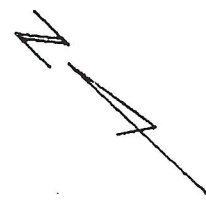


PLAT SHOWING
 A RESUBDIVISION OF
 COMMON AREAS E AND F
SURRY SQUARE
 TOWN OF STEPHENS CITY
 FREDERICK COUNTY, VIRGINIA

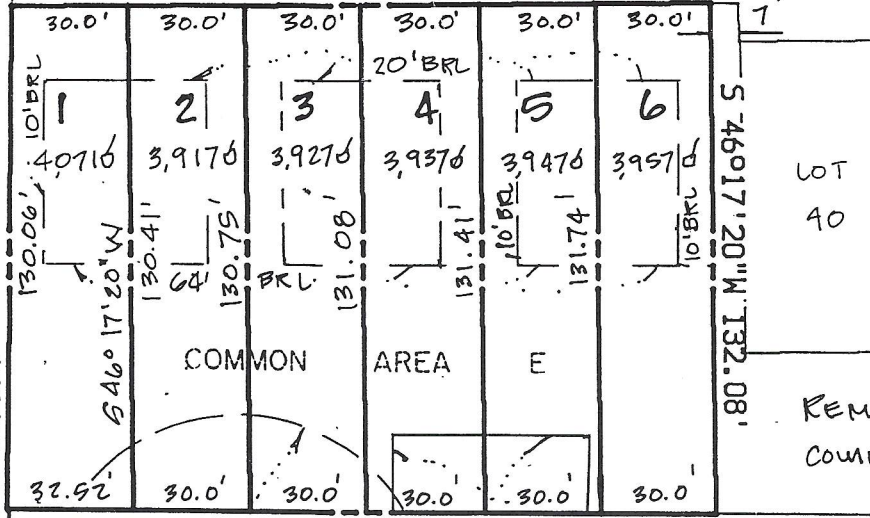


NIP
 HOWARD MIWS

S 43°42'40"E 187.00'

FIRST LANE
 (UNOPEN)

N 47°23'52"E 260.09'



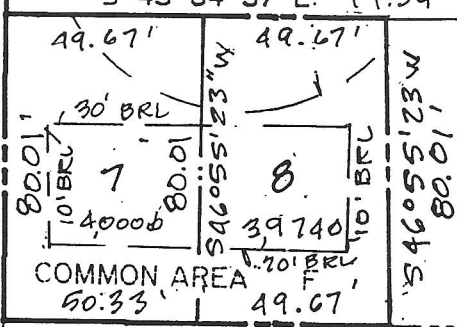
LOT
 40

REMAINING PORTION
 COMMON AREA "E"
 0.55 AC

N 43°04'37"W 182.53' PART OF RAVENWOOD RD.
 TEMP. TURNAROUND (TO BE VACATED)
 ESMT

RAVENWOOD ROAD
 (50' R/W)

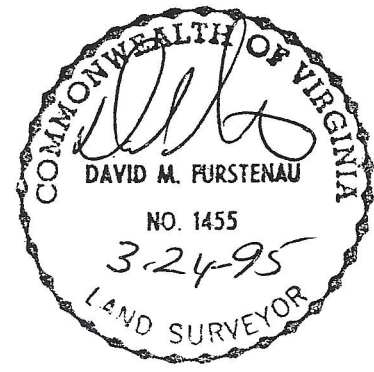
S 43°04'37"E 99.34'



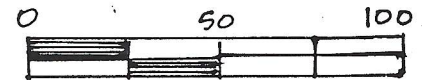
REMAINING
 PORTION
 COMMON AREA "F"
 0.07 AC

N 43°04'37"W 100.00'

22
 LOCUST & GROVE ST. SUBDIVISION



THIS SURVEY IS BASED ON PLAT RECORDED IN PB 482
 PAGE 691.



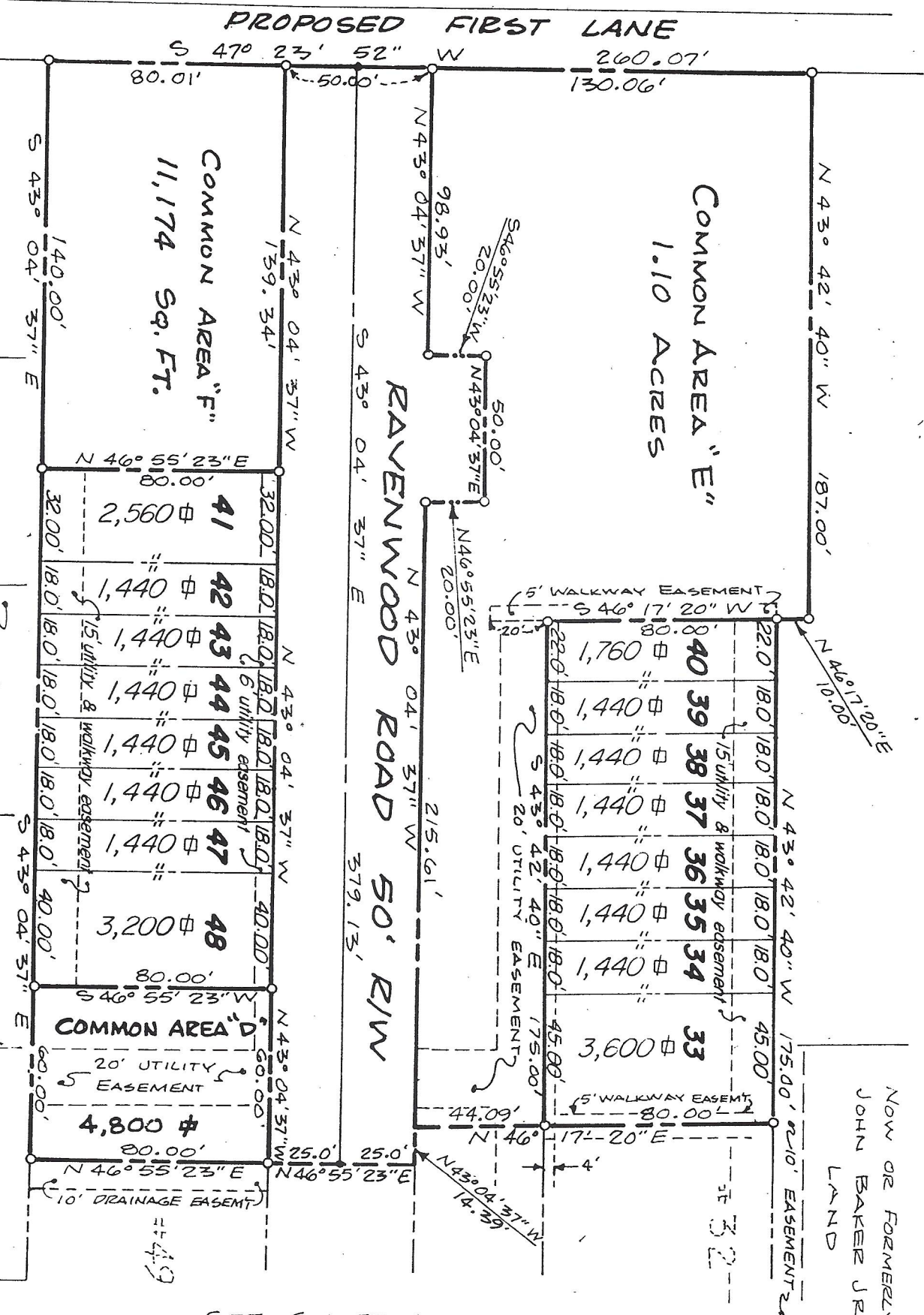
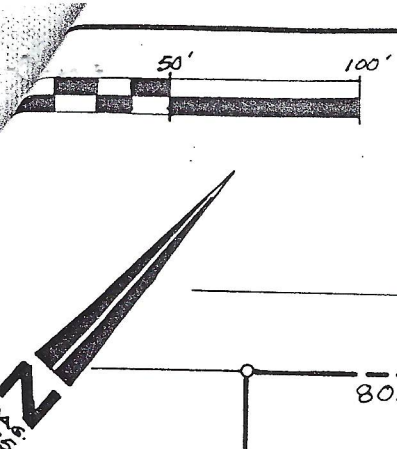
FURSTENAU SURVEYING

STEPHENS CITY, VIRGINIA 22655

DATE: MARCH 24, 1995

SCALE: 1"=50'

SHEET 2 OF 2



222
221
220
19
18

NOTE: SEE SHEET 4 of 5

OPEN SPACE
TOTAL AREA

TABULATION
8.425 AC

TOTAL NUMBER EXISTING LOTS	56		
AREA IN HOUSING	56 X 504 SQ. FT.	28,824 SQ. FT.	OR 0.65 AC
AREA IN PARKING SPACES	56 X 400 SQ. FT.	22,400 SQ. FT.	OR 0.51 AC
AREA IN STREET DEDICATION			0.90 AC
PARKING AREA			1.2 AC
TOTAL AREA DEVELOPED BASED ON 1975 SITE PLAN			<u>3.26 AC</u>

ADDITIONAL DEVELOPMENT

TOTAL NUMBER OF LOTS TO BE DEVELOPED	- 8		
AREA IN HOUSING	8 X 600 SQ. FT.	9,800 SQ. FT.	OR 0.11 AC
AREA IN PARKING	8 X 400 SQ. FT.	3,200 SQ. FT.	OR 0.07 AC
TOTAL AREA, OF ADDITION			<u>0.18 AC</u>

TOTAL DEVELOPMENT AREA		3.44 AC
TOTAL AREA OF OPEN SPACE	8.42 AC - 3.44 AC	4.98 AC
PERCENTAGE OF OPEN SPACE		59%