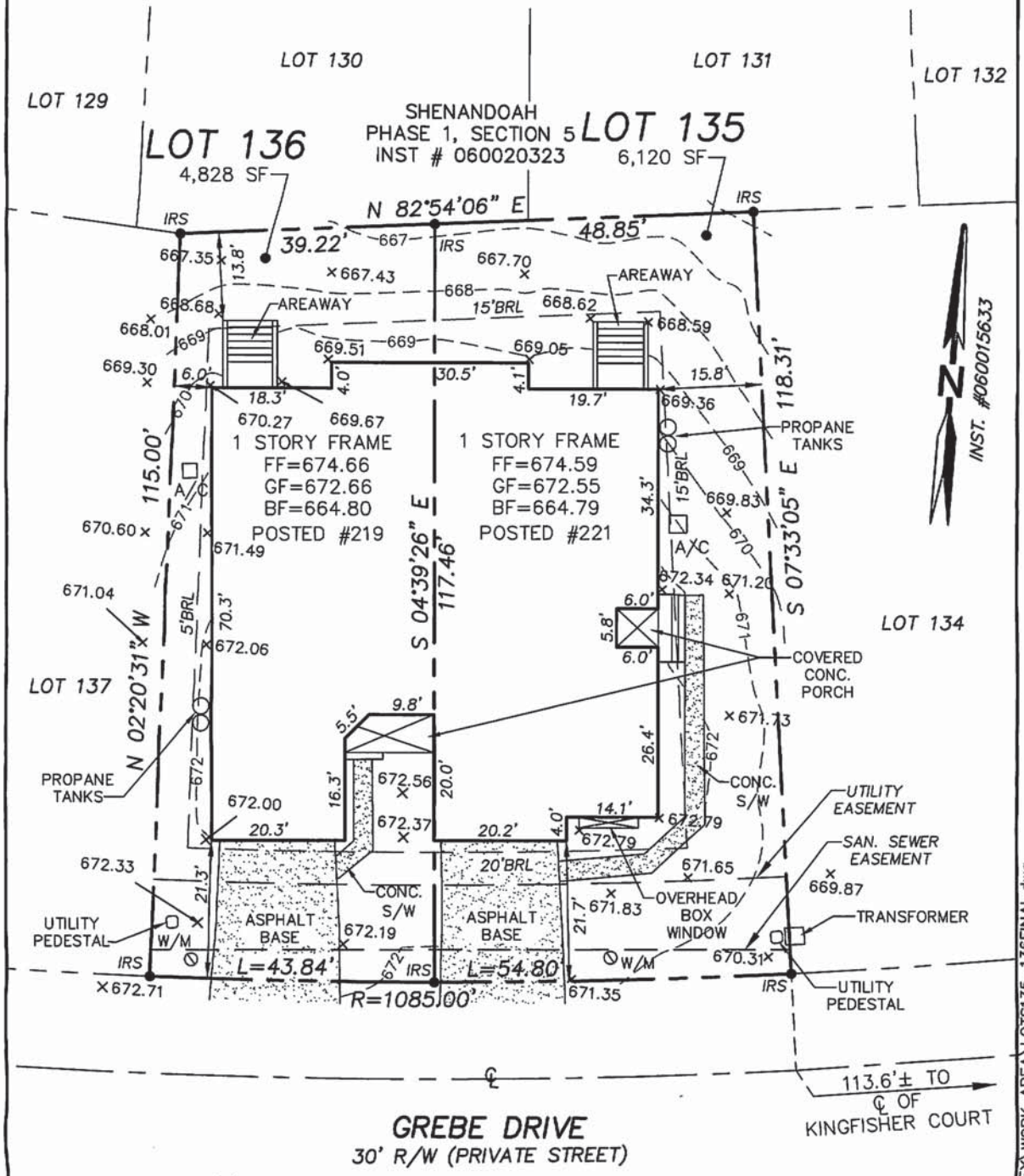
NOTES:
1. FREDERICK COUNTY TAX MAP: 87B-1-4-135, 87B-1-4-136.
2. UNLESS OTHERWISE NOTED; BOUNDARY, EASEMENTS AND MERIDIAN SHOWN HEREON ARE AS DEPICTED ON THE FINAL SUBDIVISION PLAT FOR SHENANDOAH PHASE 1 ~ SECTION 4, RECORDED AT INST. #060015633.
3. SETBACKS (BRL) ARE AS SHOWN ON THE APPROVED SHENANDOAH DEVELOPMENT SUBDIVISION DESIGN PLANS FOR PHASE 1 AND HOUSE SITING AND GRADING PLAN FOR THIS LOT, ALL ON FILE WITH THE FREDERICK COUNTY PLANNING DEPARTMENT. REFERENCE IS HEREBY MADE TO THE FREDERICK COUNTY ZONING ORDINANCE § 165-65, PARAGRAPH F.
4. PURSUANT TO AN EXAMINATION OF HUD FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 510063 0200 B, WITH AN EFFECTIVE DATE OF JULY 17, 1978, THIS PROPERTY LIES IN ZONE "C" (AN AREA OF MINIMAL FLOODING).
5. PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
6. THIS PLAT IS NOT INTENDED TO BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.
7. PREPARED FOR: BEAZER HOMES



GREBE DRIVE
30' R/W (PRIVATE STREET)

COMMONWEALTH OF VIRGINIA
CORY M. HAYNES
No. 2539
2/16/07
LAND SURVEYOR

HOUSE LOCATION AND AS-BUILT SURVEY
LOTS 135 & 136 (DUPLEX)
SHENANDOAH
PHASE 1 - SECTION 4
OPEQUON MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
SCALE: 1" = 20' DATE: FEBRUARY 16, 2007

PATTON HARRIS RUST & ASSOCIATES
A PROFESSIONAL CORPORATION
CONSULTING ENGINEERING - LAND SURVEYING - PLANNING
117 EAST PICCADILLY STREET, WINCHESTER, VIRGINIA 22601
(540) 667-2139

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