

Harmon Greenberg et al. Trs  
 Pat. 497-38-499  
 O.B. 1956, P. 1472  
 E: AR-2

Lot 1  
 84.3033 acres  
 81.8274 acres  
 (after dedication)

Road/lot easement hereby  
 created to be dedicated  
 to County of Loudoun

Lot 2  
 29.3853 acres  
 28.6295 acres  
 (after dedication)

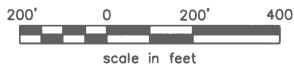
N 187°41'0" E  
 222.14'

Route no. 830  
 Oakham Road  
 (30' prescriptive easement)

Oakham Farm Venture, LLC  
 PIN 467-18-2205  
 Inset 201505010027565  
 E: AR-2

Edwin P. Conquest  
 PIN 467-38  
 Inset 20120821  
 E: AR-

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	85.00'	76.62'	74.05'	S 88°14'24" W	51°38'48"	41.13'
C2	175.00'	81.42'	80.69'	S 49°05'18" W	26°39'23"	41.46'
C3	145.00'	105.09'	102.80'	S 14°59'50" W	41°31'30"	54.97'
C4	175.00'	59.04'	58.78'	N 03°53'57" E	19°19'44"	28.80'
C5	175.00'	153.88'	148.97'	S 11°37'34" E	50°22'46"	82.31'
C6	110.00'	168.67'	152.62'	N 07°06'42" E	87°51'17"	105.96'
C7	175.00'	96.31'	95.10'	S 35°16'20" W	31°32'01"	49.41'



LINE	BEARING	DISTANCE
L1	S 20°11'54" W	179.14'
L2	S 62°25'00" W	41.83'
L3	S 35°45'35" W	81.40'
L4	S 05°45'55" E	80.56'
L5	S 13°33'49" W	105.60'
L6	S 38°48'57" E	22.53'
L7	S 51°02'20" W	155.44'
L8	S 19°30'19" W	155.82'
L9	N 23°31'06" W	130.39'
L10	N 36°56'01" E	138.23'
L11	N 30°07'31" E	95.57'
L12	N 21°33'16" E	104.59'
L13	N 22°28'16" E	108.66'
L14	N 27°41'10" E	60.04'
L15	N 37°40'31" E	109.89'
L16	N 42°09'21" E	184.34'
L17	N 33°39'35" E	130.15'
L18	N 40°13'08" E	113.62'
L19	N 35°57'35" E	163.70'
L20	N 28°47'26" E	84.40'

Owner's Consent: This plat prepared by W. Stuart Dunn, Licensed Land Surveyor of Dunn Land Surveys, Inc. of Berryville, Virginia, of the land conveyed to Rutledge Farm, LLC by deed recorded as instrument 201512290085388 of record in the Clerk's Office of the Circuit Court of Loudoun County, Virginia, is hereby confirmed and submitted for record in the aforesaid Clerk's Office.

Aleco Bravo Greensberg

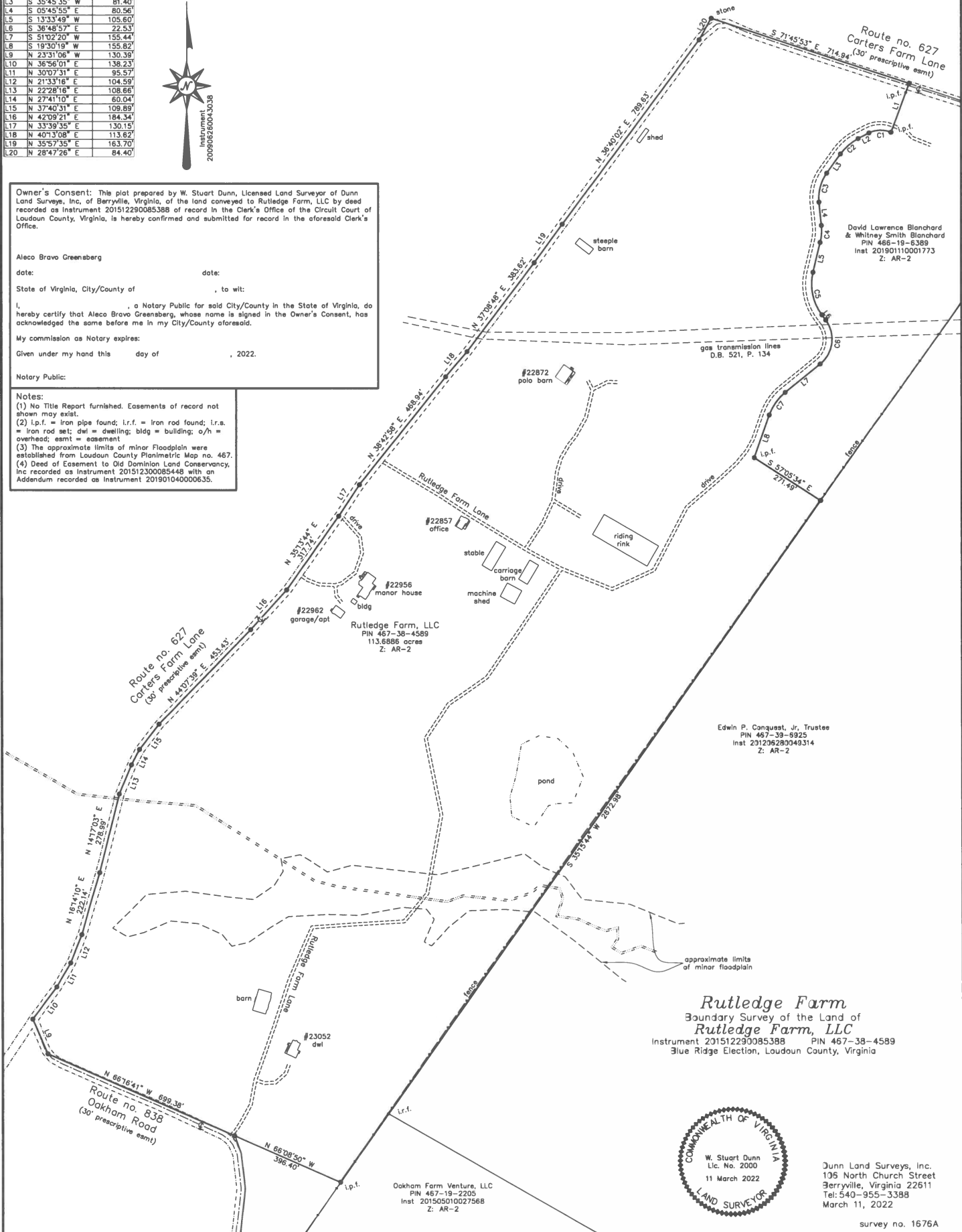
date: \_\_\_\_\_ to: \_\_\_\_\_  
 State of Virginia, City/County of \_\_\_\_\_, to wit: \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public for said City/County in the State of Virginia, do hereby certify that Aleco Bravo Greensberg, whose name is signed in the Owner's Consent, has acknowledged the same before me in My City/County aforesaid.

My commission as Notary expires: \_\_\_\_\_  
 Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public:

- Notes:
- (1) No Title Report furnished. Easements of record not shown may exist.
  - (2) l.p.f. = iron pipe found; l.r.f. = iron rod found; l.r.a. = iron rod set; dwl = dwelling; bldg = building; o/h = overhead; esmt = easement
  - (3) The approximate limits of minor Floodplain were established from Loudoun County Planimetric Map no. 467.
  - (4) Deed of Easement to Old Dominion Land Conservancy, Inc recorded as Instrument 201512300085448 with an Addendum recorded as Instrument 201901040000635.



Route no. 627  
 Carters Farm Lane  
 (30' prescriptive esmt)

David Lawrence Blanchard  
 & Whitney Smith Blanchard  
 PIN 486-19-6389  
 Inst 20190110001773  
 Z: AR-2

Rutledge Farm, LLC  
 PIN 467-38-4589  
 113.6886 acres  
 Z: AR-2

Edwin P. Conquest, Jr., Trustee  
 PIN 467-39-8925  
 Inst 201206280049314  
 Z: AR-2

**Rutledge Farm**  
 Boundary Survey of the Land of  
**Rutledge Farm, LLC**  
 Instrument 201512290085388 PIN 467-38-4589  
 Blue Ridge Election, Loudoun County, Virginia



Dunn Land Surveys, Inc.  
 105 North Church Street  
 Berryville, Virginia 22611  
 Tel: 540-955-3388  
 March 11, 2022

Oakham Farm Venture, LLC  
 PIN 467-19-2205  
 Inst 201505010027568  
 Z: AR-2