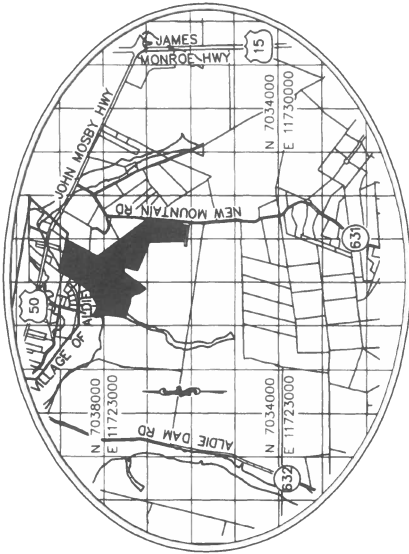


NOTES:

- THE PROPERTIES SHOWN HEREON ARE DESIGNATED ON LOUDOUN COUNTY TAX ASSESSMENT PIN 361-16-4079 (PARCEL 19B, DB 1829 PG 2179), TAX ASSESSMENT PIN 361-16-1446 (PARCEL 19A, INSTR. 200301040136826), AND TAX ASSESSMENT PIN 361-35-4114 (PARCEL 19, DB 1629 PG 2179), ALL OWNED BY SHAMROCK PROPERTIES, L.L.C. AND ARE ZONED AR-2 (AGRICULTURAL RURAL), FOD MAJOR AND MINOR (FLOODPLAIN OVERLAY DISTRICT), AND WOOD (MOUNTAINIDE DEVELOPMENT OVERLAY DISTRICT) PER THE REVISED 1993 ZONING ORDINANCE.
- THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A PLAT ENTITLED "BOUNDARY SURVEY OF THE LAND OF THOMAS W. RHODES, MARY T. RHODES, DEBRA LYNN RHODES, RODNEY SCOTT RHODES AND PAMELA DAWN RHODES" PREPARED BY DUNN LAND SURVEYS, INC., DATED OCTOBER 13, 2000 AND RECORDED IN DEED BOOK 1829 AT PAGE 2179, PLAT CHAINING SLIP PAGE 1829, ALL AMONG HUNTLEY NYCE & ASSOCIATES, LTD. NOTE THAT THE BOUNDARY HAS BEEN MODIFIED ALONG NEW MOUNTAIN ROAD, VIRGINIA STATE ROUTE NO. 631, TO REFLECT THE FIFTY FOOT (50') RIGHT-OF-WAY GRANTED TO THE COMMONWEALTH OF VIRGINIA IN DEED BOOK 0982 PAGE 0338 AND IN DEED BOOK 0985 PAGE 1076, ALL AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
- THE PLANIMETRIC FEATURES, INCLUDING MAJOR AND MINOR FLOODPLAIN, SHOWN HEREON, ARE TAKEN FROM LOUDOUN COUNTY GEOGRAPHIC INFORMATION SYSTEM RECORDS.
- STRUCTURES SUBJECT TO ZONING ORDINANCE MINIMUM YARD REQUIREMENTS WHICH ARE NOT SHOWN ON THE PLAT WILL BE REMOVED, UNLESS SATISFACTORY ALTERNATE ARRANGEMENTS HAVE BEEN APPROVED BY THE DIRECTOR.
- PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HERewith. THE PLAT PREPARER HAS NOT BEEN PROVIDED A CURRENT TITLE REPORT AND THIS CANNOT STATE AS TO THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS.
- APPROVAL OF THIS PLAT SHALL IN NO WAY RELIEVES THE OWNER(S), DEVELOPER, OR THEIR AGENTS FROM COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND/OR FEDERAL REGULATIONS.
- IN ALL AREAS WITHIN THE RR-1, RR-2, AR-1, AR-2, A-3, OR A-10 ZONING DISTRICTS, AGRICULTURAL AND RURAL ECONOMY ACTIVITIES ARE THE PREFERRED LAND USES. OWNERS OF LAND WITHIN RR-1, RR-2, AR-1, AR-2, A-3 OR A-10 ZONES ARE HEREBY NOTIFIED THAT AGRICULTURAL AND RURAL ECONOMY ACTIVITIES SHALL BE GIVEN PREFERENCE BY THE COUNTY WHEN CONFLICTS ARISE CONCERNING THE COMPATIBILITY OF SUCH FARM OR RURAL ECONOMY USES WITH AGRICULTURE OR RURAL ECONOMY ACTIVITIES. THESE USES SHALL NOT INTERFERE WITH FARMING AND RURAL ECONOMY ACTIVITIES IN THE RR-1, RR-2, AR-1, AR-2, A-10, OR A-3 ZONES. THE FARMING AND RURAL ECONOMY ACTIVITIES, INCLUDING SUCH EFFECTS AS NOISE, ODORS, AND MACHINERY TRAFFIC, SHALL NOT BE RECOGNIZED OR ACCEPTED BY THE COUNTY AS VALID OR PROPER CAUSE FOR COMPLAINTS FROM ADJACENT OR NEARBY RESIDENTIAL NEIGHBORS.
- THE EXTENT OF A FLOODPLAIN IS DYNAMIC IN NATURE AND IS A FUNCTION OF THE LAND USE, WHICH IS SUBJECT TO CHANGE. THEREFORE, THE BOUNDARY OF THE ACTUAL FLOODPLAIN IS SUBJECT TO CHANGE, AND NOTHING HEREON SHALL BE CONSTRUED TO LIMIT THE FORCE AND EFFECT OF THE DULY ADOPTED FLOODPLAIN REGULATIONS OF LOUDOUN COUNTY.
- ANY USE OR ACTIVITY IN THE "FLOODPLAIN OVERLAY DISTRICT", INCLUDING THE INSTALLATION OF PRIVATE DRIVES, REQUIRES THAT A ZONING PERMIT MUST BE OBTAINED AND THAT PERFORMANCE STANDARDS, AS SET FORTH IN SECTION 4-1508 OF THE REVISED 1993 ZONING ORDINANCE MUST BE FOLLOWED.
- THE LOUDOUN COUNTY HEALTH DEPARTMENT HAS NOT APPROVED NEW PARCELS 19C1 AND 19C2. THE HEALTH DEPARTMENT HAS REVIEWED THE PROPOSED OFF-SITE SUBSURFACE DISPOSAL FIELD AND DRAINFIELD. SUCH PARCEL MEETS THE REQUIREMENTS CONCERNING WATER SUPPLY, SEWAGE DISPOSAL AND WELL TESTING SHALL BE REQUIRED PRIOR TO ANY NEW CONSTRUCTION IN ACCORDANCE WITH THE PROVISIONS OF THE LOUDOUN COUNTY ZONING ORDINANCE. THIS BOUNDARY LINE ADJUSTMENT SHALL NOT RESULT IN ANY OFF-SITE SUBSURFACE DISPOSAL FIELD (E.G. DRAINFIELD) IN VIOLATION OF SECTION 1066.12(b) OF THE LOUDOUN COUNTY COODIFIED ORDINANCE.
- ALL USES AND STRUCTURES PERMITTED BY RIGHT OR SPECIAL EXCEPTION IN SOMEWHAT SENSITIVE AND SENSITIVE AREAS OF THE "MOUNTAINIDE DEVELOPMENT OVERLAY DISTRICT" SHALL COMPLY WITH PERFORMANCE STANDARDS AS SET FORTH IN SECTION 4-1600 OF THE REVISED 1993 ZONING ORDINANCE.
- ALL ACTIVITIES, STRUCTURES AND USES IN "STEEP SLOPE AREAS" REQUIRES THAT A ZONING PERMIT BE OBTAINED AND THAT PERFORMANCE STANDARDS AS SET FORTH IN SECTION 9-1508 OF THE REVISED 1993 ZONING ORDINANCE MUST BE FOLLOWED.
- IRON PIPES, -O- IPS SHOWN THUS, WILL BE SET AT ALL NEW PROPERTY CORNERS.

**AR-2 ZONING REQUIREMENTS
BASE DENSITY DIVISION OPTION**

1 LOT PER 40 ACRES
40 ACRES
175 FEET
MINIMUM LOT WIDTH:
MINIMUM YARDS:
NO STRUCTURE SHALL BE LOCATED WITHIN 25 FEET OF ANY PROPERTY LINE OR WITHIN 100 FEET FROM THE R.O.W. OF ANY ARTERIAL ROAD; 75 FEET FROM THE R.O.W. OF ANY COLLECTOR ROAD; OR 35 FEET FROM ANY OTHER ROAD R.O.W., PRIVATE ACCESS, EASEMENT, AND/OR ANY PRESCRIPTIVE EASEMENT.
11%
MAXIMUM LOT COVERAGE:
MAXIMUM BUILDING HEIGHT: 35 FEET, EXCEPT FOR AGRICULTURAL USES.



VICINITY MAP 1"=1000'

TABLE OF CONTENTS
SHEET 1: COVER SHEET ~ ORIGINAL SIGNATURE
SHEET 2: PLAT ~ REPRODUCED SIGNATURE

APPROVAL BLOCK

LAND DEVELOPMENT APPLICATION NUMBER BLAD-2006--0111
APPROVED IN ACCORDANCE WITH CHAPTER 1243 OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE TO WHICH REFERENCE IS HEREBY MADE FOR LIMITATIONS OF SUCH REVIEW AND APPROVAL.

Yvonne S. Stryker
DIRECTOR
DEPT. OF BUILDING & DEVELOPMENT
DATE 4/17/07

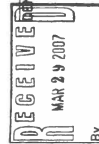
OWNER'S CERTIFICATION

THE PLATTING OF THE LAND AND THE ADJUSTMENT OF BOUNDARY LINES AS PROVIDED ON THIS PLAT HAVE BEEN MADE IN CONFORMANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950, AS AMENDED. THE OWNER FURTHER CERTIFIES THAT THERE ARE NO DEED OF TRUST LIENS ON ANY OF THE PROPERTIES THAT ARE THE SUBJECT OF THIS APPLICATION.

David Johnson
DAVID JOHNSON, MANAGING MEMBER FOR
SHAMROCK PROPERTIES, L.L.C.
DATE March 5, 2007

NOTARY STATE OF Virginia COUNTY OF Loudoun TO WIT:
SUBSCRIBED AND SWORN TO BEFORE ME IN MY STATE AND COUNTY AFORESAID
THIS 5th DAY OF March, 2007.

NOTARY PUBLIC: *Dennis P. Corl*
MY COMMISSION EXPIRES: March 31, 2009



SURVEYOR'S CERTIFICATE

I, DENNIS P. CORL, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE INFORMATION ON THE MAP OF SHAMROCK PROPERTIES, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY AND WERE ACQUIRED BY THEM FROM THOMAS W. RHODES, MARY T. RHODES, DEBRA RHODES LIBERA (FORMERLY KNOWN AS RECORD AS DEBRA LYNN RHODES), RODNEY SCOTT RHODES, BY THOMAS W. RHODES, HIS ATTORNEY-IN-FACT, AND PAMELA DAWN RHODES HACKNEY (FORMERLY KNOWN AS RECORD AS PAMELA DAWN RHODES) BY THOMAS W. RHODES, HER ATTORNEY-IN-FACT BY DEED DATED OCTOBER 16, 2000, AND RECORDED IN DEED BOOK 1829 PAGE 2179, AND PIN 361-16-1446 SHOWN HEREON IS NOW IN THE NAME OF SHAMROCK PROPERTIES, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED BY THEM FROM THOMAS JAMES ROSS II, TRUSTEE, BY DEED DATED SEPTEMBER 30, 2003, AND RECORDED AS INSTRUMENT 20031014-0136826, ALL AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE TRACTS ARE WITHIN THE BOUNDS OF THE FLOODPLAIN DEVELOPMENT DISTANCES; THAT THE BEARINGS REFER TO VIRGINIA COORDINATE SYSTEM NORTH ZONE ~ NAD 83.



GIVEN THIS 5th DAY OF March, 2007.
Dennis P. Corl
L.S. NO. 001749



BOUNDARY LINE ADJUSTMENT PLAT
ON THE LANDS OF
SHAMROCK PROPERTIES, L.L.C.
PIN 361-16-4079, PIN 361-16-1446 & PIN 361-35-4114
BLUE RIDGE ELECTION DISTRICT ~ LOUDOUN COUNTY, VIRGINIA

REVISIONS:
10/24/06 CNTY COMMENTS
7/16/07 CNTY COMMENTS
4/16/07 CNTY COMMENTS

Huntley, Nyce & Associates, Ltd.
SURVEYING & CIVIL ENGINEERING & LAND PLANNING
LESSBURG OFFICE:
751 MILLER DRIVE, S.E., SUITE F-2
LESSBURG, VIRGINIA 20175
Tel: 703.779.4805 Fax: 703.779.2490
e-mail: HNA@HNA-civil.com
www.huntleync.com
Arlington, VA & Chantilly, VA & Culpeper, VA & Leesburg, VA & Martinsburg, WV

SCALE: AS SHOWN
DATE: SEPTEMBER 19, 2006
DESIGN: CHK: SWS/H/PC
SHEET 1 OF 2
FILE NO. 4466 BLAD

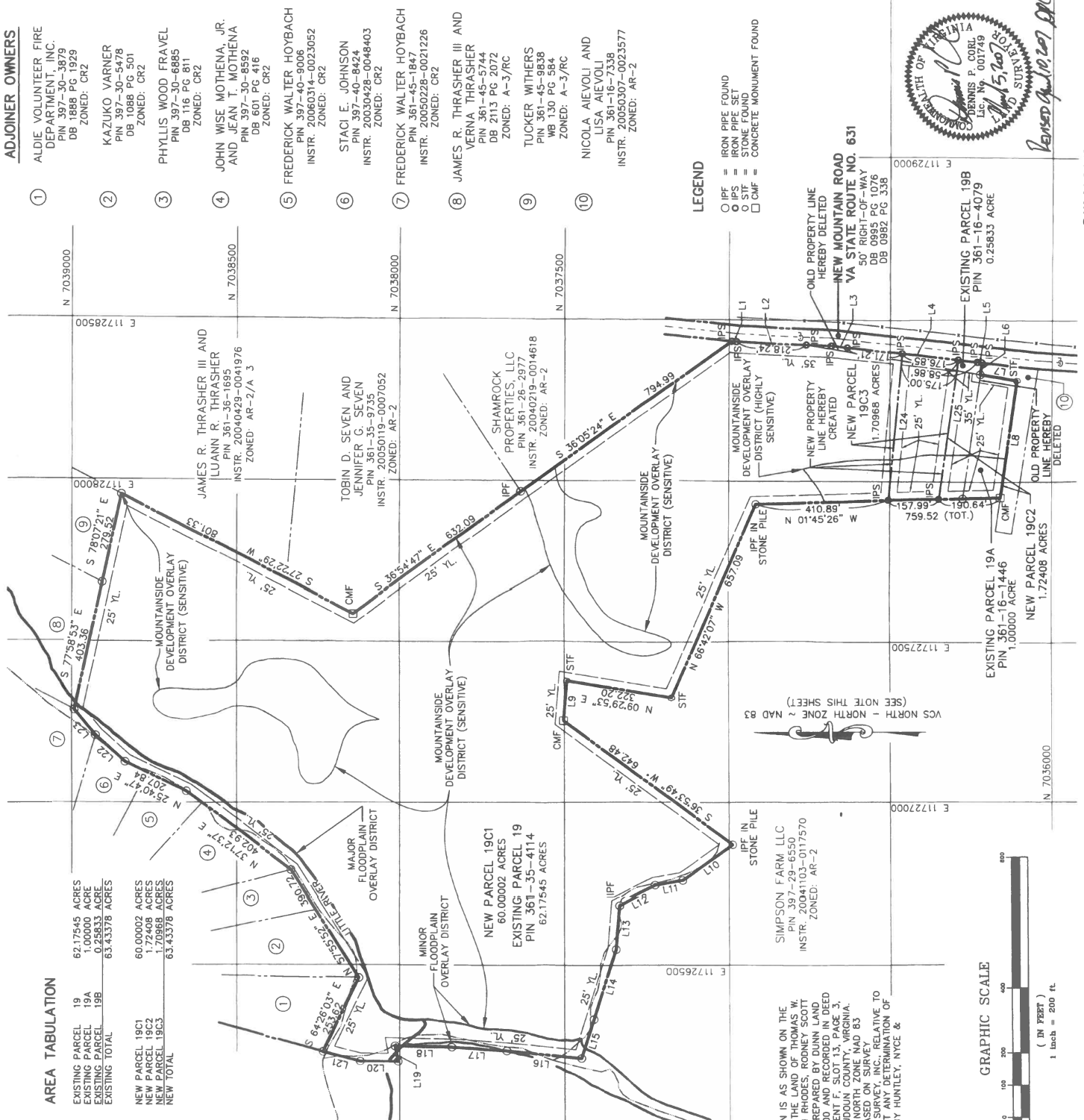


20070425-0031460
Loudoun County, Virginia
Survey Plat

LINE	BEARING	LENGTH
L1	S 05°38'51" W	15.08'
L2	S 02°25'17" W	295.13'
L3	S 05°35'09" W	49.20'
L4	S 05°06'33" W	406.65'
L5	S 05°43'05" W	14.24'
L6	N 82°11'56" W	36.96'
L7	N 82°11'56" W	368.28'
L8	N 85°29'45" W	123.75'
L9	N 35°52'22" W	190.14'
L10	N 09°40'06" W	84.66'
L11	N 28°10'47" W	120.72'
L12	N 85°21'27" W	136.73'
L13	N 72°39'17" W	227.09'
L14	N 72°32'02" W	126.42'
L15	N 05°52'14" E	229.40'
L16	N 03°53'37" E	164.54'
L17	N 01°18'10" E	172.30'
L18	S 79°36'22" W	48.63'
L19	N 00°01'38" W	114.92'
L20	N 14°38'55" E	117.10'
L21	N 42°33'56" E	120.82'
L22	N 50°50'32" E	101.63'
L23	N 82°47'19" W	438.22'
L24	N 82°11'56" W	436.73'

AREA TABULATION

EXISTING PARCEL 19	62.17545 ACRES
EXISTING PARCEL 19A	1.00000 ACRE
EXISTING PARCEL 19B	0.25833 ACRE
EXISTING TOTAL	63.43378 ACRES
NEW PARCEL 19C1	60.00002 ACRES
NEW PARCEL 19C2	1.72408 ACRES
NEW PARCEL 19C3	1.70968 ACRES
NEW TOTAL	63.43378 ACRES



- ADJOINER OWNERS**
- ① ALDIE VOLUNTEER FIRE DEPARTMENT, INC.
PIN 397-30-3879
DB 1888 PG 1929
ZONED: CRZ
 - ② KAZUKO VARNER
PIN 307-30-3478
DB 088 PG 301
ZONED: CRZ
 - ③ PHYLLIS WOOD FRAVEL
PIN 397-30-6885
DB 116 PG 811
ZONED: CRZ
 - ④ JOHN WISE MOTHENA, JR. AND JEAN T. MOTHENA
PIN 397-30-8592
DB 601 PG 416
ZONED: CRZ
 - ⑤ FREDERICK WALTER HOYBACH
PIN 397-40-9006
INSTR. 20060314-0023052
ZONED: CRZ
 - ⑥ STACI E. JOHNSON
PIN 397-40-8424
INSTR. 20030428-0048403
ZONED: CRZ
 - ⑦ FREDERICK WALTER HOYBACH
PIN 361-45-1847
INSTR. 20050228-0021228
ZONED: CRZ
 - ⑧ JAMES R. THRASHER III AND VERNIA THRASHER
PIN 361-45-5744
DB 2113 PG 2072
ZONED: A-3/RC
 - ⑨ TUCKER WITHERS
PIN 361-45-9838
WB 130 PG 584
ZONED: A-3/RC
 - ⑩ NICOLA AIEVOLI AND LISA AIEVOLI
PIN 361-16-7338
INSTR. 20050307-0023577
ZONED: AR-2

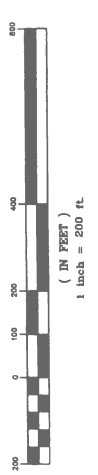
LEGEND

- IPF = IRON PIPE FOUND
- SPS = IRON PIPE SET
- STF = STONE FOUND
- CMF = CONCRETE MONUMENT FOUND

NOTE:

THE NORTH ORIENTATION SHOWN HEREON IS AS SHOWN ON THE PLAT ENTITLED "BOUNDARY SURVEY OF THE LAND OF THOMAS W. RHODES, MARY T. RHODES, DEBRA LYNN RHODES, RODNEY SCOTT RHODES AND PAMELA DAWN RHODES" PREPARED BY DUNN LAND SURVEYS, INC., DATED OCTOBER 13, 2000 AND RECORDED IN DEED BOOK 1829 AT PAGE 2179, PLAT CABINET 13, SLIT 13, PAGE 3. ALL AMONG PRESENTATION AND THE VCS NORTH ZONE NAD 83 COORDINATE GRID SHOWN HEREON IS BASED ON SURVEY INFORMATION PROVIDED BY DUNN LAND SURVEY, INC., RELATIVE TO SAID SURVEY AND DOES NOT REPRESENT ANY DETERMINATION OF VIRGINIA COORDINATE SYSTEM VALUES BY HUNTLEY, NYCE & ASSOCIATES, LTD.

GRAPHIC SCALE



SHAMROCK PROPERTIES, LLC.
ON THE LANDS OF
BOUNDARY LINE ADJUSTMENT PLAT
PIN 361-16-4079, PIN 361-16-1446 & PIN 361-35-4114
BLUE RIDGE ELECTRON DISTRICT ~ LOUDOUN COUNTY, VIRGINIA

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www.huntleynyce.com
Arlington, VA & Charlottesville, VA & Leesburg, VA & Martinsburg, WV

REVISIONS:

10/24/06	CNTY COMMENTS
12/16/07	CNTY COMMENTS
4/10/07	CNTY COMMENTS

SCALE:	1" = 200'
DATE:	SEPTEMBER 19, 2006
DESIGN:	ICADD: CHK: SKS JH/JPC
SHEET	2 OF 2
FILE NO.	4468 BLAD

