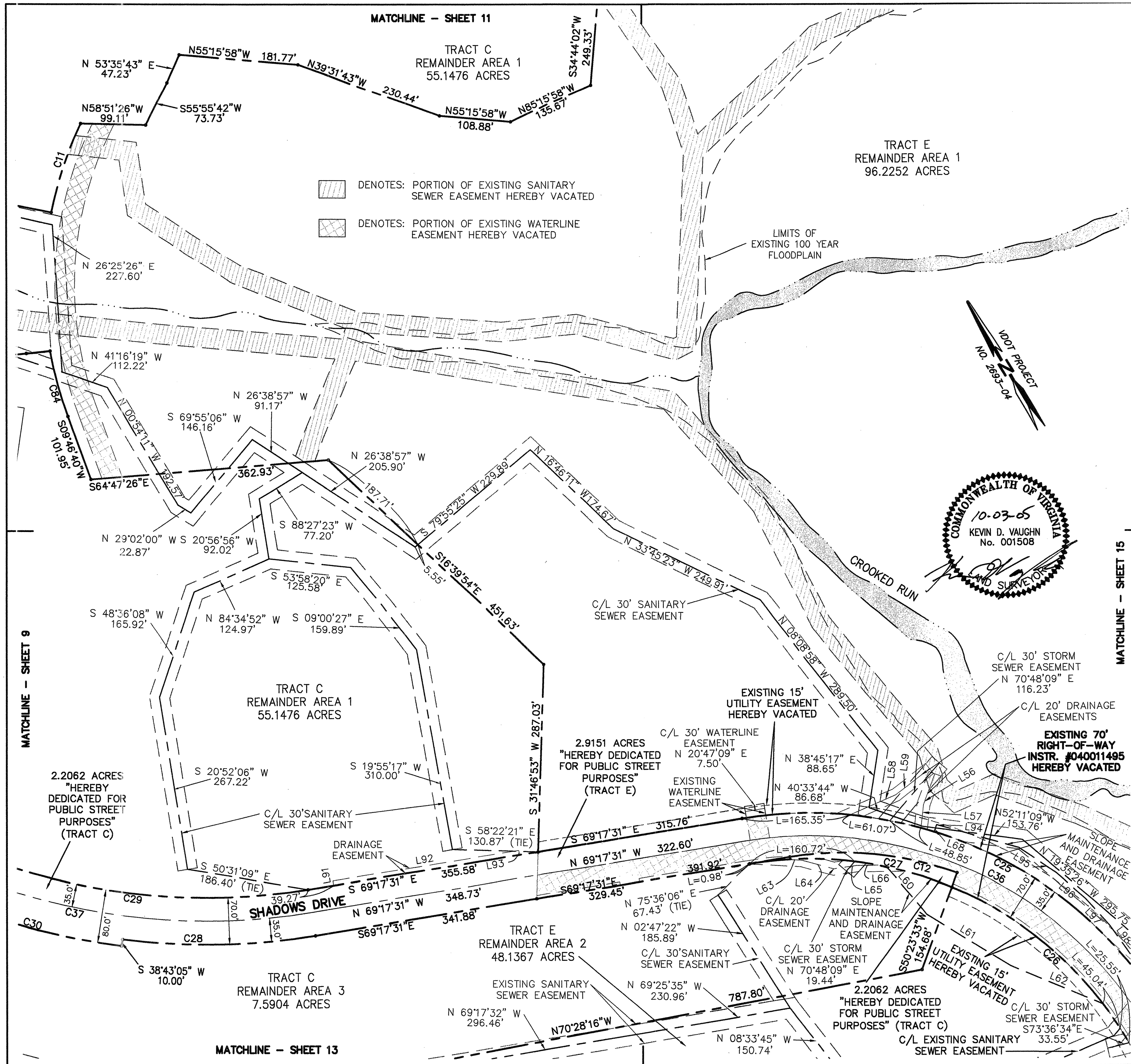


 DENOTES: PORTION OF EXISTING SANITARY SEWER EASEMENT HEREBY VACATED

N/F DONNA L. JETT & VIRGINIA L. KERIN  
 W.F.# 030000150  
 T.M. 12 - 6



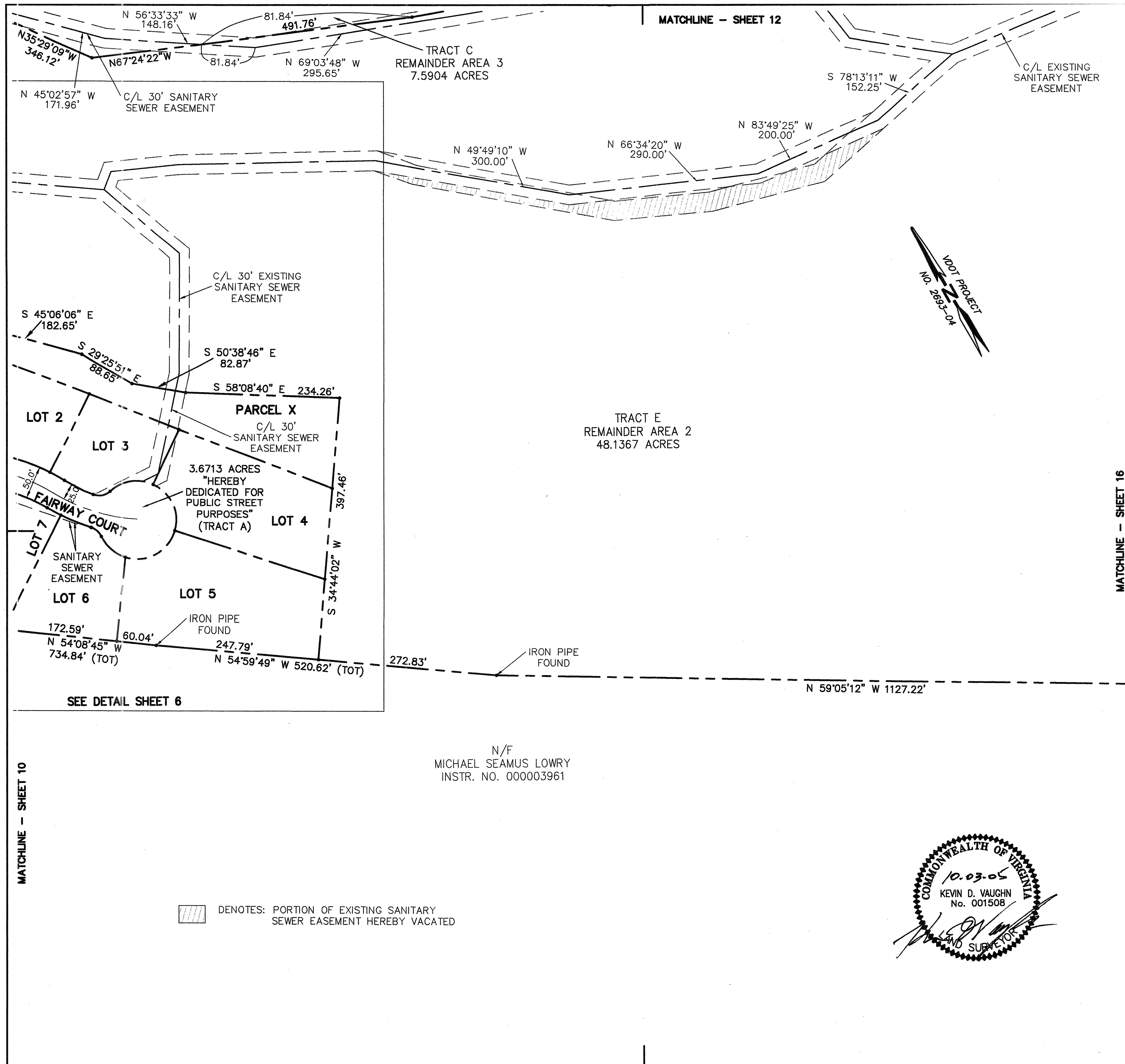




**Patton Harris Rust & Associates, pc**  
 Engineers, Surveyors, Planners, Landscape Architects.  
 14532 Lee Road, Chantilly, Virginia 20151  
 Tel: (703) 449-6700 Fax (703)449-6713

FINAL PLAT  
**BLUE RIDGE SHADOWS  
 PHASE 1**  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

DRAWN: CEA  
 CHECKED: KDV  
 DATE: 8-3-05  
 SCALE: 1" = 100'  
 SHEET: 12 OF 18  
 FILE NO: 11515-40




MATCHLINE - SHEET 10

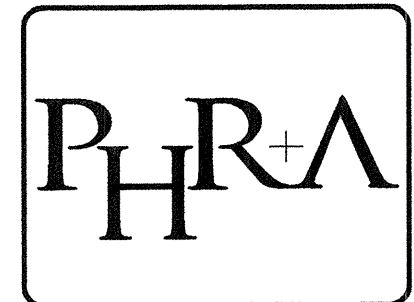
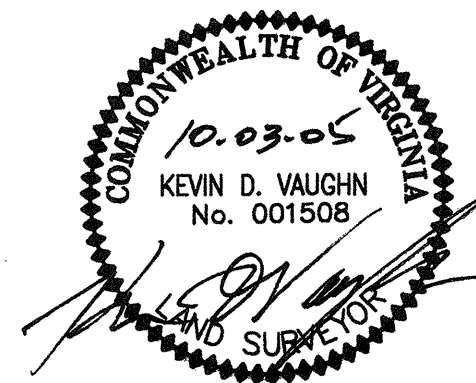
MATCHLINE - SHEET 12

MATCHLINE - SHEET 16

SEE DETAIL SHEET 6

N/F  
MICHAEL SEAMUS LOWRY  
INSTR. NO. 000003961

 DENOTES: PORTION OF EXISTING SANITARY SEWER EASEMENT HEREBY VACATED



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FINAL PLAT  
**BLUE RIDGE SHADOWS  
 PHASE 1**  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

DRAWN: CEA  
 CHECKED: KDV  
 DATE: 8-3-05  
 SCALE: 1" = 100'  
 SHEET 13 OF 18  
 FILE NO: 11515-40




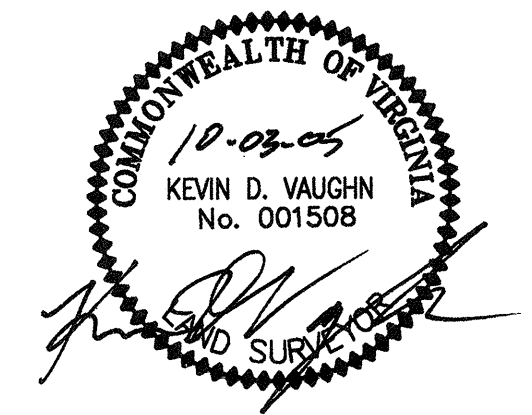
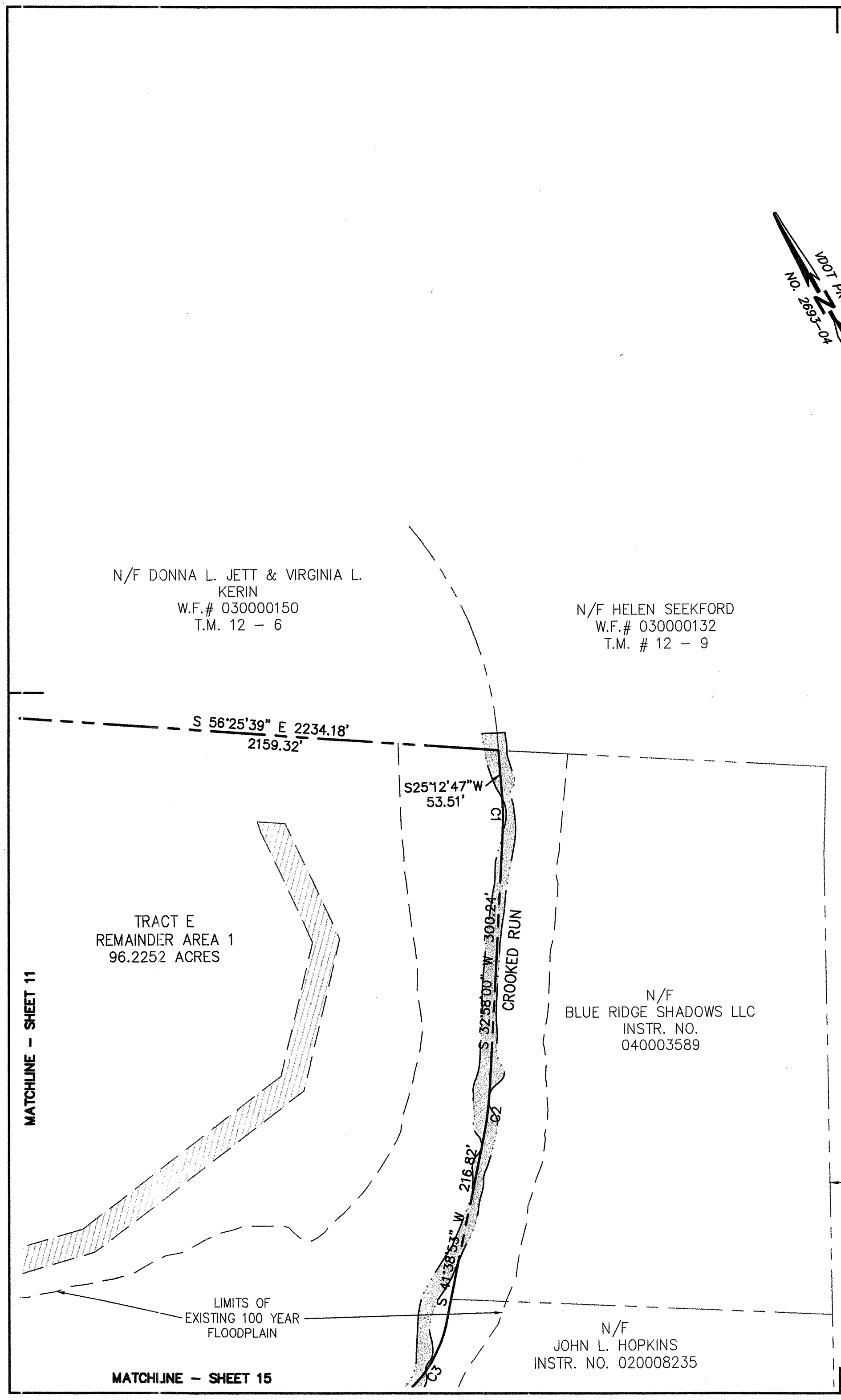
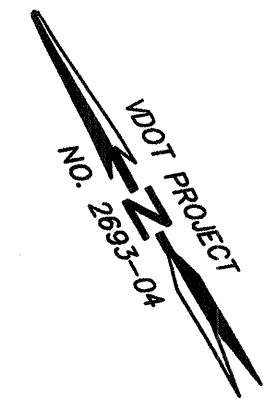
**Patton Harris Rust & Associates, pc**  
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 14532 Lee Road, Chantilly, Virginia 20151  
 Tel. (703) 449-6700 Fax (703)449-6713

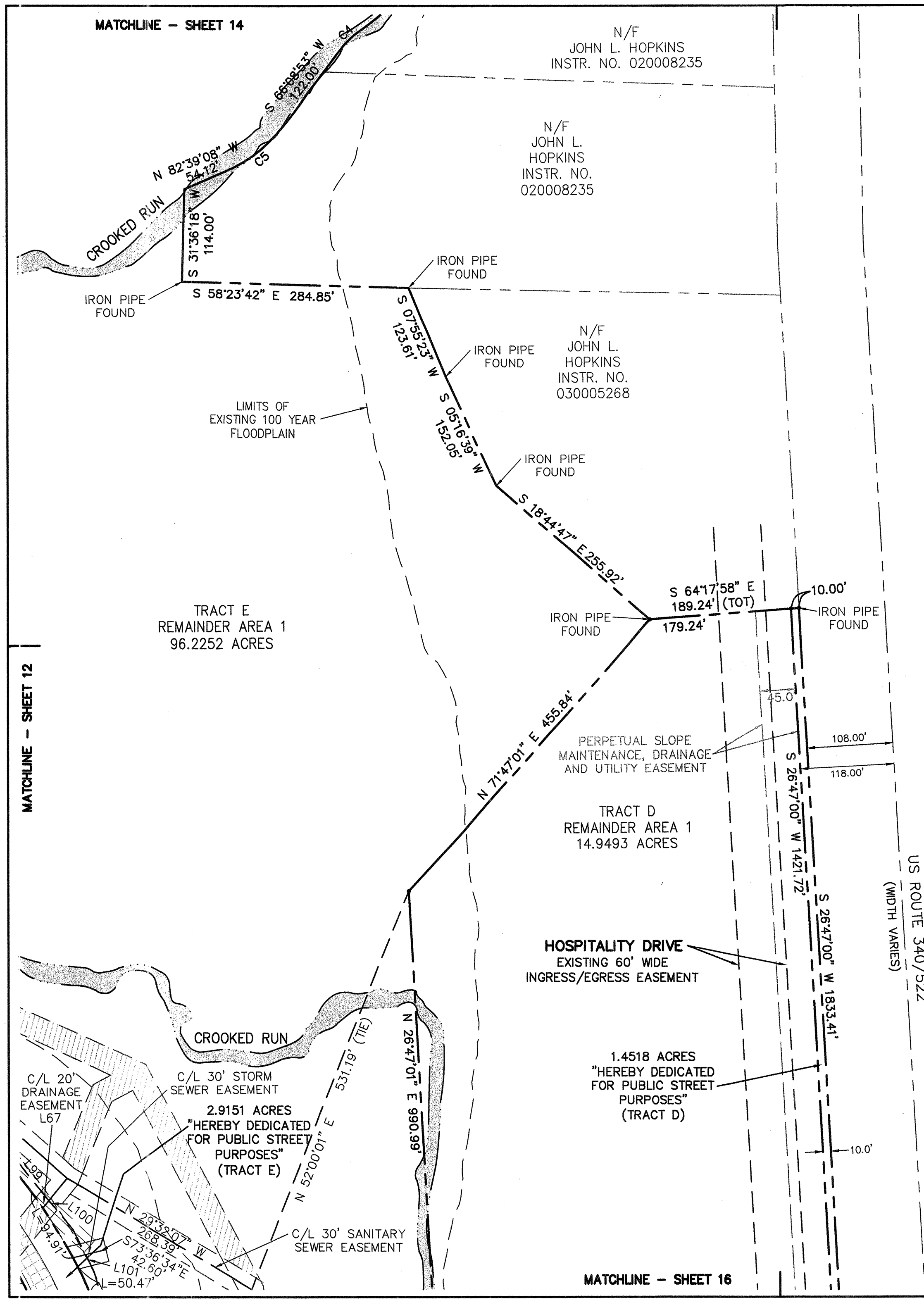
FINAL PLAT  
**BLUE RIDGE SHADOWS  
 PHASE 1**

NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

DRAWN: CEA  
 CHECKED: KDV  
 DATE: 8-3-05  
 SCALE: 1" = 100'  
 SHEET 14 OF 18  
 FILE NO: 11515-40

 DENOTES: PORTION OF EXISTING SANITARY SEWER EASEMENT HEREBY VACATED





MATCHLINE - SHEET 14

N/F  
JOHN L. HOPKINS  
INSTR. NO. 020008235

N/F  
JOHN L. HOPKINS  
INSTR. NO.  
020008235

N/F  
JOHN L. HOPKINS  
INSTR. NO.  
030005268



TRACT E  
REMAINDER AREA 1  
96.2252 ACRES

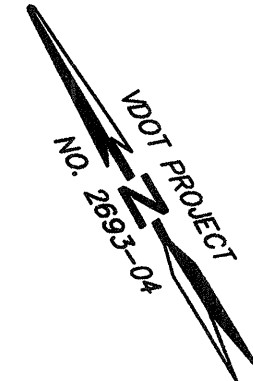
TRACT D  
REMAINDER AREA 1  
14.9493 ACRES

HOSPITALITY DRIVE  
EXISTING 60' WIDE  
INGRESS/EGRESS EASEMENT

1.4518 ACRES  
"HEREBY DEDICATED  
FOR PUBLIC STREET  
PURPOSES"  
(TRACT D)

2.9151 ACRES  
"HEREBY DEDICATED  
FOR PUBLIC STREET  
PURPOSES"  
(TRACT E)

-  DENOTES: PORTION OF EXISTING SANITARY SEWER EASEMENT HEREBY VACATED
-  DENOTES: PORTION OF EXISTING WATERLINE EASEMENT HEREBY VACATED



US ROUTE 340/522  
(WIDTH VARIES)

MATCHLINE - SHEET 12

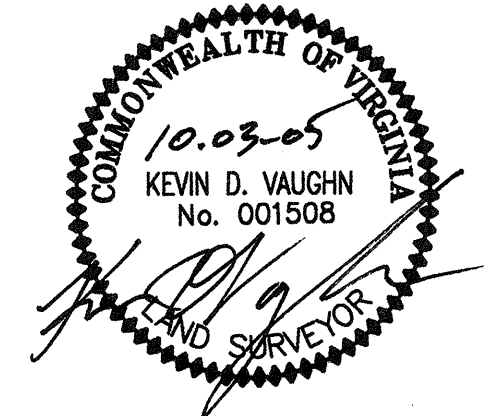
MATCHLINE - SHEET 16



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FINAL PLAT  
**BLUE RIDGE SHADOWS  
PHASE 1**

NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA



DRAWN: CEA  
CHECKED: KDV  
DATE: 8-3-05  
SCALE: 1" = 100'  
SHEET 15 OF 18  
FILE NO: 11515-40







TRACT A

Table with 2 columns: Lot Number and Lot Area (SF OR AC). Includes Lot 1 through Lot 24 and a TOTAL SFD row.

PARCELS

Table with 2 columns: Parcel Letter (R, S, T, U, V, W, X, Y) and Parcel Area (SF OR AC).

STREET DEDICATION 159,929 SF OR 3.6713 AC

TOTAL TRACT A 888,368 SF OR 20.3941 AC

TRACT C

STREET DEDICATION 96,106 SF OR 2.2062 AC

REMAINDER C

Table with 2 columns: Area Number (1, 2, 3) and Area (SF OR AC).

TOTAL TRACT C 2,843,816 SF OR 65.2850 AC

TRACT E

STREET DEDICATION 126,980 SF OR 2.9150 AC

REMAINDER E

Table with 2 columns: Area Number (1, 2) and Area (SF OR AC).

TOTAL TRACT E 6,415,386 SF OR 147.2770 AC

TRACT B

Table with 2 columns: Lot Number and Lot Area (SF OR AC). Includes Lot 51 through Lot 97 and a TOTAL SFD row.

PARCEL O 32,286 SF OR 0.7412 AC

STREET DEDICATION 100,777 SF OR 2.3134 AC

REMAINDER B 685,406 SF OR 15.7348 AC

TOTAL TRACT B 1,329,793 SF OR 30.5279 AC

TRACT D

STREET DEDICATION 63,243 SF OR 1.4518 AC

REMAINDER D

Table with 2 columns: Area Number (1, 2) and Area (SF OR AC).

TOTAL TRACT D 879,555 SF OR 20.1918 AC

TRACT F

TOTAL TRACT F 1,509,537 SF OR 34.6542 AC

Summary table with 2 columns: Tract Letter and Total Area (SF OR AC). Rows for Tract A, B, C, D, E, and TOTAL.

CURVE TABLE

Table with 7 columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD BEARING. Lists curves C93 through C104.

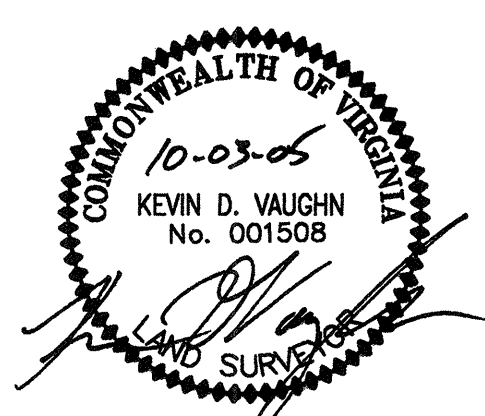
CURVE TABLE

Large table with 7 columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD BEARING. Lists curves C1 through C92.

(NON-TANGENT)

(NON-TANGENT)

(NON-TANGENT)

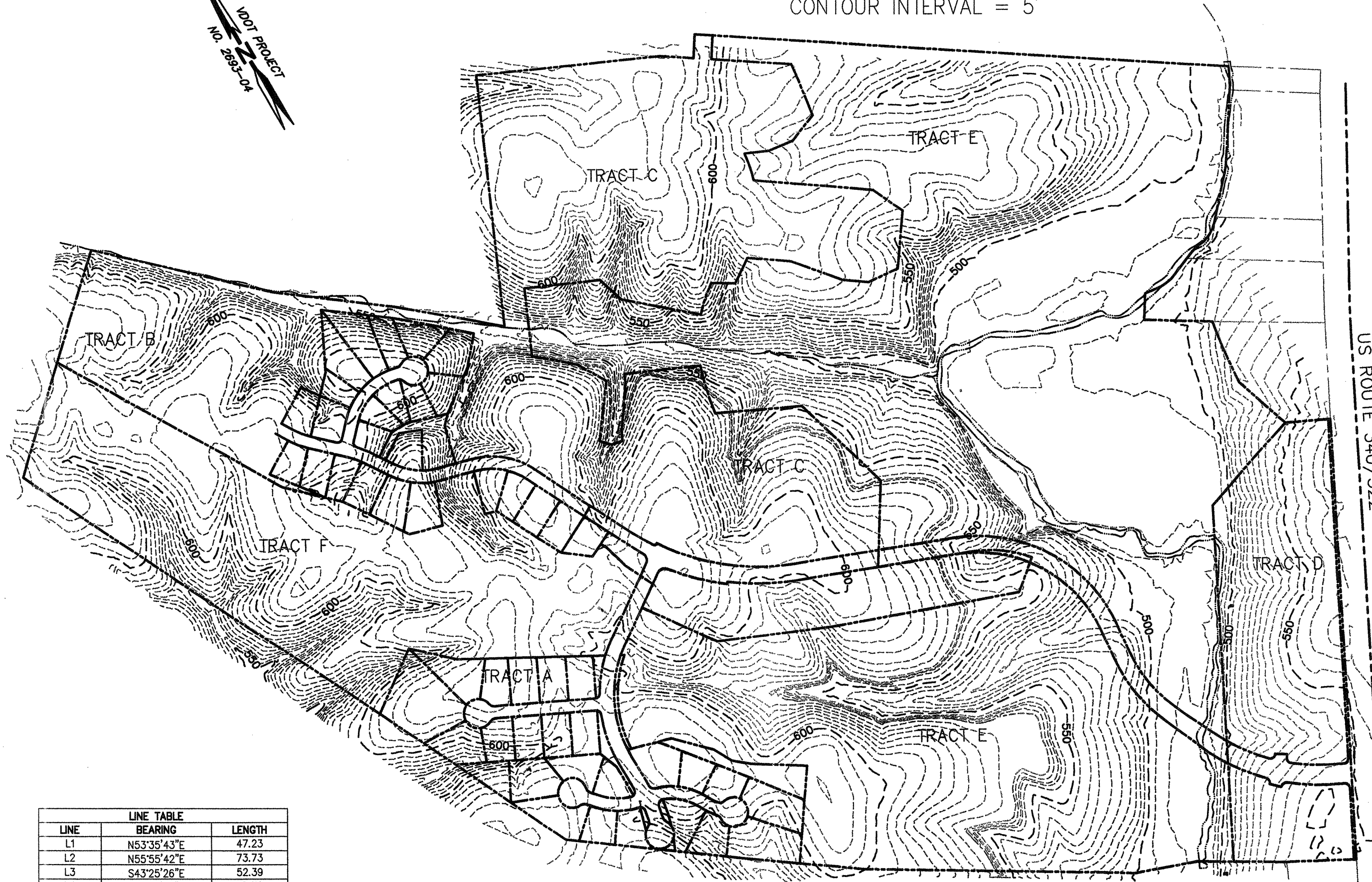
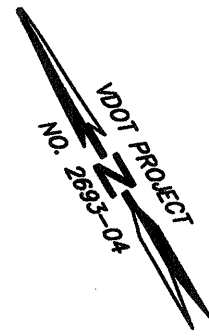


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FINAL PLAT
BLUE RIDGE SHADOWS
PHASE 1
NORTH RIVER DISTRICT
WARREN COUNTY, VIRGINIA

DRAWN: CEA
CHECKED: KDV
DATE: 8-3-05
SCALE: N/A
SHEET: 17 OF 18
FILE NO: 11515-40

SITE TOPO  
CONTOUR INTERVAL = 5'



LINE	BEARING	LENGTH
L1	N63°35'43"E	47.23
L2	N55°55'42"E	73.73
L3	S43°25'26"E	52.39
L4	S79°34'04"E	47.35
L5	N26°19'10"E	48.56
L6	N24°08'29"E	43.82
L7	S61°29'43"E	16.04
L8	N30°51'03"E	26.53
L9	N30°18'04"E	85.56
L10	N26°18'00"W	72.98
L11	N78°20'20"E	97.42
L12	S69°49'17"E	58.93
L13	S41°01'56"E	122.89
L14	N70°18'06"E	112.89
L15	S61°03'15"E	163.75
L16	S00°50'41"W	52.02
L17	S56°50'47"E	51.14
L18	N42°02'52"W	43.91
L19	N42°02'52"W	43.91
L20	S74°37'47"E	67.40
L21	S23°17'57"W	27.90
L22	S34°01'59"E	111.94
L23	S74°27'07"E	21.91
L24	N60°25'28"E	52.90
L25	N88°18'08"E	41.15
L26	S72°46'00"E	44.37
L27	N18°04'01"E	47.12
L28	S48°33'54"W	25.73
L29	S32°46'25"E	173.42
L30	S48°04'54"E	111.36
L31	S76°59'12"E	20.80
L32	N72°56'45"E	146.75
L33	N15°42'53"E	49.88
L34	S62°41'23"W	10.59
L35	S13°55'18"E	50.44
L36	S31°00'53"E	53.94
L37	S58°23'23"W	54.66
L38	S51°11'53"W	59.12
L39	N79°28'24"W	28.65
L40	S60°37'06"W	90.62
L41	N29°25'30"E	12.83
L42	N29°25'30"E	12.83
L43	N33°24'24"E	84.23
L44	N35°49'05"E	71.90

LINE	BEARING	LENGTH
L45	N41°38'42"E	63.56
L46	S48°21'18"E	20.00
L47	N41°38'42"E	13.12
L48	S56°27'03"W	169.23
L49	S60°56'23"W	25.27
L50	S29°03'37"E	20.00
L51	S60°56'23"W	3.64
L52	S50°35'48"W	42.12
L53	S34°14'03"W	55.78
L54	S55°45'57"E	20.00
L55	S34°14'03"W	28.53
L56	S50°17'19"W	49.77
L57	S36°31'54"W	35.97
L58	S83°29'43"E	76.33
L59	N82°01'27"E	64.77
L60	N10°18'41"W	94.19
L61	N28°37'40"W	146.82
L62	N37°40'47"W	152.49
L63	S56°41'52"E	21.20
L64	S44°51'09"E	50.90
L65	S68°40'23"E	35.16
L66	S60°41'25"E	32.74
L67	S17°56'19"E	97.47
L68	N47°29'26"E	11.34
L69	S28°03'30"E	167.84
L70	N21°30'38"E	130.71
L71	N05°48'10"E	90.51
L72	N13°36'18"W	74.29
L73	S62°41'23"W	8.32
L74	S06°57'34"E	101.22
L75	S27°04'22"E	131.61
L76	S39°57'22"E	161.86
L77	N62°41'23"E	8.64
L78	S50°12'10"W	167.59
L79	N49°08'32"W	7.58
L80	S56°41'08"W	71.54
L81	S53°13'08"W	46.45

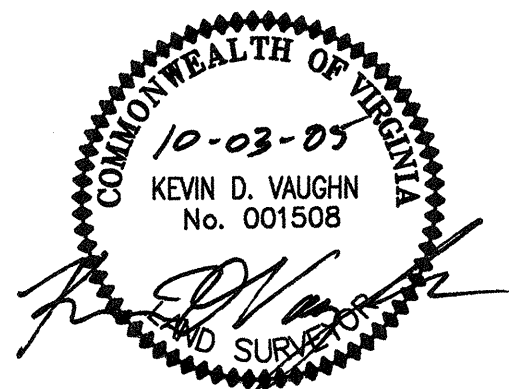
LINE	BEARING	LENGTH
L82	S34°33'02"W	45.93
L83	S35°28'09"E	7.62
L84	N00°41'29"E	32.95
L85	N01°21'32"W	155.58
L86	S07°36'30"W	66.88
L87	S37°18'22"W	18.23
L88	S74°20'21"W	20.90
L89	S15°39'39"E	20.00
L90	S74°20'21"W	5.89
L91	S20°42'29"W	7.00
L92	S69°17'31"E	287.61
L93	S20°42'29"W	7.00
L94	S44°05'23"E	130.68
L95	S25°54'54"E	67.57
L96	S18°56'20"E	59.29
L97	S12°34'10"E	56.07
L98	S05°47'29"E	50.02
L99	N09°09'54"W	57.75
L100	S11°02'51"E	50.16
L101	S03°00'52"W	58.93
L102	S13°42'00"W	46.14
L103	S03°03'49"W	159.44
L104	S09°45'38"W	29.98
L105	S88°18'54"W	8.82
L106	N30°51'03"E	18.86
L107	S59°06'31"E	60.71
L108	S65°18'24"E	149.44
L109	S44°06'40"E	261.24
L110	S13°15'23"E	362.44
L111	S02°48'36"W	128.65
L112	S83°42'18"W	3.98
L113	S26°30'53"E	405.08
L114	S36°29'24"E	223.80
L115	N79°28'24"W	28.65
L116	S60°37'06"W	90.62

US ROUTE 340/522



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FINAL PLAT  
**BLUE RIDGE SHADOWS  
PHASE 1**  
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA



DRAWN: CEA  
CHECKED: KDV  
DATE: 8-3-05  
SCALE: 1" = 400'  
SHEET 18 OF 18  
FILE NO: 11515-40

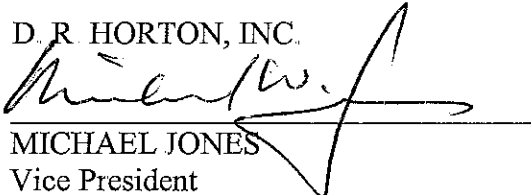
000141 OCT 27 2005

DEDICATION OF PLAT ENTITLED  
FINAL PLAT  
BLUE RIDGE SHADOWS  
PHASE 2  
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA

KNOW ALL MEN BY THESE PRESENTS: That D. R. Horton, Inc , being the owner and proprietor of a certain parcel of real estate located in Warren County, Virginia, as shown on a plat prepared by Patton Harris Rust & Associates, P C., dated September 7, 2005, entitled, "Final Plat Blue Ridge Shadows, Phase 2, North River District, Warren County, Virginia" and dated September 7, 2005;

The undersigned desiring to have said plat and survey recorded in the Clerk's Office so the deeds hereafter be executed with reference to and in accordance with said plat, do hereby adopt, ratify, approve and confirm said plat and survey as a true plat and survey of the said real estate and do announce their intention to refer hereafter to said plat and survey for the purposes of identifying in any deed hereafter to be granted and conveyed.

WITNESS the following signature and seal this 25<sup>th</sup> day of October, 2005.

D. R. HORTON, INC.  
By   
MICHAEL JONES  
Its Vice President



000142 OCT 27 05

STATE OF Virginia  
CITY/COUNTY OF Fairfax, to-wit:

I, Lauren E. Worthington, a Notary Public in and for the State and County aforesaid, do hereby certify that Michael Jones, as Vice President, of D. R. Horton, Inc, whose name is signed to the foregoing Dedication of Plat, has this day personally appeared and acknowledged the same before me in my State and County aforesaid on behalf of said corporation.

Given under my hand this 25<sup>th</sup> day of October, 2005.

My commission expires: 10/31/07

Lauren E. Worthington  
NOTARY PUBLIC

INSTRUMENT #050013598  
RECORDED IN THE CLERK'S OFFICE OF  
WARREN COUNTY ON  
OCTOBER 27, 2005 AT 01:03PM  
JENNIFER R. SIMS, CLERK

RECORDED BY: TAC

AK

COMMONWEALTH OF VIRGINIA



OFFICIAL RECEIPT  
WARREN COUNTY CIRCUIT  
DEED RECEIPT

(1143-005 1/05)

DATE: 10/27/05 TIME: 13:08:20 ACCOUNT: 187CLR050013398 RECEIPT: 05000013259  
DEBITER: TAC REC: WNCB TYPE: PLD PAYMENT: FULL PAYMENT  
INSTRUMENT : 050013398 BOOK: PAGE: RECORDED: 10/27/05 AT 13:08  
GRANTOR: C R HORTON INC EX: Y LDC: DC  
GRANTEE: C R HORTON INC EX: Y PCT: 100%

AND ADDRESS :  
RECEIVED OF : EILEY, JOSEPH F. JR DATE OF DEED: 10/25/05  
CHECK : \$21.00

DESCRIPTION 1: BLUE RIDGE SHADOWS PHASE 2 NORTH RIVER DIST PAGES: 2  
L: 0  
MARGES: 0

CONSIDERATION: .00 A/VAL: .00 MSP:  
P/M:

501 DEEDS 14.50 145 VSLF 1.50  
106 TECHNOLOGY TRUST FU 5.00

TENDERED : \$1.00  
AMOUNT PAID: \$1.00  
CHANGE AMT : .00

CLERK OF COURT: JENNIFER R. BINS

BUSINESS FORMS SPECIALTY, INC (757) 927-9575



COMMONWEALTH OF VIRGINIA



OFFICIAL RECEIPT  
WARREN COUNTY CIRCUIT  
DEED RECEIPT

DATE: 10/27/05 TIME: 13:04:29 ACCOUNT: 1870LR000013599 RECEIPT: 05000018260  
CASHIER: JAC REC: WK38 TYPE: OPM PAYMENT: FULL PAYMENT  
INSTRUMENT : 050018260 BOOK: PAGE: RECORDED: 10/27/05 AT 13:04  
GRANTOR: D HORTON INC EX: Y LOC: CD  
GRANTEE: D HORTON INC EX: Y PCT: 100%

AND ADDRESS :  
RECEIVED BY : BILEY, JOSEPH P, JR  
CHECK : \$100.00

DESCRIPTION : BLUE RIDGE SHADOWS PHASE B NORTH RIVER DIST PAGES: 5  
MARKS: 0

CONSIDERATION: .00 3/VAL: .00 NAP: PIN:

301 DEBS 87.50 145 VSLF 7.50  
106 TECHNOLOGY TRUST FU 25.00

TENDERED : 100.00  
AMOUNT PAID: 100.00  
CHANGE AMT : .00

CLERK OF COURT: JENNIFER R. SIMS

BUSINESS FORMS SPECIALTY, INC (757) 927-9575

(1143-005 105

55510

**OWNERS CONSENT AND DEDICATION**

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON AND DESCRIBE IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

FOR D. R. HORTON, INC.

BY: Michael W. Jones VP DATE: 3/30/05

**NOTARY PUBLIC:**

COMMONWEALTH OF VIRGINIA, COUNTY OF Fairfax

TO WIT:  
I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH AND COUNTY AFORESAID, WHOSE COMMISSION EXPIRES ON THE 27 DAY OF November, 2027 DO HEREBY CERTIFY THAT WHOSE NAME IS SIGNED TO THE FOREGOING OWNERS CONSENT, APPEARED BEFORE ME AND PERSONALLY ACKNOWLEDGED THE SAME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 3rd DAY OF October, 2005.

Harvey E. Worthington  
NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

I, KEVIN D. VAUGHN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS, TAX MAP 12J, PARCEL B, NOW IN THE NAME OF D.R. HORTON, INC. AS RECORDED IN INSTRUMENT #040011495 AMONG THE LAND RECORDS OF WARREN COUNTY, VIRGINIA. ALL MONUMENTATION REQUIRED AND SHOWN ON THIS PLAT WILL BE SET, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE, MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF WARREN COUNTY, VIRGINIA WITH RESPECT TO THE PLATTING OF SUBDIVISIONS.

GIVEN UNDER MY HAND THIS 3rd DAY OF OCTOBER, 2005.

Kevin D. Vaughn  
KEVIN D. VAUGHN L.S. NO.001508



This survey was produced before me on the 27 day of October, 2005, at \_\_\_\_\_, and with certificate of acknowledgment thereof attached was admitted to record with instrument no. 05001359.

Copy To: James A. Cline  
Clerk/Deputy Clerk  
Warren County Circuit Court

**TRACT B**

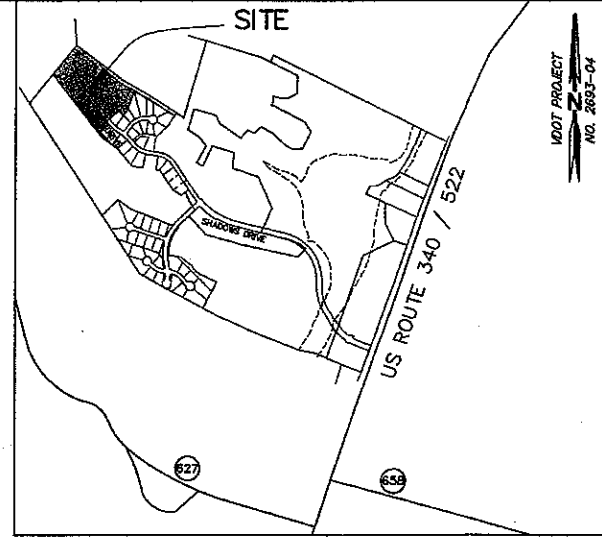
LOT AREAS	AREA
Lot 62	16,000 SQ OR 0.3673 AC
Lot 63	16,000 SQ OR 0.3673 AC
Lot 64	16,000 SQ OR 0.3673 AC
Lot 65	16,000 SQ OR 0.3673 AC
Lot 66	16,000 SQ OR 0.3673 AC
Lot 67	16,000 SQ OR 0.3673 AC
Lot 68	19,046 SF OR 0.4372 AC
Lot 69	19,312 SF OR 0.4434 AC
Lot 70	37,034 SF OR 0.8502 AC
Lot 71	21,266 SF OR 0.4882 AC
Lot 72	27,088 SF OR 0.6218 AC
Lot 73	24,203 SF OR 0.5566 AC
Lot 74	21,198 SF OR 0.4866 AC
Lot 75	28,753 SF OR 0.6601 AC
Lot 76	19,478 SF OR 0.4472 AC
Lot 77	20,855 SF OR 0.4789 AC
Lot 78	14,220 SF OR 0.3265 AC
Lot 79	18,637 SF OR 0.4278 AC
Lot 80	16,964 SF OR 0.3894 AC
Lot 81	15,941 SF OR 0.3680 AC
Lot 82	18,226 SF OR 0.4114 AC
Lot 83	20,196 SF OR 0.4636 AC
TOTAL SFD	439,417 SF OR 10.0876 AC

PARCEL P	134,404 SF OR 3.0855 AC
PARCEL Q	32,975 SF OR 0.7570 AC

STREET DEDICATION 78,610 SF OR 1.8046 AC

REMAINDER B 685,406 SF OR 15.7347 AC

TOTAL TRACT B 1,329,793 SF OR 30.5279 AC



**NOTES:**

- TAX MAP 12J, PARCELS A, B, AND C OWNER: D. R. HORTON, INC. 11216 MAPLES MILL ROAD SUITE 105 FAIRFAX, VA 22030 INSTRUMENT # 040011495
- THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 12J, PARCELS B.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000 BY THIS FIRM.
- ALL EXISTING EASEMENTS SHOWN HEREON UNLESS NOTED ARE RECORDED IN INSTRUMENTS #040011495 AND #040011498.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN INSTRUMENT #040011495.
- THERE IS A 10' UTILITY EASEMENT ON LOTS, PARCELS AND TRACTS ALONG ALL STREET RIGHT-OF-WAY LINES FOR ELECTRICAL, CABLE, GAS, AND TELECOMMUNICATIONS.
- ZONING DESIGNATION:

**VICINITY MAP**

1"=1000'

CONTACT NAME: MICHAEL JONES (V.P.) P. 703/385-8001

TAX PARCEL B, SUBURBAN RESIDENTIAL (SR) DISTRICT

**BUILDING SETBACK REQUIREMENTS**

FRONT:	20 FEET
REAR:	20 FEET, PRINCIPAL STRUCTURE 10 FEET, ACCESSORY STRUCTURE
SIDE:	15 FEET, PRINCIPAL STRUCTURE 10 FEET, ACCESSORY STRUCTURE

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	21°15'20"	300.00	111.29	56.29	S 20°34'42" E	110.66
C2	25°00'44"	350.00	152.79	77.83	N 22°27'24" W	151.58
C3	21°15'20"	325.00	120.57	60.99	S 20°34'42" E	119.88
C4	12°50'02"	325.00	72.81	36.56	N 16°22'06" W	72.85
C5	60°17'28"	25.00	26.31	14.52	N 52°55'53" W	25.11
C6	287°31'44"	60.00	301.10	43.97	S 60°41'14" W	70.93
C7	48°52'25"	25.00	21.33	11.36	S 60°00'53" W	20.88
C8	14°28'18"	375.00	94.72	47.61	N 17°11'11" W	94.48
C9	21°15'20"	275.00	102.02	51.60	S 20°34'42" E	101.44
C10	34°15'30"	280.00	173.40	89.38	S 75°55'23" E	170.83
C11	54°40'04"	25.00	23.85	12.92	N 68°43'02" E	22.96
C12	287°47'19"	60.00	301.57	43.76	N 62°17'51" E	70.71
C13	52°58'56"	25.00	23.10	12.45	N 60°09'19" W	22.28
C14	34°35'10"	240.00	144.87	74.72	S 75°05'13" W	142.68
C15	33°34'39"	265.00	155.30	79.95	S 75°34'58" W	153.09
C16	90°00'00"	19.00	28.85	19.00	S 78°12'22" E	28.87
C17	90°00'00"	19.00	28.85	19.00	S 13°47'39" W	28.87

**REVIEWED AND APPROVED BY:**

WARREN COUNTY PLANNING COMMISSION

Mark Brown 10/18/05  
CHAIRMAN DATE

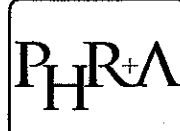
VIRGINIA DEPARTMENT OF TRANSPORTATION

William R. Boyce III 10/18/05  
V.D.O.T. OFFICIAL DATE

TOWN OF FRONT ROYAL PUBLIC UTILITIES DEPARTMENT

Practon Keith Wood 10/18/05  
DIRECTOR OF PUBLIC WORKS DATE

10/03/05	ADDRESSED COUNTY/VDOT COMMENTS
DATE	REVISION

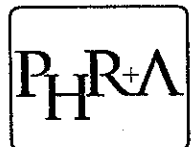


**Patton Harris Rust & Associates, pc**  
Engineers, Surveyors, Planners, Landscape Architects.  
14532 Lee Road, Chantilly, Virginia 20151  
Tel. (703) 449-6700 Fax (703)449-8713

FINAL PLAT  
**BLUE RIDGE SHADOWS  
PHASE 2**  
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA

DRAWN: JEF/CRL  
CHECKED: KDV  
DATE: 9-7-05  
SCALE: N/A  
SHEET 1 OF 5  
FILE NO: 11515-40

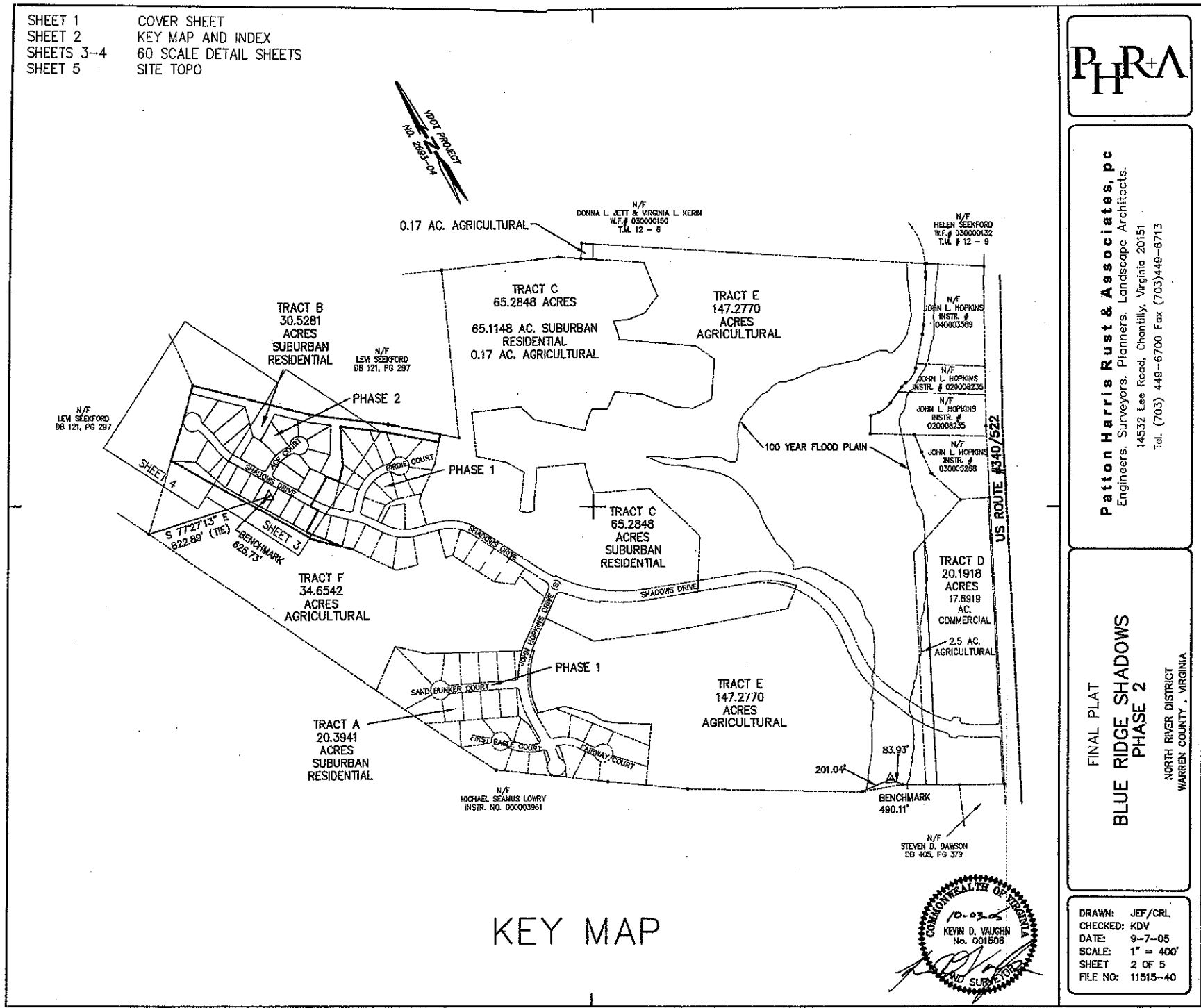
SHEET 1 COVER SHEET  
 SHEET 2 KEY MAP AND INDEX  
 SHEETS 3-4 60 SCALE DETAIL SHEETS  
 SHEET 5 SITE TOPO



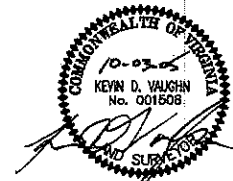
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FINAL PLAT  
**BLUE RIDGE SHADOWS  
 PHASE 2**  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

DRAWN: JEF/CRL  
 CHECKED: KDV  
 DATE: 9-7-05  
 SCALE: 1" = 400'  
 SHEET: 2 OF 5  
 FILE NO: 11515-40



KEY MAP



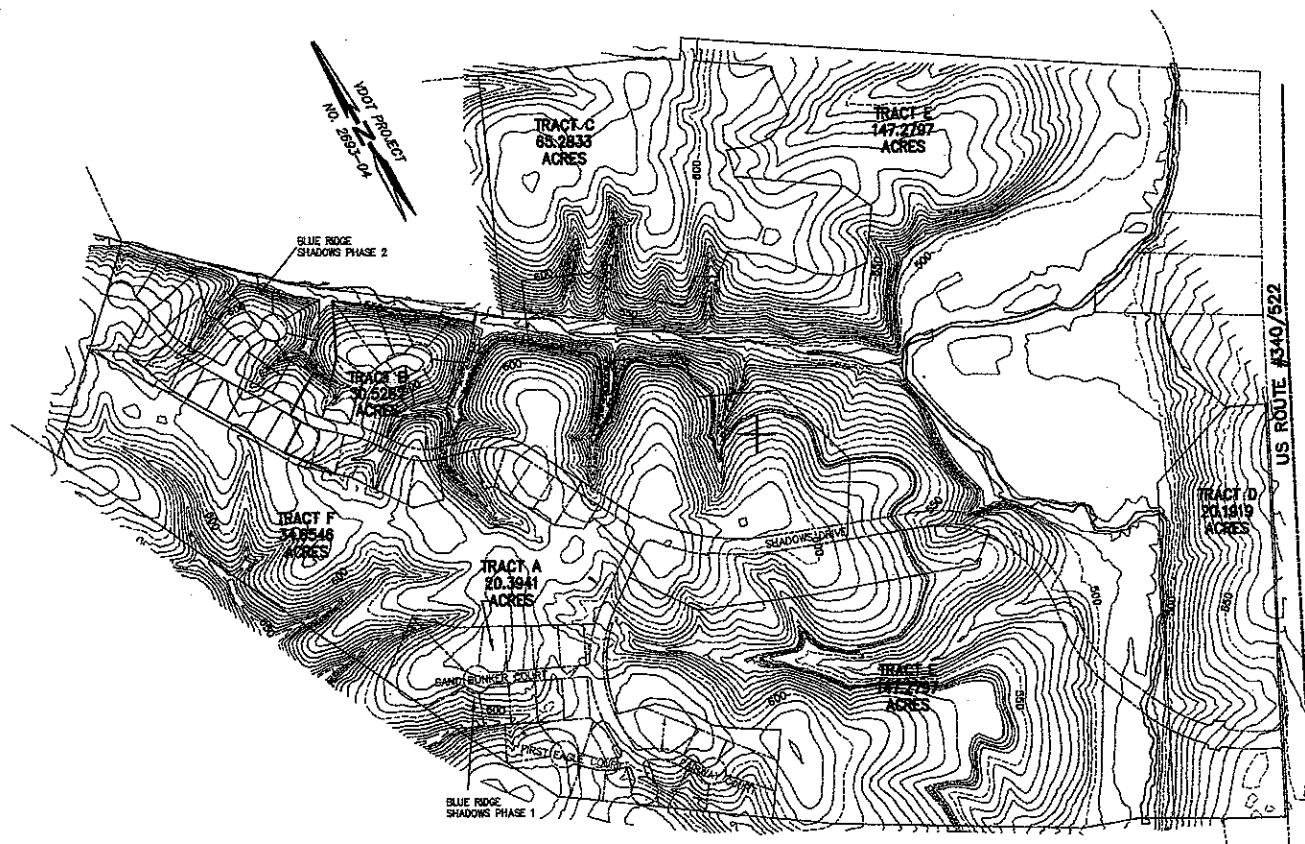






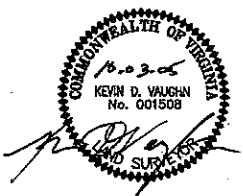
# SITE TOPO

CONTOUR INTERVAL = 5'



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FINAL PLAT  
**BLUE RIDGE SHADOWS  
 PHASE 2**  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA



DRAWN: JEF/CRL  
 CHECKED: KDV  
 DATE: 9-7-05  
 SCALE: 1" = 400'  
 SHEET 5 OF 5  
 FILE NO: 11515-40

06-441

~~FIRST SUPPLEMENTAL~~ 000112 111218  
FIRST SUPPLEMENTAL DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
BLUE RIDGE SHADOWS

THIS FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Supplemental Declaration") is made as of this 20<sup>th</sup> day of December, 2005 by D. R. HORTON, INC., a Delaware corporation, its successors and assigns (the "Declarant"), Grantor, and BLUE RIDGE SHADOWS HOMEOWNERS ASSOCIATION, a Virginia non-stock corporation, its successors and assigns (the "Association"), Grantee.

RECITALS:

A. The Declarant is the owner of Lots 162 through 225, both inclusive, Parcels A, B, N1 and N, BLUE RIDGE SHADOWS, PHASE 3 (the "Property") which are duly subdivided, platted and recorded as Instrument Number 060000410 among the Warren County, Virginia land records (the "Land Records").

B. The Property is a portion of the annexable land described in Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for the Blue Ridge Shadows Subdivision (the "Declaration") recorded as Instrument Number 050013986 among the Land Records

C. The Declarant has the unilateral right to annex and subject the Property to the Declaration and the Association pursuant to Article XIII, Section 6 of the Declaration.

D. The Declarant desires and intends to subject the Property to the Declaration and to annex the Property to the Association.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant does hereby declare that the Property shall be henceforth held, sold and conveyed subject to the easements, restrictions, covenants and conditions as set forth in the Declaration.

THIS DEED FURTHER WITNESSETH, that for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant hereby annexes the Property unto the Association.

[SIGNATURE PAGES FOLLOW]

WITNESS the following signature and seal:

000144 JAN 12 08

D. R. HORTON, INC.,  
a Delaware corporation

By: *Michael W. Jones* (SEAL)  
Name: Michael W. Jones  
Title: Vice President

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Fairfax, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that Michael W. Jones, whose signature is signed as Vice President of D. R. Horton, Inc., appeared before me this date and personally acknowledged same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 20th day of December, 2005.

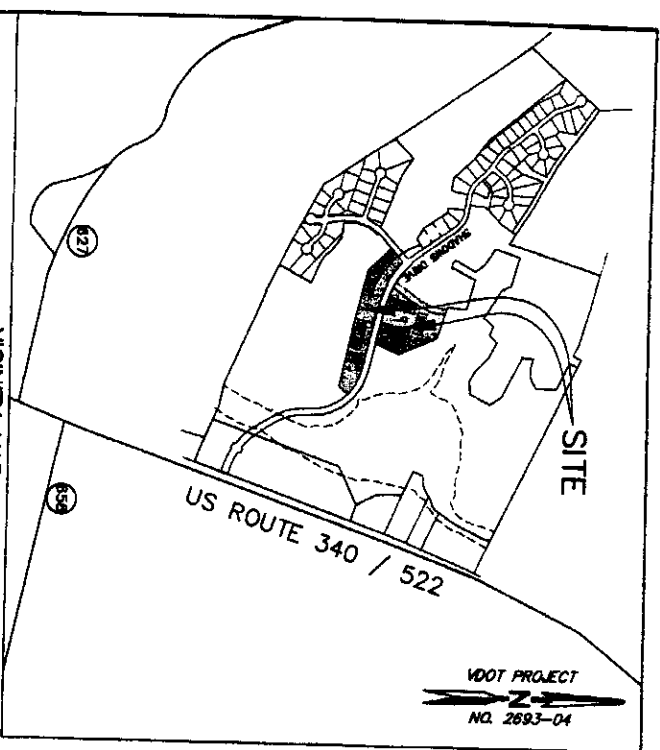
*Laura E. Worthington* (SEAL)  
Notary Public

My commission expires: 10/31/07

INSTRUMENT #060000471  
RECORDED IN THE CLERK'S OFFICE OF  
WARREN COUNTY ON  
JANUARY 12, 2006 AT 02:07PM  
JENNIFER R. SIMS, CLERK

RECORDED BY: SFK

*SFK*



- NOTES:**
1. TAX MAP 124, PORTION PARCEL C OWNER: D. R. HORTON, INC. 17218 WARLES MILL ROAD SUITE 105 FAIRFAX, VA 22030 INSTRUMENT # 040011495
  2. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 124, PORTION OF PARCEL C.
  3. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
  4. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000 BY THIS FIRM.
  5. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN INSTRUMENT #040011495 AND INSTRUMENT #050013998.
  6. THERE IS A 10' UTILITY EASEMENT ON LOTS, PARCELS AND TRACTS

CONTRACT NAME: MICHAEL JONES (V/P) P. 703/385-8001

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 05°25'08" E	21.49	L27	S 24°17'31" E	19.80	L33	S 20°42'28" W	45.45
L2	N 05°25'08" E	29.13	L28	S 5°42'28" W	18.97	L34	S 20°42'28" W	44.99
L3	N 38°01'40" E	31.44	L29	N 20°42'28" E	45.54	L35	N 83°07'08" E	14.98
L4	N 38°01'40" E	21.66	L30	S 20°42'28" W	45.54	L36	N 20°42'28" E	7.95
L5	S 20°42'28" W	24.00	L31	N 74°35'30" E	28.32	L37	N 24°17'31" W	19.80
L6	N 20°42'28" E	24.00	L32	N 68°17'32" E	24.00	L38	N 65°42'28" E	19.80
L7	N 20°42'28" E	24.00	L33	N 68°17'32" W	24.00	L39	N 20°42'28" E	6.55
L8	S 20°42'28" W	24.00	L34	N 68°17'32" W	24.00	L40	N 20°42'28" E	18.12
L9	S 68°17'32" E	30.00	L35	N 18°31'44" E	28.00	L41	S 20°42'28" W	8.25
L10	S 68°17'32" E	30.00	L36	N 18°31'44" E	28.00	L42	S 20°42'28" W	44.50
L11	S 68°17'32" E	30.00	L37	N 18°31'44" E	28.00	L43	S 68°17'32" W	48.22
L12	S 68°17'32" E	30.00	L38	N 18°31'44" E	28.00	L44	S 18°25'10" W	82.52
L13	S 68°17'32" E	30.00	L39	N 18°31'44" E	28.00	L45	S 70°34'35" E	11.71
L14	S 68°17'32" E	30.00	L40	N 18°31'44" E	28.00	L46	S 18°25'10" W	24.00
L15	N 68°17'32" W	30.00	L41	N 18°31'44" E	28.00	L47	S 32°28'22" E	24.00
L16	N 68°17'32" W	30.00	L42	N 67°14'38" E	50.76	L48	N 33°28'27" E	24.00
L17	N 68°17'32" W	30.00	L43	N 67°14'38" E	50.88	L49	N 33°28'27" E	24.00
L18	N 68°17'32" W	30.00	L44	S 20°42'28" W	50.14	L50	N 32°28'27" E	24.00
L19	N 25°42'00" E	17.13	L45	S 20°42'28" W	49.68	L51	N 44°57'03" E	24.00
L20	N 25°42'00" E	8.35	L46	S 20°42'28" W	49.25	L52	N 44°57'03" E	24.00
L21	N 25°42'00" E	10.89	L47	S 20°42'28" W	48.78	L53	N 50°01'28" E	24.00
L22	S 69°08'18" E	82.28	L48	S 20°42'28" W	48.33	L54	N 50°01'28" E	24.00
L23	S 20°50'42" W	10.66	L49	S 20°42'28" W	47.96	L55	N 50°01'28" E	24.00
L24	S 65°42'28" W	19.80	L50	S 20°42'28" W	46.80	L56	N 68°37'03" E	31.04
L25	S 24°17'30" E	19.78	L51	S 20°42'28" W	46.35	L57	N 68°37'03" E	28.84
L26	S 20°42'28" W	10.63	L52	S 20°42'28" W	45.90	L58	N 50°51'16" W	10.28

**BLUE RIDGE SHADOWS - PHASE 3 TRACT C**

- REMAINDER AREA 1-A 2,037,580 SQ. FT. OR 46.77663 AC.  
 (NOT INCLUDED IN PHASE 3)  
 LOT (162-189) 79,600 SQ. FT. OR 1.82736 AC.  
 PARCEL B 243,721 SQ. FT. OR 5.59507 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 PARCEL M1 2,500 SQ. FT. OR 0.05739 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 STREET DEDICATION 38,827 SQ. FT. OR 0.89135 AC.  
 (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)  
 REMAINDER AREA 1 2,402,239 SQ. FT. OR 55.14780 AC.  
 LOT (190-225) 97,452 SQ. FT. OR 2.23718 AC.  
 PARCEL A 230,684 SQ. FT. OR 5.28578 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 PARCEL N 2,500 SQ. FT. OR 0.05739 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 REMAINDER AREA 3 330,636 SQ. FT. OR 7.59036 AC.  
 TOTAL LOT AREA: 177,052 SQ. FT. OR 4.08455 AC.

CURVE	DELTA	RADIUS	LENGTH
C1	147°11'58"	996.00	239.16
C2	147°08'28"	1045.00	257.81
C3	167°02'57"	1035.00	295.33
C4	31°55'27"	565.00	314.81
C5	88°31'59"	37.00	48.42
C6	28°36'28"	585.00	285.38
C7	28°56'28"	505.00	270.23
C8	28°56'28"	535.00	275.06
C9	83°46'37"	32.00	52.39
C10	83°46'37"	32.00	52.39
C11	21°48'13"	985.00	367.91
C12	75°14'31"	600.00	787.83
C13	41°58'53"	1000.00	732.72

219 A D

571

LR 060000470  
1-12-2006  
SHEET 319A (2)

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 05°25'08" E	21.49	L27	S 24°17'31" E	19.80	L53	S 20°42'28" W	45.45
L2	N 05°25'08" E	29.13	L28	S 54°22'28" W	19.97	L54	S 20°42'28" W	44.99
L3	N 38°01'40" E	31.44	L29	N 20°42'28" E	45.54	L55	N 65°07'06" E	14.59
L4	N 38°01'40" E	21.66	L30	S 20°42'28" W	45.54	L56	N 20°42'28" E	7.95
L5	S 20°42'28" E	24.00	L31	N 74°58'30" E	26.32	L57	N 24°17'31" W	19.80
L6	N 20°42'28" E	24.00	L32	N 69°17'32" E	24.00	L58	N 65°42'28" E	18.80
L7	N 20°42'28" E	24.00	L33	N 69°17'32" W	24.00	L59	N 20°42'28" E	8.55
L8	S 20°42'28" E	24.00	L34	N 69°17'32" W	24.00	L60	N 24°52'54" W	15.12
L9	S 69°17'32" E	30.00	L35	N 19°31'44" E	28.00	L62	S 20°40'42" W	8.25
L10	S 69°17'32" E	30.00	L36	N 19°31'44" E	28.00	L63	N 69°17'32" W	44.50
L11	S 69°17'32" E	30.00	L37	N 19°31'44" E	28.00	L84	S 69°17'32" E	45.22
L12	S 69°17'32" E	30.00	L38	N 19°31'44" E	28.00	L85	S 19°25'10" W	14.04
L13	S 69°17'32" E	30.00	L39	N 19°31'44" E	28.00	L86	S 70°54'35" E	82.52
L14	N 69°17'32" E	30.00	L40	N 19°31'44" E	28.00	L87	S 19°08'25" W	11.71
L15	N 69°17'32" W	30.00	L41	N 87°12'38" E	30.76	L88	N 33°28'27" E	24.00
L16	N 69°17'32" W	30.00	L42	N 87°12'38" E	21.99	L89	N 33°28'27" E	24.00
L17	N 69°17'32" W	30.00	L43	S 20°42'28" W	50.88	L70	N 5°28'27" E	24.00
L18	N 25°42'00" E	17.13	L44	S 20°42'28" W	50.14	L71	N 44°57'03" E	24.00
L19	N 25°42'00" E	9.35	L45	S 20°42'28" W	49.69	L72	N 44°57'03" E	24.00
L20	N 25°42'00" E	10.89	L46	S 20°42'28" W	49.23	L73	N 44°57'03" E	24.00
L21	S 20°50'42" W	82.28	L47	S 20°42'28" W	48.78	L74	N 50°01'28" E	24.00
L22	S 20°50'42" W	10.89	L48	S 20°42'28" W	48.33	L75	N 50°01'28" E	24.00
L23	S 20°50'42" W	10.89	L49	S 20°42'28" W	47.58	L76	N 50°01'28" E	24.00
L24	S 65°42'28" W	19.80	L50	S 20°42'28" W	46.80	L77	N 69°17'03" E	31.04
L25	S 24°17'30" E	19.78	L51	S 20°42'28" W	46.35	L78	N 60°40'08" W	28.84
L26	S 20°42'28" W	10.83	L52	S 20°42'28" W	45.90	L79	N 50°31'16" W	10.28

LINE TABLE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	143°15'59"	965.00	239.16	120.20	S 82°11'31" E	238.55
C2	143°08'28"	1045.00	257.81	129.82	S 45°51'23" E	257.26
C3	182°01'27"	1035.00	295.33	148.89	S 61°07'03" E	294.33
C4	31°55'27"	565.00	314.81	161.61	N 53°18'47" W	310.75
C5	86°41'58"	32.00	48.42	30.21	N 82°08'09" W	43.93
C6	283°56'25"	565.00	285.38	145.81	N 24°14'53" E	282.36
C7	283°56'25"	505.00	255.08	130.32	N 24°14'53" E	252.38
C8	283°56'25"	535.00	270.23	138.06	N 24°14'53" E	267.37
C9	93°48'37"	32.00	52.39	34.20	S 08°11'13" E	46.73
C10	93°48'37"	32.00	52.39	34.20	N 85°37'44" E	46.73
C11	214°48'13"	800.00	367.51	198.01	S 58°22'54" E	365.29
C12	75°14'31"	800.00	787.83	462.41	N 31°40'16" W	732.52
C13	415°53'53"	1000.00	732.72	363.88	S 48°18'04" E	716.43

BLUE RIDGE SHADOWS - PHASE 3

TRACT 3

REMAINDER AREA 1-A 2,037,590 SQ. FT. OR 46,77663 AC.  
 (NOT INCLUDED IN PHASE 3)  
 LOT (162-189) 79,800 SQ. FT. OR 1,82736 AC.  
 PARCEL B 243,721 SQ. FT. OR 5,59507 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 PARCEL N1 2,500 SQ. FT. OR 0,05739 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 STREET DEDICATION 38,827 SQ. FT. OR 0,89135 AC.  
 (HEREBY DEDICATED FOR PUBLIC STREET PUR-C-SES)  
 REMAINDER AREA 1 2,402,239 SQ. FT. OR 55,14780 AC.  
 LOT (190-225) 97,452 SQ. FT. OR 2,23719 AC.  
 PARCEL A 230,884 SQ. FT. OR 5,28578 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 PARCEL N 2,500 SQ. FT. OR 0,05739 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 REMAINDER AREA 3 330,638 SQ. FT. OR 7,59036 AC.

PLAT  
 SHADOWS  
 SE 3  
 DISTRICT  
 COUNTY, VIRGINIA

Patton Harris Rust & Associates, pc  
 Engineers, Surveyors, Planners, Landscape Architects.



14532 Lee Road  
 Chantilly, VA 20151-1679  
 T 703.449.6700  
 F 703.449.6713

**BLUE RIDGE SHADOWS - PHASE 3**  
**TRACT C**

REMAINDER AREA 1-A 2,037,580 SQ. FT. OR 46.77663 AC.  
(NOT INCLUDED IN PHASE 3)  
PARCEL B 79,600 SQ. FT. OR 1,827.36 AC.  
(182-188) 243,721 SQ. FT. OR 5,585.07 AC.  
(HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
PARCEL N1 2,500 SQ. FT. OR 0.05739 AC.  
(HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
STREET DEDICATION 38,827 SQ. FT. OR 0.89135 AC.  
(HEREBY DEDICATED FOR PUBLIC STREET PURP-CSES)

REMAINDER AREA 1 2,402,238 SQ. FT. OR 55.14780 AC.  
LOT (180-225) 97,452 SQ. FT. OR 2,237.18 AC.  
PARCEL A 230,884 SQ. FT. OR 5,285.78 AC.  
(HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
PARCEL N 2,500 SQ. FT. OR 0.05739 AC.  
(HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)

REMAINDER AREA 3 330,636 SQ. FT. OR 7,590.36 AC.  
TOTAL LOT AREA: 177,052 SQ. FT. OR 4,064.55 AC.  
TOTAL PARCEL AREA: 478,405 SQ. FT. OR 11,005.63 AC.  
TOTAL STREET DEDICATION: 38,827 SQ. FT. OR 0.89135 AC.

TOTAL AREA PHASE 3: 695,284 SQ. FT. OR 15,981.53 AC.  
TOTAL NUMBER OF LOTS: 64  
TOTAL NUMBER OF PARCELS: 4

**OWNERS CONSENT AND DEDICATION**

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

FOR D. R. HORTON, INC.  
BY: *[Signature]* 12/19/05 DATE

**NOTARY PUBLIC:**

COMMONWEALTH OF VIRGINIA, COUNTY OF Fairfax

TO WIT:  
I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH AND COUNTY AFORESAID, WHOSE COMMISSION EXPIRES ON THE 31 DAY OF DECEMBER, 2006, DO HEREBY CERTIFY THAT WHOSE NAME IS SIGNED TO THE FOREGOING OWNERS CONSENT, APPEARED BEFORE ME AND PERSONALLY ACKNOWLEDGED THE SAME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 19 DAY OF December, 2005.

NOTARY PUBLIC  
*[Signature]*

③ 11/16

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	1471.58°	965.00	239.16	120.20	S 82°11'31" E	238.55
C2	1438.28°	1045.00	257.91	129.62	S 45°51'23" E	257.26
C3	1620.57°	1035.00	295.33	148.68	S 81°07'03" E	294.33
C4	31.9527°	565.00	314.81	181.61	N 53°19'47" W	310.75
C5	86°41'58"	32.00	48.42	30.21	N 82°08'09" W	43.93
C6	28°56'25"	565.00	285.36	145.81	N 24°14'53" E	282.36
C7	28°56'25"	505.00	255.08	130.32	N 24°14'53" E	252.38
C8	28°56'25"	535.00	270.23	138.08	N 24°14'53" E	267.37
C9	93°48'37"	32.00	52.39	34.20	S 08°11'13" E	46.73
C10	93°48'37"	32.00	52.39	34.20	N 85°37'24" E	46.73
C11	21°48'13"	965.00	367.51	186.01	S 58°22'34" E	365.29
C12	75°14'31"	600.00	787.93	462.41	N 31°40'16" W	732.52
C13	41°58'53"	1000.00	732.72	383.68	S 48°18'04" E	716.43

**SURVEYOR'S CERTIFICATE**

I, KEVIN D. VAUGHN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP 12J, PORTION OF PARCEL C, AND IS NOW IN THE NAME OF D.R. HORTON, INC. AS RECORDED IN INSTRUMENT #04001195 AMONG THE LAND RECORDS OF WARREN COUNTY, VIRGINIA. ALL DOCUMENTATION REQUIRED AND SHOWN ON THIS PLAT WILL BE SET, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE, MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF WARREN COUNTY, VIRGINIA WITH RESPECT TO THE PLATTING OF SUBDIVISIONS.

GIVEN UNDER MY HAND THIS 19th DAY OF DECEMBER, 2005.

*[Signature]*  
KEVIN D. VAUGHN L.S. NO. 001508



15



FINAL PLAT  
**BLUE RIDGE SHADOWS**  
PHASE 3  
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA

DRAWN: CRL  
CHECKED: KDV  
DATE: NOVEMBER 11, 2005  
SCALE: 1" = 30'  
SHEET: 1 OF 10  
FILE NO: 11515-4-0



VIRGINIA  
SCALE: 1" = 2000'

**NOTES:**

- TAX MAP 12J, PORTION PARCEL C  
OWNER: D. R. HORTON, INC.  
11216 WAPLES MILL ROAD  
SUITE 105  
FAIRFAX, VA 22030  
INSTRUMENT # 040011495
- THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 12J,  
PORTION OF PARCEL C.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A  
TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE  
ALL ENCUMBRANCES ON THE PROPERTY.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT  
FIELD SURVEY WITH AN ERROR OF CLOSURE GREATER THAN 1 IN  
10,000 BY THIS FIRM.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED  
IN INSTRUMENT #040011495 AND INSTRUMENT #050013966.
- THERE IS A 10' UTILITY EASEMENT ON LOTS, PARCELS AND TRACTS  
ALONG ALL STREET RIGHT-OF-WAY LINES FOR ELECTRICAL, CABLE,  
GAS, AND TELECOMMUNICATIONS.
- ZONING DESIGNATION:  
SUBURBAN RESIDENTIAL (SR) DISTRICT  
PLANNED RESIDENTIAL DEVELOPMENT (PRD)

**TRACT C**

REMAINDER AREA 1-A 2,037,590 SQ. FT. OR 46.77663 AC.  
(NOT INCLUDED IN PHASE 3)  
LOT (182-188) 79,600 SQ. FT. OR 1.82736 AC.  
PARCEL B 243,721 SQ. FT. OR 5.58507 AC.  
(HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
PARCEL N 2,500 SQ. FT. OR 0.05739 AC.  
(HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
STREET DEDICATION 38,827 SQ. FT. OR 0.89135 AC.  
(HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)

REMAINDER AREA 1 2,402,236 SQ. FT. OR 55.14780 AC.  
LOT (180-225) 97,452 SQ. FT. OR 2.23718 AC.  
PARCEL A 230,684 SQ. FT. OR 5.28578 AC.  
(HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
PARCEL N 2,500 SQ. FT. OR 0.05739 AC.  
(HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)

REMAINDER AREA 3 330,836 SQ. FT. OR 7.59036 AC.  
TOTAL LOT AREA: 177,052 SQ. FT. OR 4.06455 AC.  
TOTAL PARCEL AREA: 478,405 SQ. FT. OR 11.00563 AC.  
TOTAL STREET DEDICATION: 38,827 SQ. FT. OR 0.89135 AC.  
TOTAL AREA PHASE 3: 695,284 SQ. FT. OR 15.96153 AC.  
TOTAL NUMBER OF LOTS: 64  
TOTAL NUMBER OF PARCELS: 4

**OWNERS CONSENT AND DEDICATION**

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON AND  
DESCRIBE IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT  
AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

FOR D. R. HORTON, INC.  
BY: *[Signature]* DATE 12/19/05

**NOTARY PUBLIC:**

COMMONWEALTH OF VIRGINIA, COUNTY OF Fairfax  
TO WIT:  
I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH  
AND COUNTY AFORESAID, WHOSE COMMISSION EXPIRES ON THE 21<sup>ST</sup> DAY  
OF DECEMBER, 2008/700 HEREBY CERTIFY THAT WHOSE NAME IS SIGNED  
TO THE FOREGOING OWNERS CONSENT, APPEARED BEFORE ME AND  
PERSONALLY ACKNOWLEDGED THE SAME IN MY JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS 14 DAY OF December, 2005.

NOTARY PUBLIC  
*[Signature]*

**REVIEWED AND APPROVED BY:**

WARREN COUNTY PLANNING COMMISSION  
CHAIRMAN: *[Signature]* DATE 1/10/06

VIRGINIA DEPARTMENT OF TRANSPORTATION  
*[Signature]* DATE 12/30/05  
V.D.O.T. OFFICIAL

TOWN OF FRONT ROYAL PUBLIC UTILITIES DEPARTMENT  
*[Signature]* DATE 1-10-06  
DIRECTOR OF PUBLIC WORKS

CUKVE	DELTA	RANGE	AREA
C1	14°11'59"	965.00	239.
C2	14°08'28"	1045.00	257.
C3	16°20'57"	1035.00	285.
C4	31°55'27"	565.00	314.
C5	86°31'59"	32.00	484.
C6	28°56'25"	565.00	255.1
C7	28°56'25"	505.00	270.
C8	28°56'25"	32.00	52.
C9	93°48'37"	32.00	52.
C10	93°48'37"	965.00	367.
C11	21°48'13"	600.00	787.
C12	75°14'31"	600.00	787.
C13	41°56'53"	1000.00	732.

**SURVEYOR'S CI**

I, KEVIN D. VAUGHN, A  
COMMONWEALTH OF VIRGINIA  
SURVEYOR, SHOWING THIS PLAT IS  
C, AND IS NOW IN THE NA  
INSTRUMENT #040011495  
VIRGINIA, ALL MONUMENTS  
BE SET, AND THAT THIS P  
THE REQUIREMENTS OF THE  
VIRGINIA WITH RESPECT TO

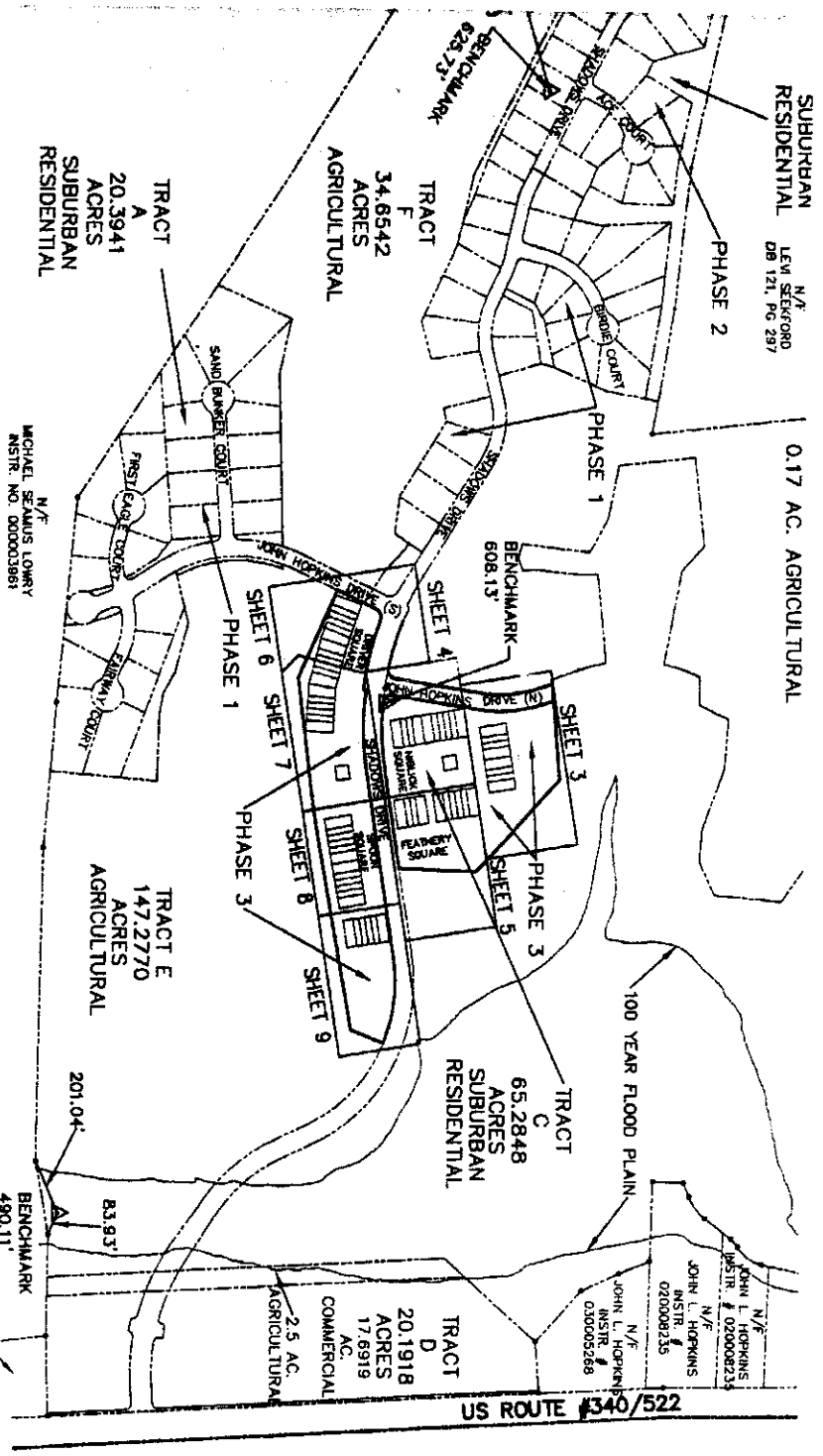
GIVEN UNDER MY HAND TH

*[Signature]*  
KEVIN D. VAUGHN L.S. NO. 10000



218-A

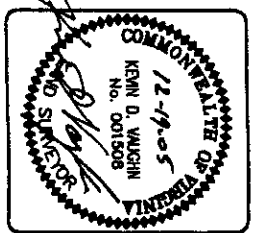
# KEY MAP



216 500

148

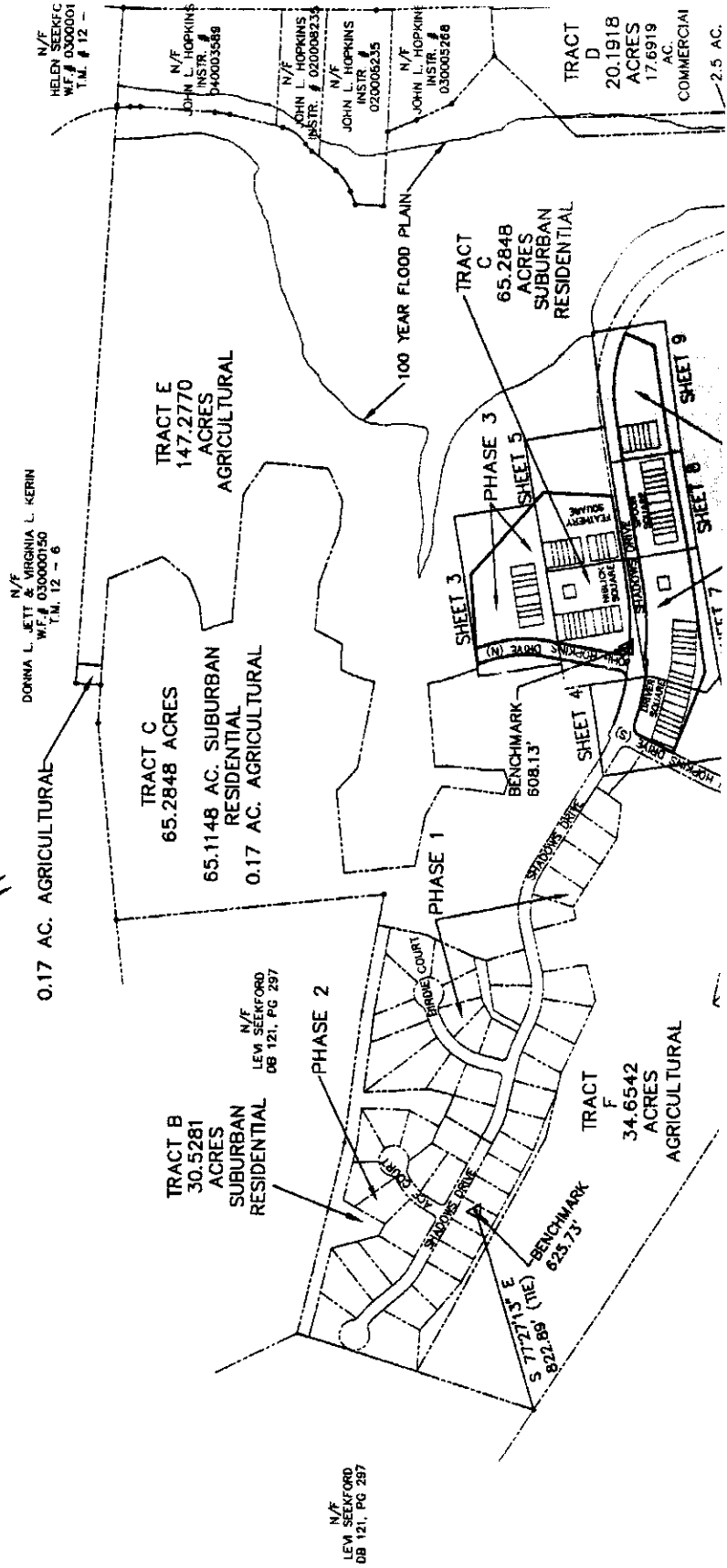
DRAWN: CRL  
 CHECKED: KDV  
 DATE: NOVEMBER 11, 2005  
 SCALE: 1" = 400'  
 SHEET: 2 OF 10  
 FILE NO: 11515-4-0



FINAL PLAT  
**BLUE RIDGE SHADOWS**  
 PHASE 3  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

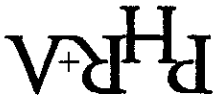


- SHEET 1 COVER SHEET
- SHEET 2 KEY MAP
- SHEETS 3-9 30 SCALE DETAIL SHEETS
- SHEET 10 SITE TOPO



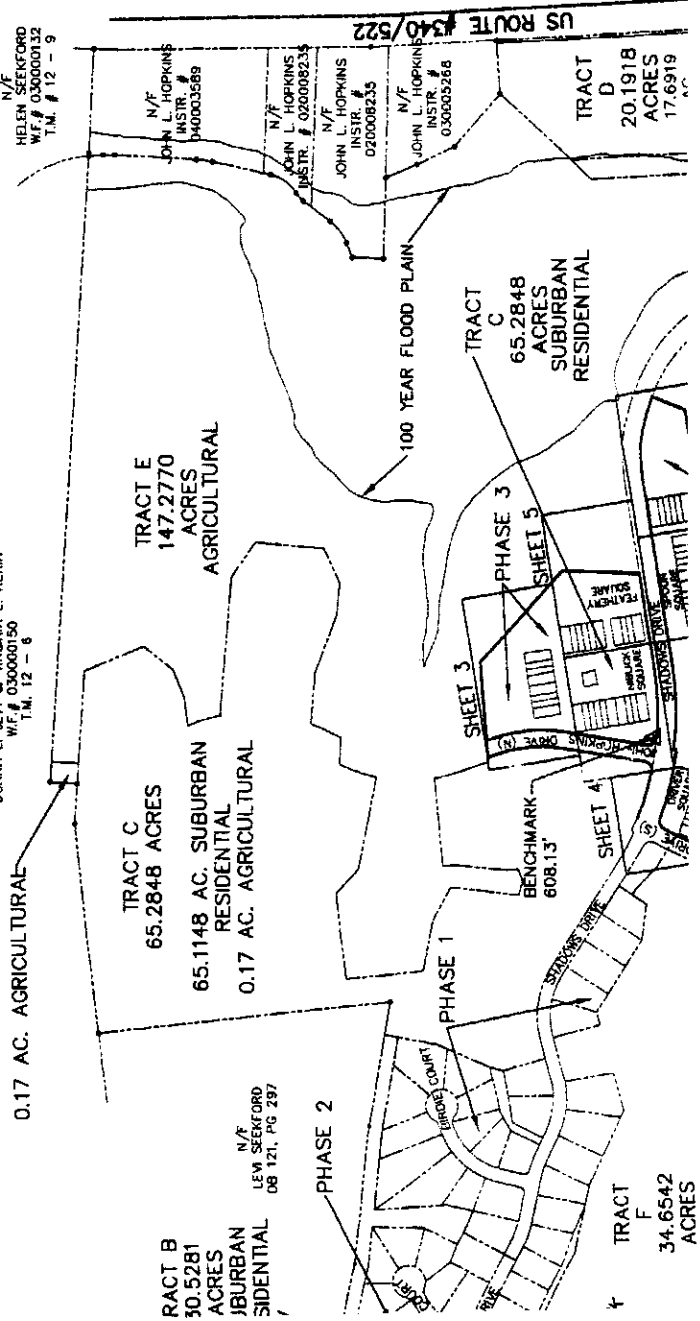
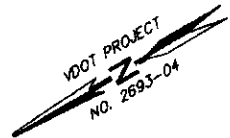
© 8 11 E

Patton Harris Rust & Associates, PC  
 Engineers, Surveyors, Planners, Landscape Architects,  
 14532 Lee Road  
 Chantilly, VA 20151-1679  
 T 703.449.6700  
 F 703.449.6713



FINAL PLAN  
 DGE SHADOWS  
 PHASE 3  
 RIVER DISTRICT  
 COUNTY, VIRGINIA

214 80

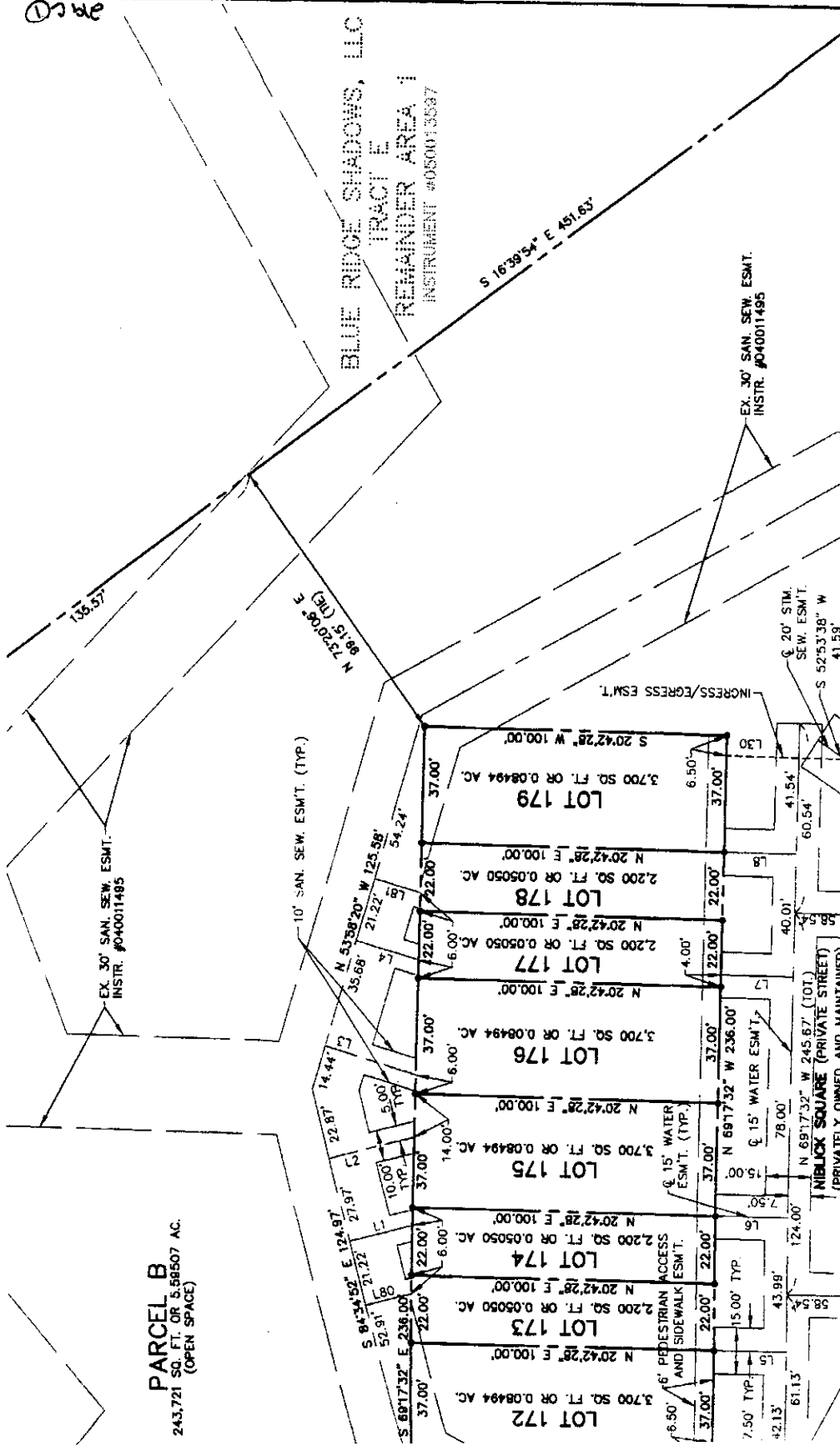


151

FINAL PLAT  
BLUE RIDGE SHADOWS  
PHASE 3  
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA



DRAWN: CRI  
CHECKED: KDV  
DATE: NOVEMBER 11, 2005  
SCALE: 1" = 30'  
SHEET: 3 OF 10  
FILE NO: 11515-4-0



**PARCEL B**  
243,721 SQ. FT. OR 5.58507 AC.  
(OPEN SPACE)

BLUE RIDGE SHADOWS, LLC  
TRACT E  
REMAINDER AREA 1  
INSTRUMENT #050013587

MATCH LINE SEE SHEET 5

SHEET 4  
SHEET 5

MATCH LINE SEE SHEET 4

NOTE: THERE IS A 10' UTILITY EASEMENT ON LOTS, PARCELS AND TRACTS ALONG ALL STREET RIGHT-OF-WAY LINES FOR ELECTRICAL, CABLE, GAS, AND TELECOMMUNICATIONS.

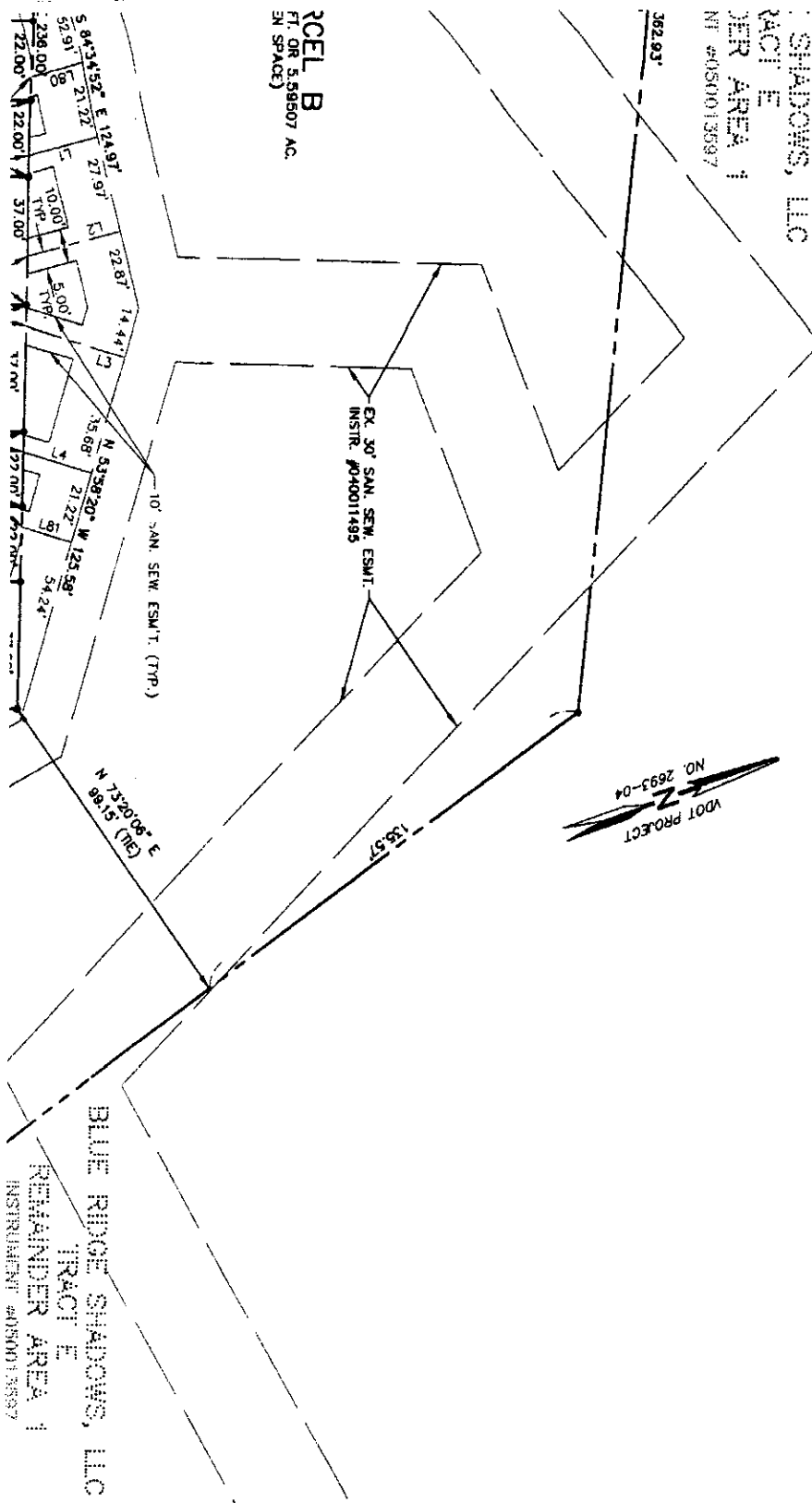


⊕ DENOTES IRON PIPE TO BE SET









FINAL PLAT  
**RIDGE SHADOWS  
 PHASE 3**  
 NORTH RIVER DISTRICT  
 ARREN COUNTY, VIRGINIA

**Patton Harris Rust & Associates, pc**  
 Engineers. Surveyors. Planners. Landscape Architects.

**P<sub>H</sub>R+A**

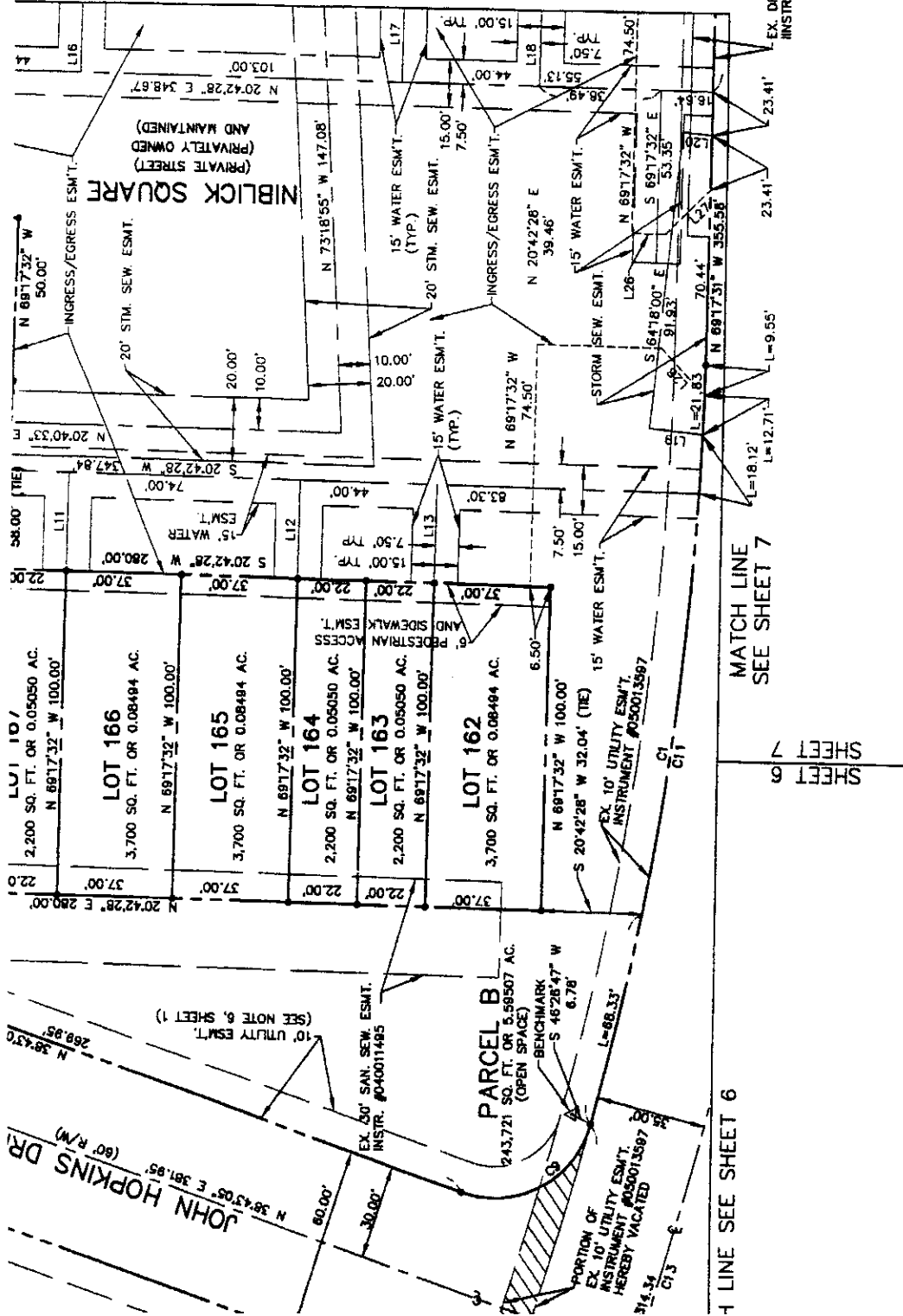
14532 Lee Road  
 Chantilly, VA 20151-1679  
 T 703.449.6700  
 F 703.449.6713

Sheet 219-C

155

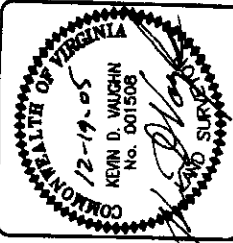
Pa  
Eng

MATCH LINE SEE SHEET 5



0190

**BLUE RIDGE SHADOWS**  
 FINAL PLAN  
 PHASE 3  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

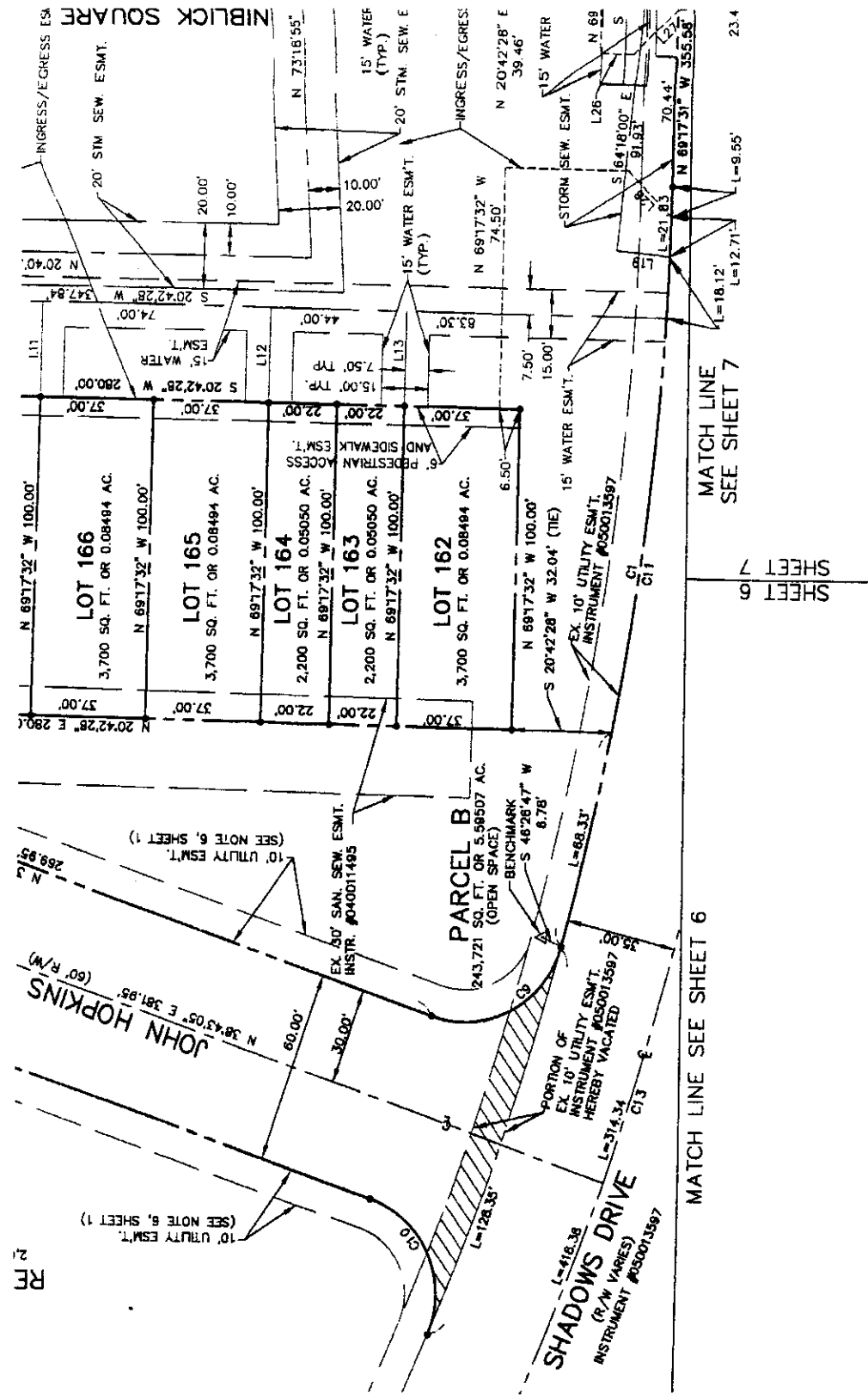


DRAWN: ORL  
 CHECKED: KDV  
 DATE: NOVEMBER 11, 2005  
 SCALE: 1" = 30'  
 SHEET: 4 OF 10  
 FILE NO: 11515-4-0

NOTE: THERE IS A 10' UTILITY EASEMENT ON LOTS, PARCELS AND TRACTS ALONG ALL STREET RIGHT-OF-WAY LINES FOR ELECTRICAL, CABLE, GAS, AND TELECOMMUNICATIONS.  
 ⚡ DENOTES IRON PIPE TO BE SET



95



2016

NOTE: THERE ARE TRACTS AND ELECTRICAL, C DENOTES



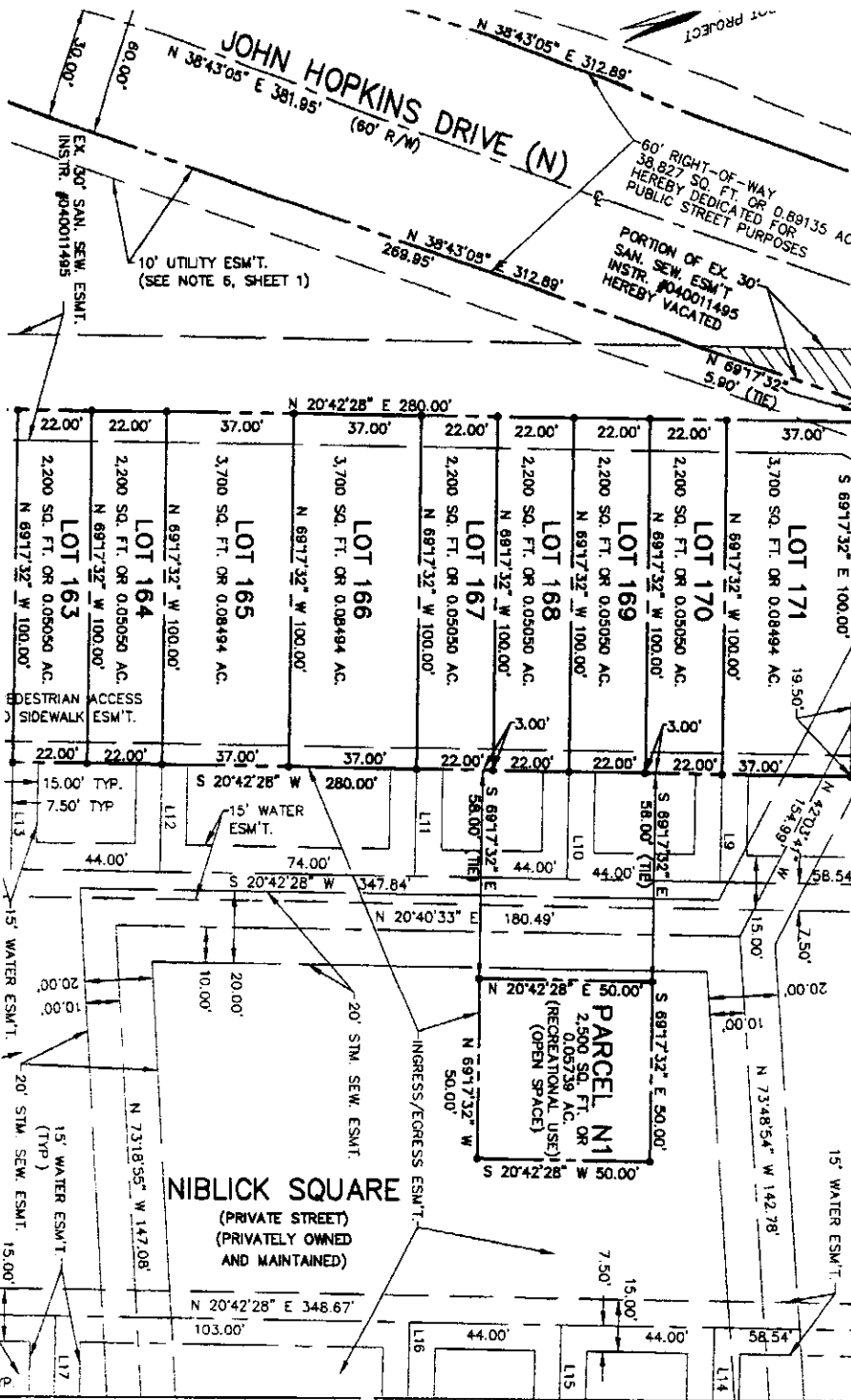
MATCH LINE SEE SHEET 7

SHEET 6  
SHEET 7

MATCH LINE SEE SHEET 6

RF 21





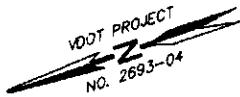
FINAL PLAT  
**RIDGE SHADOWS**  
**PHASE 3**  
 RTH RIVER DISTRICT  
 RENO COUNTY, VIRGINIA

**Patton Harris Rust & Associates, pc**  
 Engineers. Surveyors. Planners. Landscape Architects.



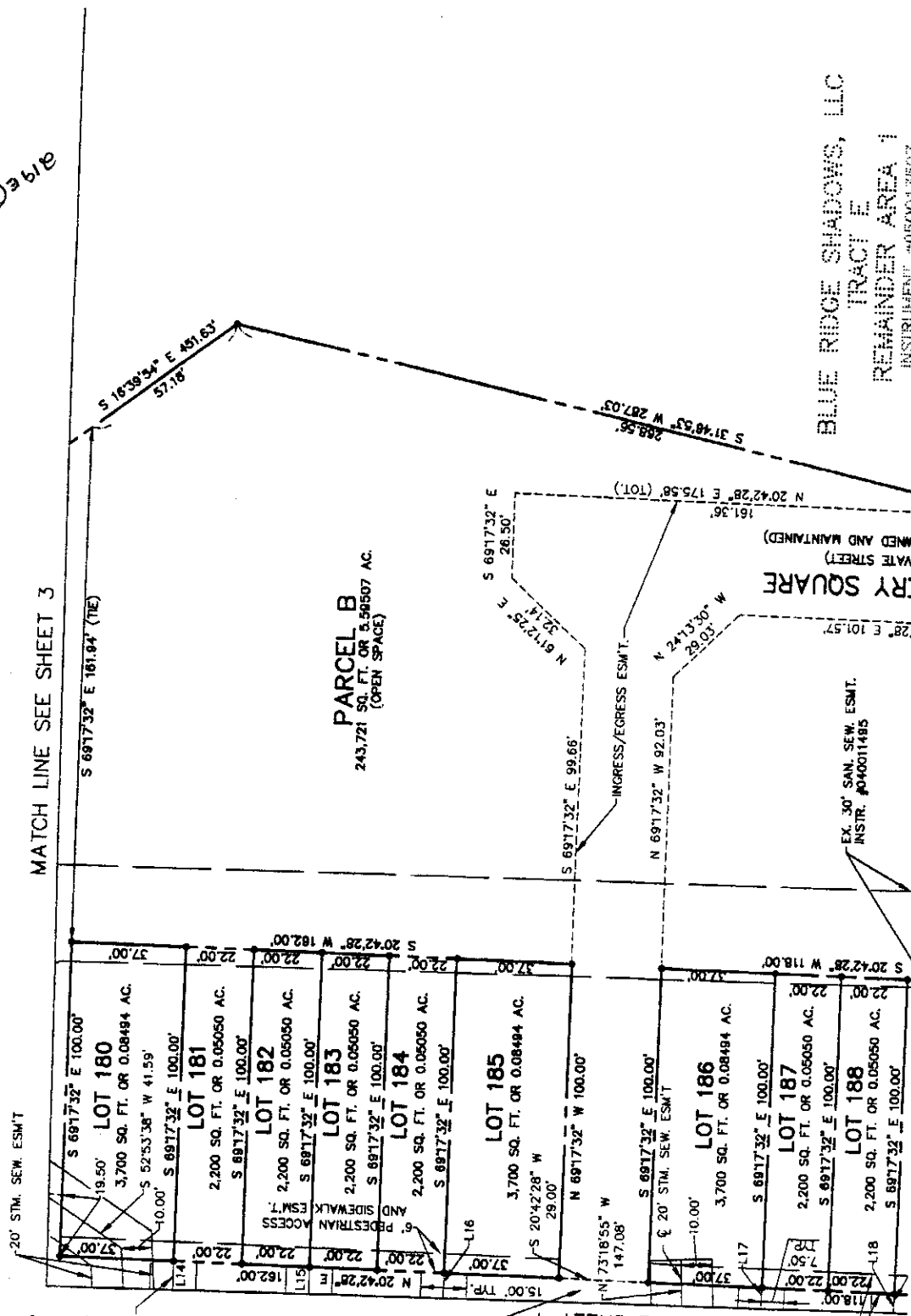
14532 Lee Road  
 Chantilly, VA 20151-1679  
 T 703.449.6700  
 F 703.449.6713





6" 15" WATER  
ESMT. (TYP.)

NIBBUCK SQUARE  
(PRIVATE STREET)  
(PRIVATELY OWNED AND MAINTAINED)



MATCH LINE SEE SHEET 3

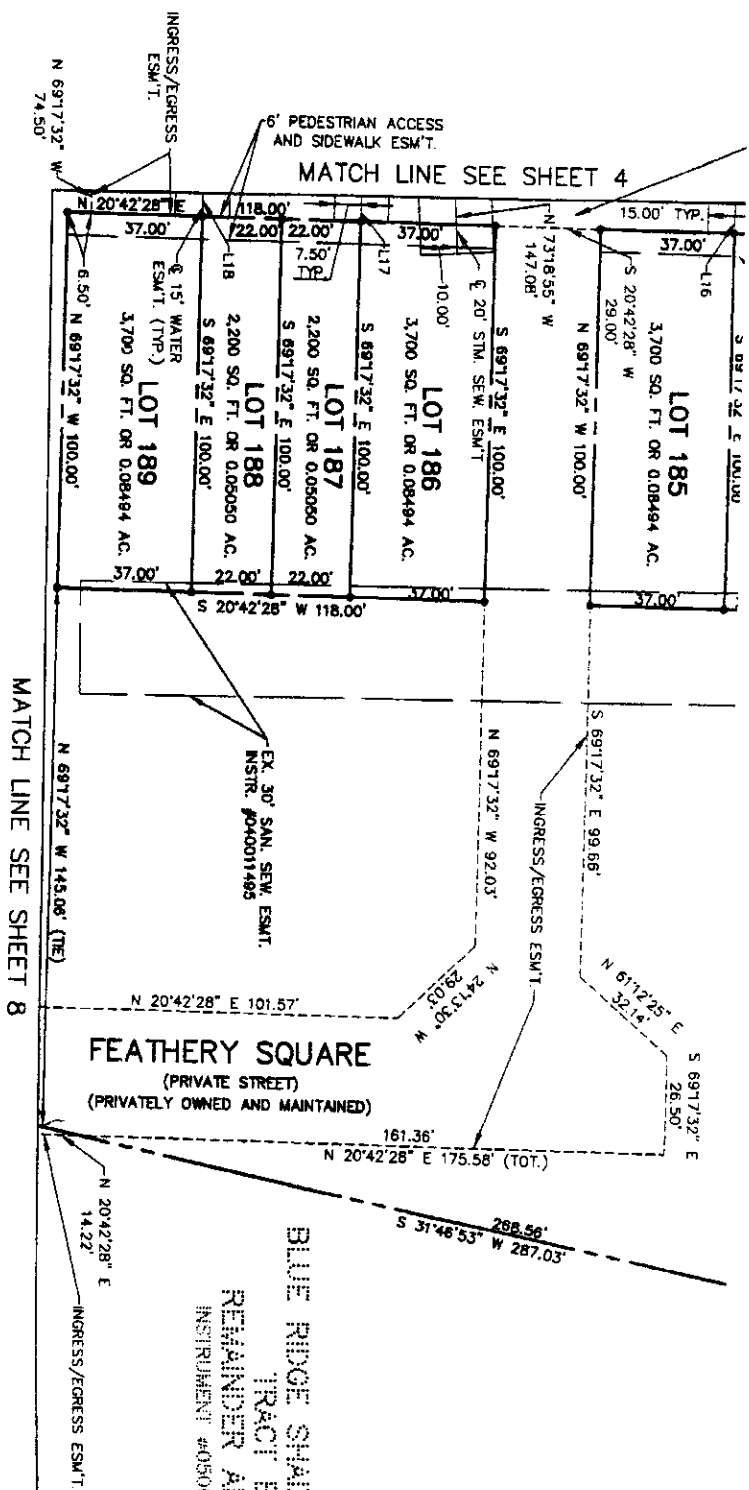
MATCH LINE SEE SHEET 4

ERRY SQUARE  
(PRIVATE STREET)  
(OWNED AND MAINTAINED)

BLUE RIDGE SHADOWS, LLC  
TRACT E  
REMAINDER AREA 1  
INSTRUMENT #050013587

2196E (1)

216



MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 4

FEATHERLY SQUARE  
(PRIVATE STREET)  
(PRIVATELY OWNED AND MAINTAINED)

BLUE RIDGE SHADOWS,  
TRACT E  
REMAINDER AREA  
INSTRUMENT #050013597



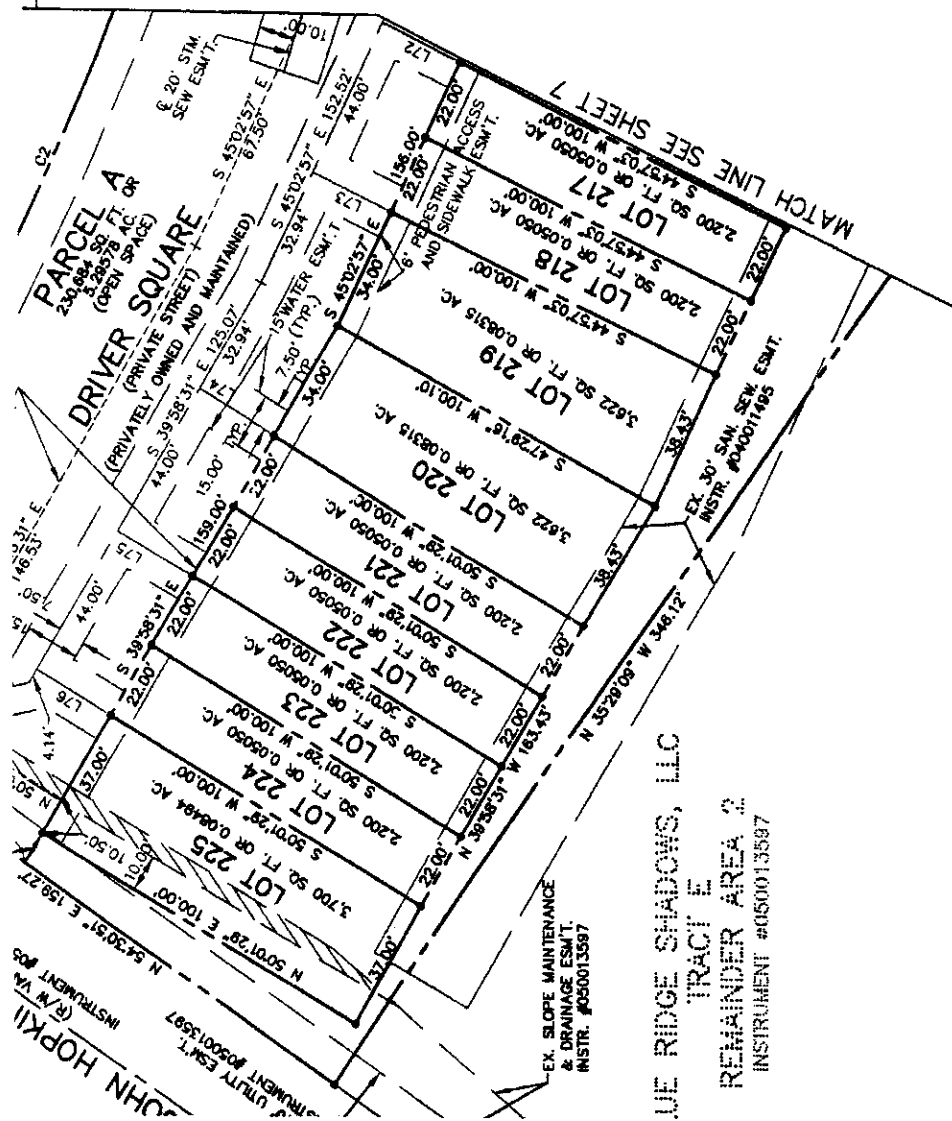
NOTE: IN  
AND TRAC  
ELECTRIC  
DEN

291





SHEET 4  
SHEET 7



① 216 x 7

NOTE: THERE IS A 10' UTILITY EASEMENT ON LOTS, PARCELS AND TRACTS ALONG ALL STREET RIGHT-OF-WAY LINES FOR ELECTRICAL, CABLE, GAS, AND TELECOMMUNICATIONS.

⊕ DENOTES IRON PIPE TO BE SET

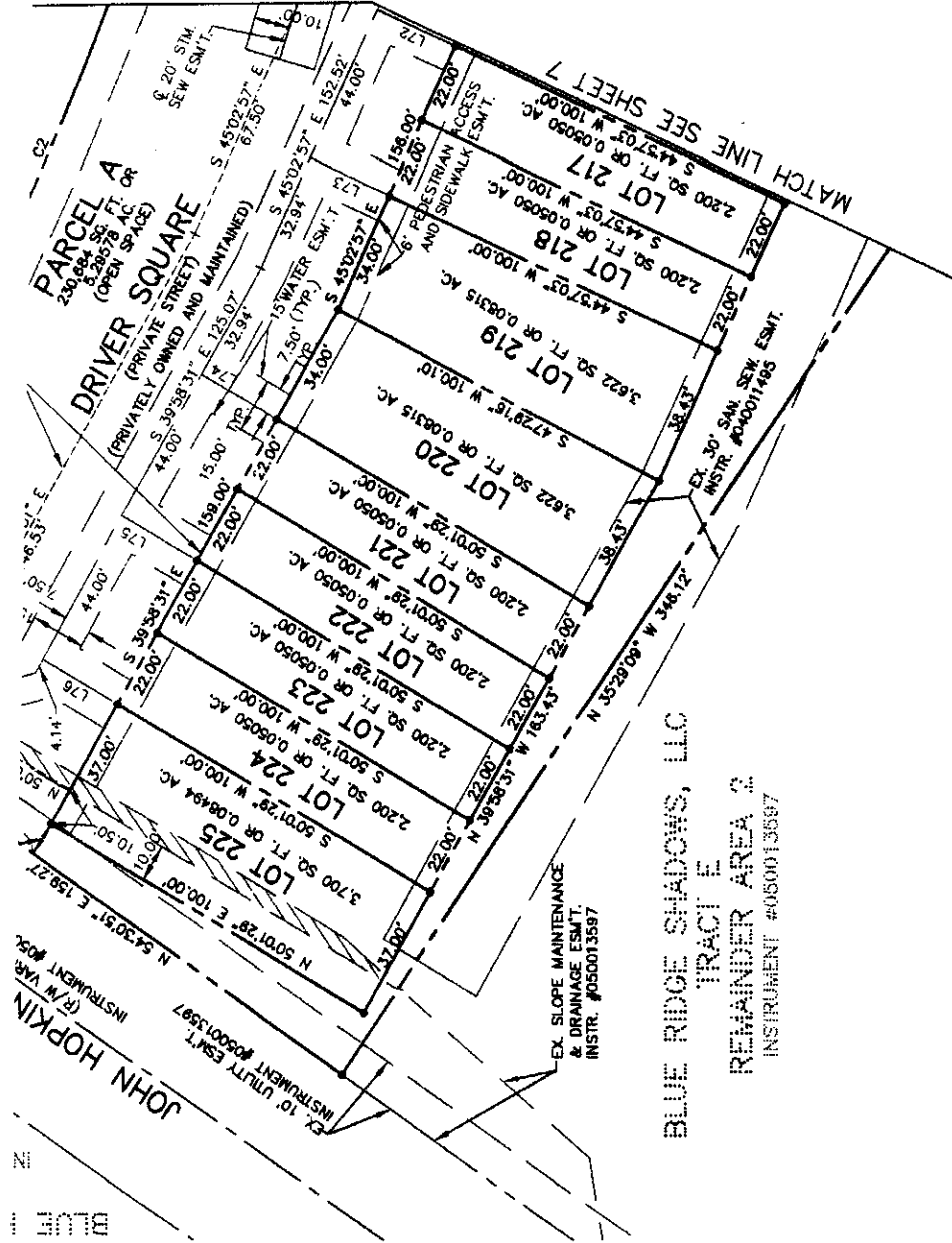


BLUE RIDGE SHADOWS, LLC  
TRACT E  
REMAINDER AREA 2  
INSTRUMENT #050013597

FINAL PLAT  
BLUE RIDGE SHADOWS  
PHASE 3  
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA



DRAWN: CRL  
CHECKED: KDV  
DATE: NOVEMBER 11, 2005  
SCALE: 1" = 30'  
SHEET: 6 OF 70  
FILE NO: 11515-4-0



BLUE RIDGE SHADOWS, LLC  
TRACT E  
REMAINDER AREA 2  
INSTRUMENT #050013597

019 (5)

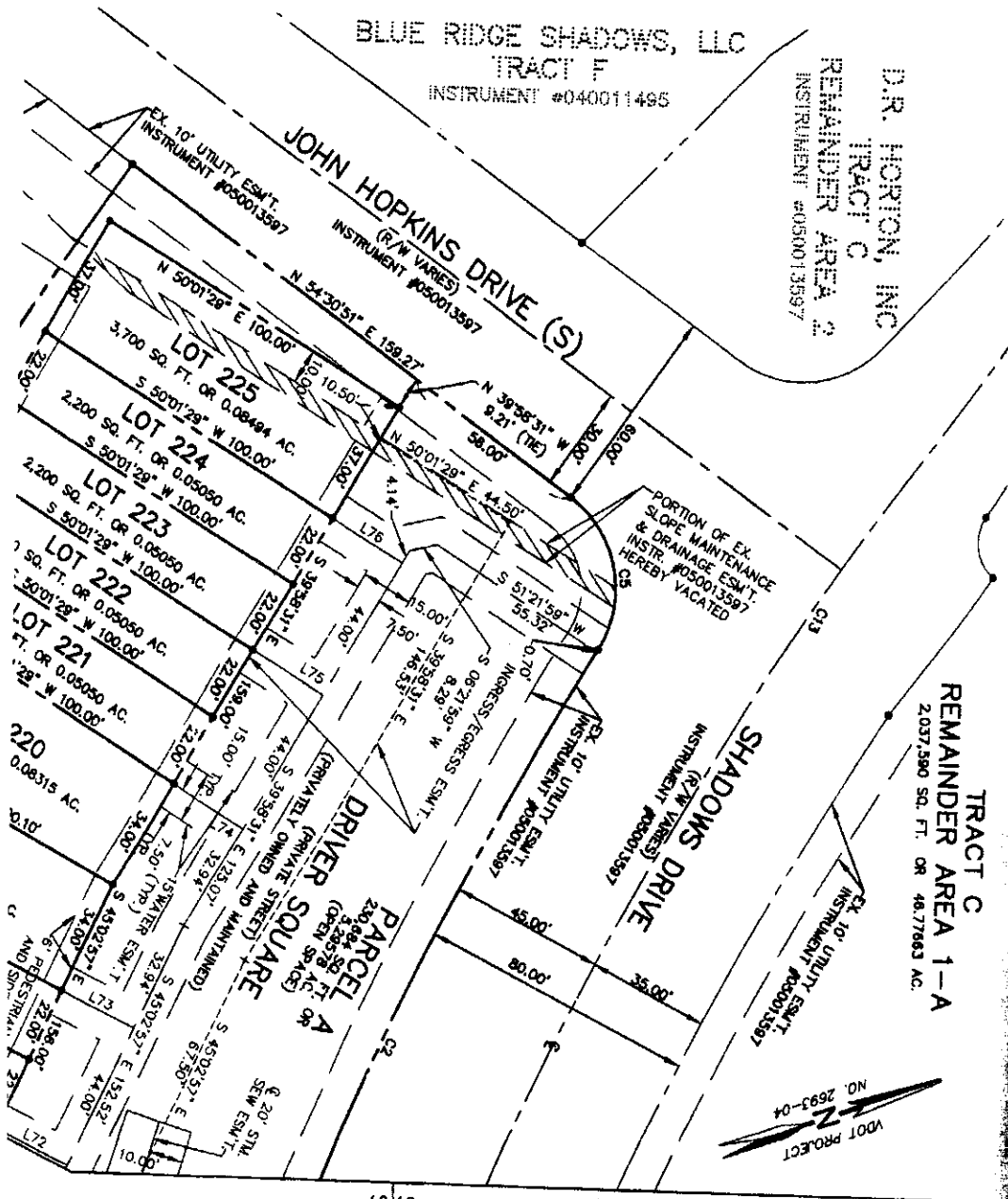


NOTE: THE  
AND TRAC  
ELECTRICA  
DEN

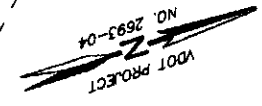
2018 1/10

BLUE RIDGE SHADOWS, LLC  
TRACT F  
INSTRUMENT #040011485

D.R. HORTON, INC  
TRACT C  
REMAINDER AREA 2  
INSTRUMENT #050013597



TRACT C  
REMAINDER AREA 1-A  
2,037,390 SQ. FT. OR 46.77663 AC.

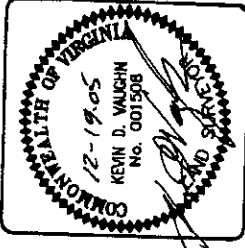


MATCH LINE SEE SHEET 4

SHEET 4  
SHEET 7



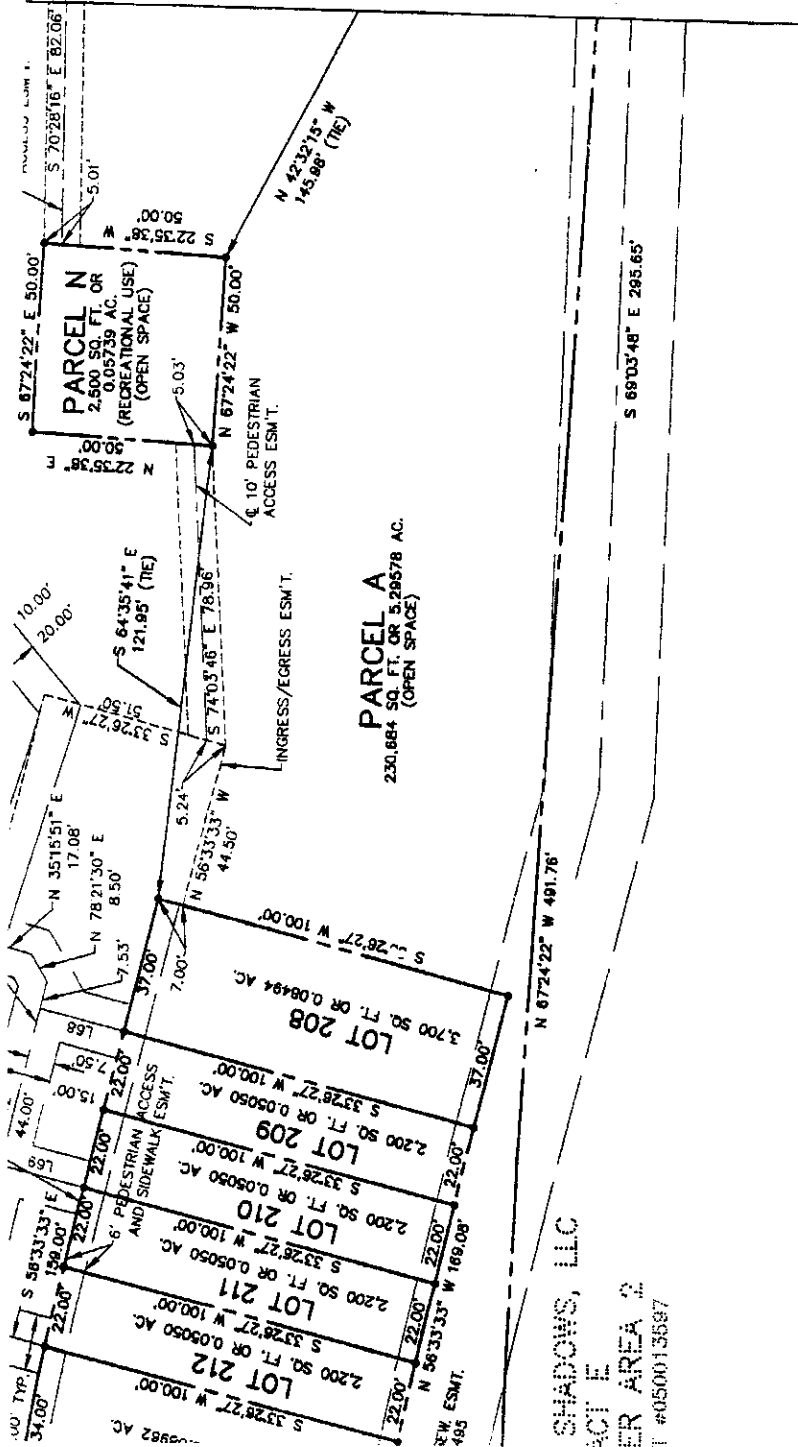
FINAL PLAT  
**BLUE RIDGE SHADOWS**  
 PHASE 3  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA



DRAWN: CRL  
 CHECKED: KDV  
 DATE: NOVEMBER 11, 2005  
 SCALE: 1" = 30'  
 SHEET: 7 OF 10  
 FILE NO: 11515-4-0

2860

MATCH LINE SEE

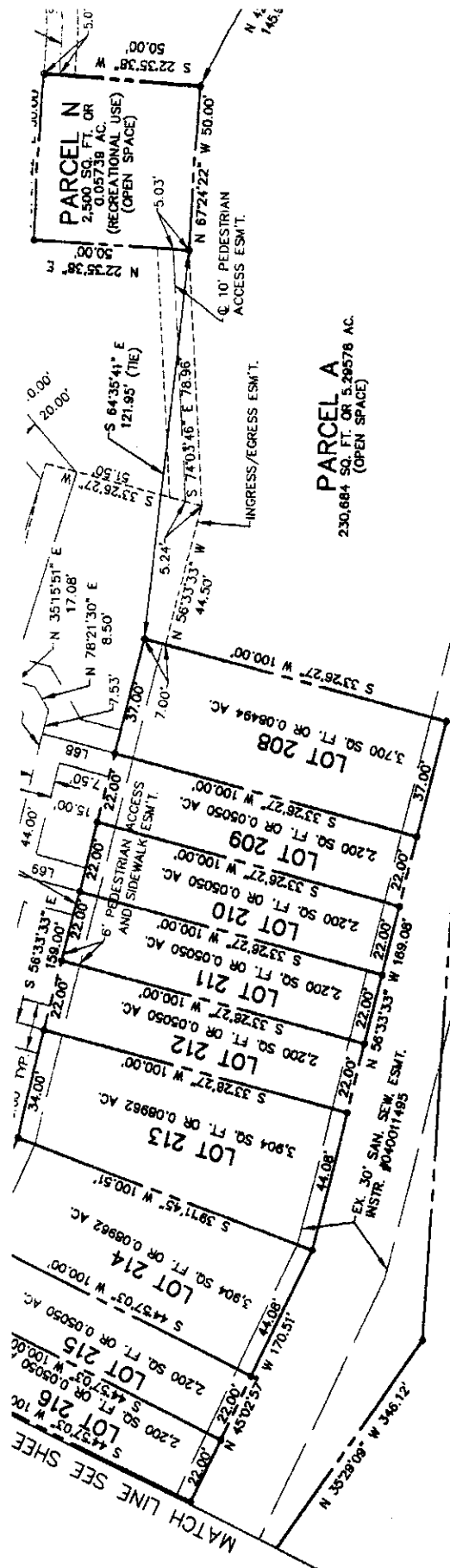


NOTE: THERE IS A 10' UTILITY EASEMENT ON LOTS, PARCELS AND TRACTS ALONG ALL STREET RIGHT-OF-WAY LINES FOR ELECTRICAL, CABLE, GAS, AND TELECOMMUNICATIONS.

⊖ DENOTES IRON PIPE TO BE SET



136



N 87°24'22" W 461.78'

S 69°03'48" E 295.65'

2196

NOTE: THERE ARE TRACTS AND TRACTS ELECTRICAL, DENOTE















54125 54177-A

Patton Harris Rust & Associates, p.c  
Engineers, Surveyors, Planners, Landscape Architects.  
14532 Lee Road  
Chantilly, VA 20151-1679  
T 703.449.6700  
F 703.449.6713



FINAL PLAT  
UE RIDGE SHADOWS  
PHASE 3  
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA

BLUE RIDGE SHADOWS, LLC  
TRACT E  
REMAINDER AREA  
INSTRUMENT #050013597

VDOT PROJECT  
NO. 2693-04

STORM SEW. ESMT.  
INGRESS/EGRESS ESMT.

MATCH LINE SEE SHEET 5

EX. 10' UTILITY ESMT.  
INSTRUMENT #050013597

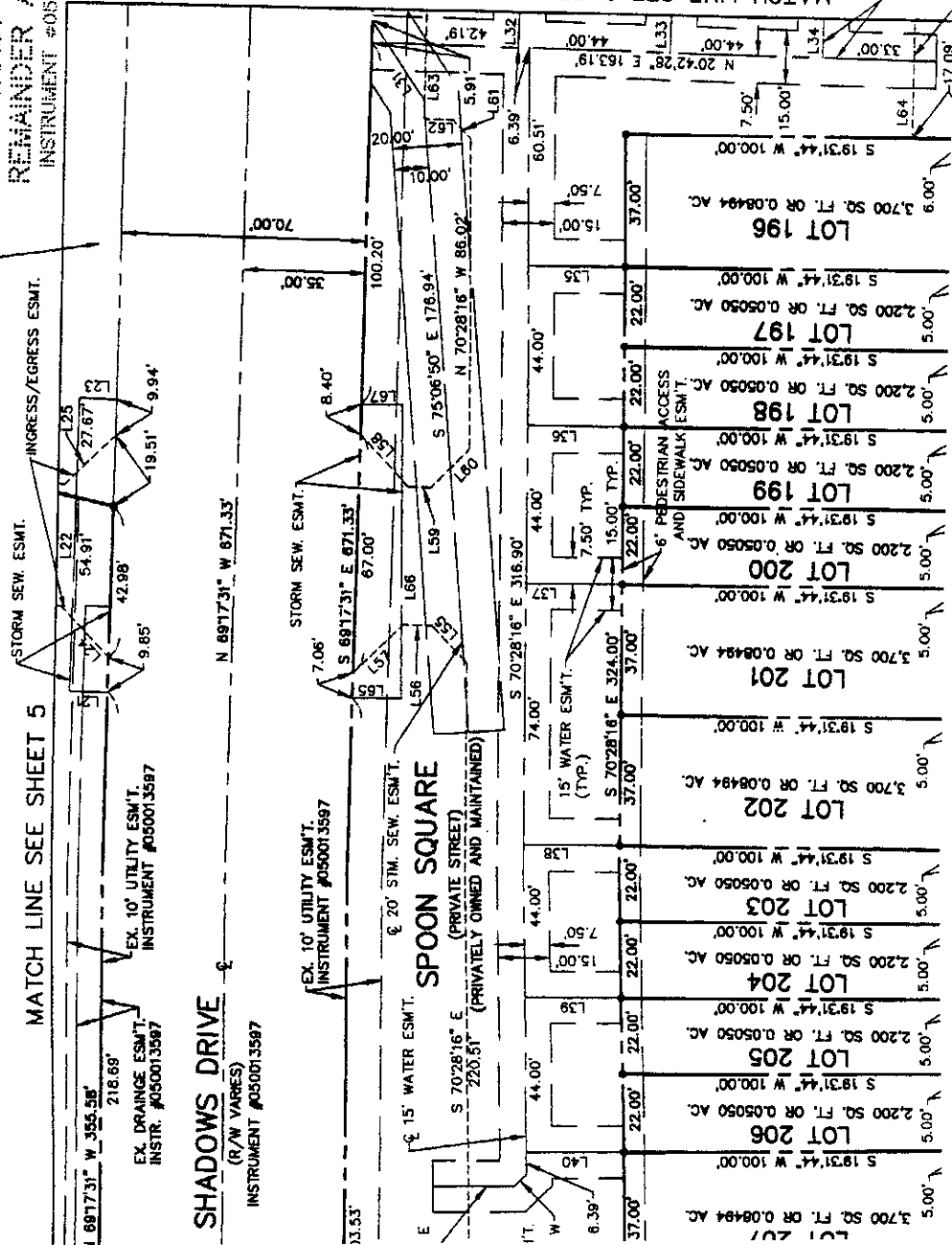
SHADOWS DRIVE  
(R/W VARIES)  
INSTRUMENT #050013597

EX. 10' UTILITY ESMT.  
INSTRUMENT #050013597

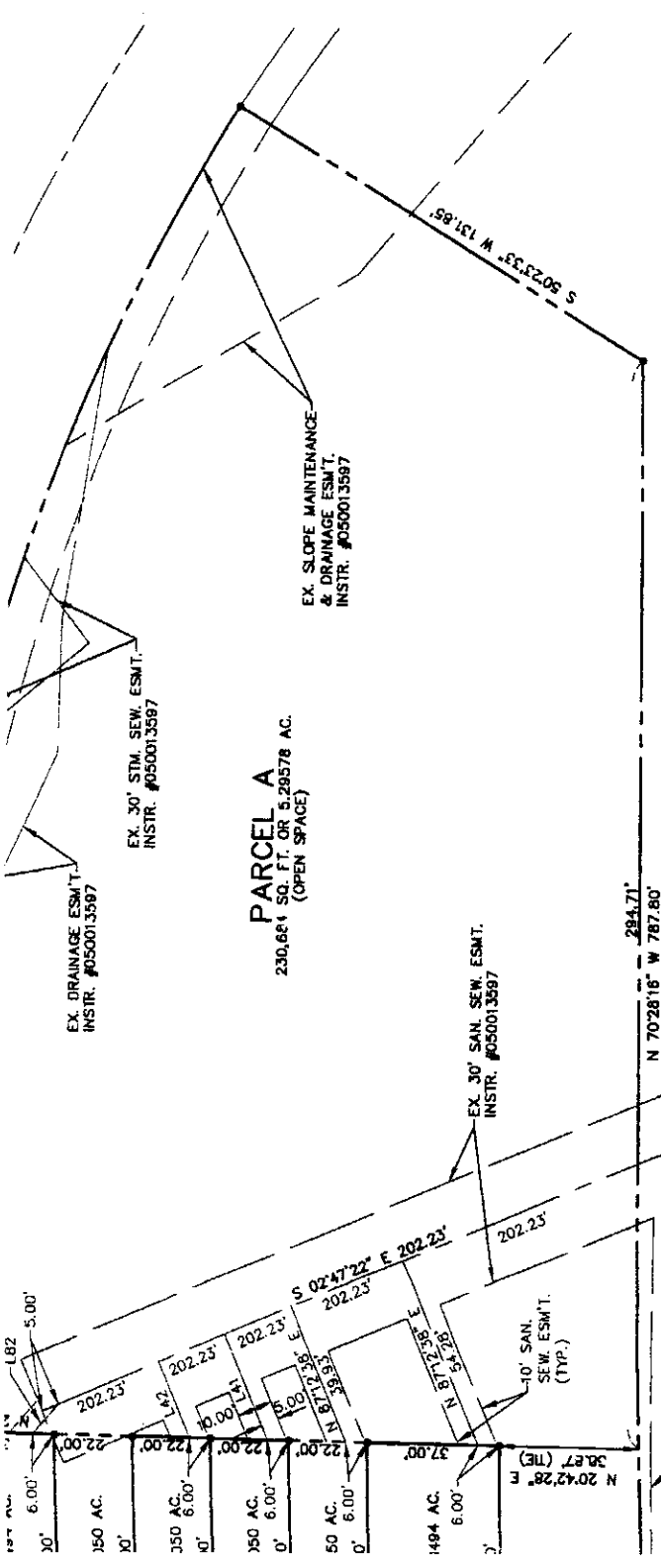
15' WATER ESMT.  
220.51' (PRIVATE STREET)  
SPOON SQUARE  
(PRIVATELY OWNED AND MAINTAINED)

MATCH LINE SEE SHEET 9

15' WATER ESMT.  
(Typ)



171



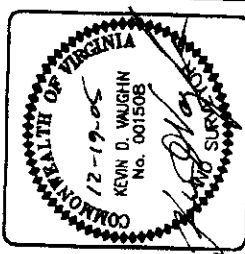
BLUE RIDGE SHADOWS, LLC  
 TRACT E  
 REMAINDER AREA 2  
 INSTRUMENT #050013597

① I we

NOTE: THERE IS A 10' UTILITY EASEMENT ON LOTS, PARCELS AND TRACTS ALONG ALL STREET, RIGHT-OF-WAY LINES FOR ELECTRICAL, CABLE, GAS, AND TELECOMMUNICATIONS.  
 ⊕ DENOTES IRON PIPE TO BE SET



FINAL PLAT  
 BLUE RIDGE SHADOWS  
 PHASE 3  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

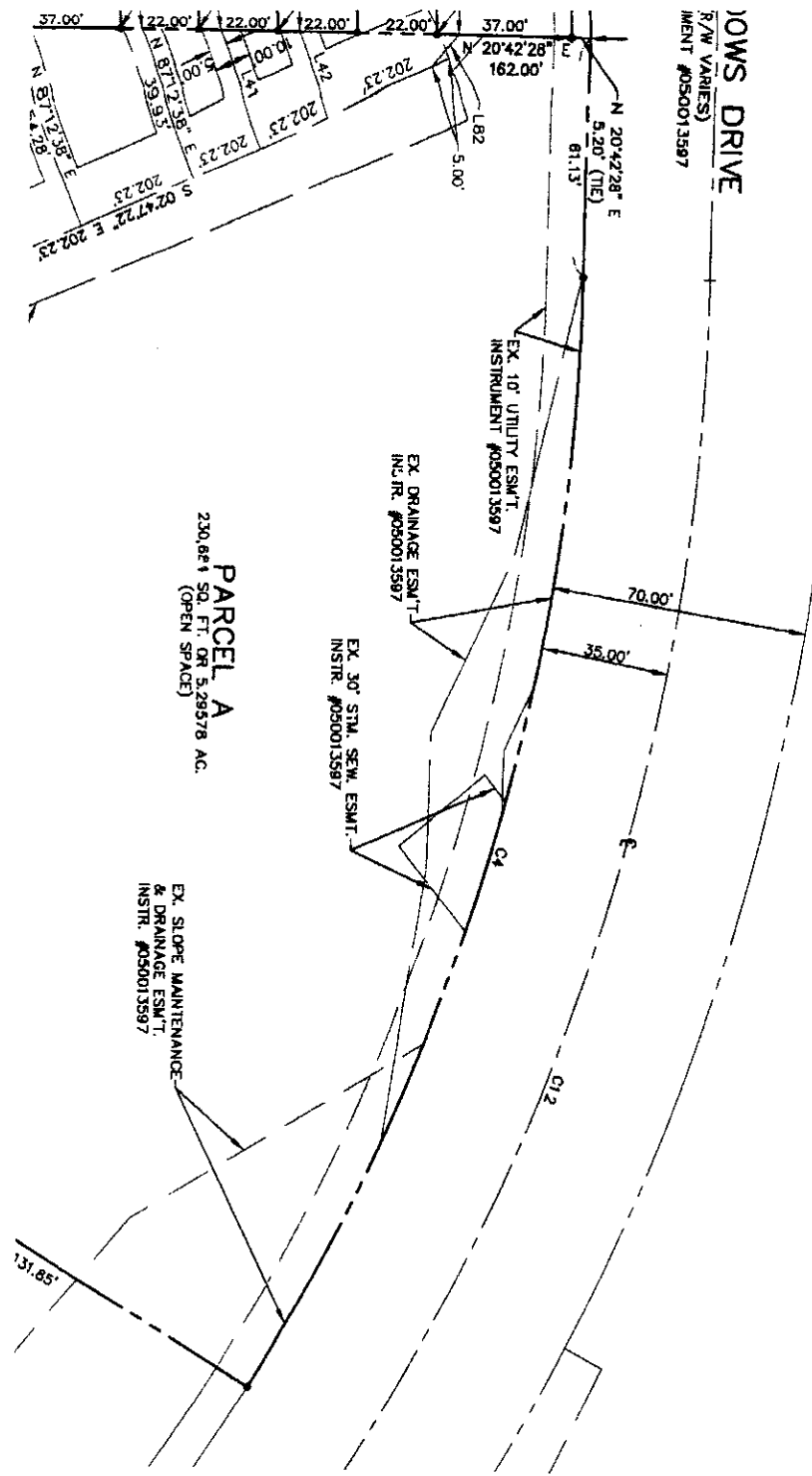


DRAWN: ORL  
 CHECKED: KDV  
 DATE: NOVEMBER 11, 2005  
 SCALE: 1" = 30'  
 SHEET: 9 OF 10  
 FILE NO: 11515-4-0









BLUE RIDGE SHADOWS, LLC  
 TRACT E  
 REMAINDER AREA 1  
 INSTRUMENT #050013597

OWS DRIVE  
 R/W (VARIES)  
 INSTRUMENT #050013597

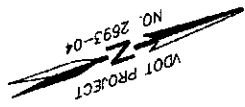
PARCEL A  
 230.66 ± SQ. FT. OR 5.29578 AC.  
 (OPEN SPACE)

EX. SLOPE MAINTENANCE  
 & DRAINAGE ESMT.  
 INSTR. #050013597

EX. DRAINAGE ESMT.  
 INSTR. #050013597

EX. 30" STYL. SEW. ESMT.  
 INSTR. #050013597

EX. 10" UTILITY ESMT.  
 INSTRUMENT #050013597



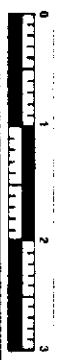
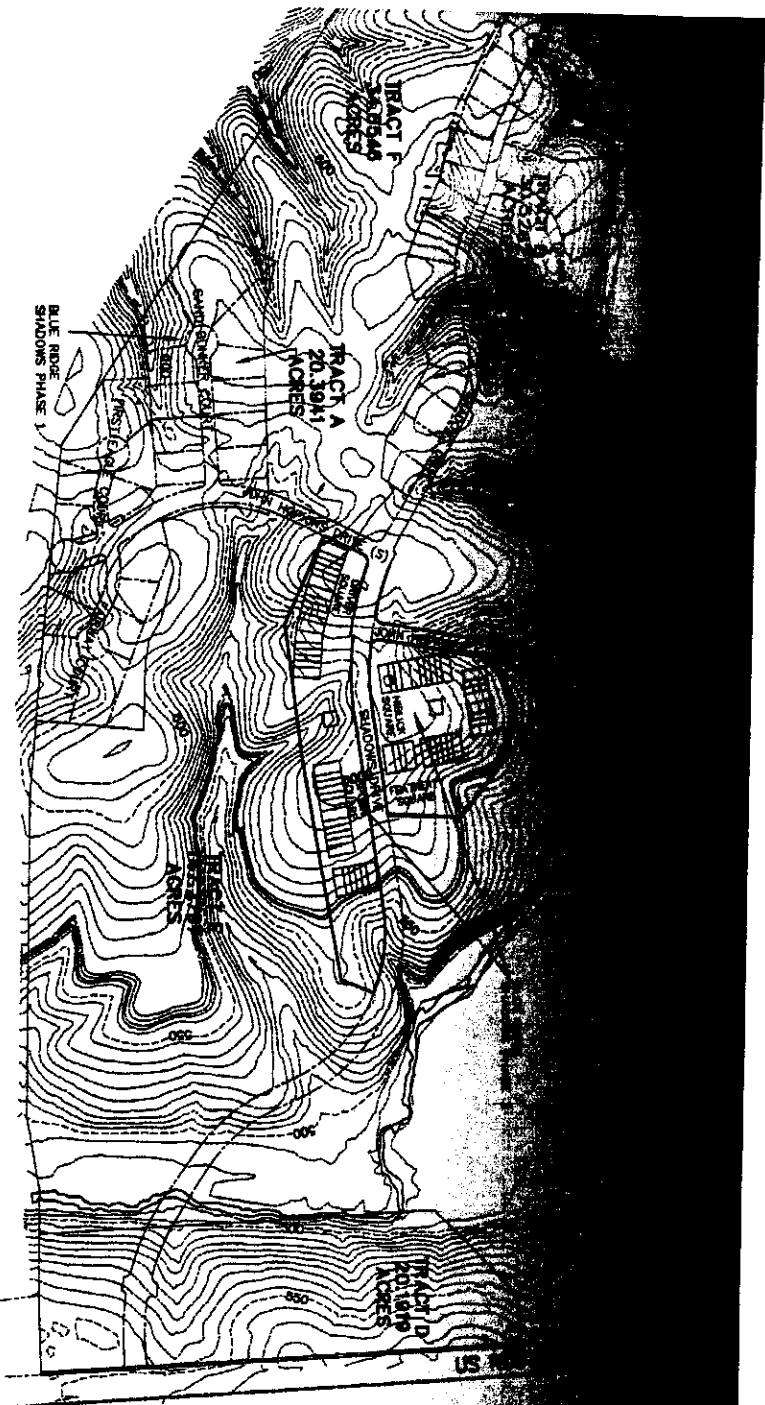
FINAL PLAT  
 BLUE RIDGE SHADOWS  
 PHASE 3  
 NORTH RIVER DISTRICT  
 NORTH COUNTY, VIRGINIA

Patton Harris Rust & Associates, pc  
 Engineers. Surveyors. Planners. Landscape Architects.



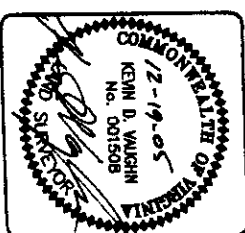
14532 Lee Road  
 Chantilly, VA 20151-1679  
 T 703.449.6700  
 F 703.449.6713

SLIDE 219-E



2430

DRAWN: CRL  
 CHECKED: KOV  
 DATE: NOVEMBER 11, 2005  
 SCALE: 1" = 400'  
 SHEET: 10 OF 10  
 FILE NO: 11515-4-0

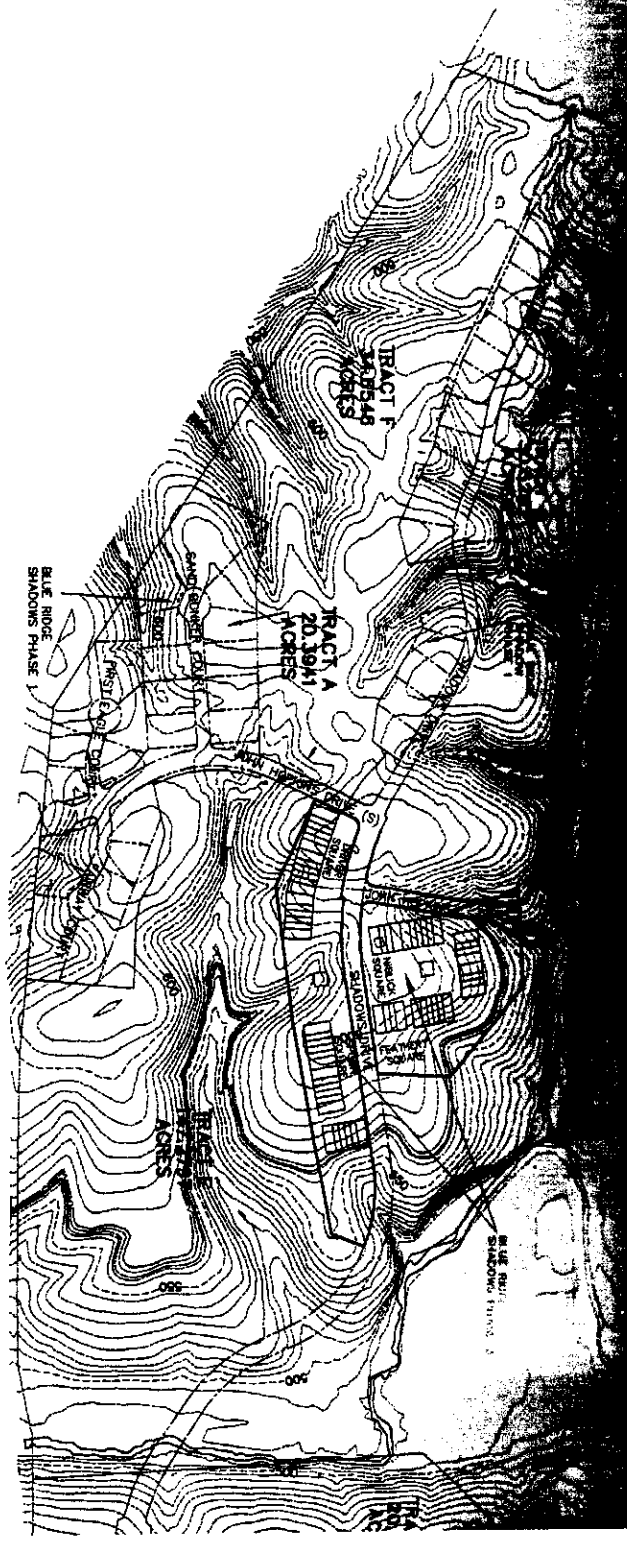


FINAL PLAT  
 BLUE RIDGE SHADOWS  
 PHASE 3  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

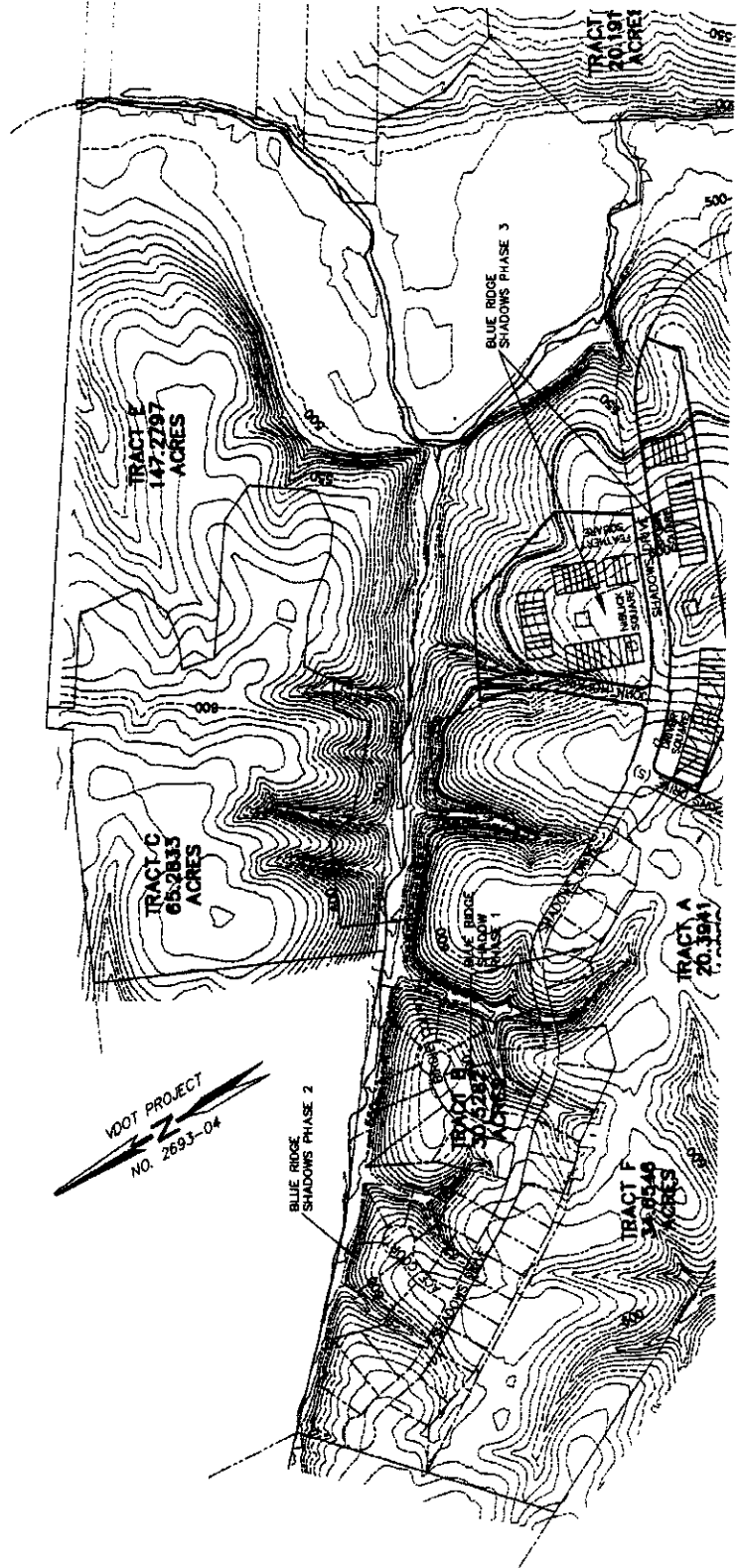
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© F. B. I. C.

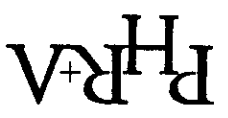


CONTOUR INTERVAL = 5'



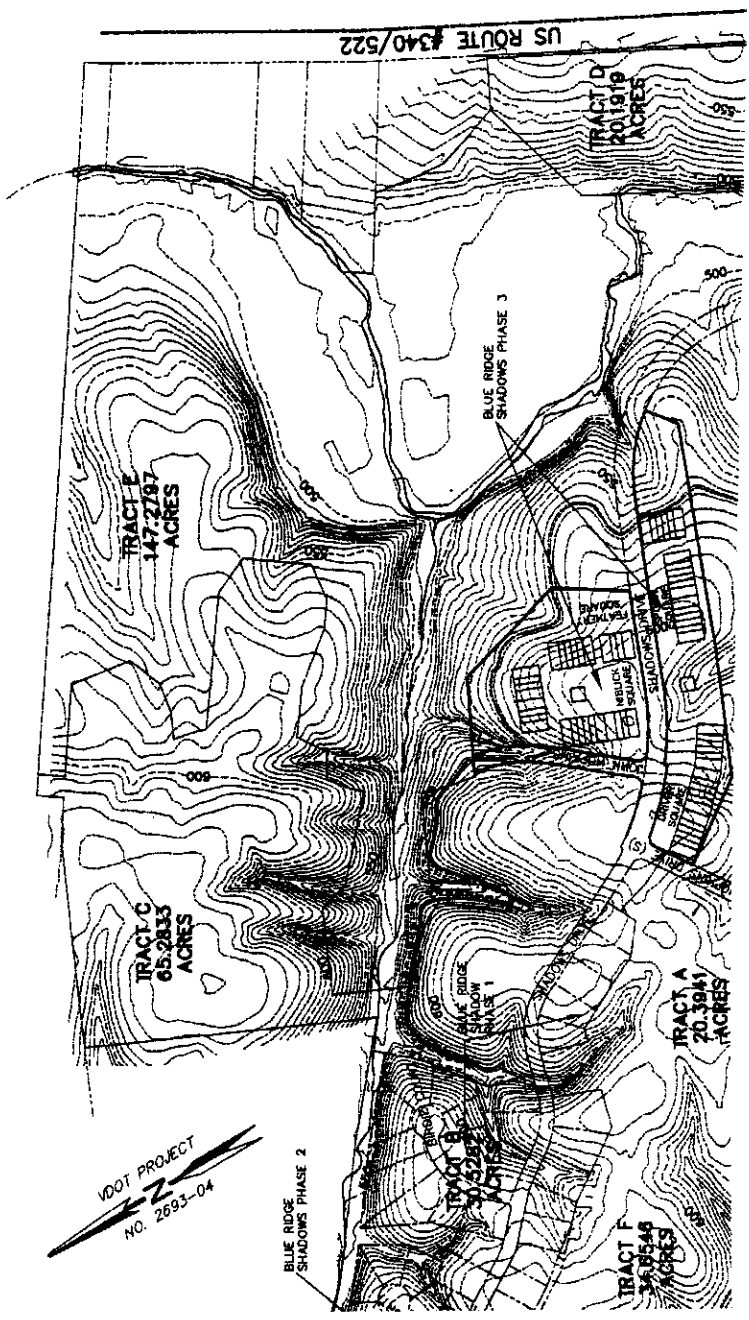
SLIDE 219-J

Patton Harris Rust & Associates, p.c.  
 Engineers, Surveyors, Planners, Landscape Architects.  
 14532 Lee Road  
 Chantilly, VA 20151-1679  
 T 703.449.6700  
 F 703.449.6713



RIDGE SHADOWS  
 PHASE 3  
 FINAL PLAT  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

CONTOUR INTERVAL = 5'



WOOD PROJECT  
 NO. 2693-04

219.30

183

000145 JAN 12 2006

FOR PLAT SEE  
SLIDES 219-K thru 219-O

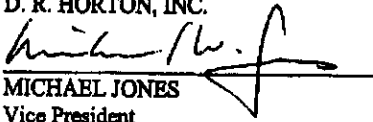
DEDICATION OF PLAT ENTITLED  
FINAL PLAT  
BLUE RIDGE SHADOWS  
PHASE 4  
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA

06-472

KNOW ALL MEN BY THESE PRESENTS: That D. R. Horton, Inc., being the owner and proprietor of a certain parcel of real estate located in Warren County, Virginia, as shown on a plat prepared by Patton Harris Rust & Associates, P.C., dated December 19, 2005, entitled, "Final Plat Blue Ridge Shadows, Phase 4, North River District, Warren County, Virginia" and dated December 19, 2005;

The undersigned desiring to have said plat and survey recorded in the Clerk's Office so the deeds hereafter be executed with reference to and in accordance with said plat, do hereby adopt, ratify, approve and confirm said plat and survey as a true plat and survey of the said real estate and do announce their intention to refer hereafter to said plat and survey for the purposes of identifying in any deed hereafter to be granted and conveyed.

WITNESS the following signature and seal this 11<sup>th</sup> day of January, 2006.

D. R. HORTON, INC.  
By   
MICHAEL JONES  
Its Vice President

000146 JAN 12 2006

STATE OF Virginia  
CITY/COUNTY OF Fairfax, to-wit:

I, Lauren E. Worthington, a Notary Public in and for the State and County aforesaid, do hereby certify that Michael Jones, as Vice President, of D. R. Horton, Inc, whose name is signed to the foregoing Dedication of Plat, has this day personally appeared and acknowledged the same before me in my State and County aforesaid on behalf of said corporation.

Given under my hand this 11<sup>th</sup> day of January, 2006.

My commission expires: 10/31/07.

Lauren E. Worthington  
NOTARY PUBLIC

INSTRUMENT #060000472  
RECORDED IN THE CLERK'S OFFICE OF  
WARREN COUNTY ON  
JANUARY 12, 2006 AT 02:10PM  
JENNIFER R. SIMS, CLERK

RECORDED BY: SFK

SFK

(NON TANGENT)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	289.5009°	80.00	272.10	71.71	S 48.3084° W	92.04
C2	77.4948°	25.00	35.88	20.18	S 44.0128° E	31.41
C3	48.0248°	240.00	205.45	109.48	S 22.0400° W	199.23
C4	67.0302°	265.00	199.39	S 27.3517° W	273.17	24.40
C5	54.2108°	290.00	275.10	148.88	N 24.0416° E	284.90
C6	47.2195°	300.00	248.00	131.88	N 50.3938° W	241.00
C7	43.9032°	325.70	249.22	131.07	N 51.1648° W	243.19
C8	104.0304°	18.00	34.90	24.34	N 81.2304° W	29.85
C9	78.3328°	975.00	82.88	48.53	N 11.5807° E	24.06
C10	57.731°	20.00	32.88	21.50	N 78.3074° W	92.85
C11	84.0831°	20.00	45.70	27.73	S 13.3607° W	41.91
C12	81.4928°	20.00	31.82	20.21	N 07.0814° E	28.43
C13	90.3504°	20.00	295.26	150.88	S 40.2500° W	292.29
C14	28.1141°	600.00	284.45	144.73	N 39.2128° E	282.00
C15	28.0436°	675.00	288.59	136.79	S 39.4205° W	266.18
C16	28.4851°	575.00	23.55	12.73	S 00.3953° E	22.69
C17	53.9805°	80.00	301.53	43.64	N 83.4050° W	70.59
C18	28.5810°	25.00	23.55	12.73	N 53.8112° E	22.89
C19	53.9805°	25.00	247.80	128.50	N 24.1431° E	244.88
C20	28.5708°	490.00	285.08	130.32	S 24.1433° W	252.38
C21	28.5825°	505.00	52.39	34.20	S 85.3724° W	46.73
C22	93.4837°	32.00	156.35	78.35	N 42.2848° W	156.18
C23	87.1780°	985.00	104.34	52.31	S 14.5833° W	104.20
C24	101.828°	590.00	732.72	383.88	N 48.1804° W	718.43
C25	41.5833°	1000.00				

CURVE TABLE

LINE	BEARING	LENGTH
L1	S 54.3051° W	32.21
L2	S 27.1837° E	171.86
L3	N 62.4123° E	60.84
L4	N 32.2837° W	24.40
L5	N 15.4114° W	112.81
L6	N 25.5838° W	76.47
L7	S 54.3051° W	58.31

LINE TABLE

BLUE RIDGE SHADOWS - PHASE 4

TRACT C

REMAINDER AREA 1-B (NOT INCLUDED IN PHASE 4)  
 1,389,184 SQ. FT. OR 31,43189 AC.  
 LOT 15 (23-50) 468,017 SQ. FT. OR 10,74419 AC.  
 PARCEL D 91,636 SQ. FT. OR 2,10387 AC.  
 (HEREBY CONVERTED TO THE HOMEOWNERS ASSOCIATION)  
 PARCEL L (HEREBY CONVERTED TO THE HOMEOWNERS ASSOCIATION)  
 35,928 SQ. FT. OR 0.82474 AC.  
 PARCEL M (HEREBY CONVERTED TO THE HOMEOWNERS ASSOCIATION)  
 9,231 SQ. FT. OR 0.21191 AC.  
 (HEREBY CONVERTED TO THE HOMEOWNERS ASSOCIATION)  
 STREET DEDICATION CADDE COURT 26,471 SQ. FT. OR 0.60789 AC.  
 (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)  
 STREET DEDICATION DIVOT COURT 37,145 SQ. FT. OR 0.85274 AC.  
 (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)  
 REMAINDER AREA 1-A 2,037,590 SQ. FT. OR 46,77863 AC.  
 PARCEL C (REMAINDER AREA 2) 14,836 SQ. FT. OR 0.34089 AC.  
 (HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION)  
 TOTAL LOT AREA: 468,017 SQ. FT. OR 10,74419 AC.  
 TOTAL PARCEL AREA: 151,639 SQ. FT. OR 3,48091 AC.  
 TOTAL STREET DEDICATION: 83,618 SQ. FT. OR 1,48043 AC.

STABS 21-K-0  
 1K266000772  
 11/19/06

FINAL PLAT  
 BLUE RIDGE SHADOWS  
 PHASE 4  
 IN THE RIVER DISTRICT  
 IN COUNTY, VIRGINIA

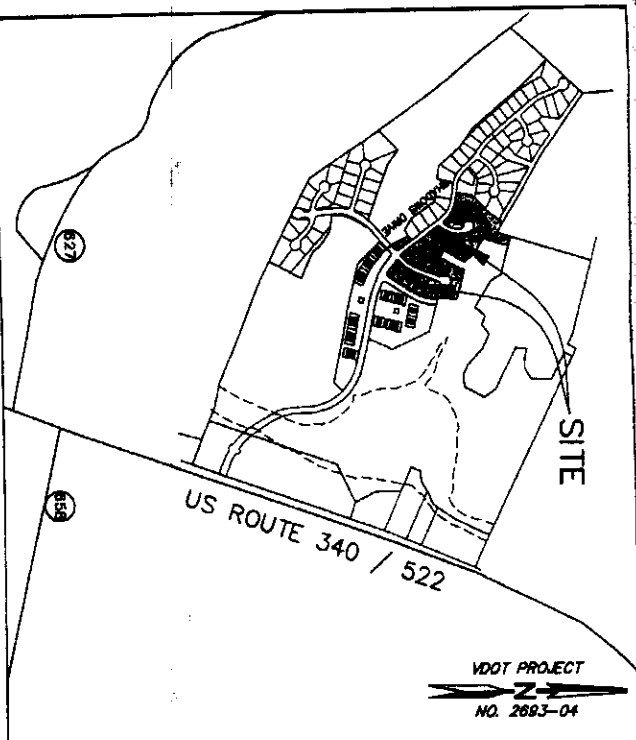
Patton Harris Rust & Associates, pc  
 Engineers. Surveyors. Planners. Landscape Architects.



14532 Lee Road  
 Chantilly, VA 20151-1679  
 T 703.449.6700  
 F 703.449.6713



E-W 28175



VICINITY MAP  
SCALE: 1" = 2000'

- NOTES:**
- TAX MAP 121, PORTION PARCEL C OWNER: D. R. HORTON, INC. 11216 WAPLES MILL ROAD SUITE 105 FAIRFAX, VA 22030 INSTRUMENT # 040011485 CONTACT NAME: MICHAEL JONES (V.P.) P. 703/295-8001
  - THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 121, PORTION OF PARCEL C.
  - THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
  - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000 BY THIS FIRM.
  - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN INSTRUMENT #040011485 AND INSTRUMENT #050013986.
  - THERE IS A 10' UTILITY EASEMENT ON LOTS, PARCELS AND TRACTS ALONG ALL STREET RIGHT-OF-WAY LINES FOR ELECTRICAL, CABLE, GAS, AND TELECOMMUNICATIONS.

VDOT PROJECT  
NO. 2693-04

(NON TANGENT)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	298°50'09"	60.00	272.10	71.71	S 48°58'41" W	92.04
C2	77°49'49"	23.00	33.98	20.18	S 44°01'29" E	31.41
C3	48°02'46"	240.00	205.45	109.48	S 22°04'00" E	198.23
C4	62°03'02"	265.00	286.89	159.39	S 27°55'17" W	273.17
C5	54°21'05"	280.00	275.10	148.88	N 24°04'16" E	264.90
C6	47°21'35"	300.00	248.00	131.58	N 50°58'35" W	241.00
C7	43°50'32"	325.70	248.22	131.07	N 51°16'48" W	243.19
C8	104°03'04"	19.00	34.50	24.34	N 81°33'04" W	29.85
C9	78°33'28"	19.00	28.05	15.54	N 11°58'07" E	24.06
C10	57°27'51"	975.00	92.88	48.53	N 30°02'35" W	92.85
C11	84°08'31"	20.00	32.86	21.50	N 78°50'44" W	29.29
C12	81°49'29"	32.00	45.70	27.73	S 13°36'07" W	41.91
C13	80°35'04"	20.00	31.62	20.21	N 07°08'14" E	28.43
C14	28°11'41"	600.00	295.28	150.88	S 40°25'00" W	282.29
C15	28°04'36"	625.00	284.45	144.73	N 38°21'28" E	282.00
C16	28°45'51"	575.00	288.59	136.79	S 39°42'05" W	286.16
C17	53°58'06"	25.00	23.56	12.73	S 00°39'53" E	22.89
C18	28°7'56"10"	80.00	301.53	43.64	N 63°40'50" W	70.59
C19	53°58'05"	23.00	23.55	12.73	N 53°18'12" E	22.89
C20	28°57'06"	480.00	247.80	126.50	N 24°14'31" E	244.98
C21	28°58'25"	505.00	255.08	130.32	S 24°14'53" W	252.39
C22	93°48'37"	32.00	52.19	34.20	S 85°37'24" W	46.73
C23	91°7'00"	985.00	158.35	78.35	N 42°39'48" W	156.18
C24	101°8'26"	580.00	104.34	52.31	S 14°55'55" W	104.20
C25	41°58'53"	1000.00	732.72	383.68	N 48°18'04" W	716.43

BLUE RIDGE SHADOWS - PHASE 4

TRACT C

REMAINDER AREA 1-B (NOT INCLUDED IN PHASE 4)	1,389,164 SQ. FT. OR 31.43169 AC.
LOTS (28-50)	488,017 SQ. FT. OR 10.74419 AC.
PARCEL B (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)	91,638 SQ. FT. OR 2.10387 AC.
PARCEL L (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)	35,928 SQ. FT. OR 0.82474 AC.
PARCEL M (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)	9,231 SQ. FT. OR 0.21191 AC.
STREET DEDICATION CADDOE COURT (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)	28,471 SQ. FT. OR 0.60769 AC.
STREET DEDICATION DIVOT COURT (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)	37,145 SQ. FT. OR 0.85274 AC.
REMAINDER AREA 1-A	2,037,590 SQ. FT. OR 46.77863 AC.
PARCEL C (REMAINDER AREA 2) (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)	14,836 SQ. FT. OR 0.34059 AC.
TOTAL LOT AREA	488,017 SQ. FT. OR 10.74419 AC.
TOTAL PARCEL AREA	151,629 SQ. FT. OR 3.48091 AC.
TOTAL STREET DEDICATION	65,816 SQ. FT. OR 1.48043 AC.
TOTAL AREA PHASE 4:	683,769 SQ. FT. OR 15.66953 AC.

LINE	BEARING
L1	S 64°30'51" W
L2	S 27°18'37" E
L3	N 62°41'22" E
L4	N 32°26'37" W
L5	N 15°41'14" W
L6	N 28°58'36" W
L7	S 54°30'31" W

219 K

481

DATE: 11-1-2005

NOTES:  
1. TAX MAP 12J, PORTION PARCEL C  
OWNER: D. R. HORTON, INC.  
1216 WAPLES MILL ROAD  
SUITE 105  
FAIRFAX, VA 22030  
INSTRUMENT # 040011495

2. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 12J, PORTION OF PARCEL C.  
3. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.  
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000 BY THIS FIRM.  
5. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN INSTRUMENT #040011495 AND INSTRUMENT #050013086.  
6. THERE IS A 10' UTILITY EASEMENT ON LOTS 1, PARCELS AND TRACTS ALONG ALL STREET RIGHT-OF-WAY LINES FOR ELECTRICAL, CABLE, GAS, AND TELECOMMUNICATIONS.

7. ZONING DESIGNATION:  
TAX MAP 12J, PORTION OF PARCEL C  
SUBURBAN RESIDENTIAL (SR) DISTRICT

BUILDING SETBACK REQUIREMENTS  
FRONT: 20 FEET, PRINCIPAL STRUCTURE  
REAR: 20 FEET, PRINCIPAL STRUCTURE  
15 FEET, ACCESSORY STRUCTURE  
SIDE: 15 FEET, PRINCIPAL STRUCTURE  
10 FEET, ACCESSORY STRUCTURE

REVIEWED AND APPROVED BY:  
WARREN COUNTY PLANNING COMMISSION  
CHAIRMAN: *Jack Brown* DATE: *11/1/05*  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
*Arthur R. Boyce* DATE: *12/15/05*  
V.D.O.T. OFFICIAL  
TOWN OF FRONT ROYAL PUBLIC UTILITIES DEPARTMENT  
*Bonnie Keith Hill* DATE: *1-10-06*  
DIRECTOR OF PUBLIC WORKS

REMAINDER AREA 1-B (NOT INCLUDED IN PHASE 4)  
LOTS (25-50)  
PARCEL D  
(HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
PARCEL L  
(HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
PARCEL M  
(HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
STREET DEDICATION CADDIE COURT  
(HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)  
STREET DEDICATION DAVOT COURT  
(HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)  
REMAINDER AREA 1-A  
PARCEL C (REMAINDER AREA 2)  
(HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
TOTAL LOT AREA:  
TOTAL PARCEL AREA:  
TOTAL STREET DEDICATION:  
TOTAL AREA PHASE 4:  
TOTAL NUMBER OF LOTS:  
TOTAL NUMBER OF PARCELS:

1,369,184 SQ. FT. OR 31.43186 AC.  
488,017 SQ. FT. OR 10.74419 AC.  
91,636 SQ. FT. OR 2.10387 AC.  
55,926 SQ. FT. OR 0.82474 AC.  
9,231 SQ. FT. OR 0.21181 AC.  
28,471 SQ. FT. OR 0.60769 AC.  
37,145 SQ. FT. OR 0.85274 AC.  
2,037,590 SQ. FT. OR 46.77663 AC.  
14,836 SQ. FT. OR 0.34058 AC.  
488,017 SQ. FT. OR 10.74419 AC.  
151,829 SQ. FT. OR 3.49081 AC.  
63,618 SQ. FT. OR 1.46043 AC.  
663,282 SQ. FT. OR 15.68553 AC.  
26  
4

OWNERS CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON AND DESCRIBE IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

FOR D. R. HORTON, INC.  
BY: *[Signature]* DATE: *12/15/05*

NOTARY PUBLIC:

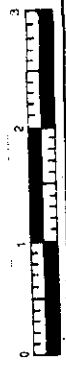
COMMONWEALTH OF VIRGINIA, COUNTY OF *Fairfax*  
TO WIT:  
I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH OF VIRGINIA, COUNTY OF *Fairfax*, DO HEREBY CERTIFY THAT WHOSE NAME IS SIGNED ABOVE, *Arthur R. Boyce*, 20087 DO HEREBY CERTIFY THAT WHOSE NAME IS SIGNED TO THE FOREGOING OWNERS CONSENT, APPEARED BEFORE ME AND PERSONALLY ACKNOWLEDGED THE SAME IN MY JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS *19* DAY OF *December*, 2005.

NOTARY PUBLIC  
*Arthur R. Boyce*

SURVEYOR'S CER  
I, KEVIN D. VAUGHN, A DULY LICENSED SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, I HAVE REVIEWED THIS PLAT IS LOCATED IN THE COUNTY OF *Fairfax* AND IS NOW IN THE NAME OF *Warren County Planning Commission* INSTRUMENT #040011495 AND I HEREBY CERTIFY THAT THE REQUIREMENTS OF THE SURVEYOR'S CERTIFICATE ARE MET AND THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYOR'S CERTIFICATE WITH RESPECT TO THE COMMONWEALTH OF VIRGINIA.

GIVEN UNDER MY HAND THIS 19 DAY OF December, 2005.

*[Signature]*  
KEVIN D. VAUGHN L.S. NO. 00101



**TRACT C**

REMAINDER AREA 1-B 1,369,164 SQ. FT. OR 31.43189 AC.  
 (NOT INCLUDED IN PHASE 4)  
 PARCEL D 468,017 SQ. FT. OR 10.74419 AC.  
 91,636 SQ. FT. OR 2.10367 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 PARCEL L 35,826 SQ. FT. OR 0.82474 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 PARCEL M 9,231 SQ. FT. OR 0.21181 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 STREET DEDICATION GADRE COURT 26,471 SQ. FT. OR 0.60788 AC.  
 (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)  
 STREET DEDICATION DIVOT COURT 37,145 SQ. FT. OR 0.85274 AC.  
 (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)

REMAINDER AREA 1-A 2,037,590 SQ. FT. OR 46.77683 AC.  
 PARCEL C (REMAINDER AREA 2) 14,836 SQ. FT. OR 0.34058 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)

TOTAL LOT AREA: 468,017 SQ. FT. OR 10.74419 AC.  
 TOTAL PARCEL AREA: 151,929 SQ. FT. OR 3.48091 AC.  
 TOTAL STREET DEDICATION: 63,816 SQ. FT. OR 1.46043 AC.

TOTAL AREA PHASE 4: 683,262 SQ. FT. OR 15.68553 AC.

TOTAL NUMBER OF LOTS: 26  
 TOTAL NUMBER OF PARCELS: 4

**OWNERS CONSENT AND DEDICATION**

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON AND DESCRIBE IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

FOR D. R. HORTON, INC.  
 BY: *[Signature]* 12/19/05 DATE

**NOTARY PUBLIC:**

COMMONWEALTH OF VIRGINIA, COUNTY OF Fairfax  
 TO WIT:  
 I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE FOREGOING OWNERS CONSENT APPEARED BEFORE ME AND PERSONALLY ACKNOWLEDGED THE SAME IN MY JURISDICTION AFORESAID.  
 GIVEN UNDER MY HAND THIS 19 DAY OF December, 2005.

NOTARY PUBLIC  
*[Signature]*

**SURVEYOR'S CERTIFICATE**

I, KEVIN D. VAUGHN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP 12L, PORTION OF PARCEL C, AND IS NOW IN THE NAME OF D.R. HORTON, INC. AS RECORDED IN INSTRUMENT #040011495 AMONG THE LAND RECORDS OF WARREN COUNTY, VIRGINIA. ALL MONUMENTATION REQUIRED AND SHOWN ON THIS PLAT WILL BE SET, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE, MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF WARREN COUNTY, VIRGINIA WITH RESPECT TO THE PLATTING OF SUBDIVISIONS.

GIVEN UNDER MY HAND THIS 19th DAY OF DECEMBER, 2005.

*[Signature]*  
 KEVIN D. VAUGHN L.S. NO. 001508

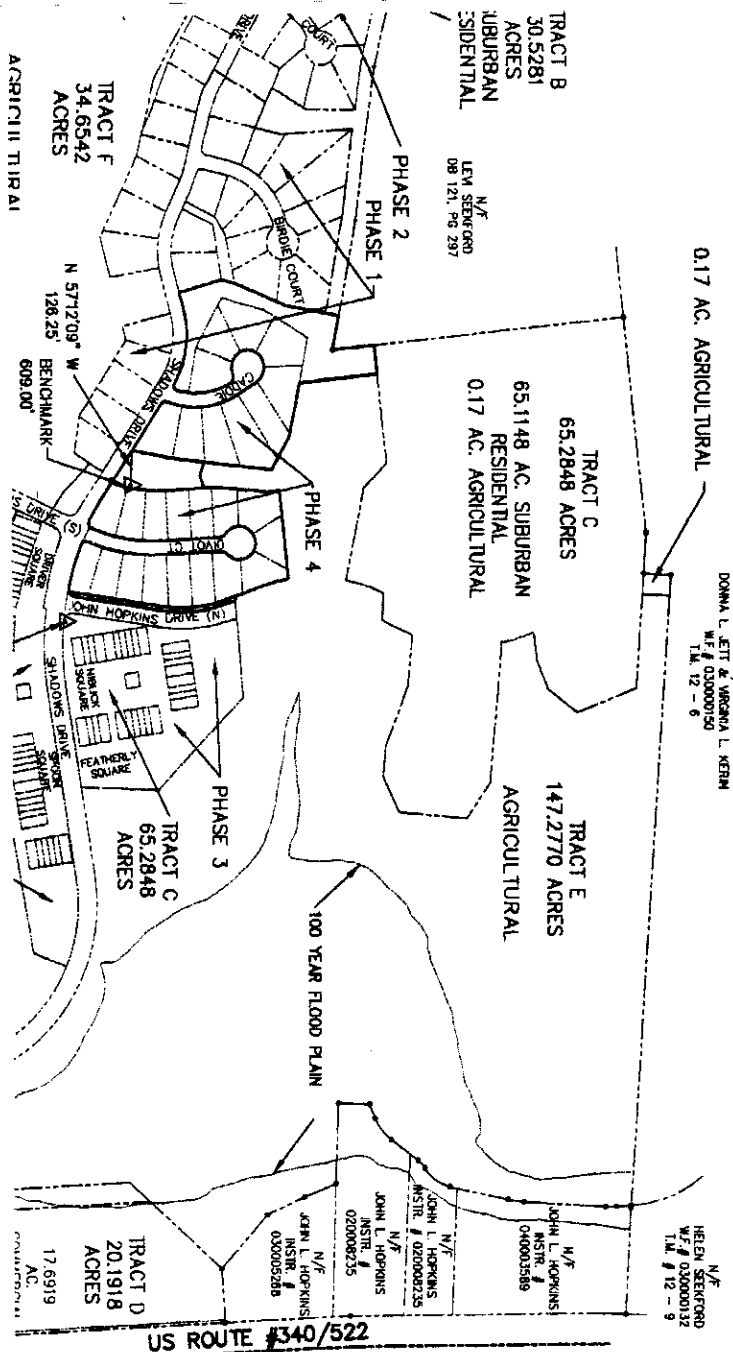


FINAL PLAT  
**BLUE RIDGE SHADOWS**  
 PHASE 4  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

DRAWN: CRL  
 CHECKED: KDV  
 DATE: NOVEMBER 11, 2005  
 SCALE: 1" = 30'  
 SHEET: 1 OF 5  
 FILE NO: 11515-4-0

215 K-312

181



US ROUTE #340/522

FINAL PLAT  
**EDGE SHADOWS**  
 PHASE 4  
 H RIVER DISTRICT  
 N COUNTY, VIRGINIA

**Patton Harris Rust & Associates, pc**  
 Engineers. Surveyors. Planners. Landscape Architects.

**P+H+R+A**

14532 Lee Road  
 Chantilly, VA 20151-1679  
 T 703.448.6700  
 F 703.448.6713

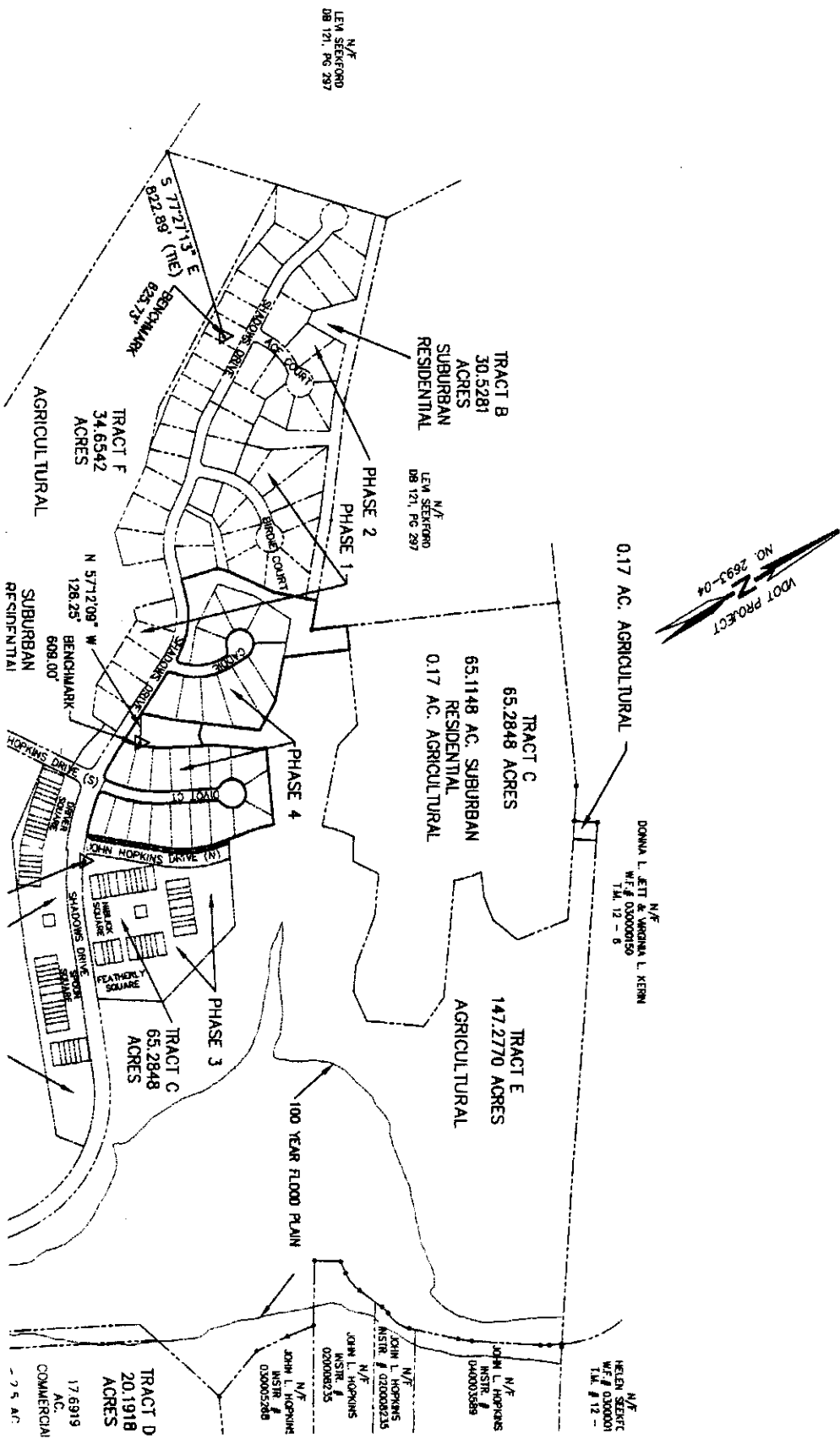
Sheet 2 of 7

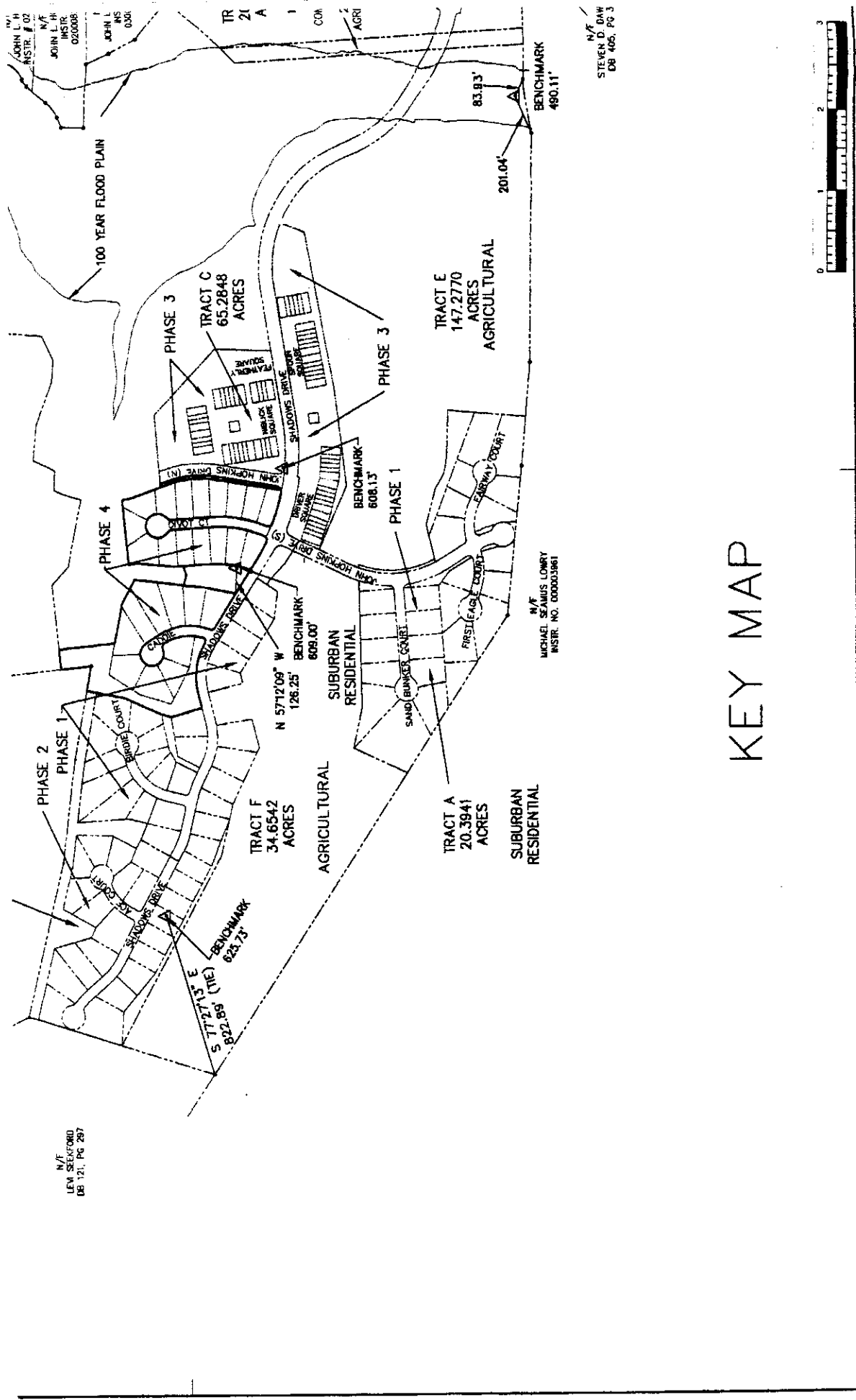
© 1991

191

SHEET 1  
 SHEET 2  
 SHEETS 3-4  
 SHEET 10

COVER SHEET  
 KEY MAP  
 80 SCALE DETAIL SHEETS  
 SITE TOPO





# KEY MAP

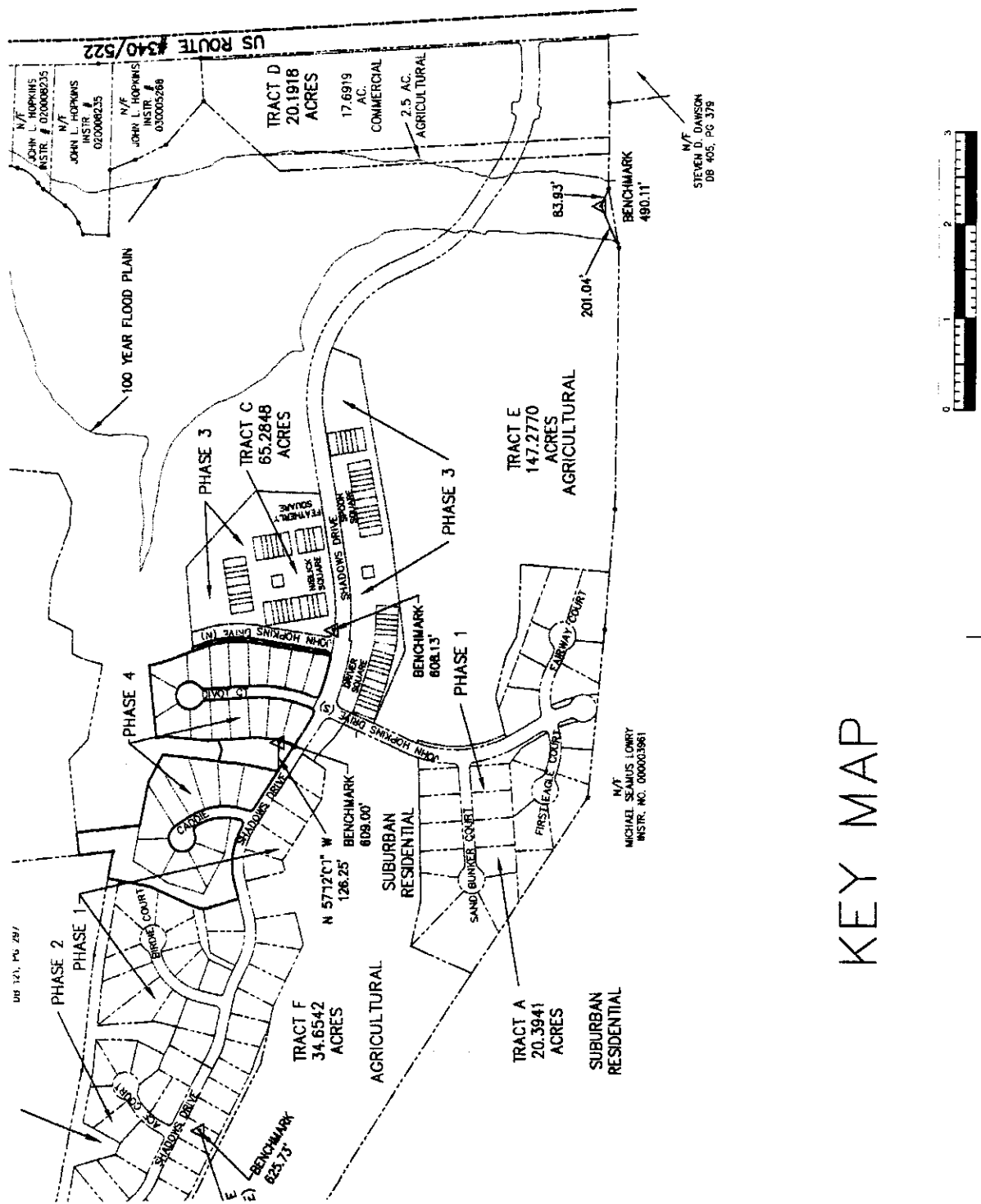
②7 b1e

192

FINAL PLAN  
**BLUE RIDGE SHADOWS**  
 PHASE 4  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA



DRAWN: CRL  
 CHECKED: KDV  
 DATE: NOVEMBER 11, 2005  
 SCALE: 1" = 400'  
 SHEET: 2 OF 5  
 FILE NO: 11515-4-0



KEY MAP

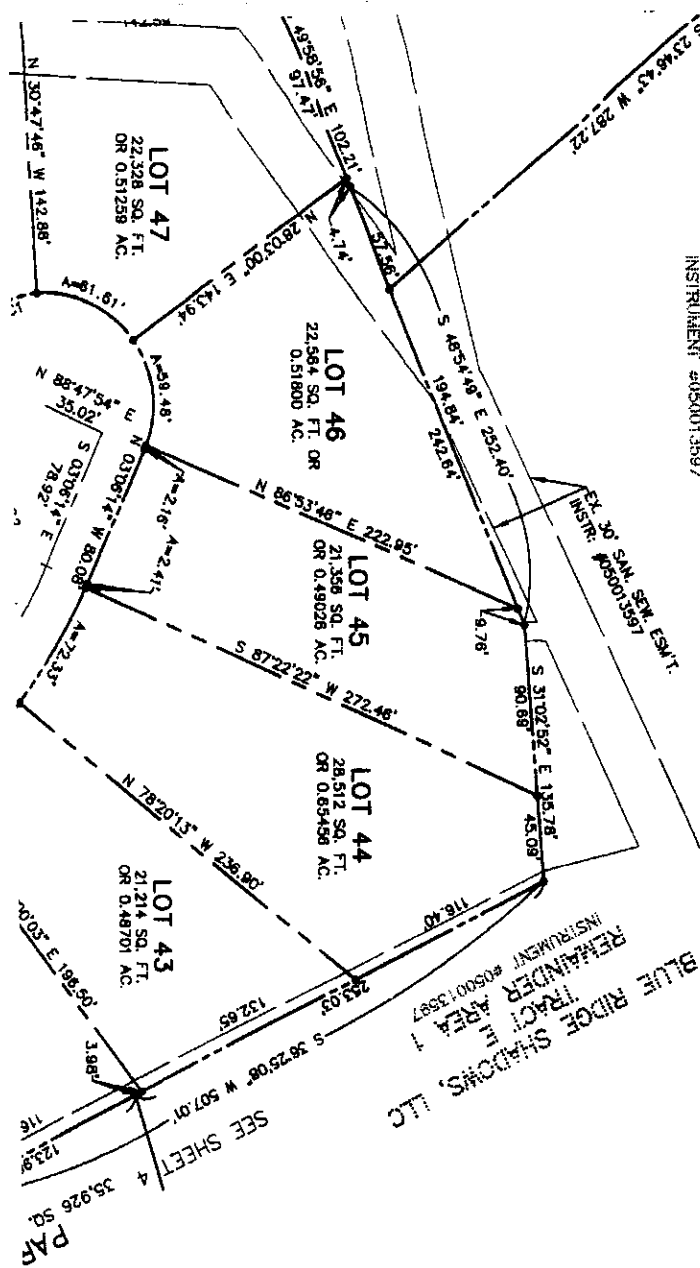


US 1A1, PG. 287

N/T  
 MICHAEL SEAMUS LOWRY  
 INSTR. NO. 000033961

N/T  
 STEVEN D. DANSON  
 DB 465, PG 378

①-116



BLUE RIDGE SHADOWS, LLC  
TRACT E  
REMAINDER AREA 1

INSTRUMENT #050013597

EX. 30 SAN. SEW. ESR. IT.  
INSTR. #050013597

BLUE RIDGE SHADOWS, LLC  
TRACT E  
REMAINDER AREA 1  
INSTRUMENT #050013597

SEE SHEET 4  
35,926 SQ. FT.  
PAP

FINAL PLAT  
DGE SHADOWS  
PHASE 4  
H. RIVER DISTRICT  
V. COUNTY, VIRGINIA

**Patton Harris Rust & Associates, pc**  
Engineers. Surveyors. Planners. Landscape Architects.

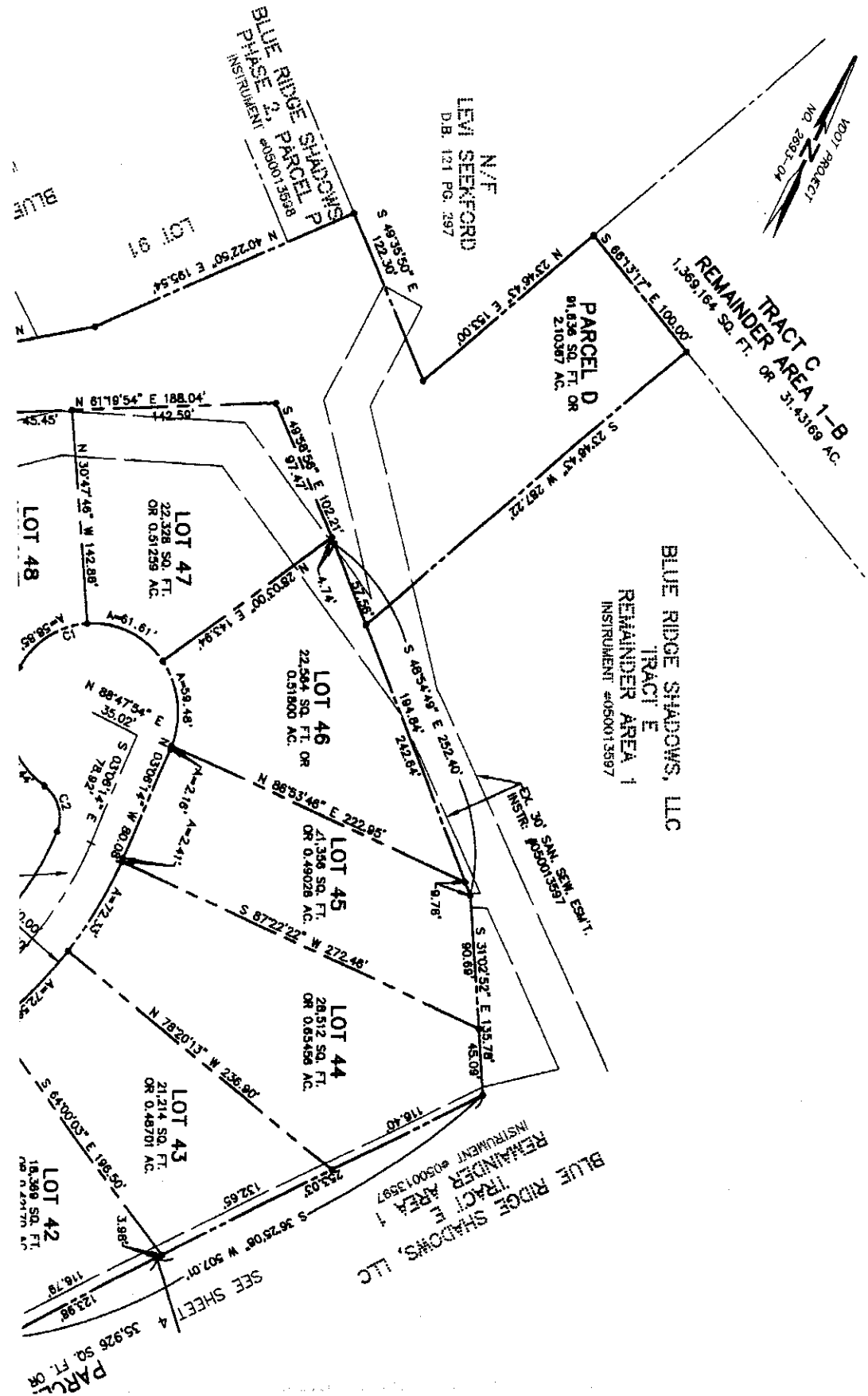


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@wale

194





N/F  
LEVI SEEKFORD  
D.B. 121 PG. 297

BLUE RIDGE SHADOWS, LLC  
PARCEL P  
INSTRUMENT #0500013597

PARCEL D  
91,636 SQ. FT.  
2,10367 AC.

TRACT C 1-B  
1,359,164 SQ. FT. OR  
31,433.66 AC.

BLUE RIDGE SHADOWS, LLC  
TRACT E  
REMINER AREA 1  
INSTRUMENT #0500013597

LOT 47  
22,328 SQ. FT.  
OR 0.51259 AC.

LOT 46  
22,584 SQ. FT. OR  
0.51800 AC.

LOT 45  
41,356 SQ. FT.  
OR 0.49026 AC.

LOT 44  
26,512 SQ. FT.  
OR 0.65456 AC.

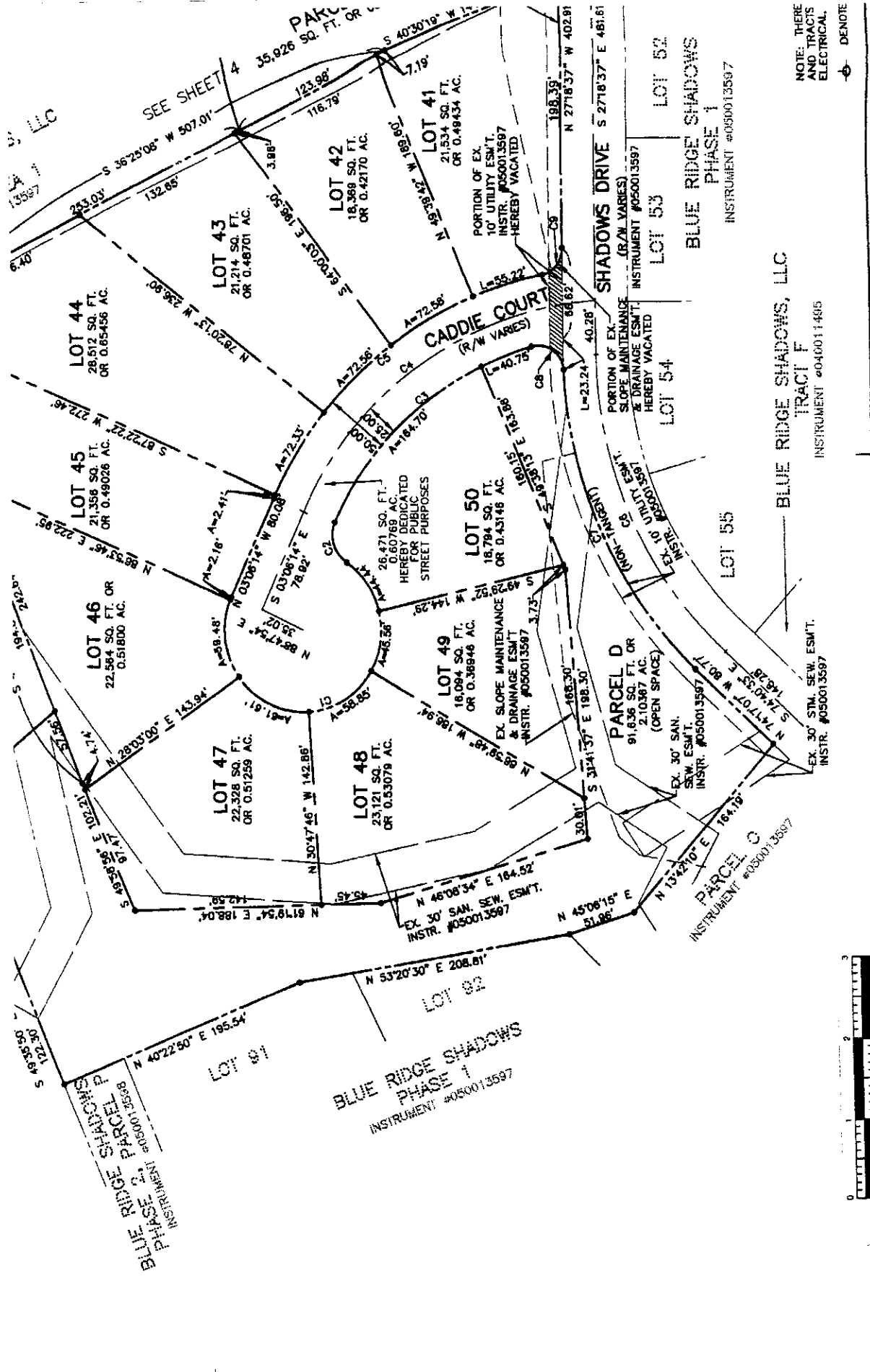
LOT 43  
21,214 SQ. FT.  
OR 0.48701 AC.

LOT 42  
18,366 SQ. FT.  
OR 0.42370 AC.

BLUE RIDGE SHADOWS, LLC  
TRACT E  
REMINER AREA 1  
INSTRUMENT #0500013597

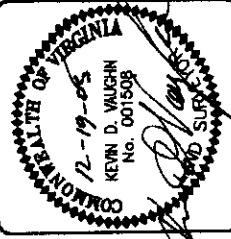
SEE SHEET 4

214 M 2

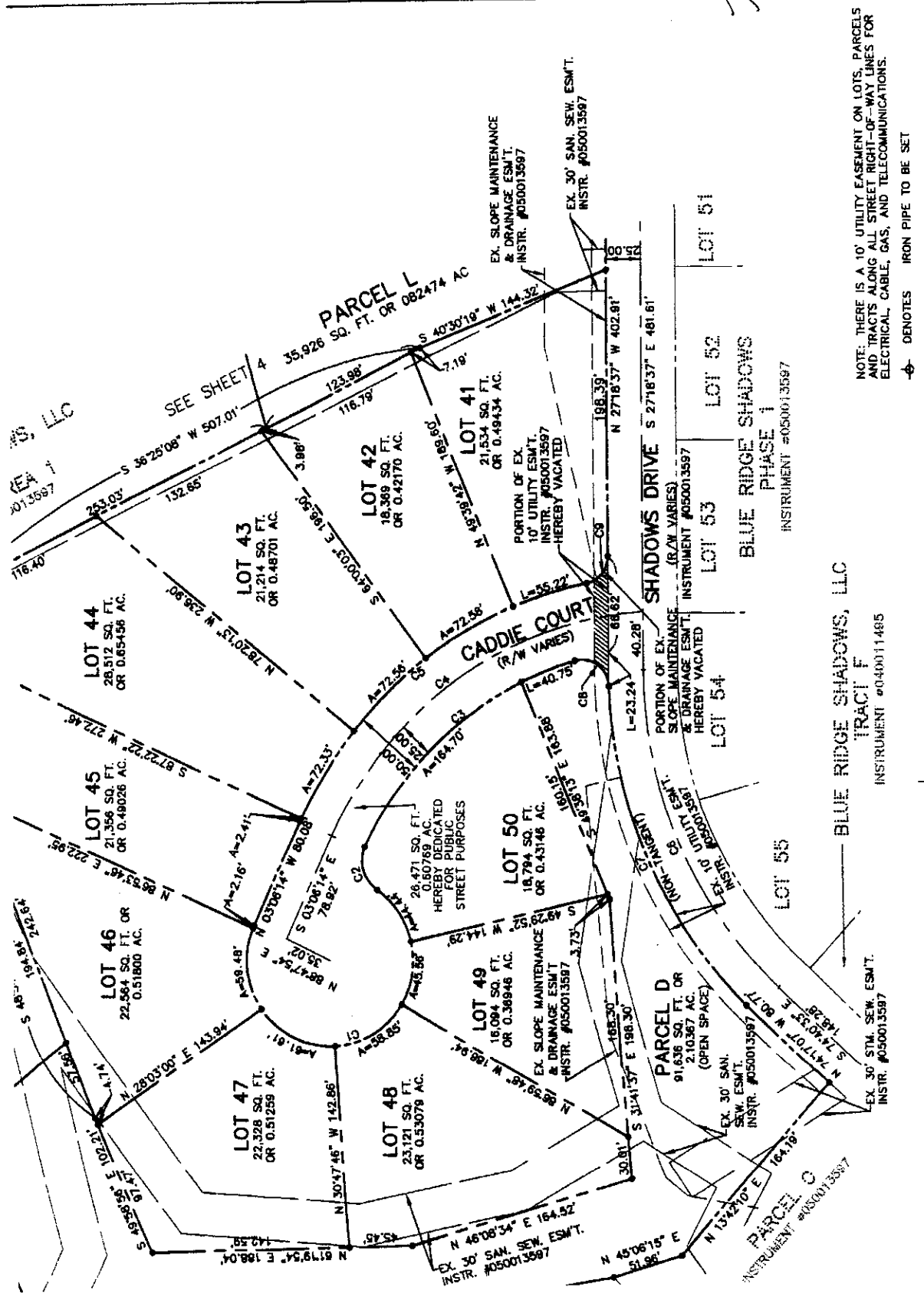


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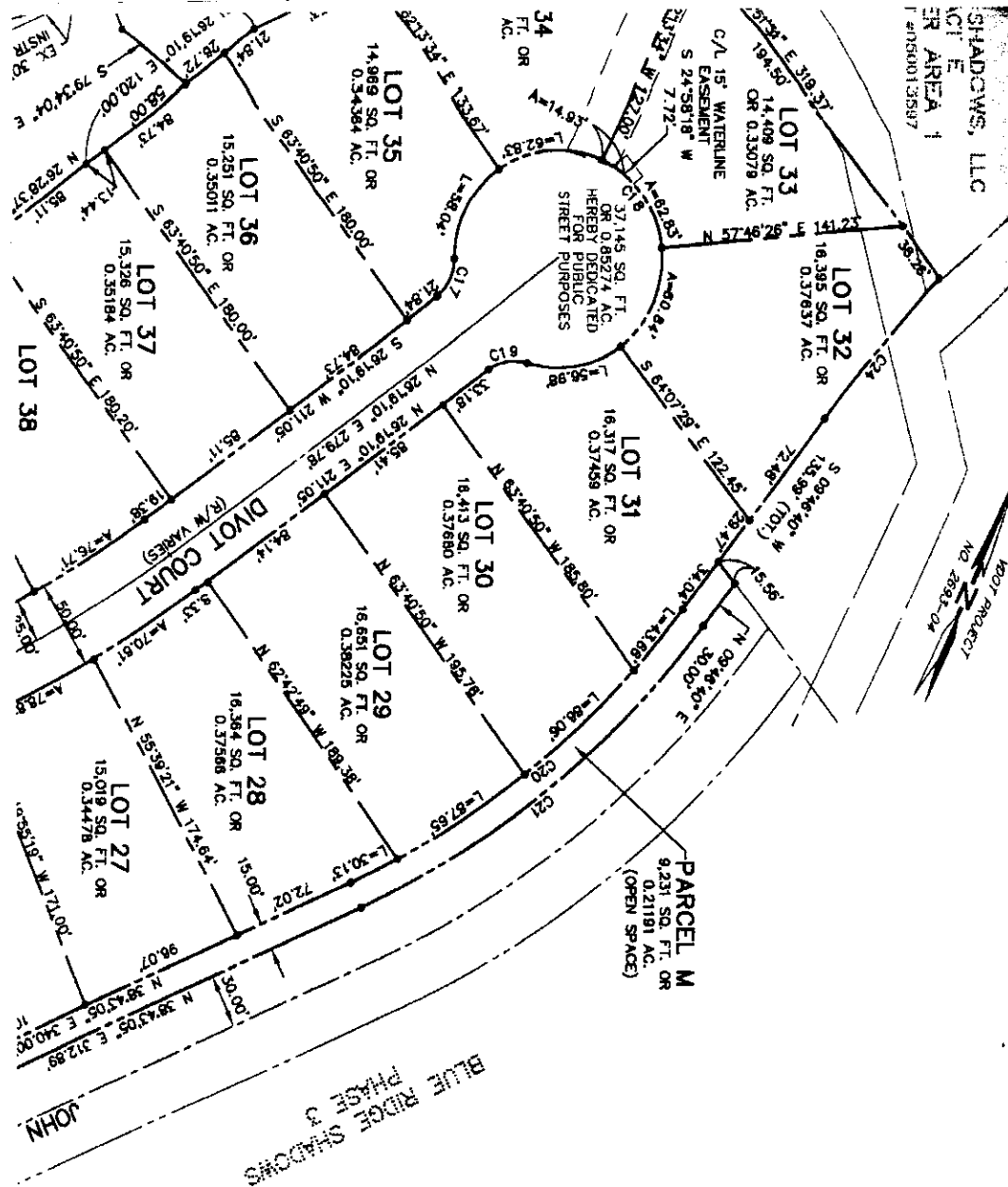
FINAL PLAT  
**BLUE RIDGE SHADOWS**  
 PHASE 4  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA



DRAWN: CRL  
 CHECKED: KDV  
 DATE: NOVEMBER 11, 2005  
 SCALE: 1" = 60'  
 SHEET: 3 OF 5  
 FILE NO: 11515-4-0



219 40



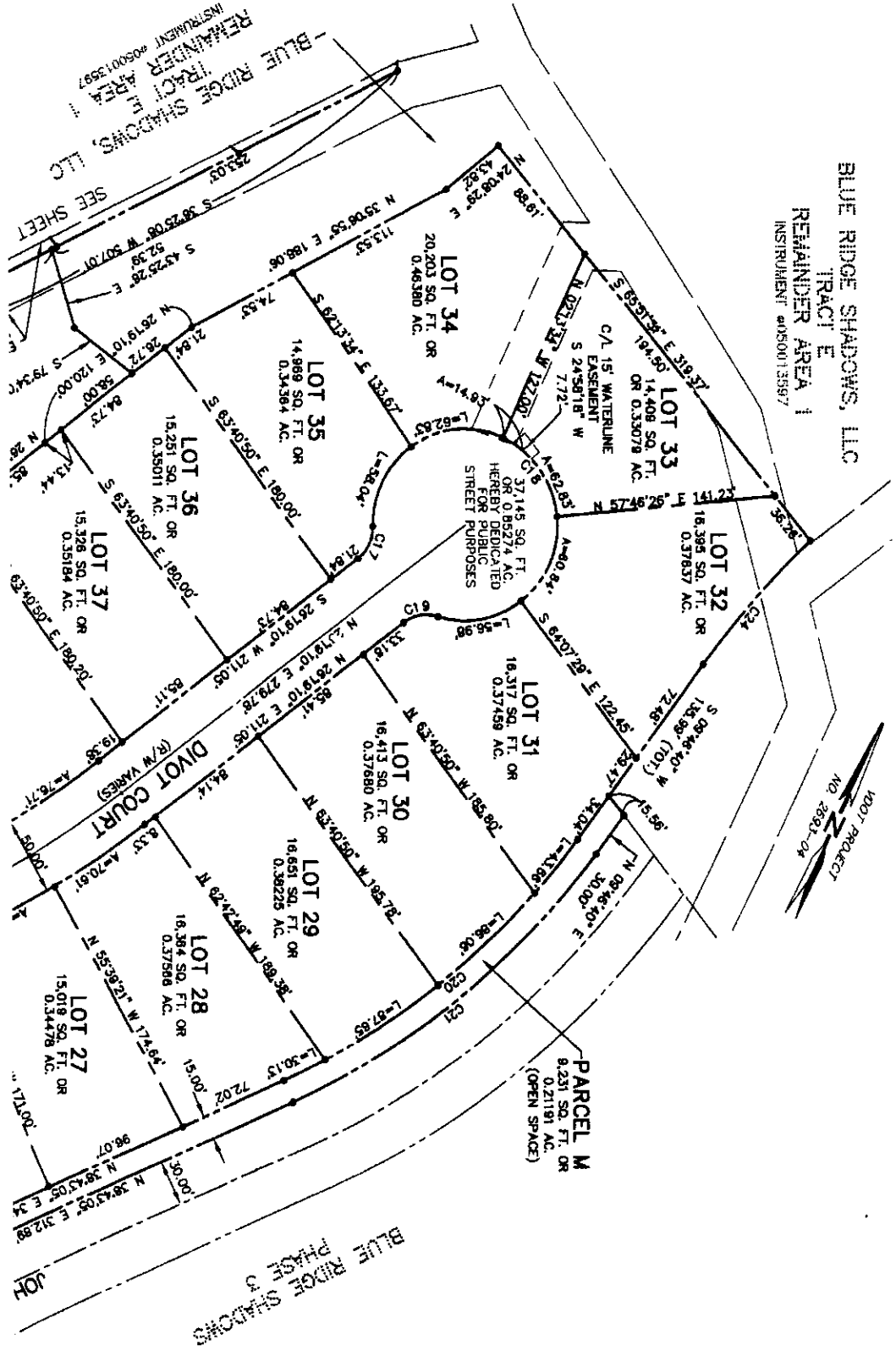
FINAL PLAT  
 RIDGE SHADOWS  
 PHASE 4  
 3TH RIVER DISTRICT  
 IEN COUNTY, VIRGINIA

Patton Harris Rust & Associates, pc  
 Engineers. Surveyors. Planners. Landscape Architects.



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SHEET 219-N-0

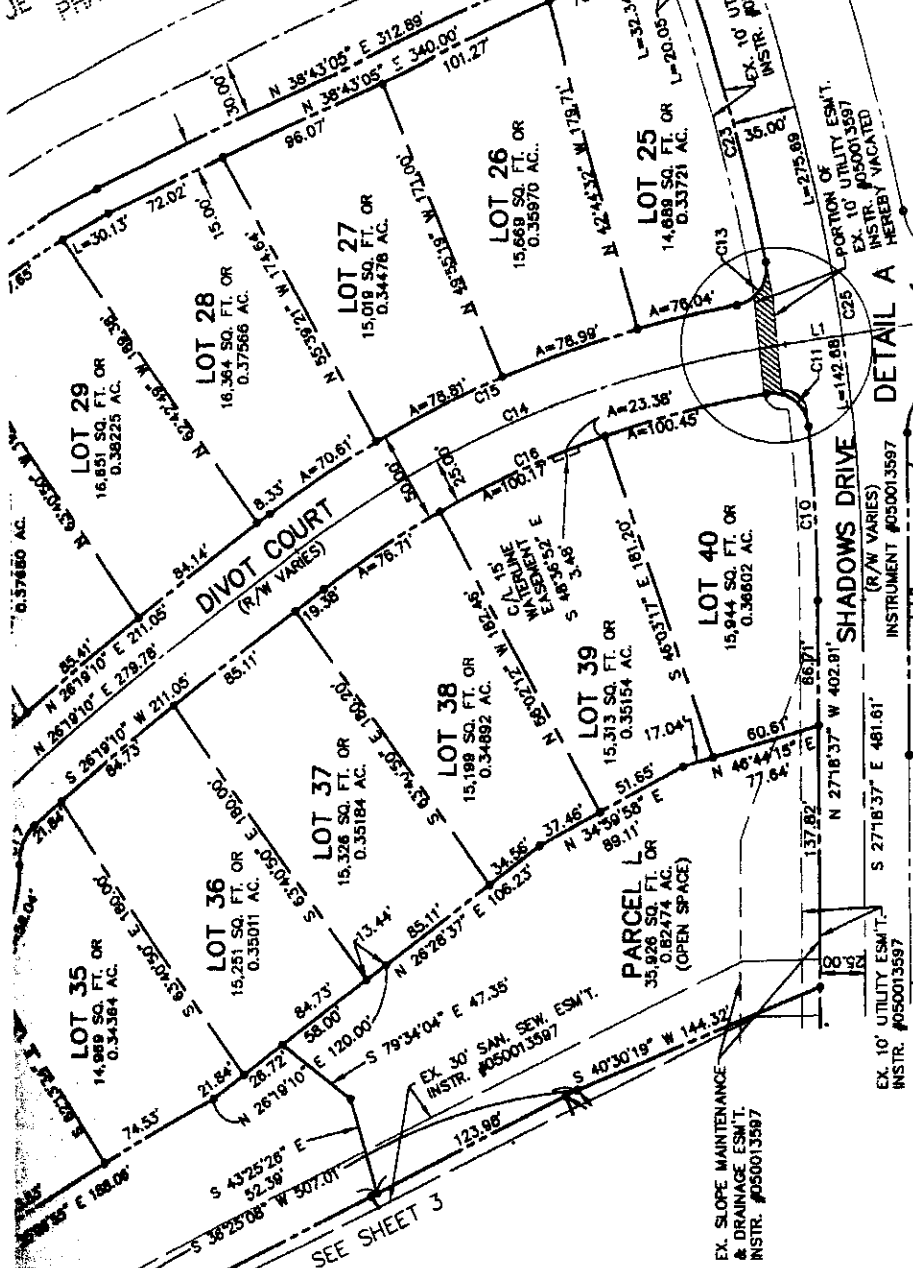


JE RIDGE SHADOWS  
PHASE 3

JOHN HOPKINS L.  
(R/W VARIES)  
(RECORDED IN PHASE 3)

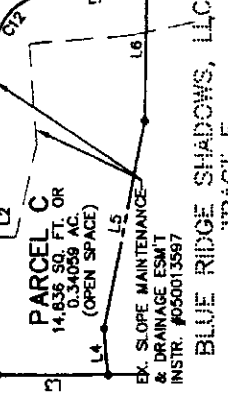
BLUE RIDGE SHADOWS  
PHASE 3

NOTE: THERE IS  
AND TRACTS A  
ELECTRICAL,  
DENOTES



DETAIL A

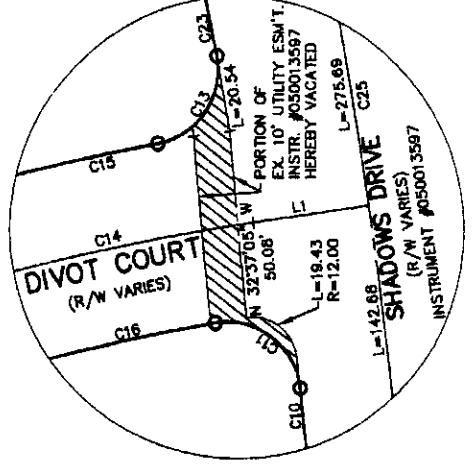
JOHN HOPKINS  
DRIVE (S)  
(R/W VARIES)  
INSTRUMENT #050013597



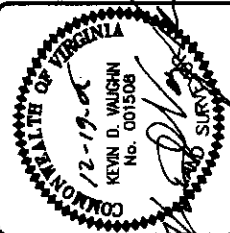
BLUE RIDGE SHADOWS, LLC  
TRACT F  
REMAINDER AREA 1  
INSTRUMENT #050013597

BLUE RIDGE SHADOWS  
PHASE 1  
INSTRUMENT #050013597

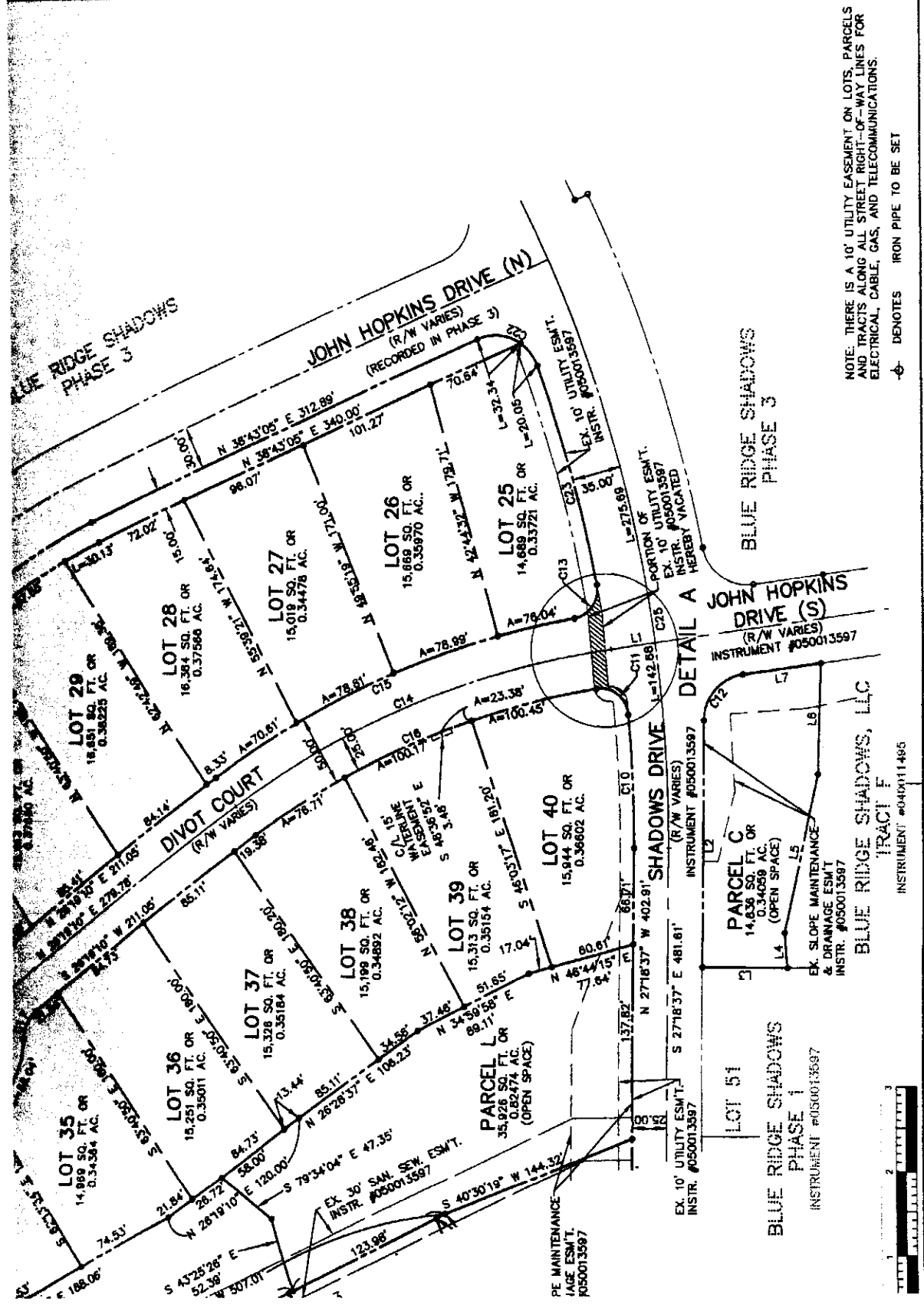
BLUE RIDGE SHADOWS, LLC  
TRACT F  
INSTRUMENT #040011485



FINAL PLAN  
BLUE RIDGE SHADOWS  
PHASE 4  
WARREN COUNTY, VIRGINIA



DRAWN: CRL  
CHECKED: KDV  
DATE: NOVEMBER 11, 2005  
SCALE: 1" = 60'  
SHEET: 4 OF 5  
FILE NO: 11515-4-0



NOTE: THERE IS A 10' UTILITY EASEMENT ON LOTS, PARCELS AND TRACTS ALONG ALL STREET RIGHTS-OF-WAY LINES FOR ELECTRICAL, CABLE, GAS, AND TELECOMMUNICATIONS.  
⊕ DENOTES IRON PIPE TO BE SET

SLIDE 219-0

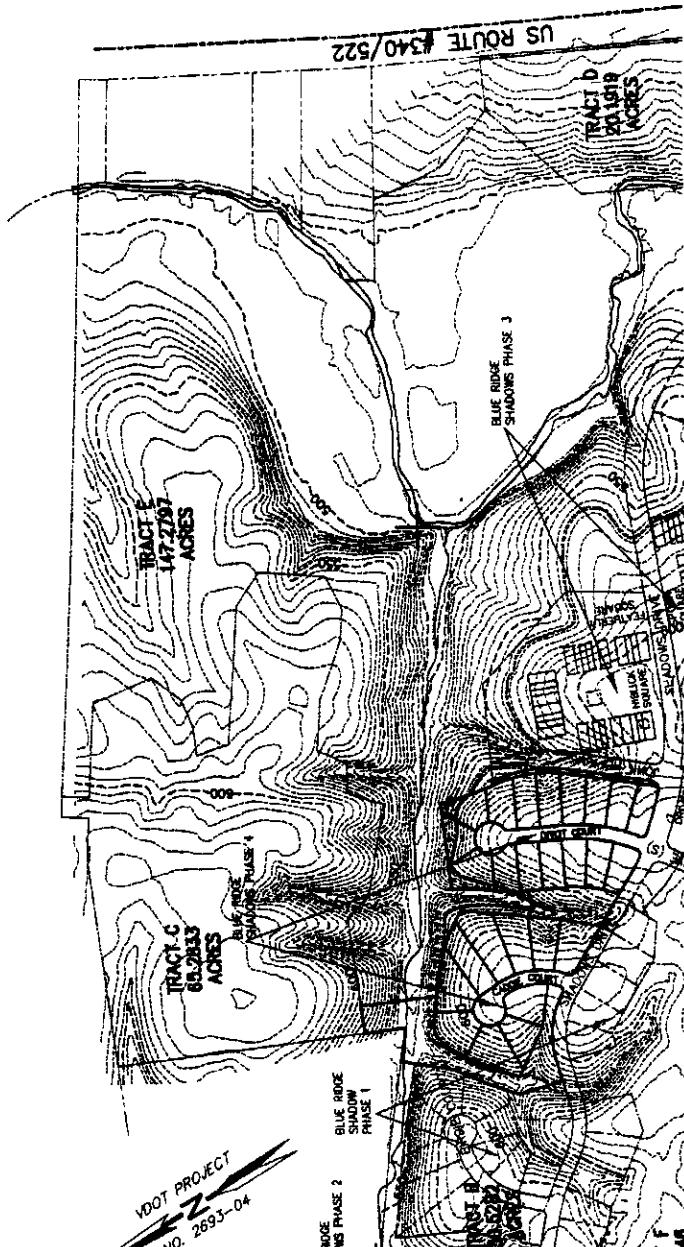
Patton Harris Rust & Associates, PC  
Engineers, Surveyors, Planners, Landscape Architects.

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FINAL PLAN  
EDGE SHADOWS  
PHASE 4  
IN RIVER DISTRICT  
IN COUNTY, VIRGINIA

CONTOUR INTERVAL = 5'



VDOT PROJECT  
NO. 2693-04

BLUE RIDGE  
SHADOW  
PHASE 1

US ROUTE #340/522

TRACT E  
147.2787  
ACRES

TRACT C  
80.2833  
ACRES

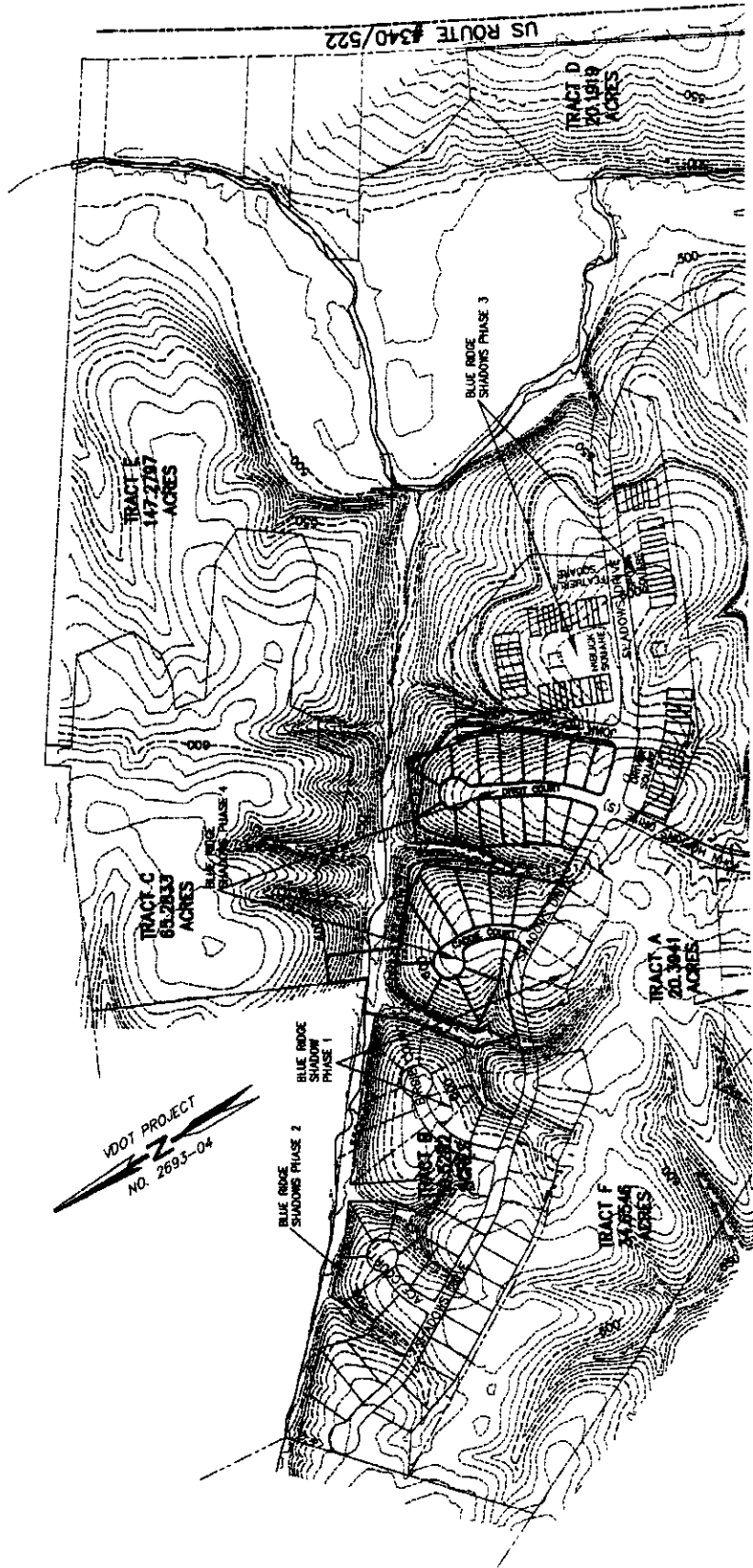
TRACT D  
20.1919  
ACRES

BLUE RIDGE  
SHADOWS PHASE 3

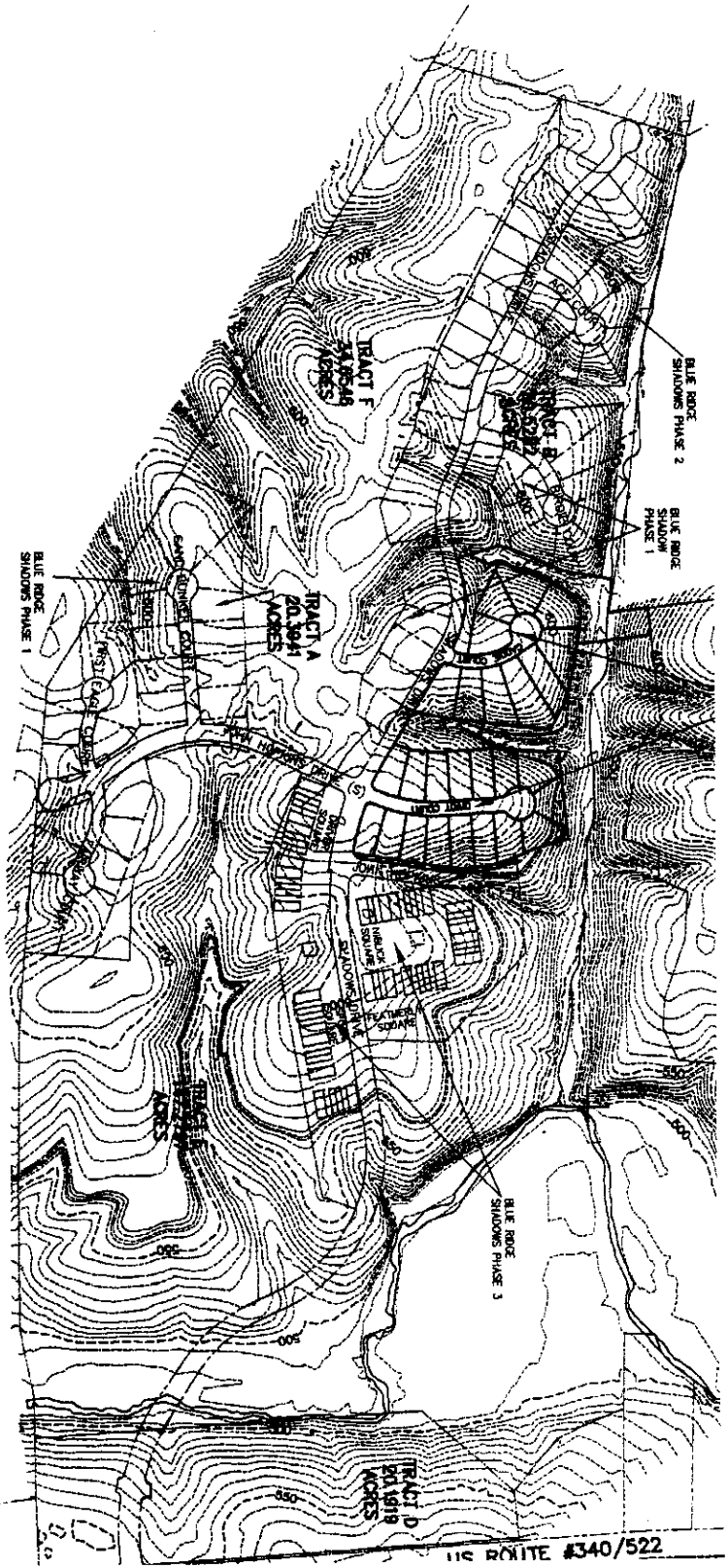


2190

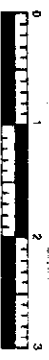
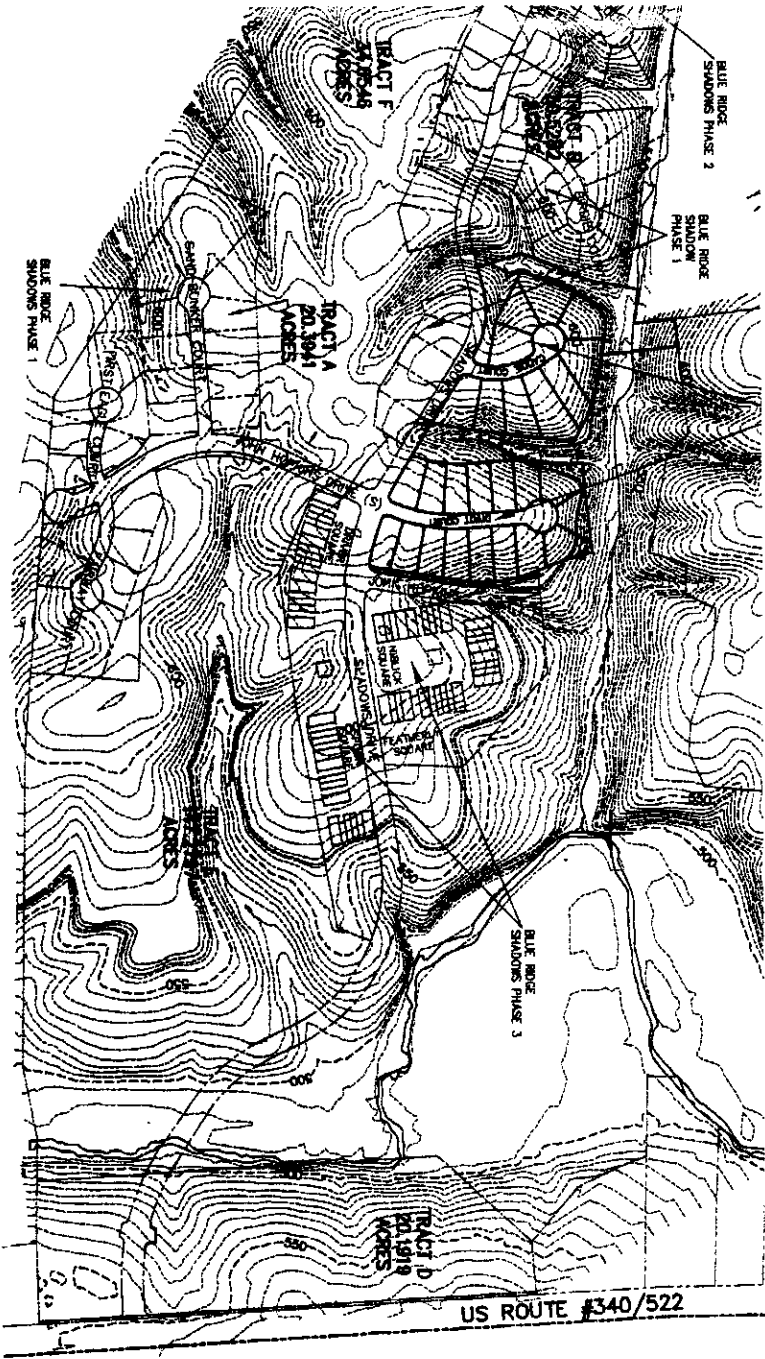
CONTOUR INTERVAL = 5'



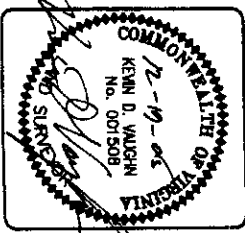
© 0 11c



0.512



DRAWN: CRJ  
 CHECKED: KDV  
 DATE: NOVEMBER 11, 2005  
 SCALE: 1" = 30'  
 SHEET: 5 OF 5  
 FILE NO: 11515-4-0



FINAL PLAT  
 BLUE RIDGE SHADOWS  
 PHASE 4  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

205

\* 070000033 01/03/07 L of E 110 SIDE 281-A

### BLUE RIDGE SHADOWS - PHASE 5

#### TRACT E

TOTAL TRACT E - REMAINDER AREA 1 4,191,571 SQ. FT. OR 96,22523 AC.  
 STREET DEDICATION 43,533 SQ. FT. OR 0.99939 AC.  
 (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)  
 TRACT F - REMAINDER AREA 1  
 AREA 1-A 3,901,332 SQ. FT. OR 89,58226 AC.  
 AREA 1-B 246,706 SQ. FT. OR 5.66359 AC.  
 TOTAL 4,148,038 SQ. FT. OR 85,22564 AC.

#### TRACT G

REMAINDER AREA 1-8 1,369,164 SQ. FT. OR 31,43189 AC.  
 LOTS (88-140, 142-161) 1,032,570 SQ. FT. OR 23,70454 AC.  
 PARCEL E 39,285 SQ. FT. OR 0.90140 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 PARCEL F 8,316 SQ. FT. OR 0.19081 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 PARCEL G 3,053 SQ. FT. OR 0.08387 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 PARCEL H 3,283 SQ. FT. OR 0.07490 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 PARCEL I 4,394 SQ. FT. OR 0.10088 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 PARCEL J 5,835 SQ. FT. OR 0.12835 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 PARCEL K 8,758 SQ. FT. OR 0.20108 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 OUTLOT 141 (NON-BUILDABLE) 17,030 SQ. FT. OR 0.39096 AC.  
 (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)  
 STREET DEDICATION 246,280 SQ. FT. OR 5.65382 AC.  
 (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)

TOTAL 1,369,164 SQ. FT. OR 31,43189 AC.  
 TOTAL LOT AREA: 1,032,570 SQ. FT. OR 23,70454 AC.  
 TOTAL PARCEL AREA: 73,284 SQ. FT. OR 1.68237 AC.  
 TOTAL STREET DEDICATION: 246,280 SQ. FT. OR 5.65382 AC.  
 TOTAL OUTLOT AREA: 17,030 SQ. FT. OR 0.39096 AC.  
 TOTAL AREA PHASE 5: 1,369,164 SQ. FT. OR 31,43189 AC.  
 TOTAL NUMBER OF LOTS: 63  
 TOTAL NUMBER OF PARCELS: 7  
 TOTAL NUMBER OF OUTLOT: 1

#### OWNERS CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON AND DESCRIBE IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

FOR D. R. HORTON, INC.

BY: *[Signature]* DATE 12/10/06

#### NOTARY PUBLIC:

COMMONWEALTH OF VIRGINIA, COUNTY OF FAIRFAX

TO WIT: I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE FOREGOING OWNERS CONSENT, APPEARED BEFORE ME AND PERSONALLY ACKNOWLEDGED THE SAME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 16 DAY OF DECEMBER 2006.

#### SURVEYOR'S CERTIFICATE

I, KEVIN D. VAUGHN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTIES SHOWN ON THIS PLAT ARE TAX MAP P21 PARCELS C, NOW IN THE NAME

Patton Harris Rust & Associates  
 Engineers, Surveyors, Planners, Landscape Architects.

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 F 703.449.6713



FINAL PLAT  
 PHASE 5  
 BLUE RIDGE SHADOWS  
 NORTH RIVER DISTRICT  
 MARRON COUNTY, VIRGINIA

231 A @

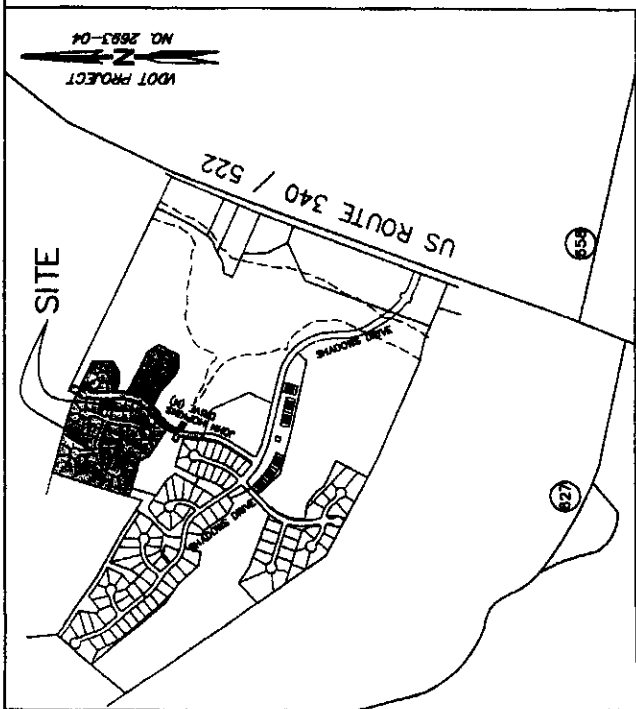
**BLUE RIDGE SHADOWS - PHASE 5**

**TRACT C**

TOTAL TRACT E - REMAINDER AREA 1	4,191,571 SQ. FT. OR 96.22523 AC.	1,3
STREET DEDICATION (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES)	43,533 SQ. FT. OR 0.99939 AC.	1,0
TRACT E - REMAINDER AREA 1	3,901,332 SQ. FT. OR 89.56228 AC.	
AREA 1-A	246,708 SQ. FT. OR 5.66356 AC.	
AREA 1-B	4,148,038 SQ. FT. OR 95.22584 AC.	
TOTAL		

- REMAINDER AREA 1-B 1,3
- LOTS (98-140, 142-161) 1,0
- PARCEL E (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)
- PARCEL F (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)
- PARCEL G (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)
- PARCEL H (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)
- PARCEL I (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)
- PARCEL J (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)
- PARCEL K (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)
- OUTLOT 141 (NON-BUILDABLE) (HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION)
- STREET DEDICATION (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES) 2,

TOTAL	1,3
TOTAL LOT AREA:	1,0
TOTAL STREET DEDICATION:	2,
TOTAL OUTLOT AREA:	
TOTAL AREA PHASE 5:	1,3
TOTAL NUMBER OF LOTS:	63
TOTAL NUMBER OF PARCELS:	7
TOTAL NUMBER OF OUTLOTS:	1



**VICINITY MAP**  
SCALE: 1" = 2000'

- NOTES:**
- TAX MAP 121, PARCELS C OWNER: D. R. HORTON, INC. 1176 WABLES MILL ROAD SUITE 105 FAIRFAX, VA 22030 INSTRUMENT # 040011495 CONTACT NAME: MICHAEL JONES (V.P.) P. 703/365-8001
  - TAX MAP 121, PARCEL E OWNER: BLUE RIDGE SHADOWS, L.L.C. P.O. BOX 271 MCGAHEYSVILLE, VA 22840 INSTRUMENT # 02008497 AND INSTRUMENT # 040006249 CONTACT NAME: JOHN L. HOPKINS (MANAGER) P. 540/421-1552
  - THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 121, PORTION OF PARCEL C & E.
  - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000 BY THIS FIRM.
  - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN INSTRUMENT #040011495 AND INSTRUMENT #050013988.

**OWNERS CONSENT AND DEDICATION**

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON AND DESCRIBE IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

FOR D. R. HORTON, INC.  
BY: *[Signature]* 12/19/06 DATE

**NOTARY PUBLIC:**

COMMONWEALTH OF VIRGINIA, COUNTY OF FAIRFAX

TO WIT:  
I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT WHOSE NAME IS SIGNED TO THE FOREGOING OWNERS CONSENT, APPEARED BEFORE ME AND PERSONALLY ACKNOWLEDGED THE SAME IN MY JURISDICTION AFORESAID.

**SURVEYOR'S CERTIFICATE**

I, KEVIN D. VAUGHN, A DULY LICENSED LAND SURVEYOR OF VIRGINIA, DO HEREBY CERTIFY

236

SCALE: 1" = 2000'

**NOTES:**

- 1. TAX MAP 12L PARCELS C OWNER: D. R. HORTON, INC. 11216 WAPLES MILL ROAD SUITE 105 FAIRFAX, VA 22030 INSTRUMENT # 0400011495 CONTACT NAME: MICHAEL JONES (V.P.) P. 703/385-8001
- 2. TAX MAP 12L PARCEL E OWNER: BLUE RIDGE SHADOWS, L.L.C. P.O. BOX 27 MOUNTAIN VIEW, VA 22940 INSTRUMENT # 02008497 AND INSTRUMENT # 040008249 CONTACT NAME: JOHN L. HOPKINS (MANAGER) P. 540/421-1552

- 3. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 4. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000 BY THIS FIRM.
- 5. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN INSTRUMENT #0400011495 AND INSTRUMENT #0500139886.
- 6. THERE IS A 15' UTILITY EASEMENT ON LOTS, PARCELS AND TRACTS ALONG ALL STREET RIGHT-OF-WAY LINES FOR ELECTRICAL, CABLE, GAS, TELECOMMUNICATIONS, WATER AND SANITARY SEWER.
- 7. ZONING DESIGNATION: TAX MAP 12L, PORTION OF PARCEL C SUBURBAN RESIDENTIAL (SR) DISTRICT BUILDING SETBACK REQUIREMENTS: FRONT: 20 FEET, REAR: 15 FEET, SIDE: 10 FEET, ACCESSORY STRUCTURE: 10 FEET, ACCESSORY STRUCTURE

- TAX MAP 12L, PARCEL E AND A PORTION OF PARCEL 3, AGRICULTURAL (A) DISTRICT BUILDING SETBACK REQUIREMENTS: FRONT: 50 FEET, REAR: 35 FEET, SIDE: 10 FEET, ACCESSORY STRUCTURE: 10 FEET, ACCESSORY STRUCTURE

**REVIEWED AND APPROVED BY:**

WARREN COUNTY PLANNING COMMISSION

CHAIRMAN: *[Signature]* DATE: *12/30/06*

VIRGINIA DEPARTMENT OF TRANSPORTATION

V.D.O.T. OFFICIAL: *[Signature]* DATE: *12-29-06*

TOWN OF FRONT ROYAL PUBLIC UTILITIES DEPARTMENT

DIRECTOR OF PUBLIC WORKS: *[Signature]* DATE: *12-28-06*

**OWNERS CONSENT AND DEDICATION**

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON AND DESCRIBE IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

FOR D. R. HORTON, INC.

BY: *[Signature]* DATE: *12/29/06*

**NOTARY PUBLIC:**

COMMONWEALTH OF VIRGINIA, COUNTY OF FAIRFAX

TO WIT: I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT WHOSE NAME IS SIGNED TO THE FOREGOING OWNERS CONSENT, APPEARED BEFORE ME AND PERSONALLY ACKNOWLEDGED THE SAME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 18 DAY OF DECEMBER 2006.

NOTARY PUBLIC: *[Signature]*



FOR BLUE RIDGE SHADOWS, L.L.C.

BY: *[Signature]* DATE: *20 Dec 2006*

**NOTARY PUBLIC:**

COMMONWEALTH OF VIRGINIA, COUNTY OF Prince William

TO WIT: I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT WHOSE NAME IS SIGNED TO THE FOREGOING OWNERS CONSENT, APPEARED BEFORE ME AND PERSONALLY ACKNOWLEDGED THE SAME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 10 DAY OF DECEMBER 2006.

NOTARY PUBLIC

*[Signature]*

TOTAL PARCEL AREA:  
TOTAL STREET DEDICATION:  
TOTAL OUTLOT AREA:  
TOTAL AREA PHASE 5:  
TOTAL NUMBER OF LOTS:  
TOTAL NUMBER OF PARCELS:  
TOTAL NUMBER OF OUTLOTS:

**SURVEYOR'S CERTI**

I, KEVIN D. VAUGHN, A DULY LICENSED SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PLAT SHOWN ON THIS PLAT ARE, TAX MAP 12L, PARCEL E AND NOW IN THE RECORDS OF WARREN COUNTY AND SHOWN ON THIS PLAT WILL BE OF MY KNOWLEDGE, MEETS THE REQUIREMENTS OF WARREN COUNTY, VIRGINIA WITH

GIVEN UNDER MY HAND THIS 15TH DAY OF

KEVIN D. VAUGHN, L.S. NO. 001508



12/
0

296

S, L.L.C.  
22940  
6487 AND  
08249

(MANAGER)

**OWNERS CONSENT AND DEDICATION**

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON AND DESCRIBE IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

FOR D. F. HORTON, INC.

BY: [Signature] 12/19/06  
DATE

NOTARY PUBLIC:

COMMONWEALTH OF VIRGINIA, COUNTY OF FAIRFAX

TO WIT:  
I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH AND COUNTY AFORESAID, WHOSE COMMISSION EXPIRES ON THE 31 DAY OF DECEMBER 2006, DO HEREBY CERTIFY THAT WHOSE NAME IS SIGNED TO THE FOREGOING OWNERS CONSENT, APPEARED BEFORE ME AND PERSONALLY ACKNOWLEDGED THE SAME IN MY JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS 18 DAY OF DECEMBER 2006.

NOTARY PUBLIC:

[Signature]  
HEBIBEL WEST  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES JANUARY 31, 2010

FOR BLUE RIDGE SHADOWS, L.L.C.

BY: [Signature] 20 Dec 06  
DATE

NOTARY PUBLIC:

COMMONWEALTH OF VIRGINIA, COUNTY OF Fairfax

TO WIT:  
I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH AND COUNTY AFORESAID, WHOSE COMMISSION EXPIRES ON THE 31 DAY OF DECEMBER 2006, DO HEREBY CERTIFY THAT WHOSE NAME IS SIGNED TO THE FOREGOING OWNERS CONSENT, APPEARED BEFORE ME AND PERSONALLY ACKNOWLEDGED THE SAME IN MY JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS 18 DAY OF DECEMBER 2006.

NOTARY PUBLIC

[Signature]

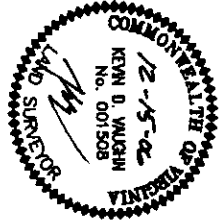
TOTAL LOT AREA:	1,032,570 SQ. FT.	OR	23,708± AC.
TOTAL PARCEL AREA:	73,284 SQ. FT.	OR	1,682± AC.
TOTAL STREET DEDICATION:	246,280 SQ. FT.	OR	5,653± AC.
TOTAL OUTLOT AREA:	17,030 SQ. FT.	OR	0,390± AC.
TOTAL AREA PHASE 5:	1,369,164 SQ. FT.	OR	31,431± AC.
TOTAL NUMBER OF LOTS:	63		
TOTAL NUMBER OF PARCELS:	7		
TOTAL NUMBER OF OUTLOTS:	1		

**SURVEYOR'S CERTIFICATE**

I, KEVIN D. VAUGHN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTIES SHOWN ON THIS PLAT ARE TAX MAP 121 PARCEL G, NOW IN THE NAME OF D.R. HORTON, INC. AS RECORDED IN INSTRUMENT #040011485, AND TAX MAP 121, PARCEL E NOW IN THE NAME OF BLUE RIDGE SHADOWS, L.L.C. AS RECORDED IN INSTRUMENTS #02008487 AND #040008248. ALL AMONG THE LAND RECORDS OF WARREN COUNTY, VIRGINIA. ALL MONUMENTATION REQUIRED AND SHOWN ON THIS PLAT WILL BE SET, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE, MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF WARREN COUNTY, VIRGINIA WITH RESPECT TO THE PLATTING OF SUBDIVISIONS.

GIVEN UNDER MY HAND THIS 15TH DAY OF DECEMBER, 2006.

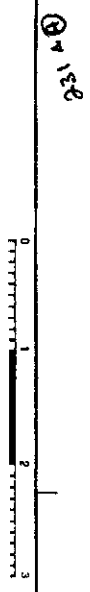
[Signature]  
KEVIN D. VAUGHN, L.S. NO. 001508



12/12/06	ADDRESS	NOT COMMENTS
DATE	REVISION	

DRAWN: CRJ  
CHECKED: KDY  
DATE: NOVEMBER 13, 2006  
SCALE: AS SHOWN  
SHEET: 1 OF 9  
FILE NO: 11515-4-0

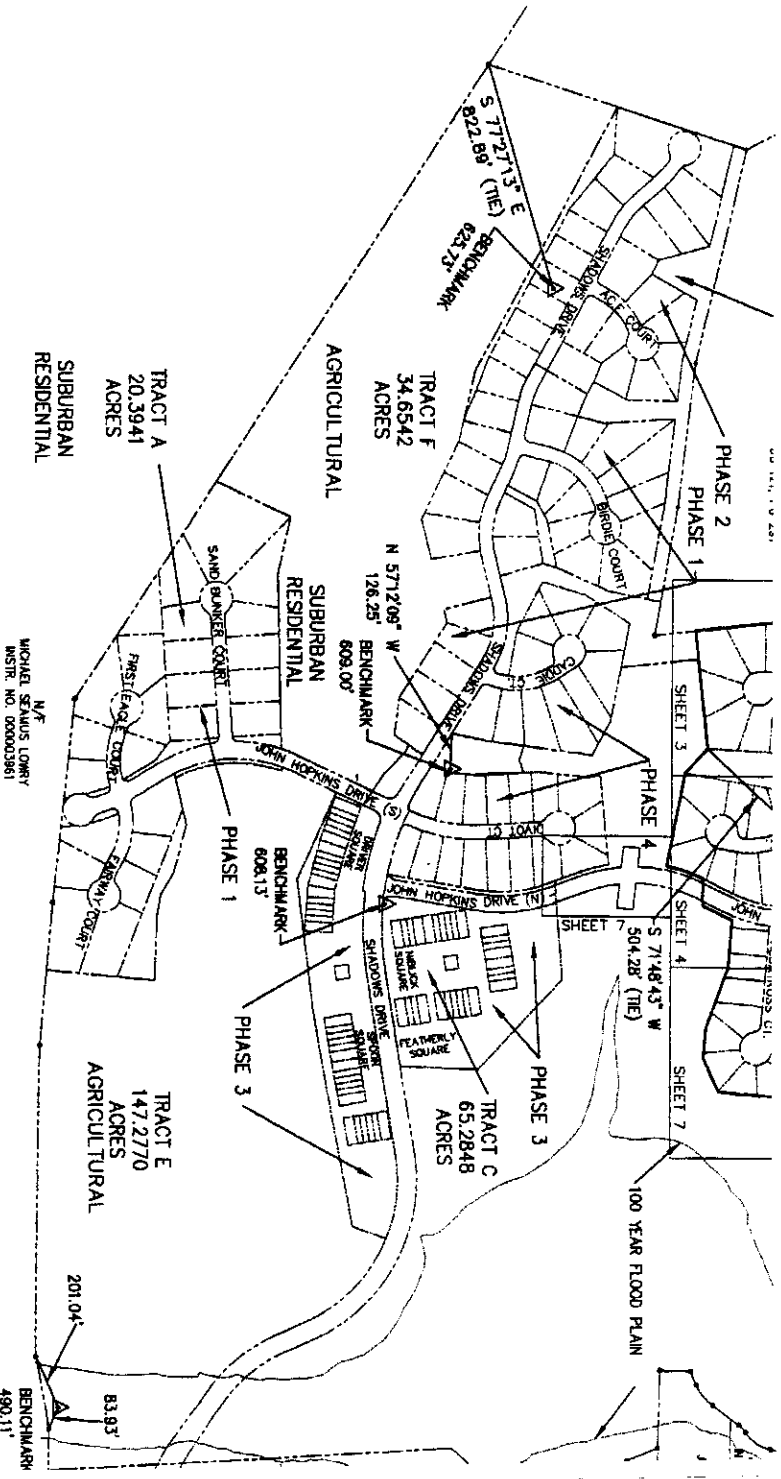
FINAL PLAT  
**BLUE RIDGE SHADOWS**  
PHASE 5  
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA



196

23152

N/F  
LEW SEEVERS  
DB 121, PG 297



N/F  
MICHAEL SEARUS LOWRY  
WSTR. NO. 068003961

STEVEN  
DB 40

# KEY MAP

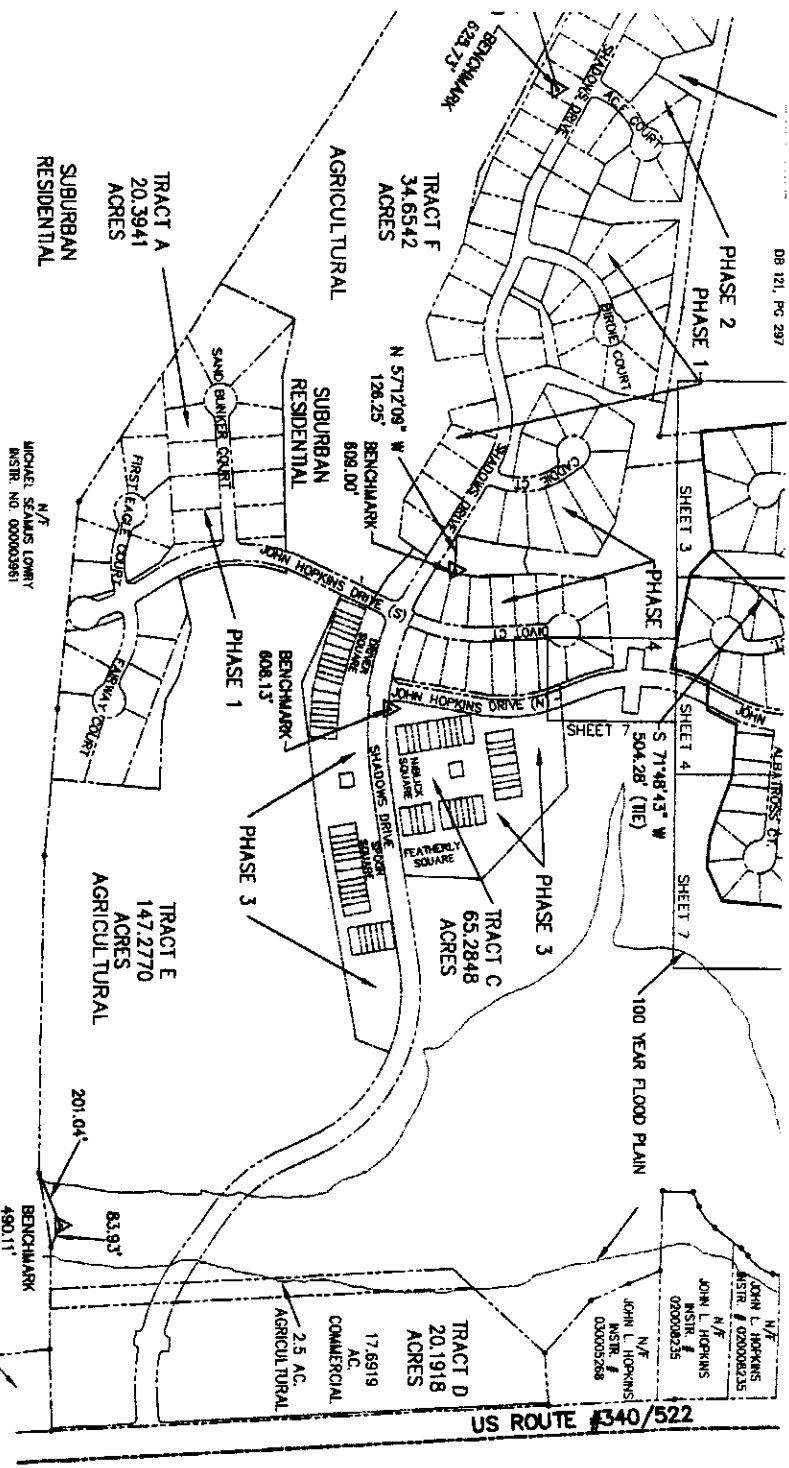


292



231 B 3

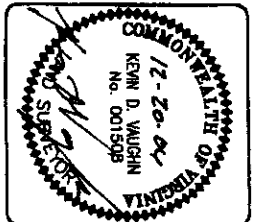
DB 121, PG 297



# KEY MAP



DRAWN: CRL  
 CHECKED: KDY  
 DATE: NOVEMBER 13, 2006  
 SCALE: 1" = 400'  
 SHEET: 2 OF 9  
 FILE NO: 11515-4-0



FINAL PLAT  
**BLUE RIDGE SHADOWS**  
**PHASE 5**  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

263

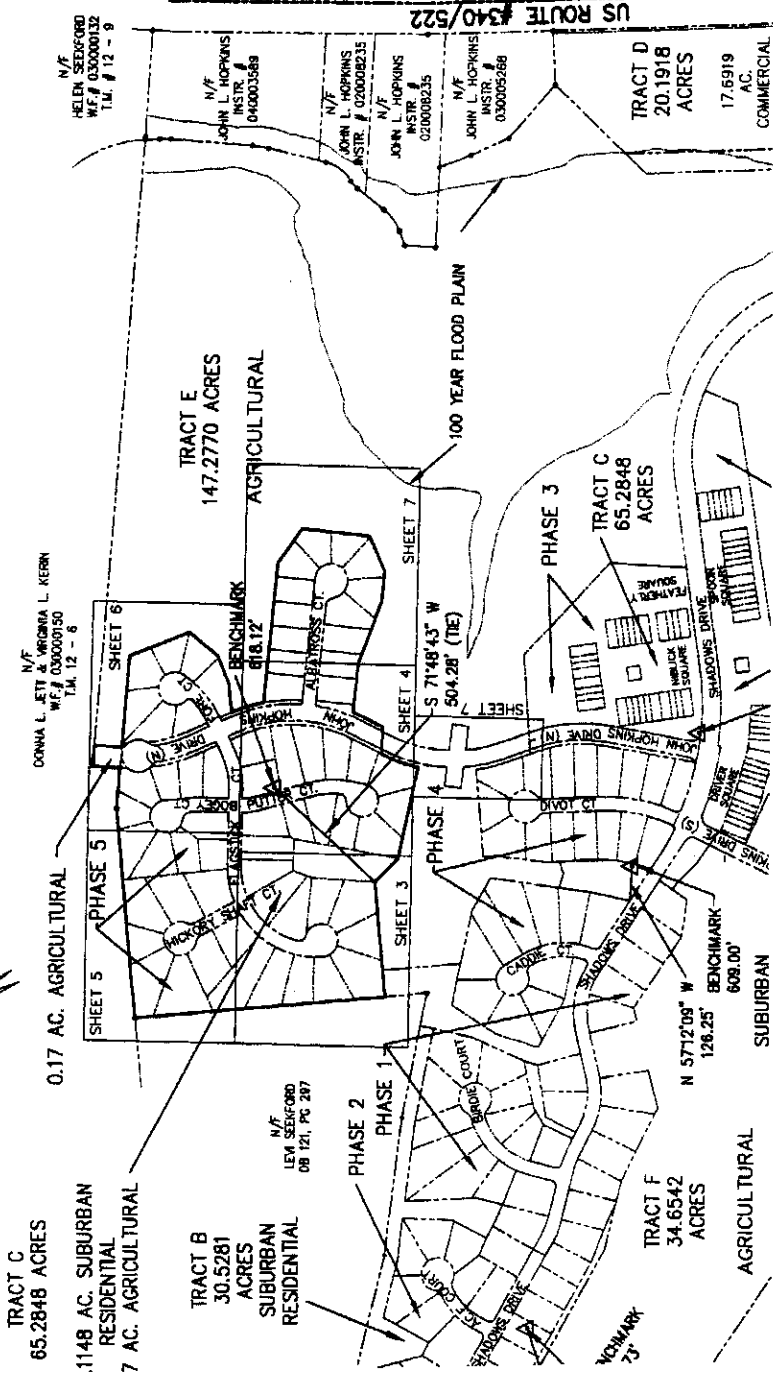
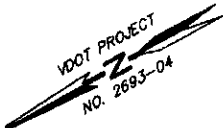
Patton Harris Rust & Associates  
 Engineers, Surveyors, Planners, Landscape Architects.

14532 Lee Road  
 Chantilly, VA 20151-1679  
 T 703.449.6700  
 F 703.449.6713



FINAL PLAT  
 RIDGE SHADOWS  
 PHASE 5  
 14TH RIVER DISTRICT  
 23N COUNTY, VIRGINIA

28 132



TRACT C  
 65.2848 ACRES  
 1148 AC. SUBURBAN  
 RESIDENTIAL  
 7 AC. AGRICULTURAL

TRACT B  
 30.5281 ACRES  
 SUBURBAN  
 RESIDENTIAL

N/F  
 LEVA SEEFORD  
 08 121, PG 287

N/F  
 DONNA L. LETT & WENDY L. KERN  
 W.F.# 03000150  
 T.M. 12 - 6

TRACT E  
 147.2770 ACRES  
 AGRICULTURAL

N/F  
 HELEN SEEFORD  
 W.F.# 03000132  
 T.M. # 12 - 9

N/F  
 JOHN L. HOPKINS  
 INSTR.# 04000389

N/F  
 JOHN L. HOPKINS  
 INSTR.# 02000215

N/F  
 JOHN L. HOPKINS  
 INSTR.# 02000235

N/F  
 JOHN L. HOPKINS  
 INSTR.# 030005266

TRACT D  
 20.1918 ACRES  
 17.6919 AC.  
 COMMERCIAL

TRACT C  
 65.2848 ACRES

TRACT F  
 34.6542 ACRES  
 AGRICULTURAL

296

- SHEET 1 COVER SHEET
- SHEET 2 KEY MAP
- SHEETS 3-7 50 SCALE DETAIL SHEETS
- SHEET 8 SITE TOPO
- SHEET 9 LINE & CURVE TABLE



TRACT C  
65.2848 ACRES  
0.17 AC. AGRICULTURAL

TRACT B  
30.5281 ACRES  
SUBURBAN RESIDENTIAL

TRACT E  
147.2770 ACRES  
AGRICULTURAL

TRACT F  
34.6542 ACRES  
AGRICULTURAL

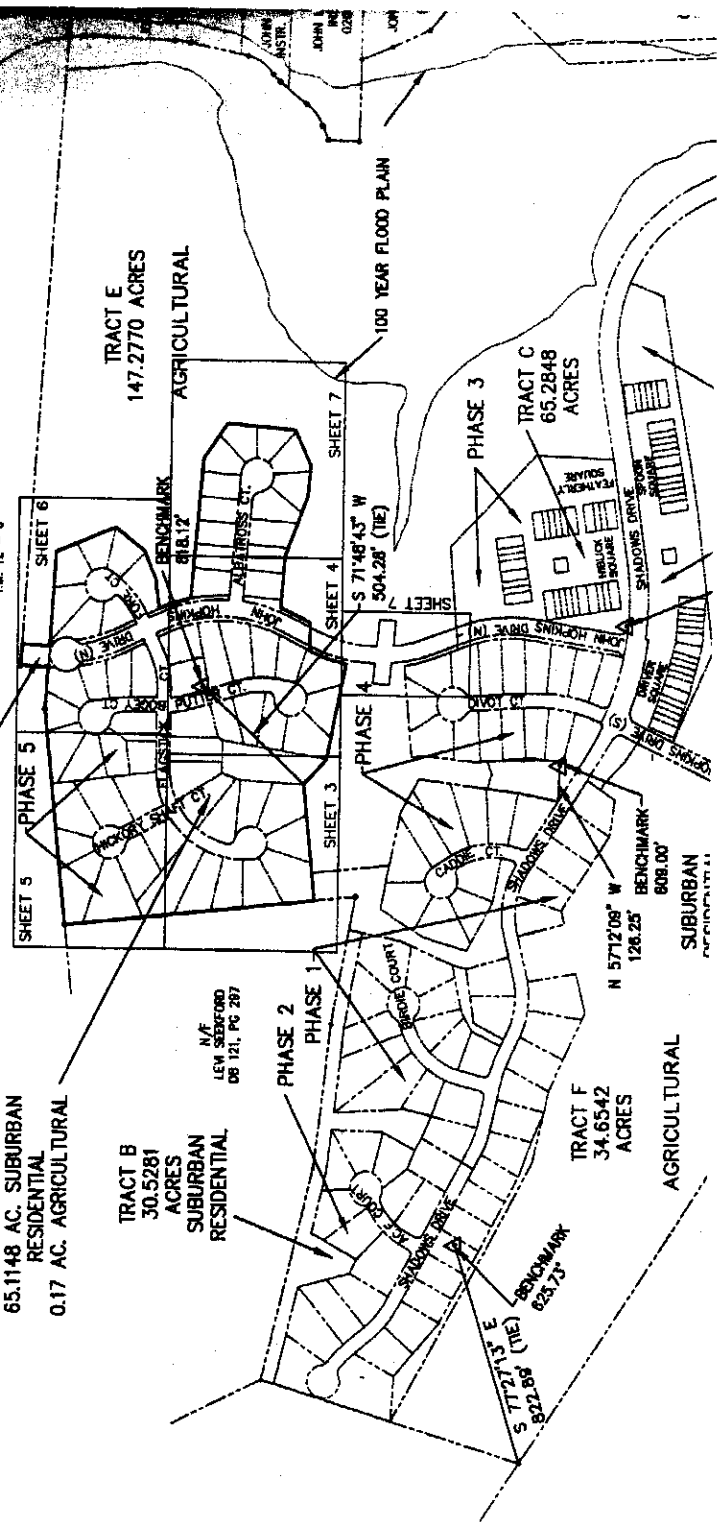
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65.2848 ACRES

N/F  
DONNA L. JETT & ARGONNA L. KERIN  
W.F. 030000150  
T.M. 12 - 6

N/F  
LEM SEGFORD  
08 121, PG 287

N/F  
LEM SEGFORD  
08 121, PG 287

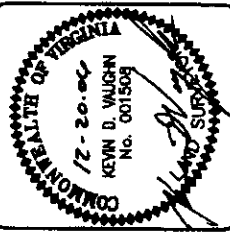
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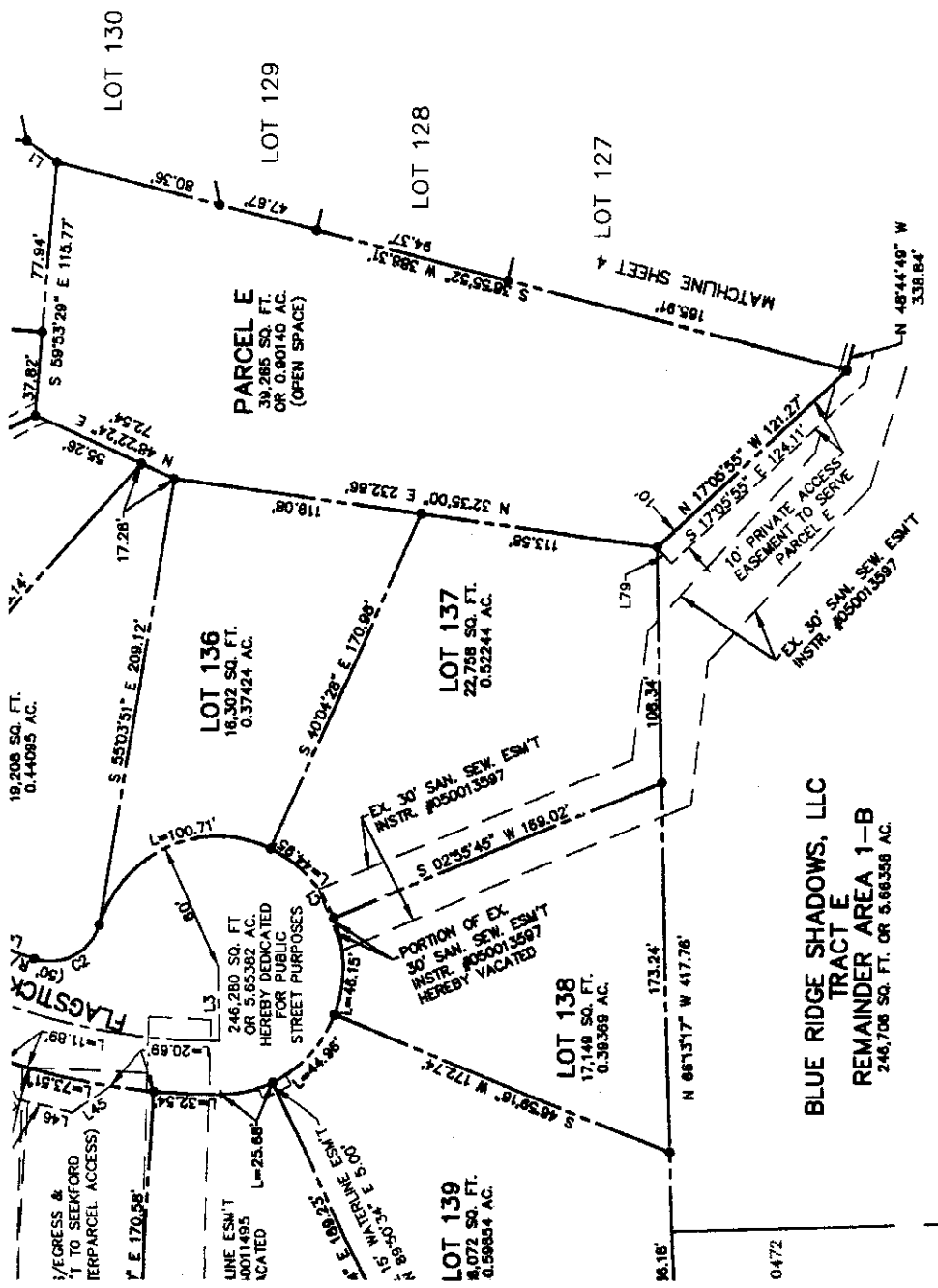
02132

FILE NAME: P:\PROJECT\11515\4-0\SURVEY\PLAT\Phase.dwg

FINAL PLAT  
BLUE RIDGE SHADOWS  
PHASE 5  
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA



DRAWN: CRL  
CHECKED: KDV  
DATE: NOVEMBER 13, 2006  
SCALE: 1" = 50'  
SHEET: 3 OF 9  
FILE NO: 11515-4-0

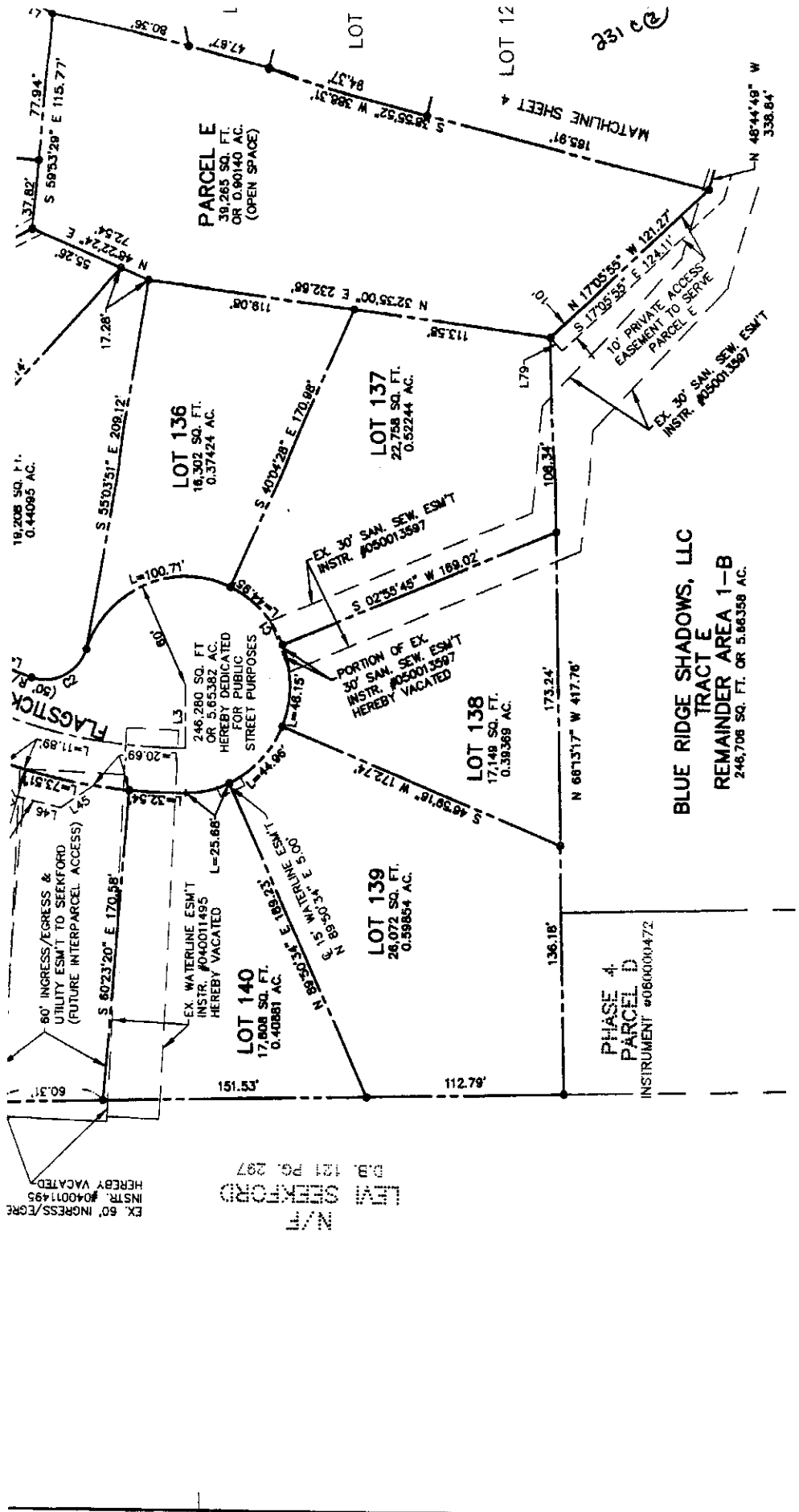


NOTE: THERE IS A 15' UTILITY EASEMENT ON LOTS, PARCELS AND TRACTS ALONG ALL STREET RIGHT-OF-WAY LINES FOR ELECTRICAL, CABLE, GAS, TELECOMMUNICATIONS, WATER AND SANITARY SEWER.  
⊕ DENOTES IRON PIPE TO BE SET



BLUE RIDGE SHADOWS, LLC  
TRACT E  
REMAINDER AREA 1-B  
245,708 SQ. FT. OR 5.66358 AC.

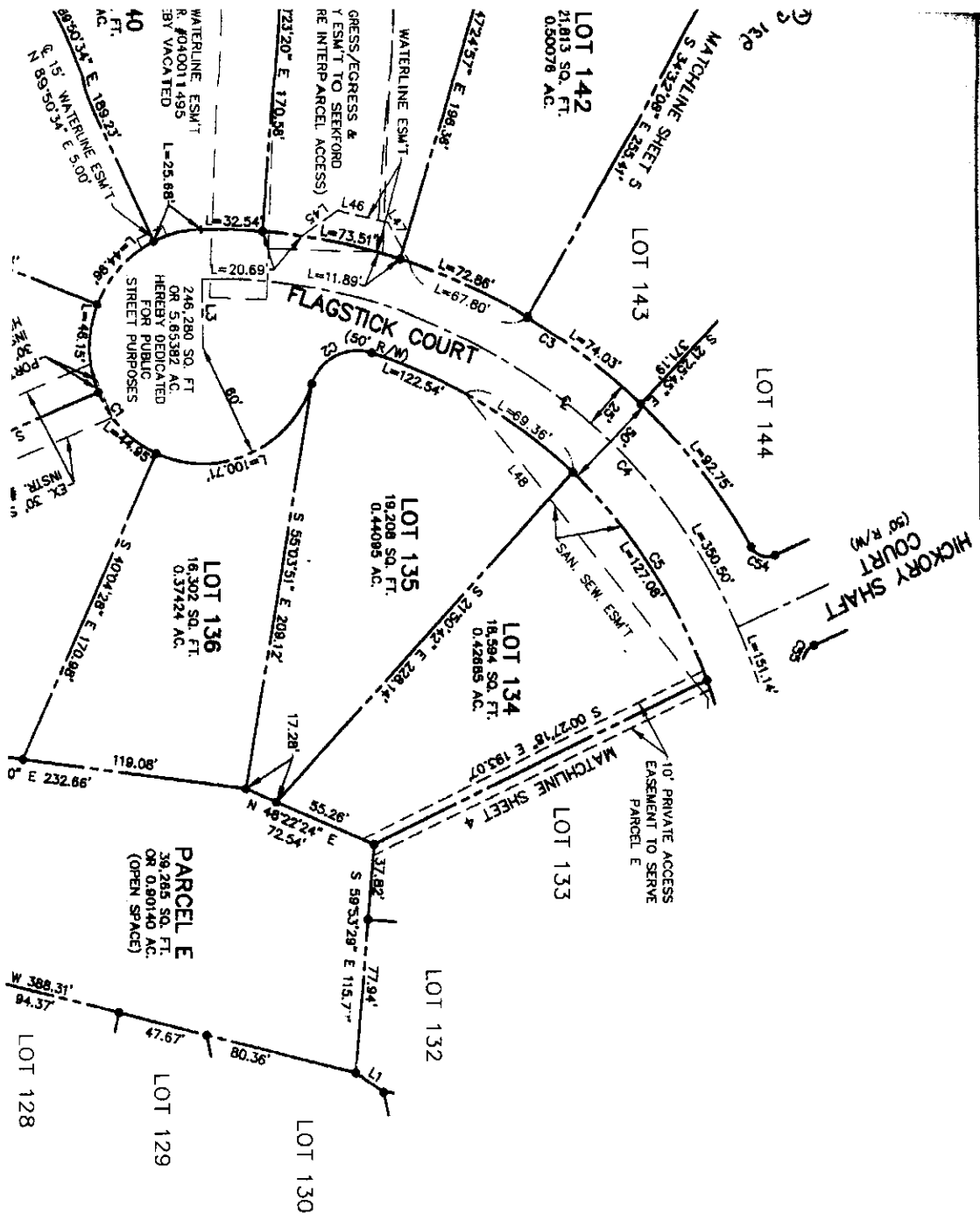
266



NOTE: T  
AND TR  
ELECTRIC  
SANITARY  
DE



N/T  
LHM SEEKFORD  
DB. 121 PG. 297  
EX. 60' INGRESS/EGRE  
INSTR. #04001495  
HEREBY VACATED



FINAL PLAT  
**RIDGE SHADOWS**  
**PHASE 5**  
 NORTH RIVER DISTRICT  
 GREEN COUNTY, VIRGINIA

**Patton Harris Rust & Associates**  
 Engineers. Surveyors. Planners. Landscape Architects.

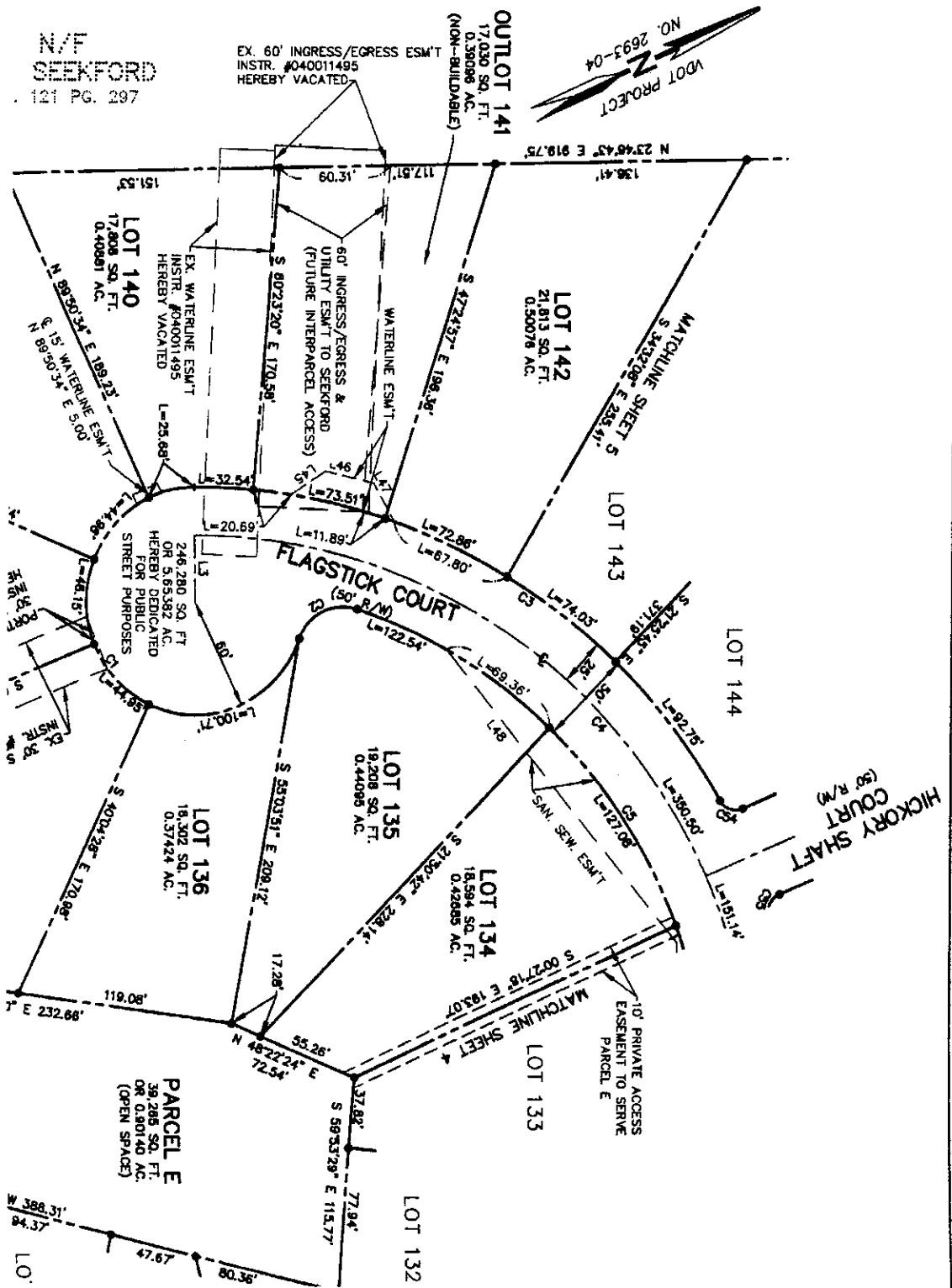
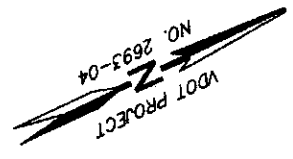
**PHRA**

14532 Lee Road  
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 F 703.449.6713

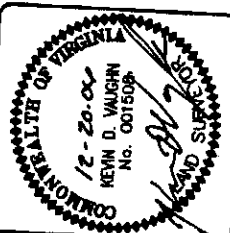
S140E 231-C

268

N/F  
SHEKSFORD  
121 PG. 297

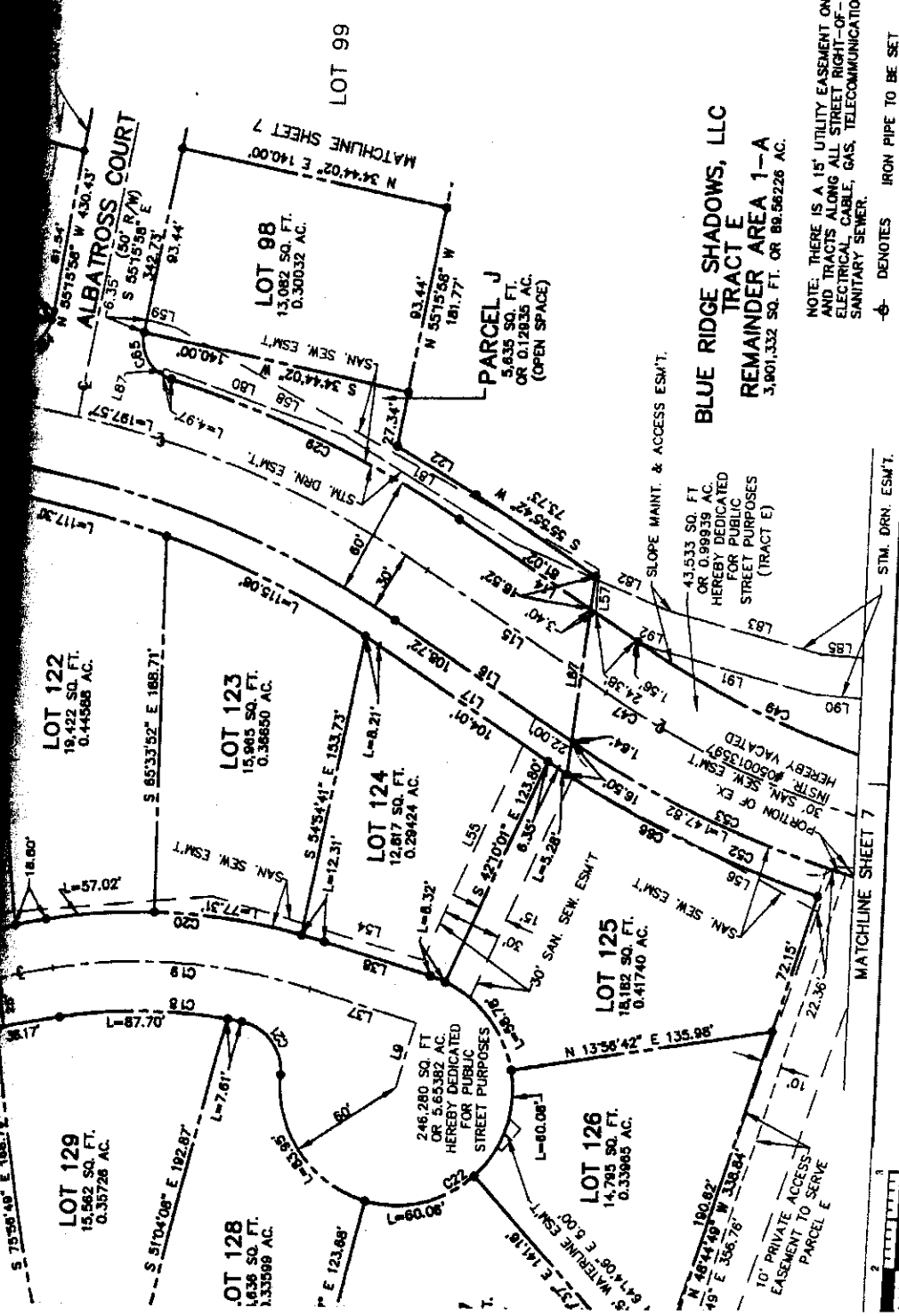


FINAL PLAN  
**BLUE RIDGE SHADOWS**  
 PHASE 5  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA



DRAWN: CRL  
 CHECKED: KOV  
 DATE: NOVEMBER 13, 2006  
 SCALE: 1" = 50'  
 SHEET: 4 OF 9  
 FILE NO: 11515-4-0

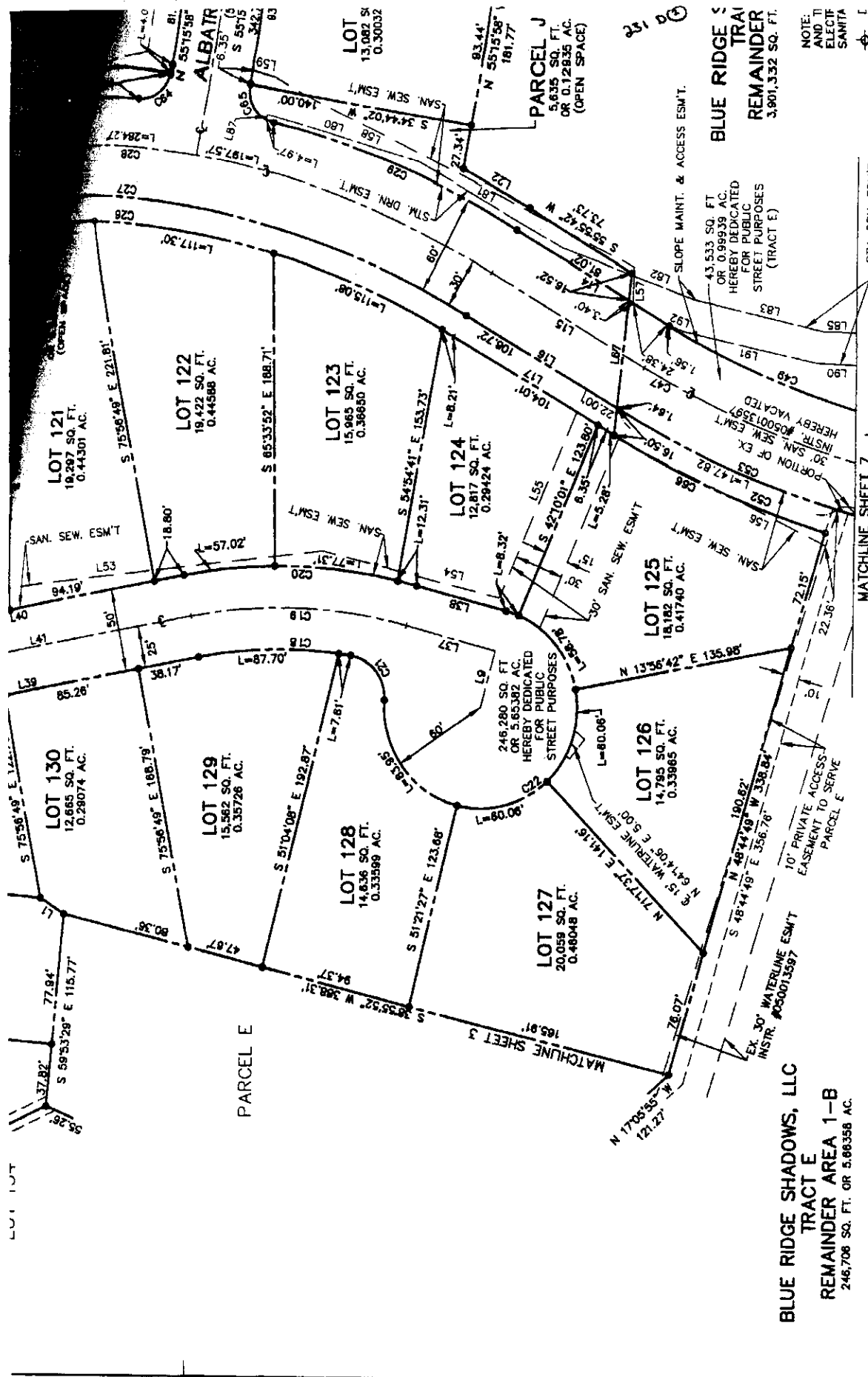
FILE NAME: P:\PROJECT\11515\4-0\SURVEY\PLAN\Phase5.dwg



0412e

21e





LOT 101

ALBATR

PARCEL E

LOT 121  
10,207 SQ. FT.  
0.44307 AC.

LOT 122  
18,422 SQ. FT.  
0.44588 AC.

LOT 123  
15,965 SQ. FT.  
0.36650 AC.

LOT 124  
12,817 SQ. FT.  
0.29424 AC.

LOT 125  
18,182 SQ. FT.  
0.41740 AC.

LOT 126  
14,795 SQ. FT.  
0.33865 AC.

LOT 127  
20,059 SQ. FT.  
0.46048 AC.

LOT 128  
14,836 SQ. FT.  
0.33599 AC.

LOT 129  
15,362 SQ. FT.  
0.35726 AC.

246,280 SQ. FT.  
OR 5.65382 AC.  
HEREBY DEDICATED  
FOR PUBLIC  
STREET PURPOSES

PARCEL J  
5,635 SQ. FT.  
OR 0.12835 AC.  
(OPEN SPACE)

PARCEL K  
43,533 SQ. FT.  
OR 0.99939 AC.  
HEREBY DEDICATED  
FOR PUBLIC  
STREET PURPOSES  
(TRACT E)

BLUE RIDGE SHADOWS, LLC  
TRACT E  
REMAINDER AREA 1-B  
246,708 SQ. FT. OR 5.66358 AC.

NOTE:  
AND T  
ELECT  
SANITA

MATCHLINE SHEET 3

MATCHLINE SHEET 7

STIM. DRN. ESM.T.

EX. 30' WATERLINE ESM.T.  
INSTR. #00013597

10' PRIVATE ACCESS  
EASEMENT TO SERVE  
PARCEL E

SLOPE MAINT. & ACCESS ESM.T.

PORTION OF EX.  
30' SAN. SEW. ESM.T.  
INSTR. #00013597  
HEREBY VACATED

30' SAN. SEW. ESM.T.

30' SAN. SEW. ESM.T.

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30' SAN. SEW. ESM.T.

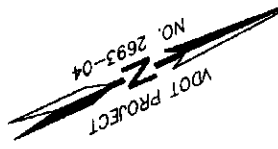
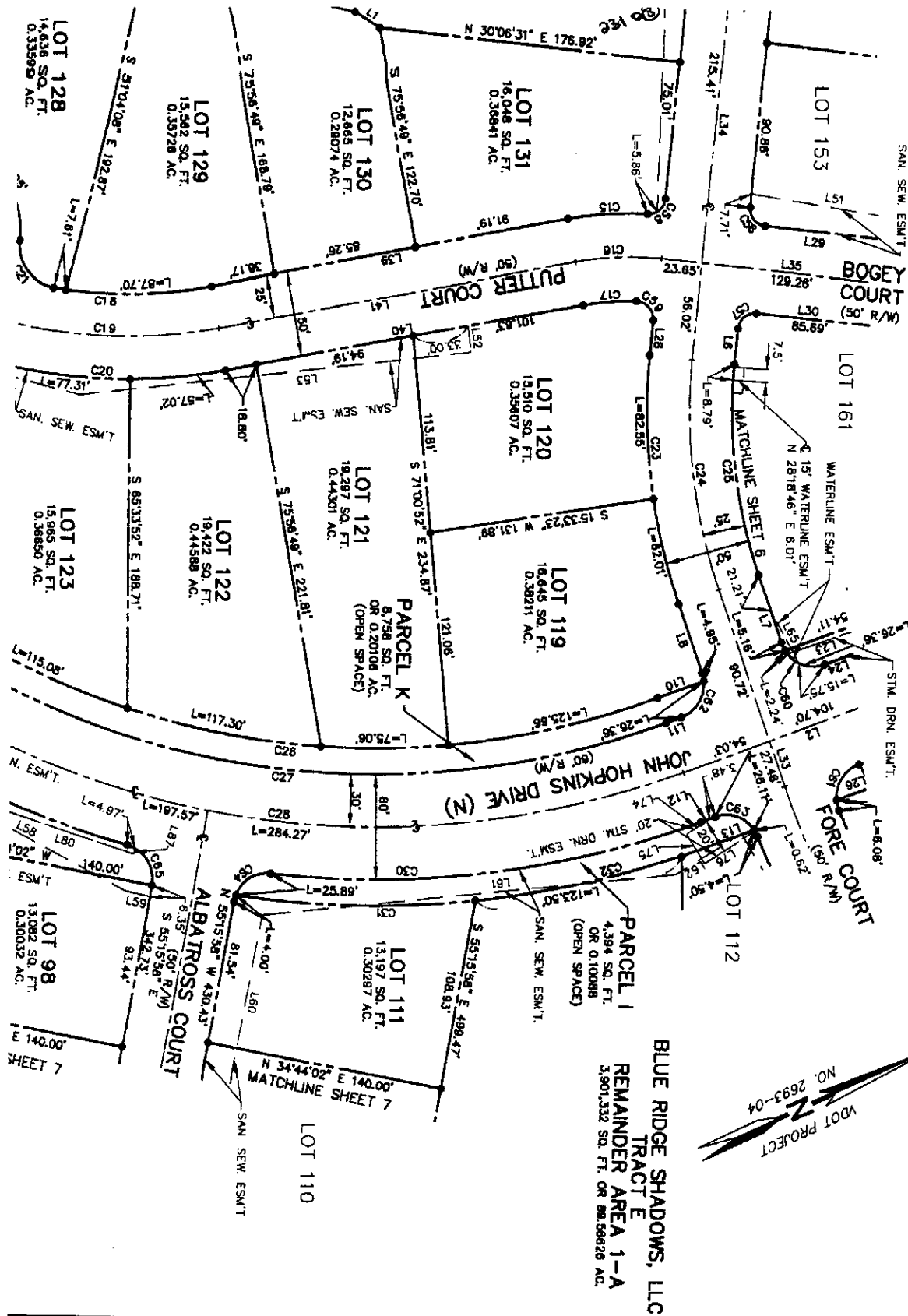
30' SAN. SEW. ESM.T.

30' SAN. SEW. ESM.T.

30' SAN. SEW. ESM.T.

30' SAN. SEW. ESM.T.

30' SAN. SEW. ESM.T.

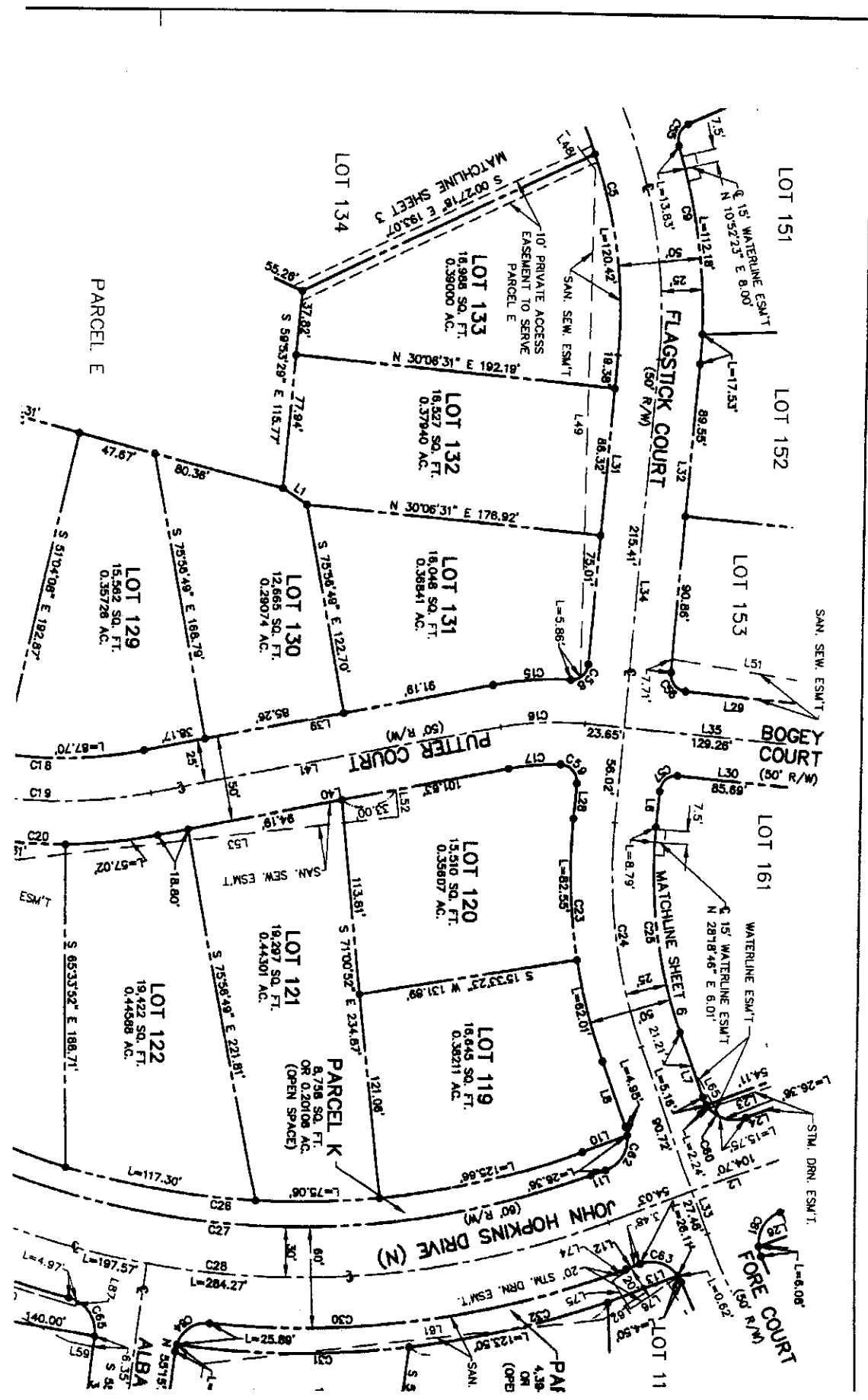


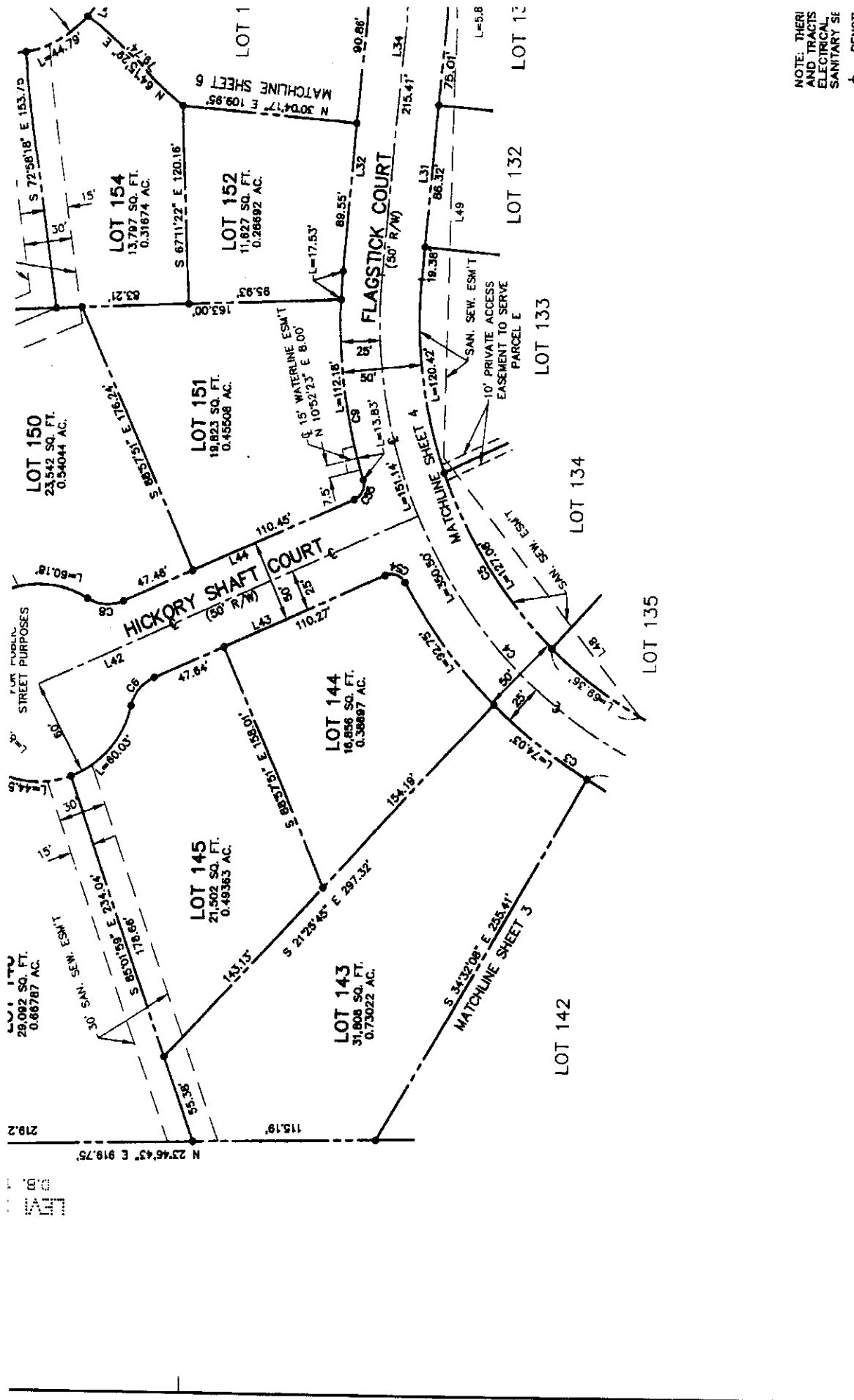
FINAL PLAT  
**JE RIDGE SHADOWS**  
**PHASE 5**  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

**Patton Harris Rust & Associates**  
 Engineers. Surveyors. Planners. Landscape Architects.


 14532 Lee Road  
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 F 703.449.6713

SIDE 231-D

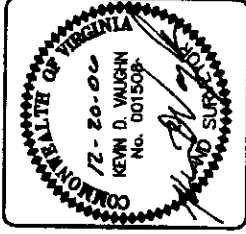




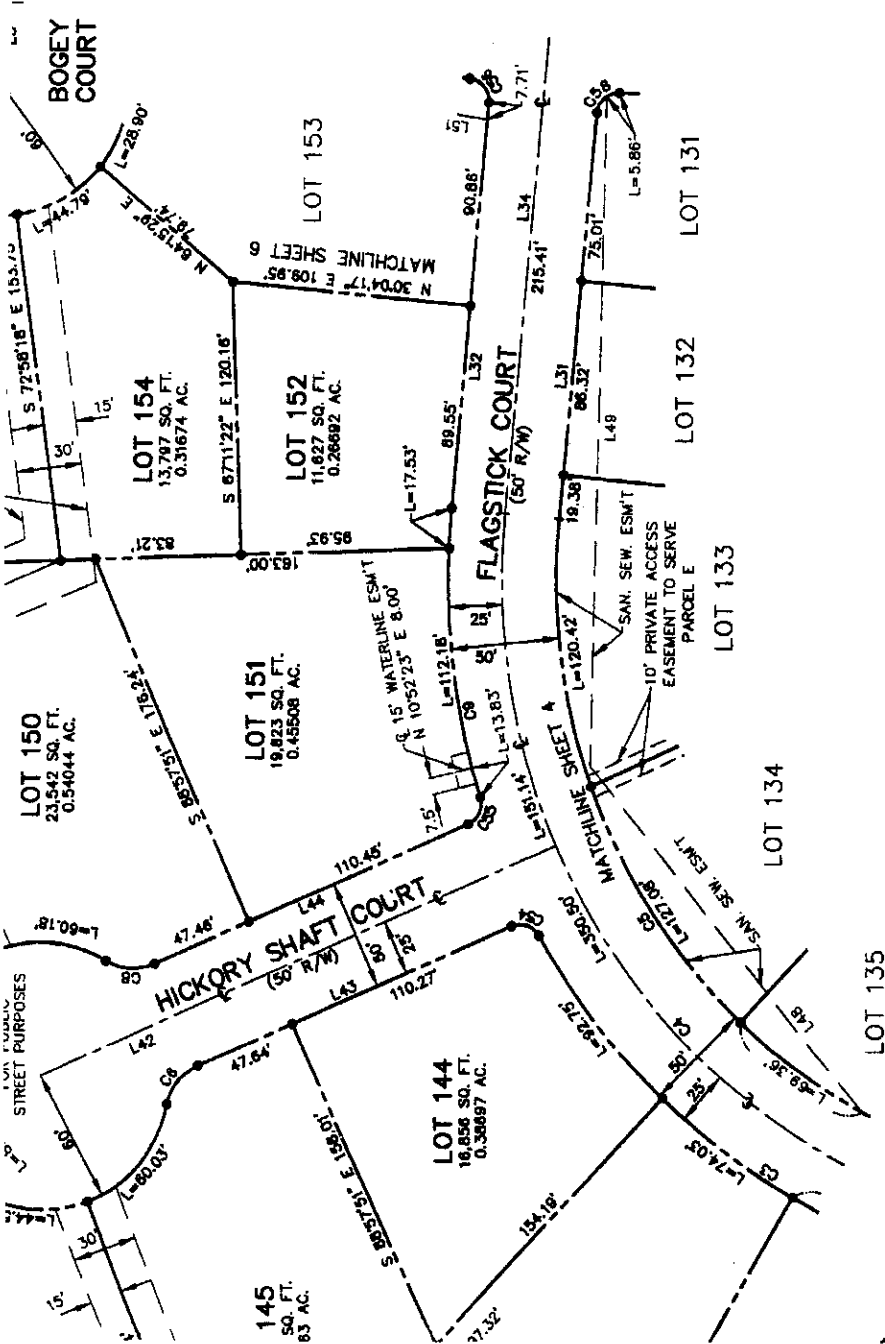
231 E ①

274

FINAL PLAT  
**BLUE RIDGE SHADOWS**  
 PHASE 5  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA



DRAWN: CRJ  
 CHECKED: KJV  
 DATE: NOVEMBER 13, 2005  
 SCALE: 1" = 50'  
 SHEET: 5 OF 9  
 FILE NO: 11515-4-0



NOTE: THERE IS A 15' UTILITY EASEMENT ON LOTS, PARCELS AND TRACTS ALONG ALL STREET RIGHT-OF-WAY LINES FOR ELECTRICAL, CABLE, GAS, TELECOMMUNICATIONS, WATER AND SANITARY SEWER.

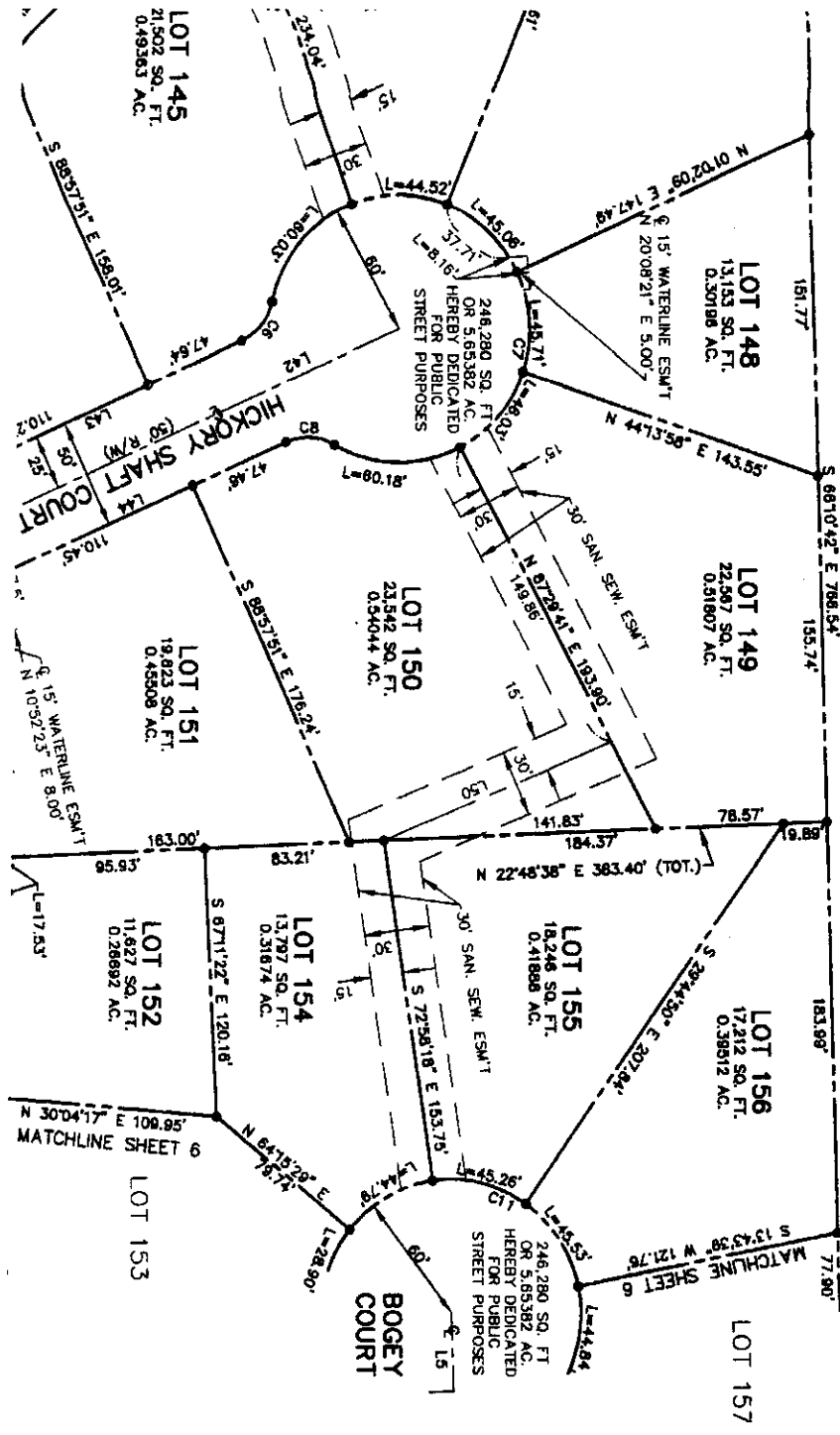
⊕ DENOTES IRON PIPE TO BE SET



231 E 2

23

N/E  
 A. L. JETT & VIRGINIA L. KERIN  
 W.F.# 030000150



FINAL PLAT  
 RIDGE SHADOWS  
 PHASE 5  
 8TH RIVER DISTRICT  
 WEN COUNTY, VIRGINIA

**Patton Harris Rust & Associates**  
 Engineers. Surveyors. Planners. Landscape Architects.



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 F 703.449.6713

SIDE 231-E

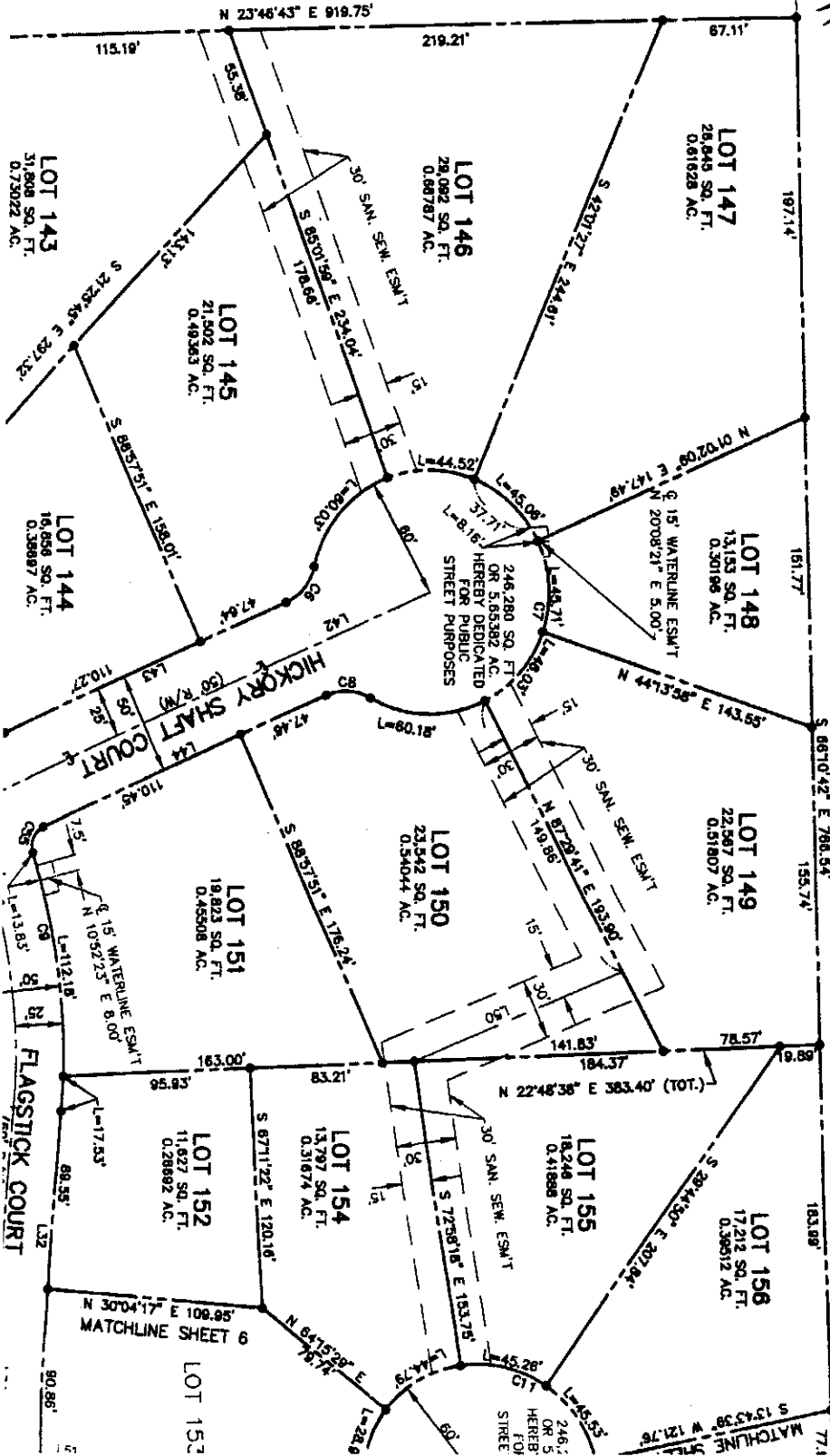
231 E 13

276

NO. 2693-04  
WOOD PROJECT

N/E  
L.M. STEKFOR  
D.B. 121 PG. 297

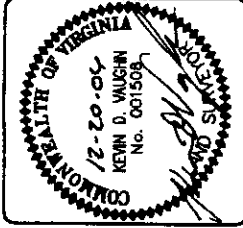
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DONNA L. JETT & VIRGINIA L. KERIN  
W.F.# 030000150



112

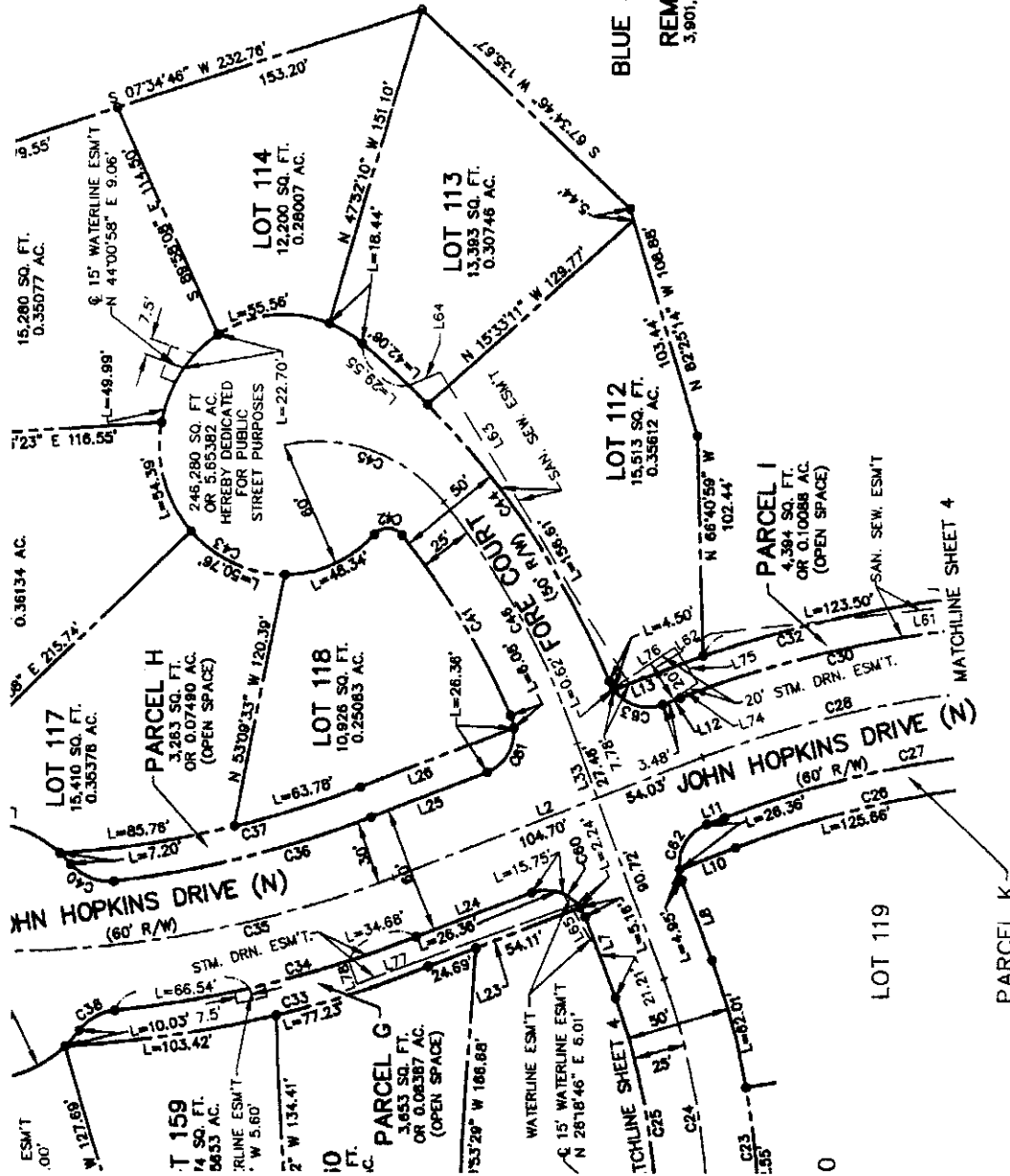
02132

FINAL PLAT  
BLUE RIDGE SHADOWS  
PHASE 5  
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA



DRAWN: CRJ  
CHECKED: KDV  
DATE: NOVEMBER 13, 2006  
SCALE: 1" = 50'  
SHEET: 6 OF 9  
FILE NO: 11515-4-0

BLUE RIDGE SHADOWS, LLC  
TRACT E  
REMAINDER AREA 1-A  
3,901,332 SQ. FT. OR 88,58226 AC.



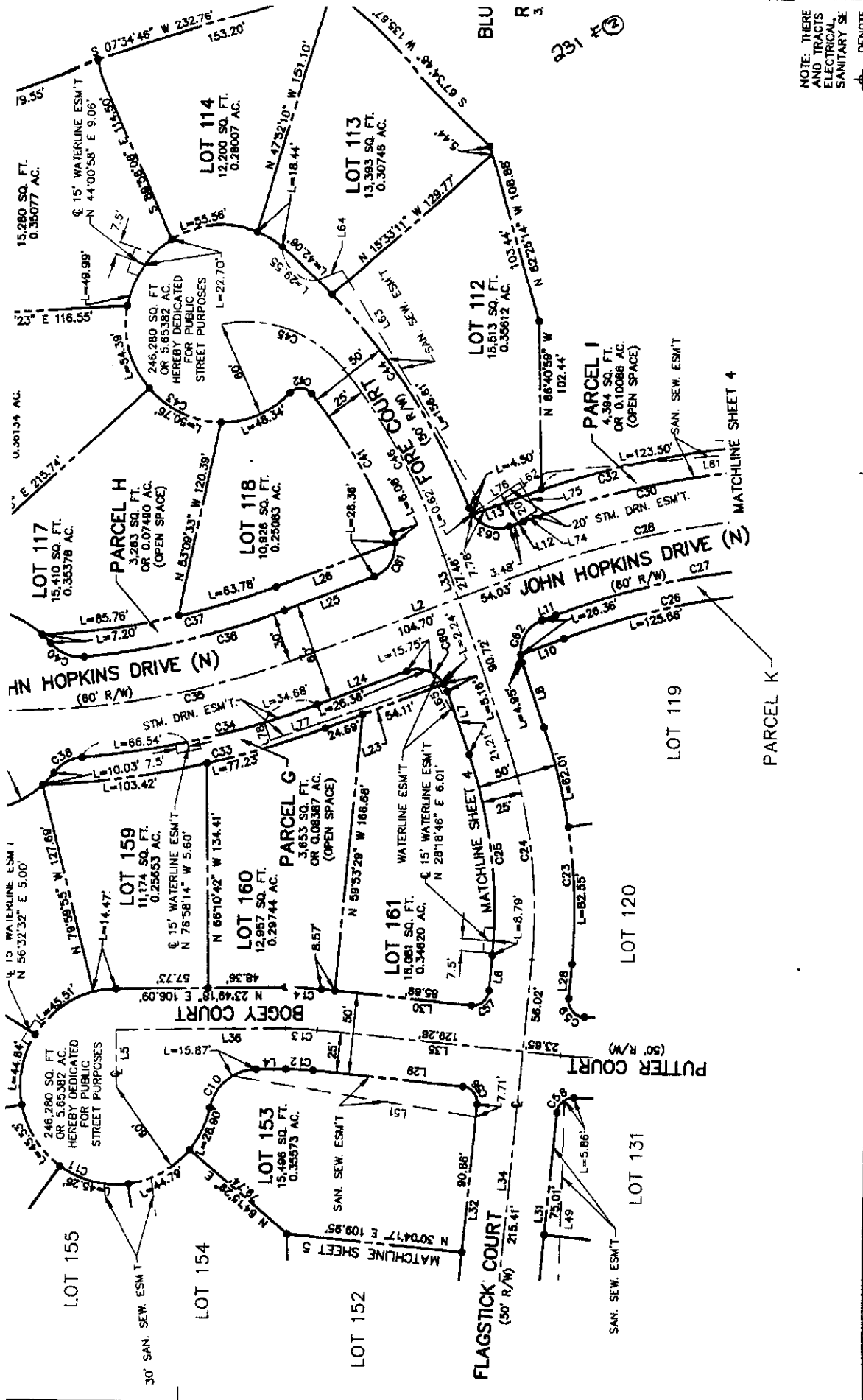
NOTE: THERE IS A 15' UTILITY EASEMENT ON LOTS, PARCELS AND TRACTS ALONG ALL STREET RIGHT-OF-WAY LINES FOR ELECTRICAL, CABLE, GAS, TELECOMMUNICATIONS, WATER AND SANITARY SEWER.

⊕ DENOTES IRON PIPE TO BE SET



276



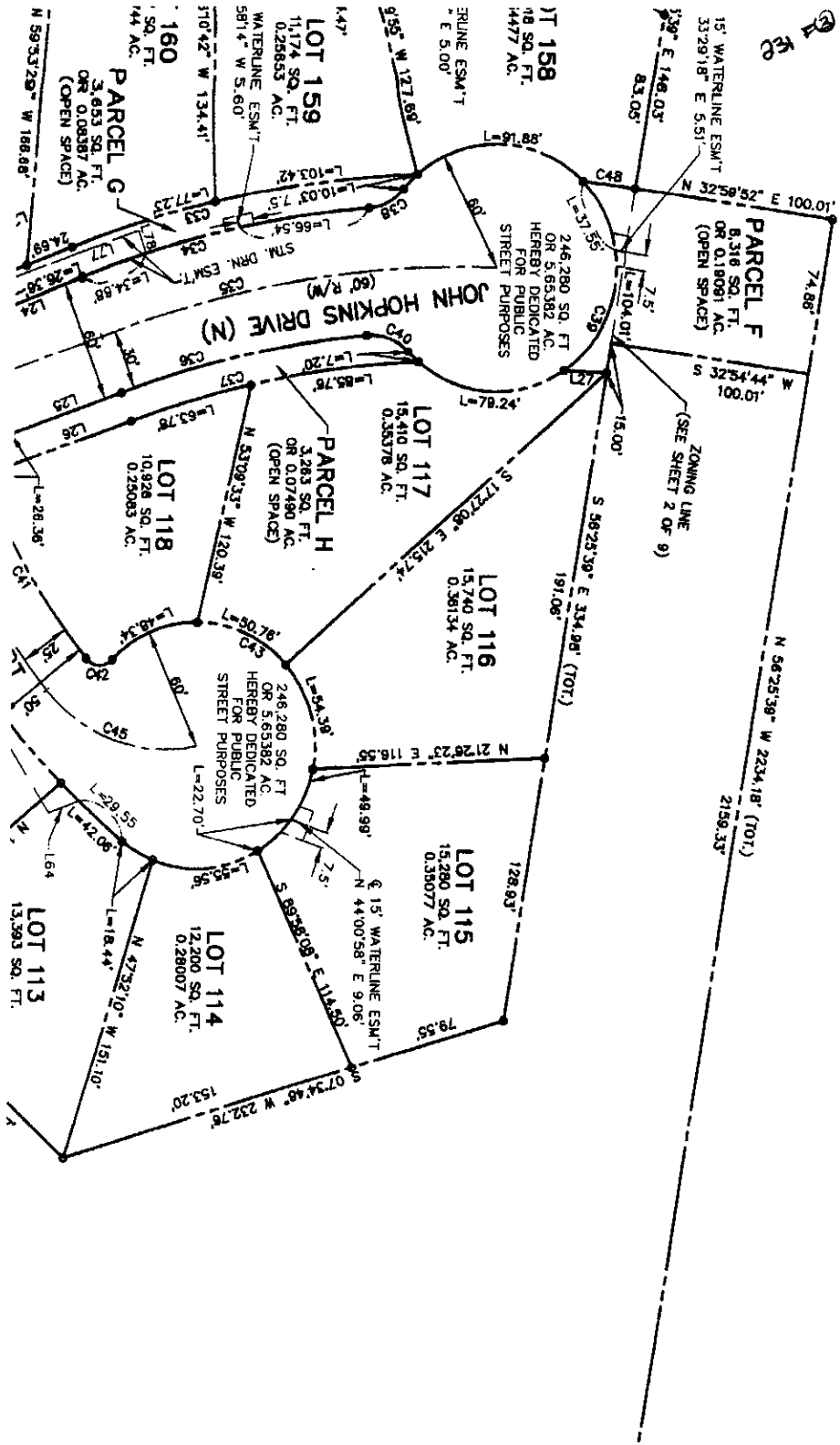


NOTE: THERE ARE TRACTS AND TRACTS ELECTRICAL SANITARY SE DENOTE



22

N/F  
 DONNA L. JETT & VIRGINIA L. KERIN  
 W.F.# 030000150



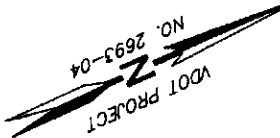
FINAL PLAT  
 RIDGE SHADOWS  
 PHASE 5  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

**Patton Harris Rust & Associates**  
 Engineers. Surveyors. Planners. Landscape Architects.

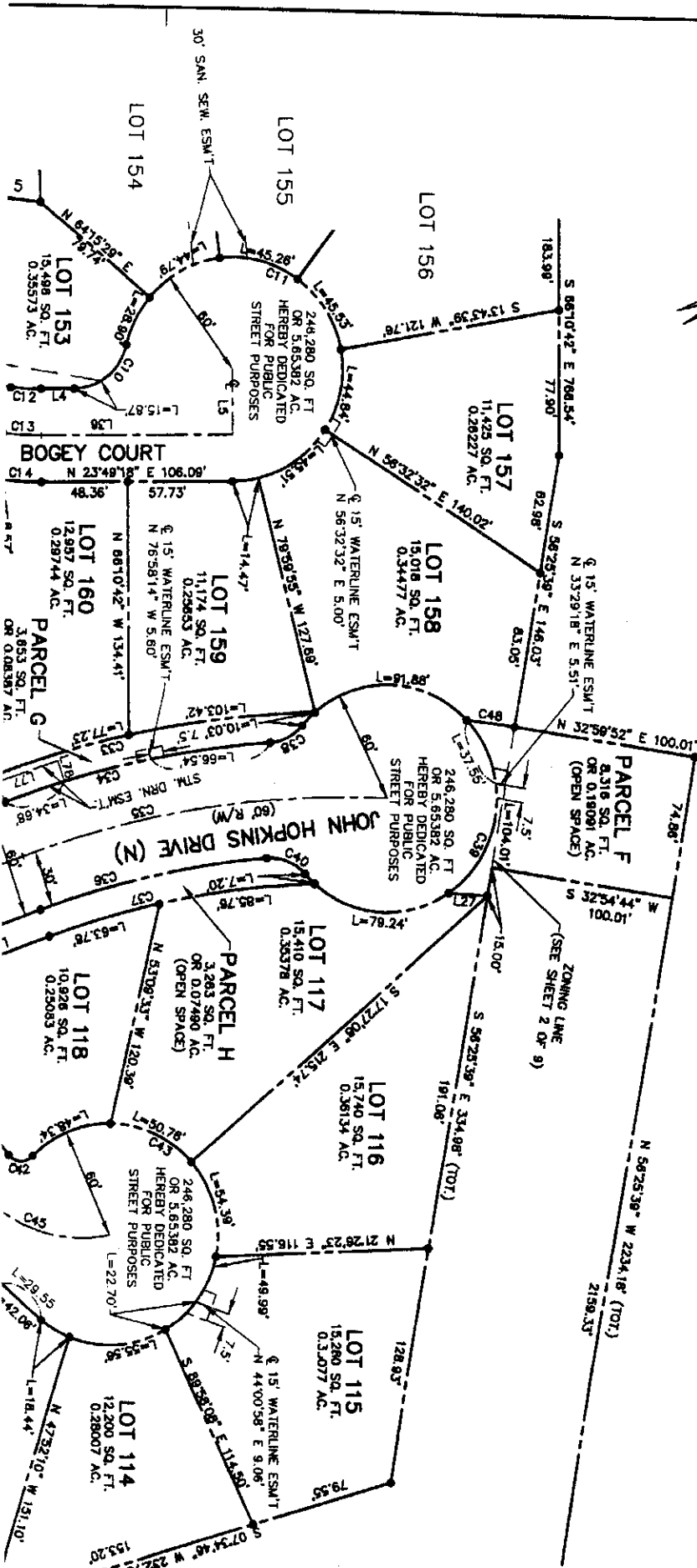
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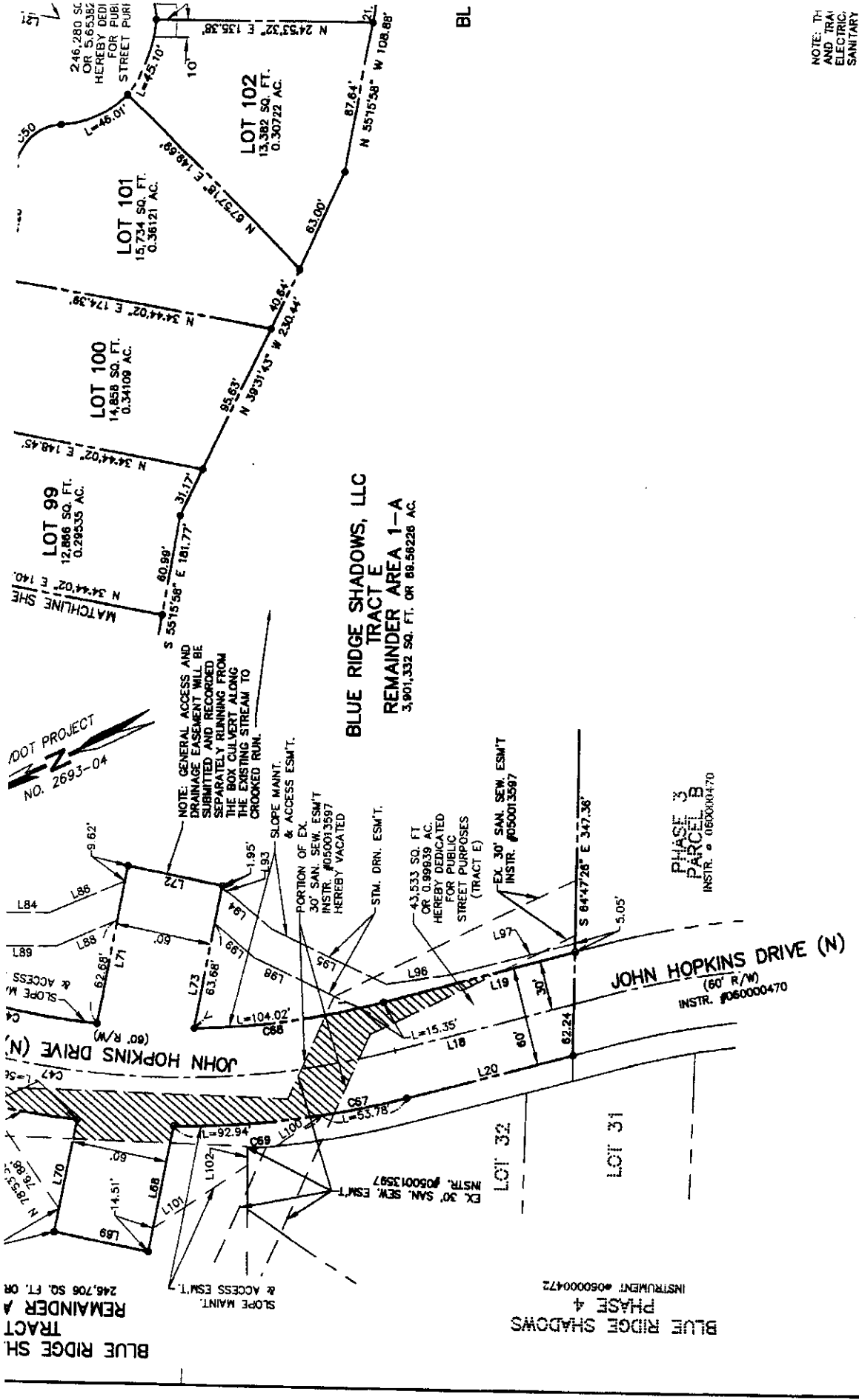
14532 Lee Road  
 Chantilly, VA 20151-1679  
 T 703.449.6700  
 F 703.449.6713

SLIDE 231-F



N/F  
DONNA L. JETT & VIRGINIA L. KERIN  
W.F.# 030000150





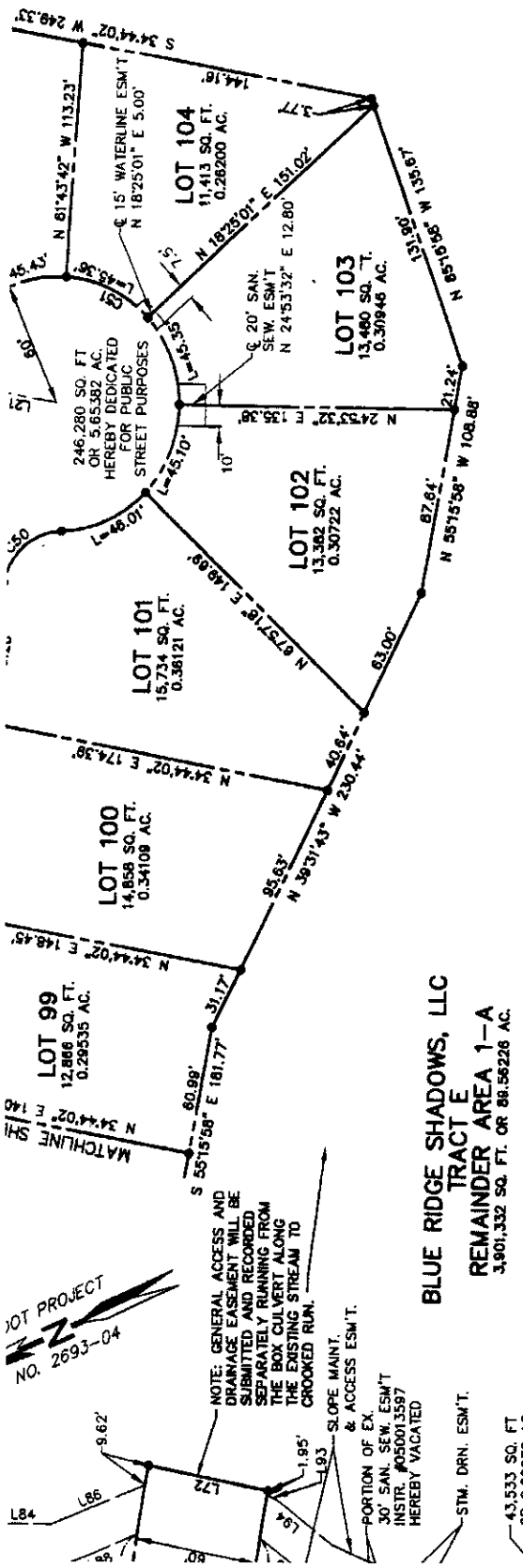
NOTE: THIS AND IRRIGATION ELECTRICAL SANITARY



BL

① 9 KE

289E



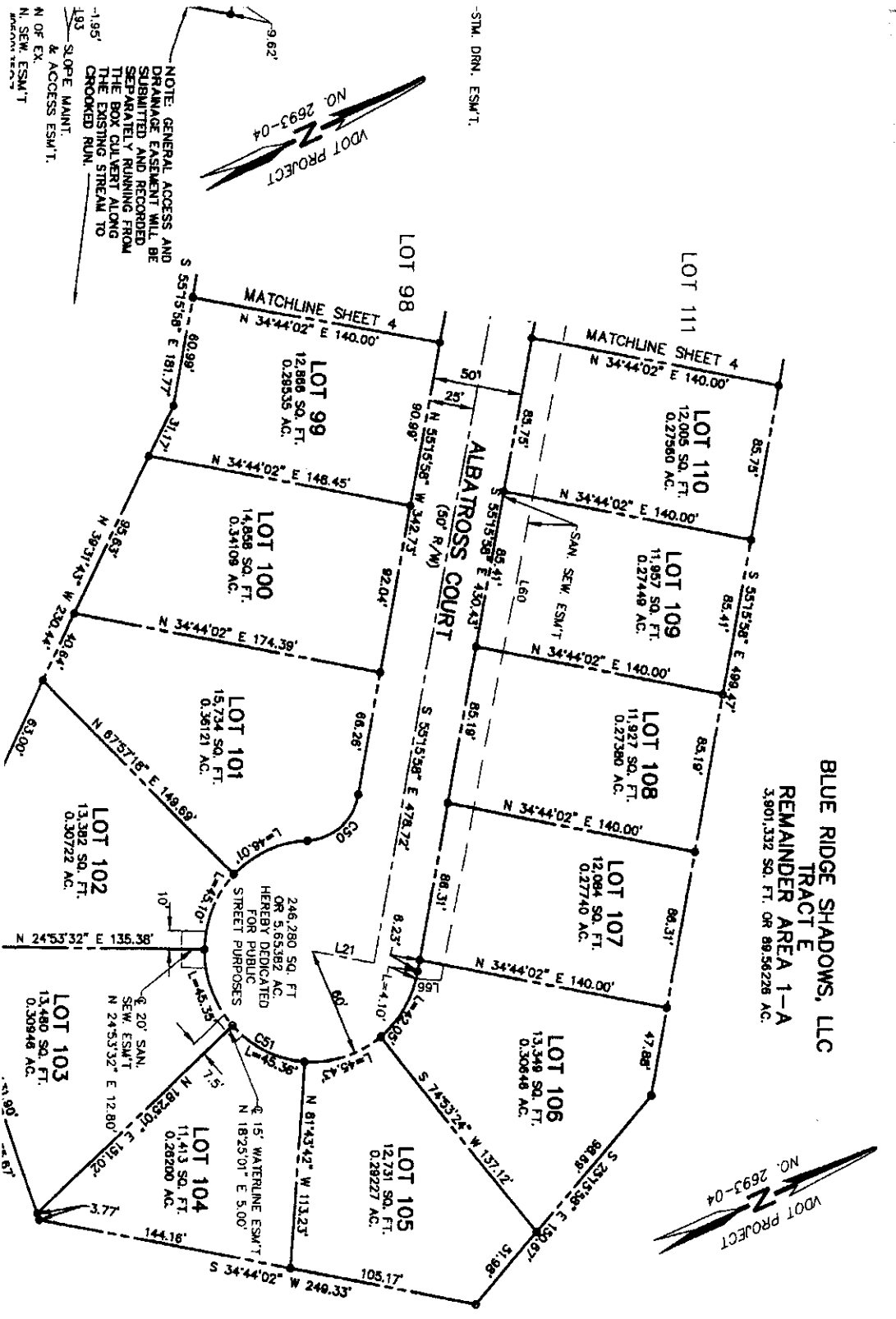
BLUE RIDGE SHADOWS, LLC  
 TRACT E  
 REMAINDER AREA 1-A  
 3,801,332 SQ. FT. OR 88.56226 AC.

NOTE: THERE IS A 15' UTILITY EASEMENT ON LOTS, PARCELS AND TRACTS ALONG ALL STREET RIGHT-OF-WAY LINES FOR ELECTRICAL, CABLE, GAS, TELECOMMUNICATIONS, WATER AND SANITARY SEWER.

⊕ DENOTES IRON PIPE TO BE SET



283



FINAL PLAT  
BLUE RIDGE SHADOWS  
PHASE 5  
RIVER DISTRICT  
COUNTY, VIRGINIA

**Patton Harris Rust & Associates**  
Engineers. Surveyors. Planners. Landscape Architects.

**PHR+A**

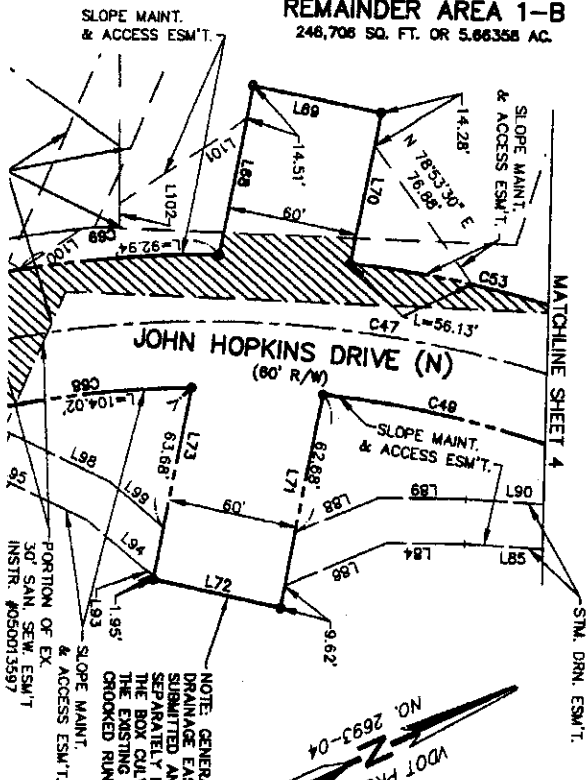
14532 Lee Road  
Chantilly, VA 20151-1679  
T 703.449.6700  
F 703.449.6713

Sheet 231-G

231-G (3)

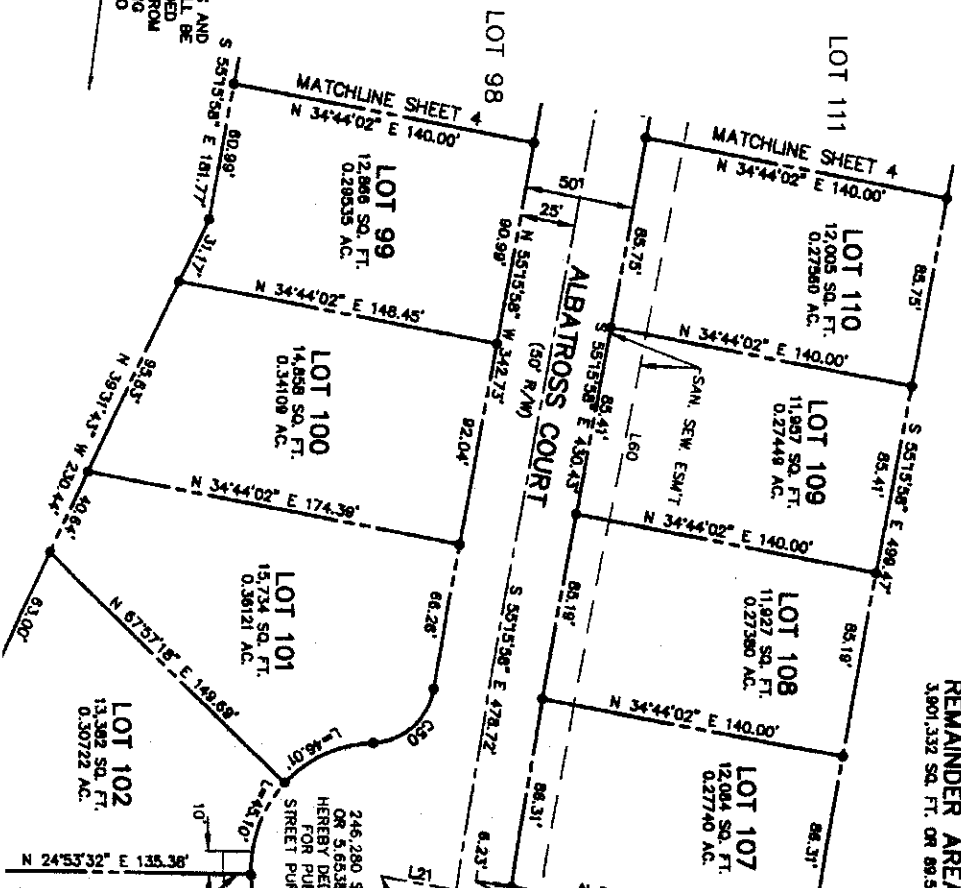
482

**BLUE RIDGE SHADOWS, LLC**  
**TRACT E**  
**REMAINDER AREA 1-B**  
 248,708 SQ. FT. OR 5.66358 AC.



NOTE: GENERAL ACCESS AND DRAINAGE EASEMENT WILL BE SUBMITTED AND RECORDED SEPARATELY REMAINING FROM THE BOX CULVERT REMAINING FROM THE EXISTING STREAM TO CROOKED RUN.

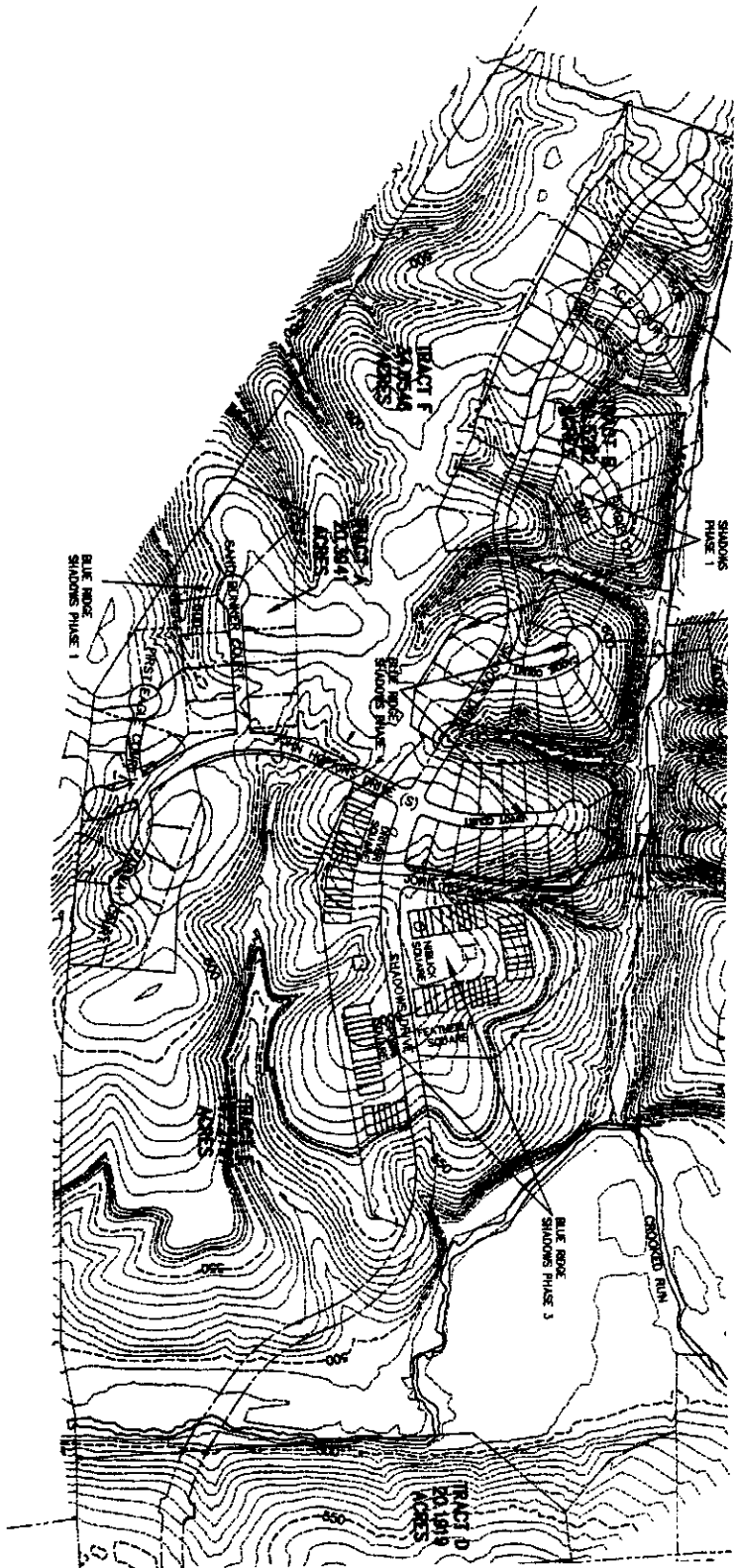
30' SAN. SEW. ESM'T. INSTR. #050013597



**BLUE RIDGE SHADOWS, LLC**  
**TRACT E**  
**REMAINDER AREA 1-B**  
 3,801,332 SQ. FT. OR 88.58 AC.

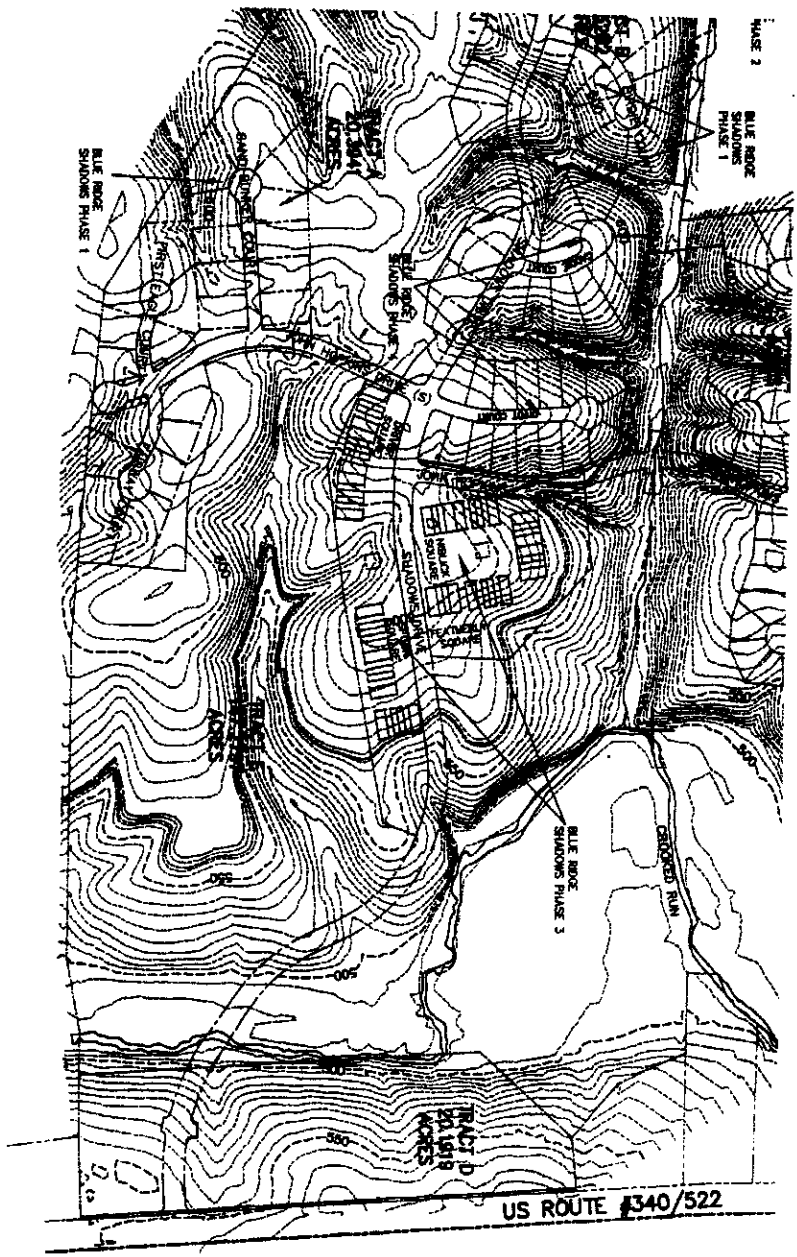
③ 126

28

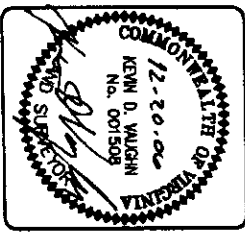




231 # ⑤



DRAWN: CRL  
CHECKED: KDY  
DATE: NOVEMBER 13, 2006  
SCALE: 1" = 30'  
SHEET: 8 OF 9  
FILE NO: 11515-4-0



FINAL PLAT  
**BLUE RIDGE SHADOWS  
PHASE 5**  
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA

267

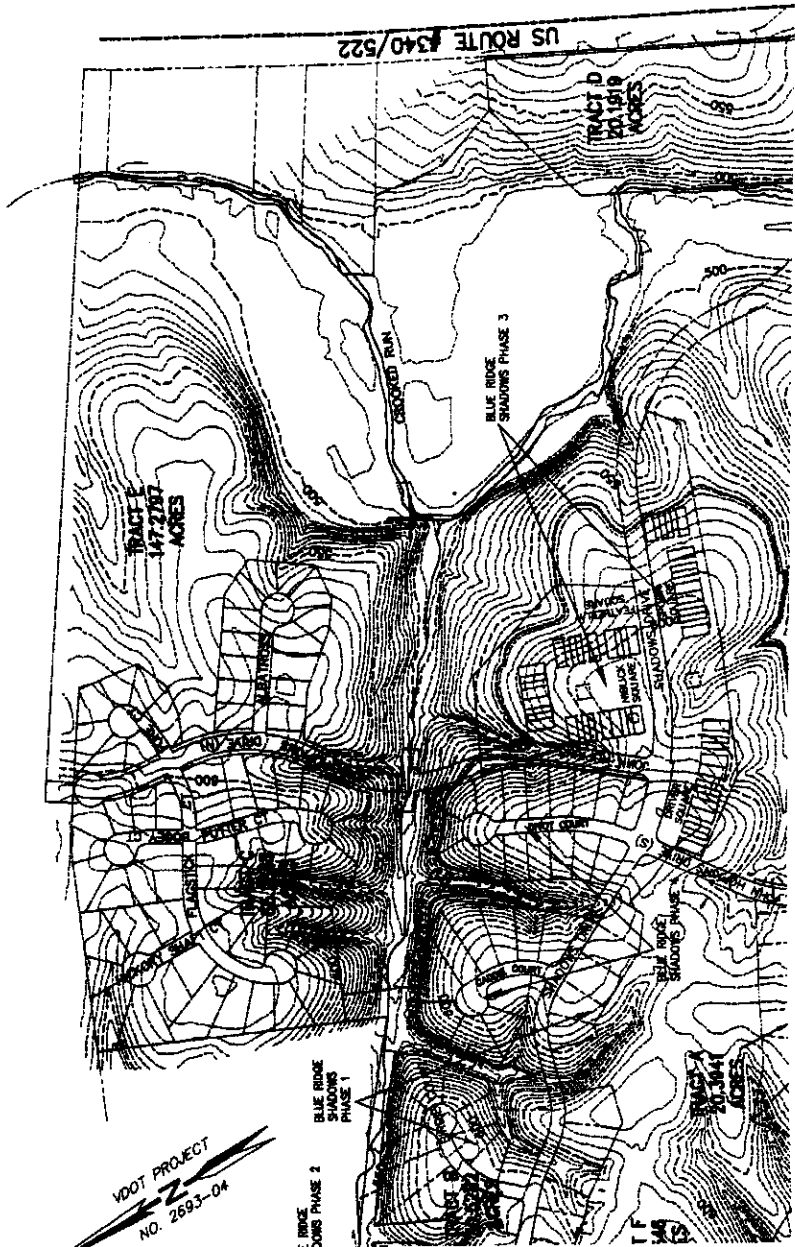
24 132

Patton Harris Rust & Associates  
 Engineers, Surveyors, Planners, Landscape Architects.  
 14532 Lee Road  
 Chantilly, VA 20151-1679  
 T 703.449.6700  
 F 703.449.6713



FINAL PLAN  
 BLUE RIDGE SHADOWS  
 PHASE 5  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

CONTOUR INTERVAL = 5'



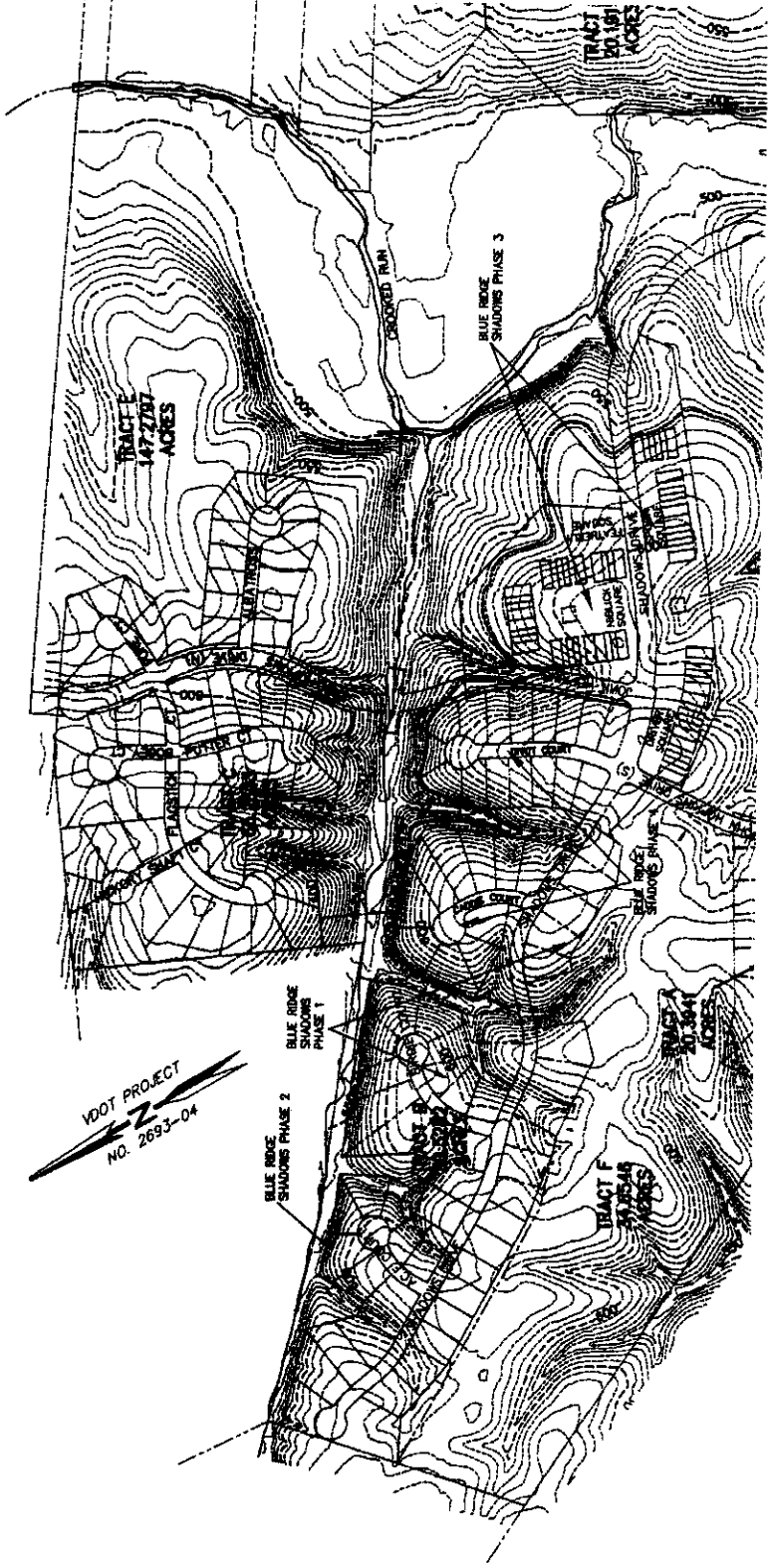
VDOT PROJECT  
 NO. 2693-04

BLUE RIDGE SHADOWS PHASE 5

8996

231 16E

CONTOUR INTERVAL = 5'

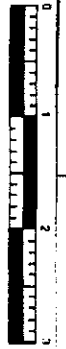


289

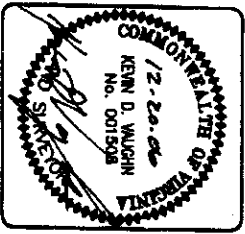
② I 180

143° W	97.63	L74	S 243°18'31" E	86.83
142° W	96.44	L75	S 08°10'18" E	20.00
141° W	95.45	L76	S 08°18'41" E	36.25
140° W	94.26	L77	S 05°37'23" W	113.07
139° W	21.22	L78	S 84°22'37" E	11.37
138° W	20.56	L79	N 72°34'05" E	10.00
137° W	94.26	L80	N 41°54'55" E	98.18
136° W	94.26	L81	N 54°07'57" E	102.14
135° W	180.71	L82	N 45°27'26" E	86.86
134° W	118.18	L83	N 37°28'33" E	81.01
133° W	271.43	L84	N 24°41'46" E	35.27
132° W	152.91	L85	N 27°27'49" E	63.80
131° W	106.09	L86	N 02°10'46" E	50.49
130° W	57.33	L87	S 48°08'05" E	3.42
129° W	57.30	L88	N 02°10'46" E	41.21
128° W	214.62	L89	N 24°41'46" E	38.74
127° W	214.62	L90	N 27°27'49" E	56.10
126° W	214.62	L91	N 37°28'33" E	84.16
125° W	259.81	L92	N 45°27'26" E	11.54
124° W	157.91	L93	N 52°18'34" E	6.25
123° W	157.91	L94	N 63°17'14" E	33.49
122° W	22.00	L95	N 48°41'37" E	78.30
121° W	22.11	L96	N 18°47'46" E	41.22
120° W	22.84	L97	N 10°22'01" E	78.60
119° W	199.70	L98	N 48°41'37" E	71.71
118° W	286.63	L99	N 63°17'14" E	32.37
117° W	114.03	L100	N 08°32'00" W	34.83
116° W	154.38	L101	N 08°32'00" W	70.02
115° W		L102	S 85°51'31" E	9.83

U22	25955.03	80.01	271.17	72.90	S 103°02' E	92.66
G23	25280.04	325.00	144.56	73.48	S 72°58'01" E	143.37
G24	25280.04	300.00	133.44	67.84	N 72°38'01" W	132.34
G25	22782.04	275.00	122.32	62.19	N 72°38'01" W	121.31
G26	5138.09	490.00	441.31	236.89	N 30°07'36" E	428.55
G27	5138.09	505.00	454.82	244.14	S 30°07'36" W	439.60
G28	5138.09	535.00	481.84	256.64	N 30°07'36" E	465.72
G29	1645.00	565.00	165.17	83.18	N 47°33'15" E	184.59
G30	2831.45	565.00	256.88	130.59	N 17°20'28" E	254.47
G31	2831.45	590.00	142.30	71.31	S 28°12'54" W	141.55
G32	2815.28	590.00	265.80	135.28	S 18°08'05" W	263.49
G33	1750.44	590.00	160.65	81.06	N 13°14'55" E	179.82
G34	1816.56	595.00	151.05	75.97	S 11°59'02" W	150.58
G35	2135.42	535.00	204.78	103.65	S 15°17'25" W	203.51
G36	1435.48	505.00	128.65	64.87	N 11°37'28" E	138.30
G37	1728.11	490.00	149.54	75.36	S 13°04'09" E	148.98
G38	4922.15	25.00	20.27	10.73	S 03°35'08" E	19.72
G39	27810.48	60.00	292.36	51.08	N 87°32'11" W	77.78
G40	5328.44	25.00	23.32	12.58	N 43°38'41" E	22.48
G41	1614.07	349.00	98.89	48.78	S 83°18'40" W	98.56
G42	9638.28	9.00	15.18	10.11	S 28°48'52" W	13.45
G43	26438.38	60.00	277.50	65.48	N 89°00'03" W	88.48
G44	9237.42	80.00	198.67	101.44	N 77°45'38" E	198.82
G45	2831.44	399.00	85.71	47.76	S 44°07'38" W	81.47
G46	1934.51	374.00	129.89	65.66	S 85°14'43" W	129.34
G47	4639.03	535.00	430.93	227.92	N 32°51'11" E	419.38
G48	2324.42	505.00	26.57	13.29	S 31°41'07" W	28.57
G49	7798.37	30.00	226.62	115.25	S 43°04'22" W	224.72
G50	282709.37	60.00	40.40	23.93	S 16°41'08" E	37.42
G51	14398.14	580.00	288.30	75.21	N 73°18'01" E	83.81
G52	23307.31	865.00	143.28	72.01	S 48°18'48" W	142.81
G53	8490.11	10.00	14.68	9.00	S 43°14'42" W	13.38
G54	8490.11	10.00	14.68	9.00	N 40°45'28" W	13.38
G55	80301.00	10.00	15.71	10.00	S 75°08'31" W	14.14
G56	80301.00	10.00	15.71	10.00	N 14°53'28" W	14.14
G57	8458.29	18.00	15.18	9.49	S 16°24'15" E	13.76
G58	8428.17	10.00	18.48	10.82	N 72°51'52" E	14.69
G59	8017.63	20.00	31.52	20.10	S 48°28'30" W	28.36
G60	8235.50	20.00	32.44	21.05	N 42°08'22" W	28.00
G61	8942.07	20.00	30.81	19.80	S 40°31'30" E	28.21
G62	8741.57	20.00	30.81	19.21	N 48°10'32" E	27.71
G63	8537.16	20.00	29.89	18.63	N 12°27'20" W	27.18
G64	8537.16	20.00	29.89	16.51	N 81°57'22" E	27.17
G65	1440.31	580.00	148.98	74.89	S 48°35'27" W	148.15
G66	1440.31	580.00	148.98	73.77	N 17°31'01" E	146.31
G67	1332.42	505.00	118.37	59.87	S 16°32'58" W	118.09
G68	1437.47	590.00	17.51	8.78	S 18°13'13" W	17.51



DRAWN: CRJ  
 CHECKED: KDV  
 DATE: NOVEMBER 13, 2008  
 SCALE: 1" = 50'  
 SHEET: 9 OF 9  
 FILE NO: 11515-4-0



FINAL PLAT  
**BLUE RIDGE SHADOWS**  
 PHASE 5  
 NORTH RIVER DISTRICT  
 WARREN COUNTY, VIRGINIA

280

231 I ②

L21	S 24°44'14" W	22.00	L73	N 56°27'42" E	66.85
L22	S 53°35'43" W	47.23	L74	S 08°18'41" E	16.23
L23	N 04°18'33" E	78.80	L75	N 81°40'18" E	20.00
L24	S 04°18'33" W	59.44	L76	S 08°18'41" E	35.25
L25	N 04°18'33" E	58.45	L77	S 08°37'28" W	113.07
L26	S 04°18'33" W	78.82	L78	S 84°22'37" E	11.37
L27	N 27°40'32" E	21.22	L79	N 27°54'05" E	10.00
L28	S 59°53'28" E	20.58	L80	N 41°54'55" E	99.19
L29	S 30°06'31" W	94.26	L81	N 54°07'57" E	102.14
L30	N 30°06'31" E	94.26	L82	N 45°27'28" E	86.88
L31	S 59°53'28" W	180.71	L83	N 37°49'33" E	81.01
L32	N 59°53'28" W	180.41	L84	N 24°41'46" E	35.27
L33	N 85°22'33" W	118.18	L85	N 27°27'48" E	53.80
L34	N 59°53'28" W	271.43	L86	N 02°10'48" E	50.49
L35	S 30°06'31" W	182.91	L87	S 48°05'09" E	3.42
L36	S 23°48'18" W	106.08	L88	N 02°10'48" E	41.21
L37	S 38°54'15" W	57.33	L89	N 24°41'46" E	39.74
L38	N 39°54'15" E	57.30	L90	N 27°27'48" E	56.18
L39	S 14°03'11" W	214.62	L91	N 57°49'33" E	84.18
L40	N 14°03'11" E	214.62	L92	N 45°27'28" E	11.54
L41	S 14°03'11" W	259.81	L93	N 57°16'34" E	6.25
L42	N 01°14'36" E	157.91	L94	N 54°17'14" E	33.49
L43	S 01°14'36" W	157.91	L95	N 48°41'37" E	71.71
L44	N 01°14'36" E	157.91	L96	N 18°47'45" E	41.22
L45	N 08°46'02" W	22.00	L97	N 10°22'01" E	78.60
L46	N 38°28'22" E	27.11	L98	N 48°41'37" E	71.71
L47	N 85°40'52" E	22.84	L99	N 85°17'14" E	32.37
L48	N 78°12'24" E	199.70	L100	N 08°52'00" W	34.83
L49	S 53°53'34" E	286.83	L101	N 08°52'00" W	70.02
L50	N 02°22'35" E	114.03	L102	S 65°51'31" E	9.83
L51	N 33°28'01" E	154.39			

C22	258°55'05"	60.01	271.17	72.80
C23	252°29'04"	325.00	144.58	73.49
C24	252°29'04"	300.00	133.14	67.84
C25	252°29'04"	275.00	122.32	62.18
C26	51°36'09"	480.00	441.31	236.89
C27	51°36'09"	505.00	454.82	244.14
C28	51°36'09"	535.00	461.84	258.64
C29	16°45'00"	585.00	165.17	83.18
C30	28°01'45"	585.00	258.68	130.59
C31	14°01'05"	580.00	142.30	71.31
C32	28°15'28"	580.00	263.80	135.28
C33	17°50'44"	590.00	180.85	91.08
C34	15°18'55"	585.00	151.03	75.97
C35	21°35'42"	535.00	204.76	103.85
C36	14°35'46"	505.00	128.65	64.67
C37	17°29'11"	490.00	149.54	75.36
C38	48°27'15"	25.00	20.37	10.73
C39	278°10'48"	60.00	292.36	51.08
C40	53°26'44"	25.00	23.32	12.58
C41	16°14'07"	349.00	98.89	48.78
C42	96°38'28"	9.00	15.18	10.11
C43	264°58'38"	60.00	277.50	65.48
C44	28°31'44"	389.00	198.67	101.44
C45	62°57'42"	78.00	65.71	47.76
C46	18°34'51"	374.00	129.98	65.86
C47	49°09'03"	535.00	430.83	227.92
C48	23°37'30"	580.00	26.57	13.29
C49	25°42'42"	505.00	226.62	115.25
C50	77°09'37"	30.00	40.40	23.83
C51	257°08'37"	80.00	289.30	75.21
C52	14°08'14"	580.00	143.28	72.01
C53	28°07'31"	585.00	247.76	125.81
C54	84°00'11"	10.00	14.88	8.00
C55	84°00'11"	10.00	14.88	9.00
C56	90°00'00"	10.00	15.71	10.00
C57	90°00'00"	10.00	15.71	10.00
C58	86°58'28"	10.00	15.18	9.48
C59	84°28'17"	10.00	16.48	10.82
C60	90°17'53"	20.00	31.52	21.05
C61	82°35'50"	20.00	31.31	19.80
C62	88°42'07"	20.00	30.51	18.21
C63	87°41'37"	20.00	29.89	18.53
C64	85°37'16"	20.00	29.86	18.51
C65	85°33'20"	20.00	29.86	18.51
C66	14°40'31"	580.00	148.56	74.89
C67	14°52'42"	585.00	148.72	73.77
C68	13°32'37"	505.00	118.37	59.97
C69	14°37'47"	580.00	17.31	8.76



176

14532 Lee Road  
Chantilly, VA 20151-1679  
T 703.449.6700  
F 703.449.6713

Patton Harris Rust & Associates  
Engineers, Surveyors, Planners, Landscape Architects.



FINAL PLAN  
JE RIDGE SHADOWS  
PHASE 5  
NORTH RIVER DISTRICT  
WARREN COUNTY, VIRGINIA

2132

### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	25037.07°	60.00	262.45	84.71	N 78°58'39" E	97.93
C2	8918.33°	25.00	38.98	24.71	N 01°38'08" W	38.15
C3	6038.34°	325.00	345.69	191.22	S 54°48'30" W	328.82
C4	9548.18°	300.00	501.83	332.05	S 72°12'22" W	445.20
C5	7795.52°	275.00	370.04	219.13	N 81°33'35" E	342.75
C6	5358.06°	25.00	23.35	12.73	S 28°44'28" E	22.69
C7	28738.10°	60.00	301.53	43.64	N 88°45'24" E	70.59
C8	5338.05°	25.00	23.35	12.73	N 281°3'39" E	22.69
C9	2232.05°	325.00	129.71	65.73	N 71°19'32" W	128.96
C10	7708.37°	30.00	40.40	23.93	S 14°45'31" E	37.42
C11	28738.37°	60.00	269.30	75.21	S 72°38'01" E	92.66
C12	8617.13°	155.00	17.01	8.51	N 19°50'12" E	31.24
C13	0817.13°	180.00	16.75	9.89	S 28°57'54" W	19.74
C14	0617.13°	205.00	22.48	11.26	N 28°57'54" E	22.48
C15	1301.48°	205.00	48.82	23.41	S 20°34'06" W	48.82
C16	1803.20°	180.00	50.44	25.39	S 22°04'51" W	50.27
C17	1134.02°	155.00	31.28	15.70	N 19°50'12" E	31.24
C18	1931.25°	275.00	95.31	48.14	S 23°58'54" W	94.83
C19	2231.04°	300.00	135.36	88.85	S 26°38'43" W	134.21
C20	2531.04°	325.00	146.84	74.59	N 26°58'43" E	145.40
C21	8433.53°	25.00	37.04	22.87	S 78°21'33" W	33.75
C22	25855.03°	60.01	271.17	72.90	S 10°39'02" E	92.66
C23	2578.04°	325.00	144.56	73.49	S 72°38'01" E	143.37
C24	2528.04°	300.00	133.44	67.84	N 72°38'01" W	132.34
C25	2528.04°	275.00	122.32	62.19	N 72°38'01" W	121.31
C26	5138.08°	480.00	441.31	238.88	N 30°07'38" E	428.55
C27	5138.08°	505.00	454.82	244.14	S 30°07'38" W	439.60
C28	5138.08°	535.00	481.84	258.64	N 30°07'38" E	465.72
C29	1835.90°	585.00	165.17	83.18	N 47°33'13" E	164.59
C30	2801.45°	565.00	258.68	130.59	N 17°02'26" E	254.47
C31	1401.05°	580.00	142.30	71.31	S 25°12'54" W	141.55
C32	2615.28°	580.00	265.80	135.28	S 19°08'05" W	263.49
C33	1730.44°	580.00	160.65	91.08	N 13°14'55" E	178.92
C34	1518.56°	585.00	151.03	75.97	S 11°59'02" W	150.58
C35	2155.42°	535.00	204.76	103.65	S 15°17'25" E	203.51
C36	1435.46°	505.00	128.85	64.67	N 11°37'28" E	126.30
C37	1728.11°	490.00	149.54	75.36	S 13°04'08" W	148.98
C38	4627.15°	25.00	20.27	10.73	S 93°35'08" E	19.72
C39	27910.48°	60.00	292.36	51.08	N 67°13'21" W	77.79
C40	5328.44°	25.00	23.32	12.59	M 45°38'41" E	22.48
C41	1614.07°	349.00	98.98	49.78	S 83°16'40" W	98.58
C42	9638.28°	9.00	15.18	10.11	S 28°48'52" W	13.45
C43	28458.39°	60.00	277.50	63.49	N 89°00'33" W	88.48
C44	2831.44°	399.00	196.87	101.44	N 77°45'38" E	196.82
C45	2247.42°	78.00	85.71	47.76	S 44°07'38" W	81.47

### LINE TABLE

LINE	LENGTH	BEARING	LENGTH
L52	17.42	S 71°43'14" E	15.73
L53	19.48	N 18°16'48" W	235.42
L54	35.00	S 36°30'35" W	113.35
L55	16.34	S 42°10'01" E	120.61
L56	35.00	S 50°40'21" E	143.11
L57	21.02	N 63°30'08" W	21.82
L58	40.49	S 51°19'07" W	249.89
L59	40.96	S 36°19'14" W	14.86
L60	35.01	S 54°39'57" E	428.69
L61	28.86	S 18°33'53" W	243.99
L62	9.29	S 08°55'49" E	45.49
L63	9.18	S 82°52'50" W	17.18
L64	45.71	N 03°00'43" W	16.44
L65	110.38	N 84°37'27" E	33.97
L66	110.36	S 27°25'00" W	13.81
L67	110.36	N 59°51'28" W	99.11
L68	110.38	S 54°16'31" E	77.33
L69	114.37	N 35°43'29" E	60.00
L70	122.85	S 54°16'31" E	68.91
L71	106.09	S 54°16'31" E	96.50
L72	35.00	N 35°43'29" E	60.00
L73	47.23	S 54°16'31" E	86.85
L74	78.80	S 08°19'41" E	16.23
L75	58.44	N 81°40'19" E	20.00
L76	58.45	S 08°19'41" E	35.25
L77	78.62	S 05°37'23" W	113.07
L78	21.22	S 84°22'37" E	11.37
L79	20.58	N 72°34'05" E	10.00
L80	84.26	N 41°54'55" E	98.19
L81	180.71	N 45°07'57" E	102.14
L82	180.41	N 45°27'28" E	86.86
L83	180.41	N 37°48'33" E	81.01
L84	221.43	N 24°41'46" E	35.27
L85	118.18	N 27°27'48" E	53.80
L86	152.91	N 02°10'48" E	50.49
L87	106.09	S 48°05'08" E	3.42
L88	57.33	N 02°10'46" E	41.21
L89	57.30	N 24°41'46" E	39.74
L90	214.82	N 27°27'48" E	56.10
L91	214.82	N 37°48'33" E	84.16
L92	214.82	N 45°27'28" E	11.54
L93	259.81	N 52°16'54" E	6.25
L94	157.81	N 63°17'14" E	33.48
L95	157.81	N 48°41'37" E	78.38
L96	157.81	S 44°07'38" W	81.47

252

H-1-18 20175

### LINE TABLE

LINE	BEARING	LENGTH	BEARING	LENGTH
L1	N 58°52'13" E	17.42	S 71°43'18" E	15.73
L2	N 04°18'33" E	158.73	S 18°18'46" W	233.42
L3	S 65°31'47" E	35.00	S 30°30'35" W	113.35
L4	S 23°49'18" W	18.34	S 42°10'01" E	120.81
L5	S 88°10'42" E	35.00	S 50°40'21" W	143.11
L6	N 59°33'28" W	21.02	N 63°30'08" W	21.82
L7	N 65°22'33" W	40.48	S 51°19'02" W	249.89
L8	S 65°22'33" E	40.98	S 30°19'14" W	14.88
L9	N 50°04'21" W	35.01	S 54°39'57" E	428.68
L10	N 04°18'33" E	28.66	S 18°33'53" W	243.99
L11	S 04°18'33" W	9.29	S 08°33'49" E	45.49
L12	N 04°18'33" E	9.18	S 82°32'50" W	171.18
L13	S 04°40'45" W	45.71	N 83°37'27" E	33.97
L14	N 55°35'42" E	110.36	N 58°31'28" W	99.11
L15	N 55°35'42" E	110.36	S 54°16'31" E	77.33
L16	S 55°35'42" W	110.36	N 35°33'28" E	60.00
L17	N 55°35'42" E	110.36	S 54°16'31" E	68.85
L18	S 08°46'40" W	47.23	S 08°18'41" E	16.23
L19	S 08°46'40" W	122.65	N 81°40'18" E	35.25
L20	N 08°46'40" E	108.09	S 05°37'23" W	113.07
L21	S 34°44'02" W	35.00	S 84°22'37" E	11.37
L22	S 53°35'43" W	78.80	N 72°34'06" E	10.00
L23	N 04°18'33" E	58.44	N 41°34'55" E	99.18
L24	S 04°18'33" W	58.44	N 54°07'57" E	102.14
L25	N 04°18'33" E	58.45	N 45°27'28" E	88.66
L26	S 04°18'33" W	78.82	N 37°49'33" E	81.01
L27	N 27°40'32" E	21.22	N 24°41'46" E	35.27
L28	S 59°38'28" E	20.58	N 27°27'48" E	53.80
L29	S 30°08'31" W	94.28	N 02°10'46" E	50.49
L30	N 30°08'31" E	94.28	S 48°05'05" E	3.42
L31	S 59°33'28" E	180.71	N 02°10'46" E	50.49
L32	N 59°33'28" W	180.41	N 27°27'48" E	58.10
L33	N 55°22'33" W	118.16	N 37°49'33" E	81.01
L34	N 59°33'28" W	271.43	N 24°41'46" E	36.74
L35	S 30°08'31" W	152.91	N 27°27'48" E	58.10
L36	S 23°49'18" W	108.09	N 37°49'33" E	81.01
L37	S 39°34'15" W	57.33	N 45°27'28" E	88.66
L38	N 39°34'15" E	57.30	N 37°49'33" E	81.01
L39	S 14°03'11" W	214.82	N 27°27'48" E	58.10
L40	N 14°03'11" E	214.82	N 37°49'33" E	81.01
L41	S 14°03'11" W	214.82	N 45°27'28" E	11.54
L42	N 01°14'36" E	259.81	N 52°16'34" E	6.25
L43	S 01°14'36" W	157.81	N 63°17'14" E	33.49

### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	2° 13' 07"	60.00	282.45	84.71
C2	8° 19' 33"	25.00	38.98	24.71
C3	60° 36' 34"	325.00	345.89	181.22
C4	88° 48' 18"	300.00	501.83	332.05
C5	77° 05' 52"	275.00	370.94	218.13
C6	53° 58' 05"	25.00	23.55	12.73
C7	287° 58' 10"	60.00	301.53	43.84
C8	53° 58' 05"	25.00	23.55	12.73
C9	22° 32' 06"	325.00	129.71	65.73
C10	77° 05' 37"	30.00	40.40	23.93
C11	257° 08' 37"	60.00	289.30	75.21
C12	04° 17' 13"	185.00	17.01	8.51
C13	08° 17' 13"	180.00	18.75	9.89
C14	08° 17' 13"	205.00	22.49	11.28
C15	13° 01' 49"	205.00	46.62	23.41
C16	16° 03' 20"	180.00	50.44	25.39
C17	11° 34' 02"	185.00	31.29	15.70
C18	19° 31' 25"	275.00	95.31	48.14
C19	25° 31' 04"	300.00	135.36	68.85
C20	25° 31' 04"	325.00	146.64	74.59
C21	84° 33' 53"	25.00	37.04	22.87
C22	258° 55' 03"	60.01	271.17	72.80
C23	25° 28' 04"	325.00	144.56	73.48
C24	25° 28' 04"	300.00	133.44	67.84
C25	25° 28' 04"	275.00	122.32	62.18
C26	51° 38' 08"	480.00	441.31	236.89
C27	51° 38' 08"	505.00	454.82	244.14
C28	51° 38' 08"	535.00	481.84	258.84
C29	18° 45' 00"	565.00	165.17	83.18
C30	28° 01' 45"	565.00	258.68	130.59
C31	14° 01' 05"	560.00	142.30	71.31
C32	28° 15' 28"	560.00	285.80	135.28
C33	17° 50' 44"	560.00	180.85	91.06
C34	15° 18' 56"	565.00	151.03	75.97
C35	21° 55' 42"	535.00	204.76	103.65
C36	14° 35' 48"	505.00	128.65	64.87
C37	17° 29' 11"	480.00	149.54	75.36
C38	48° 27' 15"	25.00	20.27	10.73
C39	27° 10' 48"	60.00	282.36	51.08
C40	53° 28' 44"	25.00	23.32	12.59
C41	18° 14' 07"	349.00	98.89	48.78
C42	86° 39' 28"	9.00	15.18	10.11
C43	284° 59' 39"	60.00	277.50	85.49

231 T 4

243