

Line Table:

L1	N35°57'19"E	365.13'
L2	N13°56'42"W	159.29'
L3	S83°25'11"W	116.08'
L4	S46°59'38"W	117.48'
L5	N05°50'34"W	88.23'

Approval:

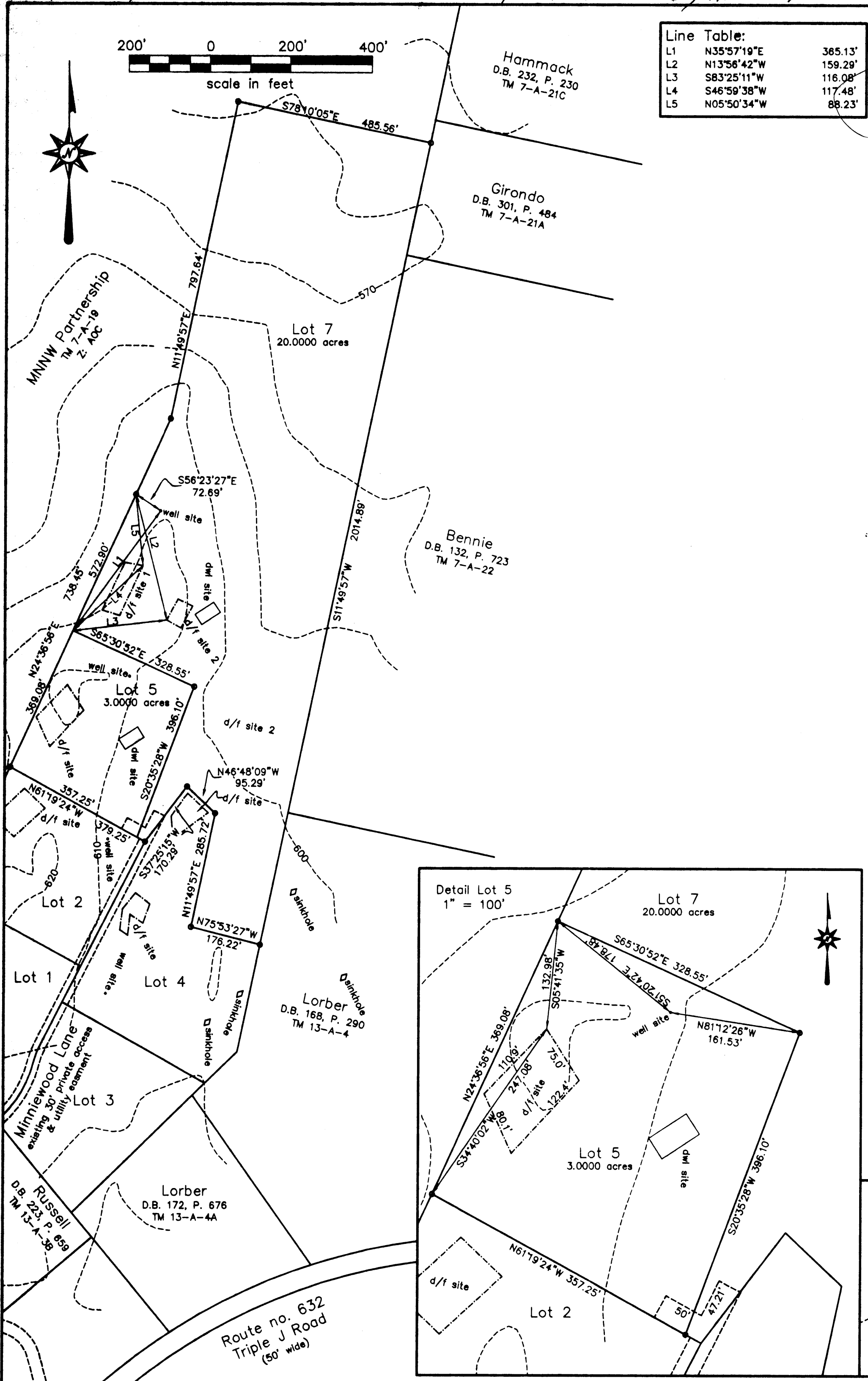
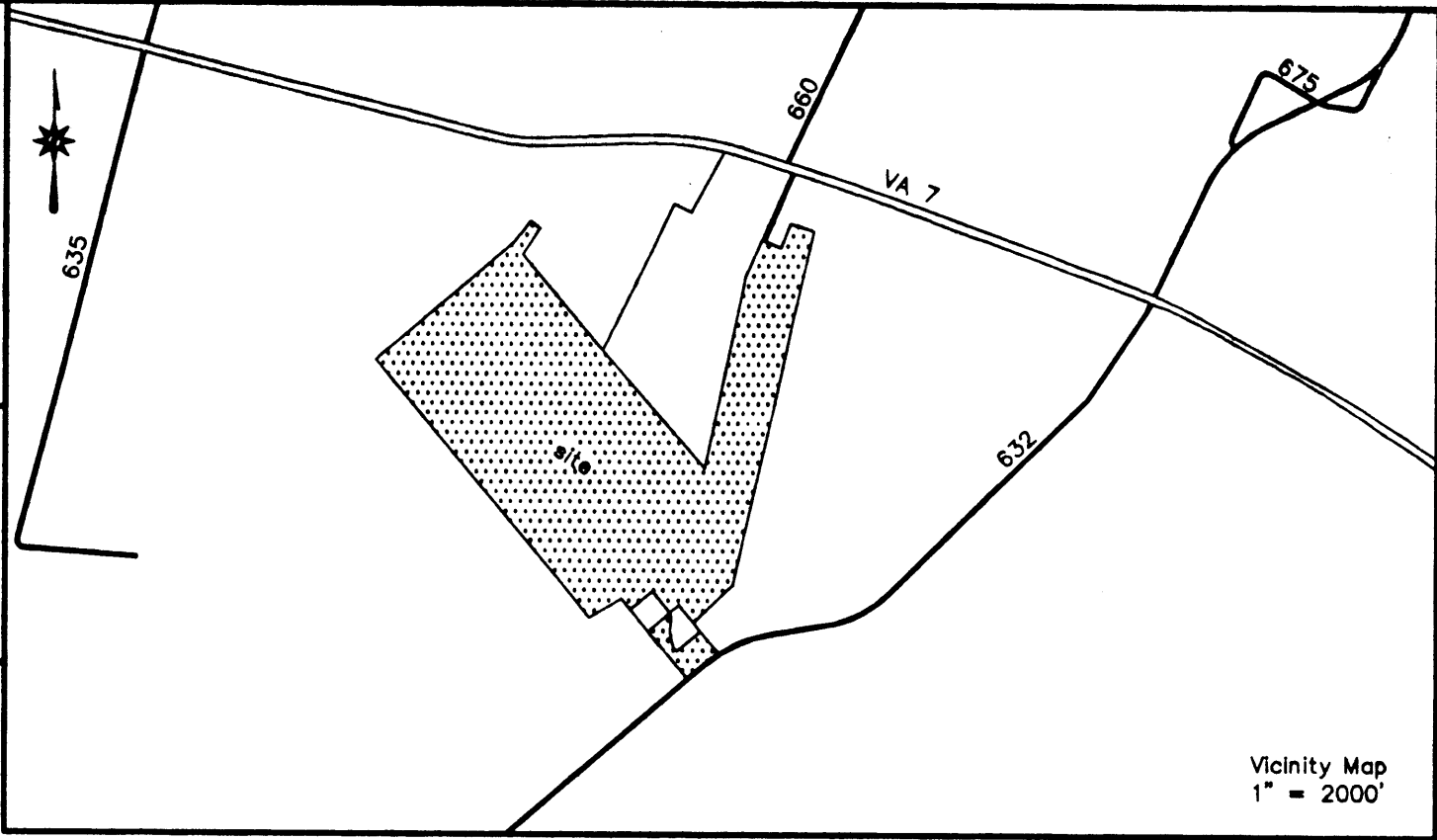
*Janet Russell* 8-3-05  
 Clarke County Zoning Administrator date:

*Beverly B. McKee* 8/3/05  
 Chairman of Planning Commission date:

*[Signature]* 8/3/05  
 Clarke County Health Department date:

Area Tabulation:

23.0000 acres	area of TM 6-A-32 (no dwl, 2 dur)
3.0000 acres	area of Lot 5 (1 dur)
20.0000 acres	area of Lot 7 (1 dur)
0.0000 acres	area dedicated to public use



Surveyor's Certificate: I, W. Stuart Dunn, a duly authorized Land Surveyor in the State of Virginia, do hereby certify that the land herein subdivided is in the name of MNNW Partnership, and was acquired as stated in the Owner's Certificate. I certify that these tracts of land are properly and accurately described and are within the boundary of the original tract and that the corners designated hereon have been set in accordance with the Subdivision Ordinance of Clarke County, Virginia.

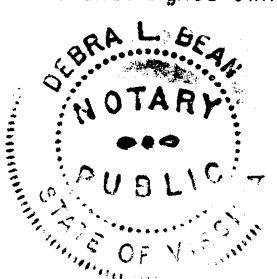
W. Stuart Dunn, CLS #2000  
 Berryville, Virginia

Owner's Certificate: The undersigned fee simple owner hereby certifies that the foregoing minor subdivision of 23.0000 acres, being Tract 32 ((A)) as shown on Tax Map 6, recorded in the name of MNNW Partnership, in deed recorded in Deed Book 420, Page 180, is made with the free consent and in accordance with the desires of the undersigned owner of said lands and the same is hereby confirmed and submitted for record in the Office of the Clerk of the Circuit Court of Clarke County, Virginia.

for MNNW Partnership *[Signature]*

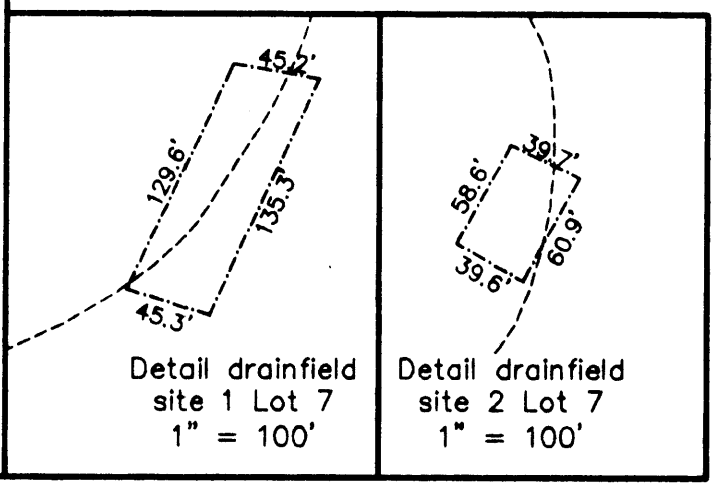
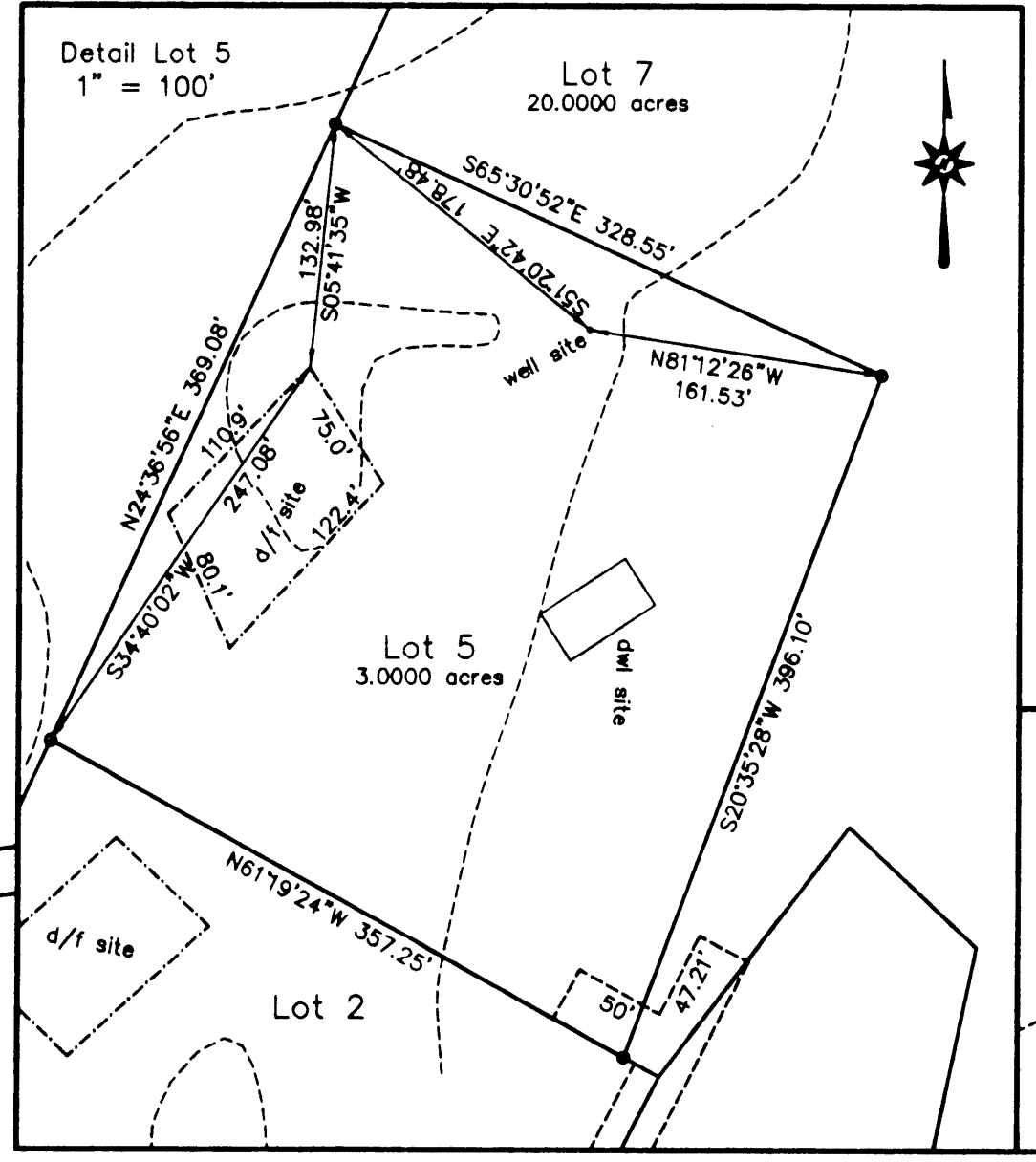
State of Virginia, County of Clarke, to wit:  
 Acknowledged before me in my State and County aforesaid this 4th day of August, 2005.

Notary Public: *Debra L. Bear* My commission expires: 5-31-09



Notes:

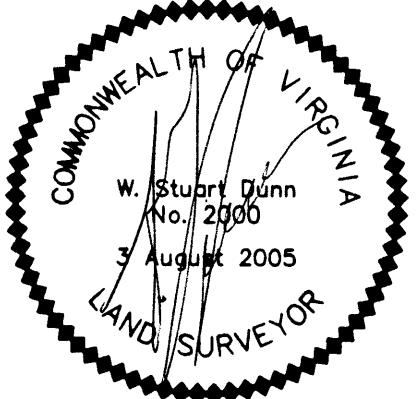
- (1) These lands are not in the 100 year flood plain designated by HUD, established from FIRM Community Panel no. 510036 A 05, effective September 24, 1984.
- (2) Lots 5 and 7 have no existing dwelling and 1 dur each.
- (3) Zoned: AOC
- (4) Building setbacks as follows:  
 for Lot 5: 25' from the edge of the 30' private access easement, 25' from all other property lines.  
 for Lot 7: 75' from the edge of the 30' private access easement, 75' from all other property lines  
 No structure shall be built within 50' from any intermittent stream, 100' from any perennial stream or sinkhole, 500' from any perennial spring.
- (5) These parcels are in the AOC (agricultural - open space - conservation) Zoning District. Agriculture is the primary economic activity of this zoning district. Owners, residents, other users of property in the AOC District may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from agricultural operations even though conducted with best management practices and/or in accordance with existing laws and regulations of the Commonwealth and County. Such agricultural operations may generate noise, odors and dust, may involve the operation of machinery, including aircraft, the storage and disposal of manure, the application of fertilizer, soil amendments and pesticides. Owners, occupants and users of land in the AOC District should be prepared to accept such inconvenience or discomfort as a normal and necessary aspect of living in a zoning district in a county with a strong rural character and an active agricultural sector.
- (6) The private roads shown on this plat will not be paved or maintained with funds of the County or VDOT. In the event that owners of these lots subsequently desire the addition of such private roads to the secondary system of State Highways for maintenance, the cost to upgrade them to the prescribed standards must be provided from funds other than those administered by VDOT or the County.
- (7) Vegetated property buffer except for those land uses listed as exempt, existing woody vegetation within 25' of all property lines shall be retained on parcels of less than 20 acres, as per Section 3-A-1-f of the Clarke County Zoning Ordinance.
- (8) Before fertilizers and pesticides are used for lawn or landscaping purposes, a soil test should be conducted. The application of such chemicals shall be limited due to the potential for groundwater contamination and should not exceed that determined necessary by the soil test.
- (9) Drainfield site for Lot 5 is approved by the Clarke County Health Department for a 3 bedroom dwelling with a maximum occupancy of 6 people and 450 gpd.
- (10) Drainfield site for Lot 7 is approved by the Clarke County Health Department for a 3 bedroom dwelling with a maximum occupancy of 6 people and 450 gpd.
- (11) Road Maintenance Agreement recorded in Deed Book 272, Page 620.
- (12) Location of any sinkhole shown was established from Clarke County GIS.
- (13) Subsurface investigations have been conducted for the drainfield sites on the parcels identified herein. Reports detailing the findings are available at the Clarke County Planning Department office.



# Minniewood Farm

Minor Subdivision of the Land of  
 MNNW Partnership  
 Deed Book 420, Page 180 Tract 32 ((A)), Tax Map 6  
 Long Marsh Magisterial District, Clarke County, Virginia

Clarke Co., SCT.  
 This instrument of writing was produced to me on the 4th day of August, 2005, at Berryville, VA, and with certificate of acknowledgment thereto attached was admitted to record.  
 Teste: *Helen Butts*, Clerk.



Dunn Land Surveys, Inc.  
 101 East Main Street  
 Berryville, Virginia 22611  
 Tel: 540-955-3388  
 March 31, 2005  
 Revised April 1, 2005  
 Revised April 5, 2005  
 Revised April 8, 2005  
 Revised June 24, 2005  
 Revised August 3, 2005