For Plat + Survey (covenants) see Deed Book 558 Page 676 for 30' Easement See Deed Book 628 Page 1624: Lots 3A & 3F

BOOK 541 PAGE 855

SUBDIVISION PLAT

9349

DODSON SUBDIVISION

LEE MAGISTERIAL DISTRICT

FAUQUIER COUNTY, VIRGINIA

SCALE 1" = 100' SEPT. 1, 1986

JAMES G. BUTLER, JR. & ASSOCIATES, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
WARRENTON, VIRGINIA

CERTIFICATE OF APPROVAL:

THIS SUBDIVISION KNOWN AS DODSON SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

Oct. 21, 1986 — Steve Crosby, Co. Adm.
DATE — CHAIRMAN OR AGENT, BOARD OF SUPERVISORS

OWNERS' CONSENT:

THIS SUBDIVISION, AS APPEARS HEREON, IS WITH OUR FREE CONSENT AND IS IN ACCORDANCE WITH OUR DESIRES.
GIVEN UNDER OUR HANDS THIS 27 DAY OF Oct

Robert M. Dodson Sr

STATE OF VIRGINIA:

Examined and Returned To: R.A. Niles

I, JOYCE M. SZYMANSKI, A NOTARY PUBLIC FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT

ROBERT M. DODSON, SR.

WHOSE NAMES ARE SIGNED TO THE FOREGOING STATEMENT OF CONSENT DATED THIS 27th DAY OF OCT. 1986 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY AFORESAID STATE. GIVEN UNDER MY HAND THIS 27th DAY OF OCT. '86

Joyce M. Szymansk
NOTARY PUBLIC

12/4/89
MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE:

I, JAMES G. BUTLER, JR., A DULY CERTIFIED LAND SURVEYOR IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON AS DODSON SUBDIVISION NOW STANDS RECORDED IN THE NAMES OF

ROBERT M. DODSON, SR. ET UX AS PER DEED BOOK 449 PAGE 545 AND DEED BOOK 506 PAGE 118 OF THE FAUQUIER COUNTY, VIRGINIA LAND RECORDS.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE REQUIREMENTS OF THE FAUQUIER COUNTY SUBDIVISION ORDINANCE HAVE BEEN COMPLIED WITH.

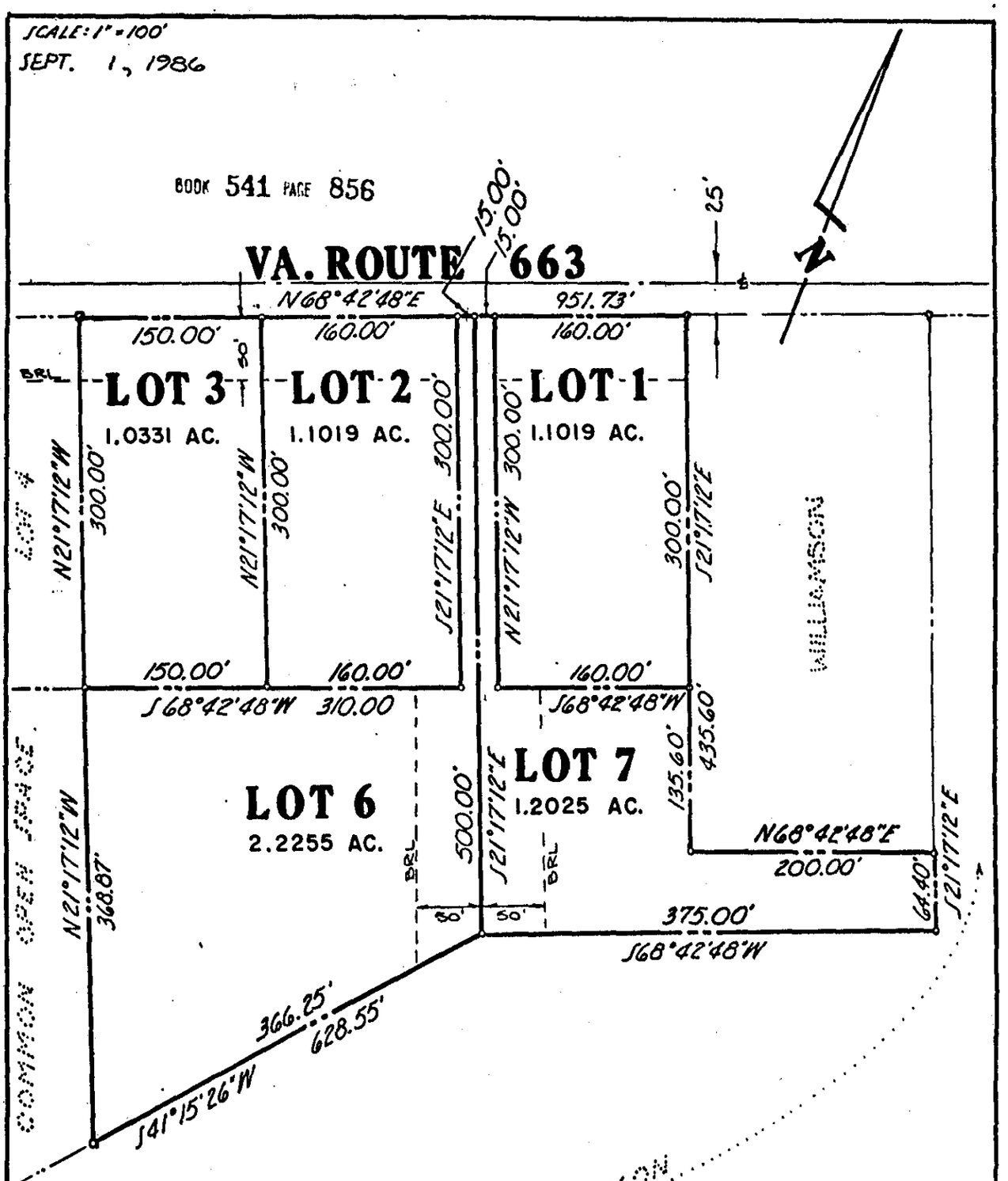
LIKEWISE I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WHOLLY WITHIN THE ABOVE MENTIONED TRACT, THAT THE COURSES AND DISTANCES ARE ACCURATELY CALCULATED AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS. (■ DENOTES CONCRETE MONUMENT, • DENOTES IRON PIPE.)

GIVEN UNDER MY HAND THIS 1 DAY OF SEPT. 1986.

NOV 7 1986
A.R. Payne
Asst

COMMONWEALTH OF VIRGINIA
JAMES G. BUTLER, JR.
CERTIFICATE No. 945 & 141
CERTIFIED LAND SURVEYOR

JAMES G. BUTLER, JR. & ASSOCIATES, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
WARRENTON, VIRGINIA



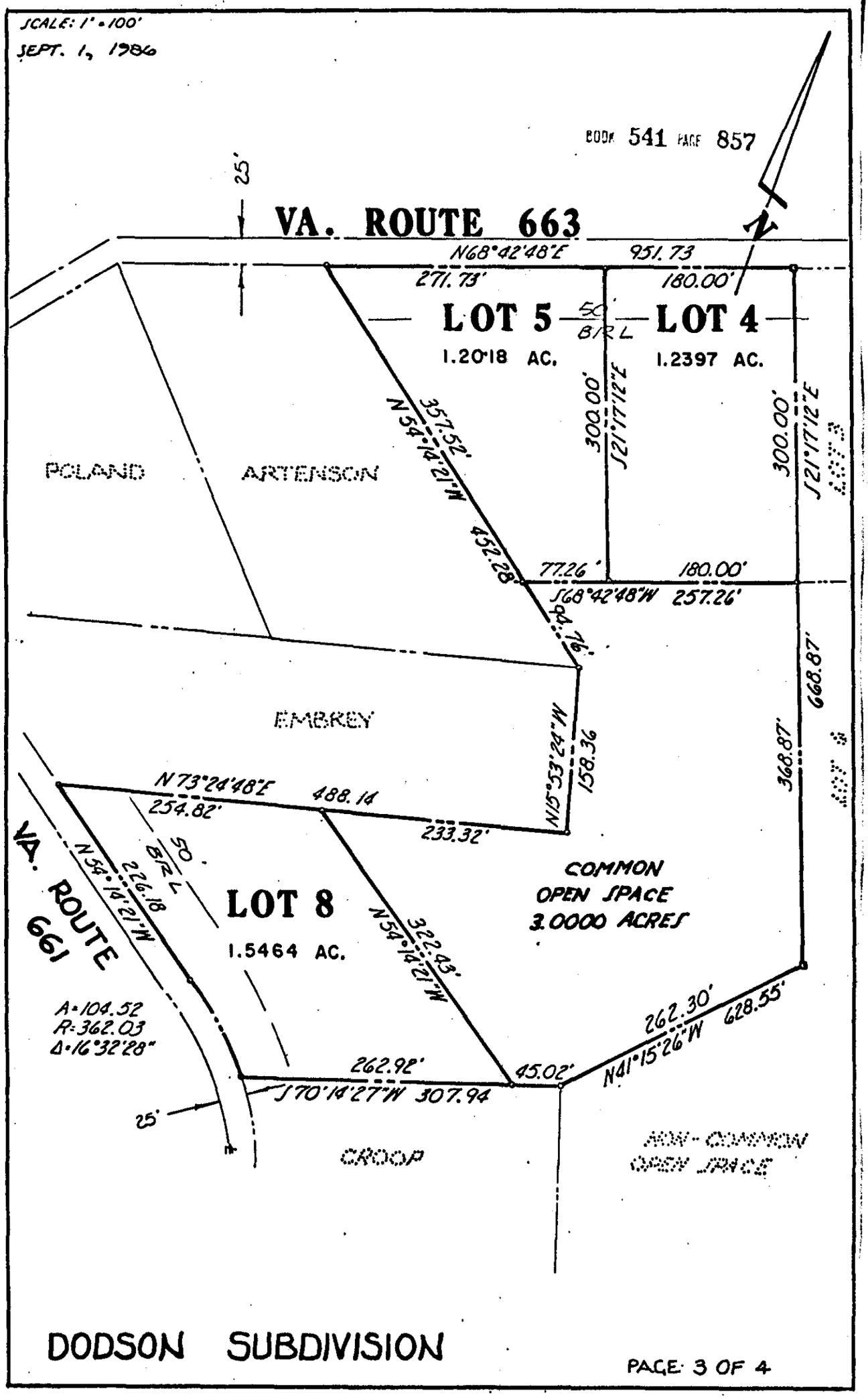
LOTS (8)	10.6528 AC.
COMMON OPEN SPACE	3.0000 AC.
NON-COMMON OPEN SPACE	45.9653 AC.
TOTAL	59.6181 AC.

NOTES:

SIDE AND REAR SETBACKS = 25'
EASEMENTS, RIGHTS OF WAY, ETC., IF ANY, ARE NOT SHOWN.
NO TITLE REPORT FURNISHED.

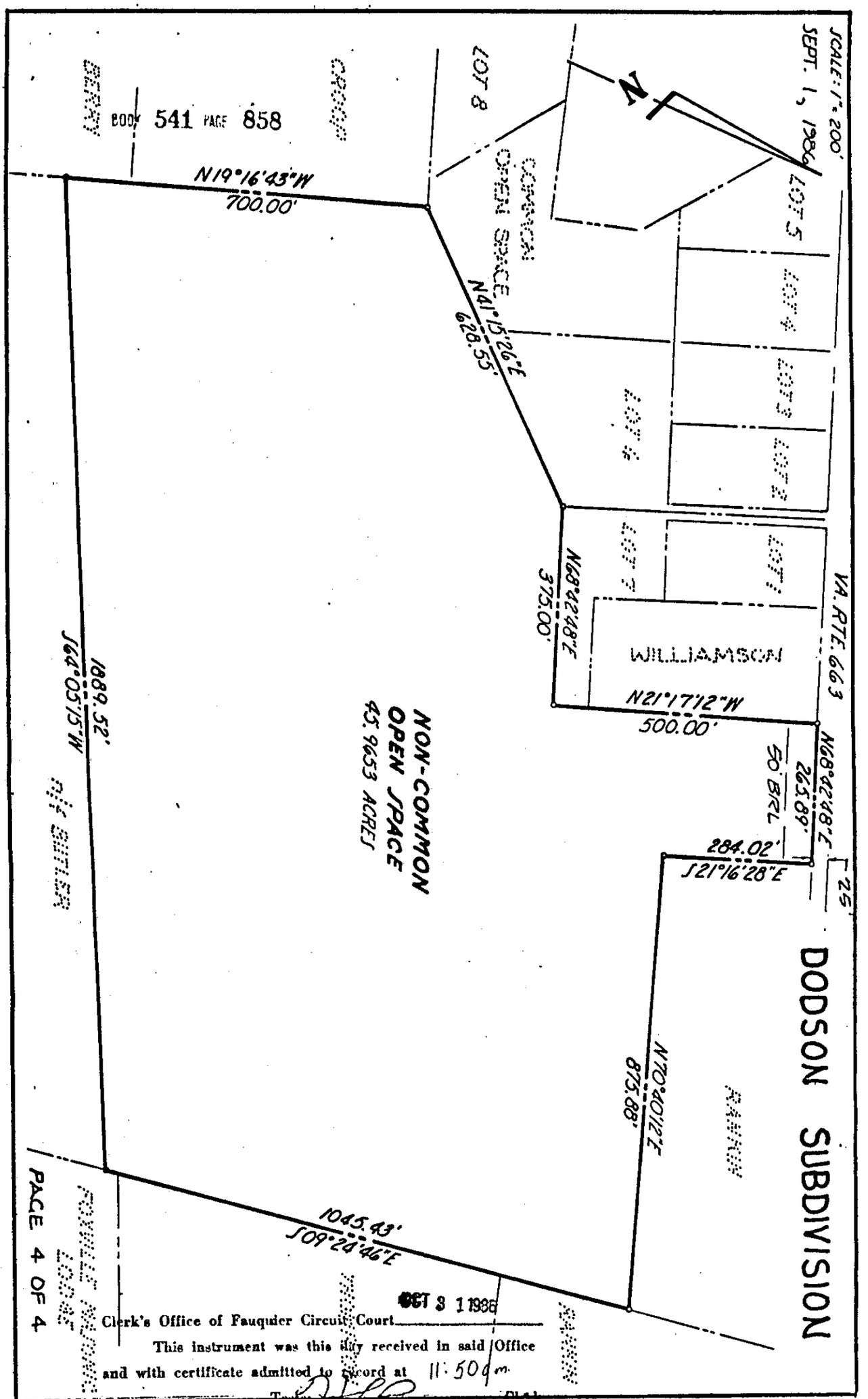
DODSON SUBDIVISION

PAGE 2 OF 4



DODSON SUBDIVISION

PAGE 3 OF 4


SCALE: 1" = 200'
SEPT. 1, 1986
N
BOOK 541 PAGE 858
LOT 8
COMMON OPEN SPACE
LOT 5
LOT 4
LOT 3
LOT 2
LOT 6
LOT 7
LOT 1
N19°16'43"W
700.00'
N41°15'26"E
628.55'
N68°42'48"E
375.00'
WILLIAMSON
VA. RTE. 663
N21°17'12"W
500.00'
N68°42'48"E
265.89'
50' BRL
284.02'
S21°16'28"E
25'
NON-COMMON OPEN SPACE
45.9653 ACRES
1889.52'
S64°05'15"W
N70°40'12"E
875.88'
1045.43'
S09°24'46"E
DODSON SUBDIVISION
PAGE 4 OF 4
OCT 3 1986
Clerk's Office of Fauquier Circuit Court
This instrument was this day received in said Office
and with certificate admitted to record at 11:50 a.m.
Teste: Clerk