

LINE	BEARINGS	DISTANCE
1	S 05°42'20" E	60.33'
2	S 81°21'19" E	13.48'
3	S 81°21'19" E	13.48'
4	S 47°19'49" W	34.50'
5	N 05°40'00" E	53.33'
6	S 05°30'50" W	38.76'
7	S 05°30'50" W	38.76'
8	S 83°21'50" E	46.32'
9	N 42°41'00" E	91.34'
10	N 42°41'00" E	91.34'
11	N 30°53'30" E	26.66'
12	N 36°12'21" W	13.15'
13	N 36°12'21" W	13.15'
14	N 1°11'20" E	78.97'
15	N 37°03'20" W	35.01'
16	N 50°08'30" E	28.38'
17	N 50°08'30" E	28.38'
18	N 15°07'50" E	56.85'
19	N 15°44'10" E	35.30'
20	N 09°19'49" W	51.75'
21	S 26°39'10" W	57.06'
22	S 26°39'10" W	57.06'
23	N 30°42'21" W	33.73'
24	N 30°42'21" W	33.73'
25	N 21°11'11" W	35.79'
26	N 1°51'10" E	108.50'
27	N 69°09'10" W	13.36'
28	N 69°09'10" W	13.36'
29	N 11°14'20" E	18.88'
30	N 09°02'16" E	34.65'
31	S 83°21'50" E	47.94'
32	S 83°21'50" E	47.94'
33	S 09°19'49" E	26.50'
34	N 08°05'27" E	24.60'
35	S 83°21'50" E	47.94'
36	S 83°21'50" E	47.94'
37	S 02°38'23" E	60.85'
38	N 84°08'15" W	14.40'
39	N 04°11'55" E	22.42'
40	N 04°11'55" E	22.42'
41	N 5°34'26" E	22.42'
42	S 7°38'34" W	6.30'
43	S 7°38'34" W	6.30'
44	S 47°19'49" E	59.41'
45	S 47°19'49" E	59.41'
46	S 25°34'40" W	44.39'
47	N 65°52'29" E	12.39'
48	N 65°52'29" E	12.39'
49	N 15°45'30" W	21.01'
50	S 65°12'51" E	45.72'
51	N 2°52'20" E	57.60'
52	N 2°52'20" E	57.60'
53	N 11°59'20" E	43.15'
54	N 11°59'20" E	43.15'
55	N 14°56'20" E	11.84'
56	S 3°30'30" E	151.74'
57	S 3°30'30" E	151.74'
58	N 15°31'50" E	65.78'
59	S 7°56'40" E	63.49'
60	S 7°56'40" E	63.49'
61	S 21°16'30" W	57.78'
62	N 7°03'00" E	71.89'
63	N 7°03'00" E	71.89'
64	N 65°36'50" W	86.18'
65	N 65°36'50" W	86.18'
66	N 36°41'50" W	47.03'
67	N 36°41'50" W	47.03'
68	N 65°21'19" E	44.15'
69	N 39°09'30" W	65.55'
70	N 39°09'30" W	65.55'
71	S 52°11'40" E	36.68'
72	N 64°44'30" E	66.90'
73	N 64°44'30" E	66.90'
74	N 67°39'50" W	59.78'
75	N 03°02'08" E	15.16'
76	N 39°36'30" E	78.80'
77	N 39°36'30" E	78.80'
78	S 42°59'10" E	67.63'
79	N 83°21'51" W	21.01'
80	N 83°21'51" W	21.01'
81	N 17°42'50" W	59.93'
82	N 17°42'50" W	59.93'
83	N 19°28'43" W	28.91'
84	S 08°30'36" W	166.08'

**Surveyor's Certificate:** I, W. Stuart Dunn, a duly licensed Land Surveyor in the Commonwealth of Virginia, do hereby certify that this Plat of Boundary Line Adjustment and Right-of-Way is of the lands standing in the name of Michael W. Ueltzen, acquired by him, in deed recorded as Instrument 200305010050180, and Barbara A. Baird, acquired by her in deeds recorded in Deed Book 531, Page 35, Deed Book 582, Page 761, and Will Book 112, Page 1233, of record in the Clerk's Office of Loudoun County, Virginia. The boundaries shown hereon are the boundaries as shown on the original plat and are within the boundaries of the original tracts and that the property corners shown hereon have been set.

- NOTES:**
- This survey has been prepared without the benefit of a title report and therefore may not necessarily show all encumbrances on the property.
  - i.p.f. = iron pipe found; i.r.a. = iron rod set; y.l. = yard line; R/W = right-of-way; Z = zoning district
  - The planimetric and Virginia State Plane grid coordinate information shown hereon was established from Loudoun County Planimetric map no. 326.
  - Construction of a dwelling shall not be commenced on any parcel until such parcel is served by an adequate water source as determined by the Loudoun County Health Department.
  - Zone: AR-2, administered under Section 2-04-02 of the Loudoun County Zoning Ordinance. Requirements for development under Table 2.04.02-1, Base Density Division Option: maximum lot yield shall be one lot per 40 acres, minimum lot size = 40 acres, minimum lot width = 75 feet; minimum front yard: 25 feet from property line, 35 feet from road right-of-way, private road and/or prescriptive easement; side yard: 25 feet, rear yard = 25 feet; maximum lot coverage = 25% but only 10% may be used for residential structures including agricultural structures for depiction of current conditions; minimum setbacks shall be as stated herein and shown hereon are for depiction of current conditions only and may be subject to change.
  - Structures subject to the Zoning Ordinance minimum yard requirements that are not shown on the plat will be removed unless satisfactory alternate arrangements have been approved by the director.
  - In all areas within the AR-1, AR-2, A-3 or A-10 Zoning Districts, agricultural and rural economy activities are the preferred land uses. Owners and tenants of land within the County shall be held to the compatibility of such farm or rural economy uses with adjacent or nearby non-farm or non-rural economy uses. The County shall not restrict or interfere with farming and rural economy activities in AR-1, AR-2, A-3 or A-10 Zoning Districts. 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 a proper use of the land.
  - This plat is NOT intended for public sale and there is no guarantee that an approvable well can be located on any lot. No zoning permit or building permit will be issued for any lot until a well has been approved for such lot by the Health Director.
  - Previous applications: BLAD approved 19 June 1987, recorded in Plat Cabinet D-305-5.
  - Agricultural operations enjoy the protection of the Right to Farm Act (Va. Code Section 3-2-300 et. seq.).
  - These parcels contain areas of steep slopes (undercut).
  - This plat is subject to the provisions of the Loudoun County Boundary Line Adjustment and Right-of-Way Act. This plat is to be recorded within 6 months of the date of approval or it will be deemed void.
  - The Loudoun County Health Department has not approved this lot for water supply or sewage disposal. A Certification from the Health Department that such lots meet the requirements concerning water supply, sewage disposal and well testing shall be required prior to any new construction in accordance with the provisions of Loudoun County Zoning Ordinance. This boundary line adjustment shall not result in any off-site subsurface disposal field (i.e., drainfield) in violation of Section 1206.12(f) of the Loudoun County Code Ordinance.
  - This plat is subject to the current Flood Insurance rate Map (FIRM) of the Loudoun County Community Panel Number for the property that is the subject of this application are S110703365E, effective February 17, 2017.

W. Stuart Dunn, CLS #2000  
Berryville, Virginia

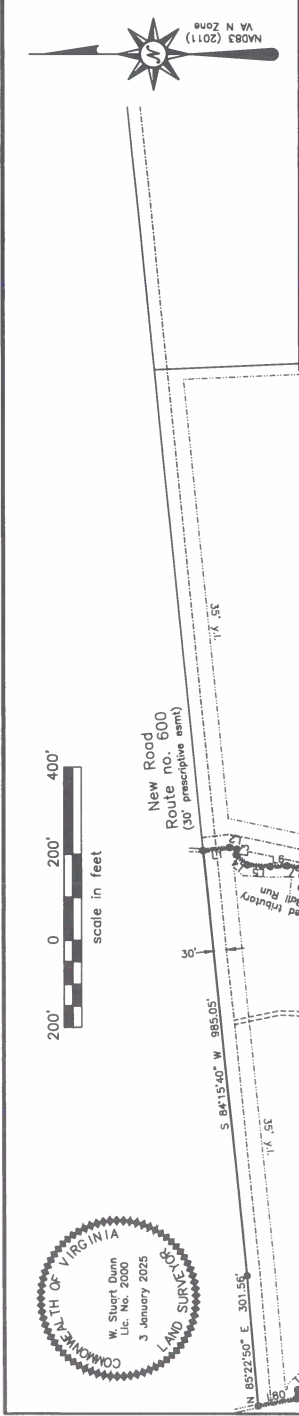
**Area Table:**

23,000 acres	initial area of PIN 326-25-7324-000
- 2,989.1 acres	merged into PIN 326-16-5666-000
- 20,030.9 acres	final area of PIN 326-25-7324-000
33,815 acres	initial area of PIN 326-26-8047-000
- 0.6689 acres	merged into PIN 326-16-5666-000
+ 33,346.1 acres	final area of PIN 326-26-8047-000
2,000 acres	initial area of PIN 326-16-5666-000
+ 2,989.1 acres	portion of PIN 326-26-8047-000
+ 5,436.0 acres	final area of PIN 326-16-5666-000

**Approval:**  
BLAD-2025-  
Approved in accordance with Section 1943 of the Loudoun County Land Subdivision and Development Ordinance to which reference is hereby made for limitations of such review and approval.

Director: \_\_\_\_\_ date: \_\_\_\_\_

Revision Block:  
no. \_\_\_\_\_ date \_\_\_\_\_ comment \_\_\_\_\_



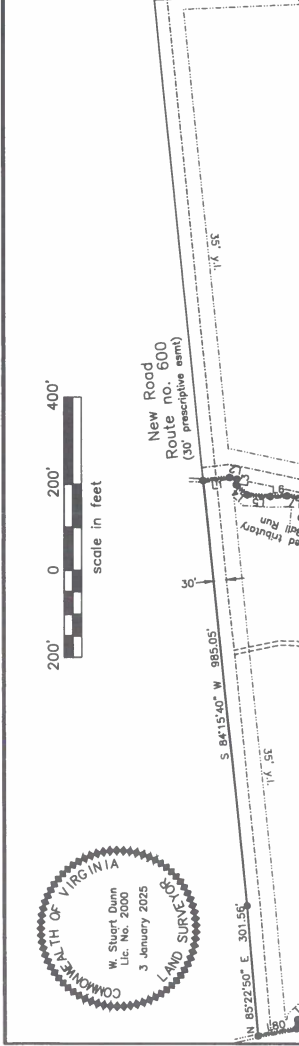
Michael W. Ueltzen  
PIN 326-25-7324-000  
initial area of PIN 326-25-7324-000  
D.B. 673, P. 83  
23,000 acres (initial)  
20,030.9 acres (final)  
Z: AR-2

Barbara A. Baird  
PIN 326-26-8047-000  
initial area of PIN 326-26-8047-000  
D.B. 582, P. 761  
33,815 acres (initial)  
33,346.1 acres (final)  
Z: AR-2

Michael W. Ueltzen  
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initial area of PIN 326-16-5666-000  
D.B. 673, P. 83  
2,000 acres (initial)  
5,436.0 acres (final)  
Z: AR-2

Virginia Electric & Power Company  
PIN 326-16-3235-000  
initial 20,100.42023208  
Z: AR-2

Frederick P. Griffin, III  
PIN 326-15-2399-000  
D.B. 2362, P. 588  
Z: AR-2



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