



OFFICIAL RECEIPT
FREDERICK CIRCUIT COURT
DEED RECEIPT

DATE: 03/08/17 TIME: 15:05:38 ACCOUNT: 069CLR170002408 RECEIPT: 17000004823
CASHIER: EAB REG: WE17 TYPE: DOD-PL PAYMENT: FULL PAYMENT
INSTRUMENT : 170002408 BOOK: PAGE: RECORDED: 03/08/17 AT 15:05
GRANTOR: GLAIZE DEVELOPMENTS INC EX: N LOC: CO
GRANTEE: FREDERICK COUNTY VIRGINIA EX: N PCT: 100%

AND ADDRESS : , .

RECEIVED OF : GLAIZE DEVELOPMENT/COUNTER

DATE OF DEED: 03/08/17

CHECK: \$36.00

DESCRIPTION 1: SH DIST

PAGES: 18 OP: 0

2: RAVEN POINTE, SEC 6, PHASE 2, MISC LOTS

NAMES: 0

CONSIDERATION: .00 A/VAL: .00 MAP: MISC

PIN:

301 DEEDS	28.50	145	VSLF	1.50
106 TECHNOLOGY TRST FND	5.00	035	VOF FEE	1.00

TENDERED : 36.00

AMOUNT PAID: 36.00

CHANGE AMT : .00

CLERK OF COURT: REBECCA P. HOGAN

PAYOR'S COPY
RECEIPT COPY 1 OF 2

Prepared by and return to:
 Stephen L. Pettler, Jr., Esq.
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 21 South Loudoun Street
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RAVEN POINTE, SECTION 6, PHASE 2

DEED OF DEDICATION AND SUPPLEMENTARY DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS, AND EASEMENTS

THIS DEED OF DEDICATION AND SUPPLEMENTARY DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS, AND EASEMENTS, made and dated this 8th day of March, 2017, by and between GLAIZE DEVELOPMENTS, INC. a Virginia corporation, of the first part, hereinafter called "the DECLARANT"; and the COUNTY OF FREDERICK, VIRGINIA, of the second part, hereinafter called "COUNTY"; and the FREDERICK COUNTY SANITATION AUTHORITY, of the third part, hereinafter called "F.C.S.A."; and RAVEN POINTE HOMEOWNERS ASSOCIATION, INC., of the fourth part called "HOA".

SECTION 1 DEDICATIONS

WHEREAS, the DECLARANT is the owner in fee simple of the real estate shown on that certain Final Subdivision Plat drawn by P. Duane Brown, Land Surveyor, dated January 4, 2017, known as Raven Pointe, Section 6, Phase 2, which Final Subdivision Plat is attached hereto and incorporated herein by reference as if set out in full. This is a portion of the same real estate previously conveyed to the DECLARANT by that certain deed recorded in Deed Book 300 at Page 571 and Instrument No. 020008672, among the land records of Frederick County, Virginia; and

WHEREAS, said real estate, as shown on the aforesaid attached Final Subdivision Plat, has been subdivided into lots for the construction of single family homes thereon (Lots 12-17, 19-22, 60-69, and 90-94, inclusive), and the hereinabove Final Subdivision Plat shows accurately the metes and bounds of the subdivided land, together with the dimensions of each Lot thereof and also shows certain surrounding lands in said Subdivision to be used as public streets, conservation, sanitary sewer easements, water facilities easements, drainage and sight distance easements, all of which shall constitute a portion of that development known as Raven Pointe, Section 6, Phase 2. Those areas that are marked as common areas are to be owned and/or maintained by the Raven Pointe Homeowners Association upon the terms and conditions set forth hereinafter; and

WHEREAS, the Subdivision of Raven Pointe, Section 6, Phase 2, as shown on the aforesaid attached Final Subdivision Plat, is with the free consent and in accordance with the desires of the undersigned DECLARANT, and the DECLARANT further desires to subdivide the aforesaid real estate in accordance with the provisions of "The Virginia Land Subdivision Act" as are applicable

and in force and effect as of the date of execution of this Deed of Dedication.

NOW THEREFORE, THIS DEED OF DEDICATION WITNESSETH: That for and in consideration of the premises and the benefits which will accrue by reason of this Dedication, the DECLARANT does hereby subdivide all of that certain tract or parcel of land designated as Raven Pointe, Section 6, Phase 2, lying and being situate in the County of Frederick, Virginia, and being more particularly described by that certain Final Subdivision Plat of Raven Pointe, Section 6, Phase 2, by P. Duane Brown, Land Surveyor, dated January 4, 2017 (containing Lots 12-17, 19-22, 60-69, and 90-94, inclusive) which Final Subdivision Plat is attached hereto and incorporated herein as if set out in full.

FOR AND IN CONSIDERATION AS AFORESAID:

1. The DECLARANT does further dedicate all of the streets in Raven Pointe, Section 6, Phase 2, to the COUNTY for public use, which streets dedicated hereby are more particularly described by the hereinabove referenced Final Subdivision Plat of Raven Pointe, Section 6, Phase 2. The DECLARANT specifically dedicates by this Declaration those streets known as: Summerfield Drive, as described on Sheet 4 of the said Plat; Summerfield Drive and Derrynan Court, as described on Sheets 5 and 6 of the said Plat; Taggart Drive and Summerfield Drive, as described on Sheet 7 of the said Plat; Summerfield Drive, as described on Sheet 8 of the said Plat; and Taggart Drive, as described on Sheets 9 and 10 of the said Plat.
2. FURTHER, the DECLARANT hereby creates and conveys to the COUNTY, a permanent sight-distance easement, designated as "Sight Distance Easement" on Sheets 6 and 7 of the said Plat, for the purpose of providing and maintaining unobstructed sight for vehicular and pedestrian safety ("Sight Distance Easement"). The owners of the Lots subject to the Sight Distance Easement, their transferees, successors, and assigns, shall at all times have the right to cross over and upon the Sight Distance Easement, and to use the surface over the Sight Distance Easement, in such manner as will neither injure nor unnecessarily interfere with the purposes of the sight-distance easements, including the construction of fences, shrubberies or other landscaping, structures, and like improvements and facilities. Notwithstanding the foregoing, no building or other structure shall be erected over or upon the Sight Distance Easement unless by mutual consent of the parties or their successors. Whenever the enjoyment of its rights hereunder requires the COUNTY to disturb the surface of the ground or improvements to the property, it shall be the obligation of the COUNTY to restore the same to its condition prior to being so disturbed at the COUNTY's expense. COUNTY shall have the right to trim, maintain, and/or remove any and all plantings deemed by it to be an obstruction within the easement area; provided, however, that the COUNTY at its own expense shall restore as it deems appropriate for easement use, all land or premises which are disturbed in any manner by the removal of obstructions and/or maintenance of said Sight Distance Easement area.
3. FURTHER, the DECLARANT hereby creates and conveys to the F.C.S.A. the following

easements, as set forth on the Final Subdivision Plat, with the approval and consent of the Frederick County Sanitation Authority, as evidenced by signatures set out on the subdivision Plat:

- a. Permanent F.C.S.A. easements of twenty feet (20') in width, together with a temporary construction easement ten feet (10') in width adjacent thereto, designated as "20' F.C.S.A. Easement" on Sheets 4, 5, 6, 7, 9, and 10 ("20' F.C.S.A. Easements"). These easements shall run with the land. The 20' F.C.S.A. Easements herein conveyed to the F.C.S.A. grant the perpetual right to install, lay, and maintain sewer and water facilities, including the right to go on, over, and upon the said 20' F.C.S.A. Easements for the purpose of installing, laying, maintaining, repairing, and replacing the same as needed. The sewer and water facilities shall be installed, laid, and maintained below the surface of the ground to the extent possible.

The owners of the Lots subject to the 20' F.C.S.A. Easements, their transferees, successors, and assigns, shall at all times have the right to cross over and upon the 20' F.C.S.A. Easements, and to use the surface over the easements, in such manner as will neither injure nor unnecessarily interfere with the construction, operation, or maintenance of the sewer and water facilities, including, but not limited to, the construction of fencing, landscaping and like improvements. Notwithstanding the foregoing, no building or other structure shall be erected over or upon the 20' F.C.S.A. Easements unless by mutual consent of the parties or their successors. Whenever the enjoyment of its rights hereunder requires the F.C.S.A. to disturb the surface of the ground or approved improvements to the property, it shall be the obligation of the F.C.S.A. to restore the same to its condition prior to being so disturbed at the F.C.S.A.'s expense. The temporary construction easements shall expire upon completion of construction and installation of the sewer and water facilities.

- b. Permanent F.C.S.A. easement of fifteen feet (15') in width, together with a temporary construction easement ten feet (10') in width adjacent thereto, designated as "15' F.C.S.A. Easement" on Sheet 5 ("15' F.C.S.A. Easement"). This easement shall run with the land. The 15' F.C.S.A. Easement herein conveyed to the F.C.S.A. grant the perpetual right to install, lay, and maintain sewer and water facilities, including the right to go on, over, and upon the said 15' F.C.S.A. Easement for the purpose of installing, laying, maintaining, repairing, and replacing the same as needed. The sewer and water facilities shall be installed, laid, and maintained below the surface of the ground to the extent possible.

The owners of the Lots subject to the 15' F.C.S.A. Easement, their transferees, successors, and assigns, shall at all times have the right to cross

over and upon the 15' F.C.S.A. Easement, and to use the surface over the easements, in such manner as will neither injure nor unnecessarily interfere with the construction, operation, or maintenance of the sewer and water facilities, including, but not limited to, the construction of fencing, landscaping, and like improvements. Notwithstanding the foregoing, no building or other structure shall be erected over or upon the 15' F.C.S.A. Easement unless by mutual consent of the parties or their successors. Whenever the enjoyment of its rights hereunder requires the F.C.S.A. to disturb the surface of the ground or approved improvements to the property, it shall be the obligation of the F.C.S.A. to restore the same to its condition prior to being so disturbed at the F.C.S.A.'s expense. The temporary construction easement shall expire upon completion of construction and installation of the sewer and water facilities.

- c. Permanent F.C.S.A. easement as shown on the said Plat together with a temporary construction easement ten feet (10') in width adjacent thereto, designated as "F.C.S.A. Easement" on Sheets 6, 7, and 8 ("F.C.S.A. Easements"). These easements shall run with the land. The F.C.S.A. Easements herein conveyed to the F.C.S.A. grant the perpetual right to install, lay, and maintain sewer and water facilities, including the right to go on, over, and upon the said F.C.S.A. Easements for the purpose of installing, laying, maintaining, repairing, and replacing the same as needed. The sewer and water facilities shall be installed, laid, and maintained below the surface of the ground to the extent possible.

The owners of the Lots subject to the F.C.S.A. Easements, their transferees, successors, and assigns, shall at all times have the right to cross over and upon the F.C.S.A. Easements, and to use the surface over the easements, in such manner as will neither injure nor unnecessarily interfere with the construction, operation, or maintenance of the sewer and water facilities, including, but not limited to, the construction of fencing, landscaping, and like improvements. Notwithstanding the foregoing, no building or other structure shall be erected over or upon the F.C.S.A. Easements unless by mutual consent of the parties or their successors. Whenever the enjoyment of its rights hereunder requires the F.C.S.A. to disturb the surface of the ground or approved improvements to the property, it shall be the obligation of the F.C.S.A. to restore the same to its condition prior to being so disturbed at the F.C.S.A.'s expense. The temporary construction easements shall expire upon completion of construction and installation of the sewer and water facilities.

- 4. FURTHER, the DECLARANT hereby creates, grants, conveys, and reserves, for the benefit of Lots 12-17, 19-22, 60-69, and 90-94, inclusive (being all of the Lots created by the

PG0204

aforesaid subdivision) and the HOA, as the custodian charged with the maintenance of the same on behalf of the owners of the aforesaid lots, the following easements:

- d. Permanent Drainage easements of twenty feet (20') in width as shown on the said Plat together with a temporary construction easement ten feet (10') in width adjacent thereto, designated as "20' Drainage Easement" on Sheets 6, 7, 8, and 9 ("20' Drainage Easements"). These easements shall run with the land. Together with the 20' Drainage Easements herein reserved for the benefit of the given Lots and the HOA, the DECLARANT grants the HOA the perpetual right to install, lay, and maintain such drainage facilities and equipment as needed. The 20' Drainage Easements shall be installed, laid, and maintained below the surface of the ground to the extent possible.

The owners of the Lots subject to the 20' Drainage Easements, their transferees, successors, and assigns, shall at all times have the right to cross over and upon the 20' Drainage Easements, and to use the surface over the easements, in such manner as will neither injure nor unreasonably interfere with the construction, operation, or maintenance of the drainage easement, including, but not limited to, the construction of fencing, landscaping, and like improvements. Notwithstanding the foregoing, no building or other structure shall be erected over or upon the 20' Drainage Easements, unless by mutual consent of the parties or their successors. Whenever the enjoyment of its rights hereunder requires the HOA to disturb the surface of the ground or improvements to the property, it shall be the obligation of the HOA to restore the same to its condition prior to being so disturbed at the HOA's expense. The temporary construction easements shall expire upon completion of construction and installation of the drainage facilities and equipment contemplated.

- e. Permanent Drainage easements as shown on the said Plat together with a temporary construction easement ten feet (10') in width adjacent thereto, designated as "Drainage Easement" on Sheets 7, 8, and 10 ("Drainage Easements"). These easements shall run with the land. Together with the Drainage Easements herein reserved for the benefit of the given Lots and the HOA, the DECLARANT grants the HOA the perpetual right to install, lay, and maintain such drainage facilities and equipment as needed. The Drainage Easements shall be installed, laid, and maintained below the surface of the ground.

The owners of the Lots subject to the Drainage Easements, their transferees, successors, and assigns, shall at all times have the right to cross over and upon the Drainage Easements, and to use the surface over the easements, in such manner as will neither injure nor unreasonably interfere with the construction, operation, or maintenance of the drainage easement, including, but not limited to, the construction of fencing, landscaping, and like improvements. Notwithstanding the foregoing, no building or other structure shall be erected over

or upon the Drainage Easements, unless by mutual consent of the parties or their successors. Whenever the enjoyment of its rights hereunder requires the HOA to disturb the surface of the ground or improvements to the property, it shall be the obligation of the HOA to restore the same to its condition prior to being so disturbed at the HOA's expense. The temporary construction easements shall expire upon completion of construction and installation of the drainage facilities and equipment contemplated.

- f. Permanent Conservation Easement as shown on the said Plat designated as "Conservation Easement" on Sheet 5 ("Conservation Easement"). This easement shall run with the land. The Conservation Easement herein reserved for the benefit of the given Lots and the HOA requires, as set out on the Plat, that no structures other than fences and pet houses are permitted within the easement and no trees larger than 6" diameter at 6" height may be removed within the easement. Notwithstanding the foregoing, no fence or pet house shall be erected over or upon the Conservation Easement, unless by mutual consent of the parties or their successors. Whenever the enjoyment of its rights hereunder requires the HOA to disturb the surface of the ground or conforming improvements to the property, it shall be the obligation of the HOA to restore the same to its condition prior to being so disturbed at the HOA's expense, so long as the improvement disturbed was approved by mutual consent of the parties, pursuant to this paragraph.

PROFFERS: RAVEN POINTE, SECTION 6, PHASE 2 IS A NON PROFFERED SUBDIVISION

SECTION 2

ACTION PURSUANT TO ARTICLE II OF THAT CERTAIN DEED OF DEDICATION DATED JULY 23, 2004 AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 040014266

WHEREAS, DECLARANT executed and placed on record a Deed of Dedication dated July 23, 2004, which instrument is recorded in the aforesaid Clerk's Office as Instrument No. 040014266 ("Section 5 Deed of Dedication"); and

WHEREAS, the Section 5 Deed of Dedication placed or created certain conditions, covenants, restrictions, and easements with regard to Lots 97-103, 108-164 of the Raven Pointe Subdivision, Section 5; and

WHEREAS, Article II thereof provides for additional land to be annexed and/or added to the Raven Pointe Section 5 Subdivision; and

WHEREAS, DECLARANT also executed and placed on record a Deed of Dedication and Supplementary Declaration of Conditions, Covenants, Restrictions, and Easements dated April 12, 2006, which instrument is recorded in the aforesaid Clerk's Office as Instrument No. 060007049 ("Section 6 Phase 1 Deed of Dedication"); and

WHEREAS, under the same Article II of the Section 5 Deed of Dedication, the Section 6 Phase 1 Deed of Dedication added to the Section 5 subdivision certain conditions, covenants,

restrictions and easements with regard to Lots 23-37, 49-59, 70-89, and 104-107 of the Raven Pointe Subdivision, Section 6, Phase 1; and

WHEREAS, the DECLARANT desires to annex additional land to the Raven Pointe Subdivision Sections 5 and 6, Phase 1, and extend the scheme of the conditions, covenants, restrictions and easements of the Section 5 Deed of Dedication and the Section 6 Phase 1 Deed of Dedication hereinbefore mentioned, to the subject annexed property.

NOW, THEREFORE WITNESSETH: That the DECLARANT does hereby annex and add Raven Pointe Subdivision, Section 6, Phase 2, consisting of those certain Lots 12-17, 19-22, 60-69, and 90-94, inclusive, and all other lands shown in connection therewith, as set forth on that certain plat of subdivision dated January 4, 2017 attached hereto, to Lots 97-103, 108-164, inclusive, of the Raven Pointe Subdivision, Section 5 and Lots 23-37, 49-59, 70-89, and 104-107, inclusive, of the Raven Point Subdivision, Section 6, Phase 1, pursuant to Article II of the Section 5 Deed of Dedication, dated July 23, 2004, and recorded in the Office of the Clerk of the Circuit Court of Frederick County, Virginia as Instrument No. 040014266.

AND FURTHER, that the DECLARANT does further incorporate herein, and does hereby impose upon Raven Pointe, Section 6, Phase 2, consisting of those certain Lots 12-17, 19-22, 60-69, and 90-94, inclusive, and all other lands shown in connection therewith on the aforesaid attached Final Subdivision Plat, all provisions of the Deed of Dedication for Raven Pointe Subdivision, Section 5, dated July 23, 2004, and recorded in the said Clerk's Office as Instrument No. 040014266, and all provisions of the Deed of Dedication for Raven Pointe Subdivision, Section 6, Phase 1, dated April 12, 2006, and recorded in the said Clerk's Office as Instrument No. 060007049—including complimentary declarations made modifying the initial Section 5 Deed of Declaration—as if the same were set forth in full herein; and, the DECLARANT does further declare that the HOA is charged with the rights, duties, obligations, and responsibilities in connection with the land annexed herein as set forth in the aforesaid Deed of Declaration.

The DECLARANT does hereby further declare that no other change or modification is intended to be made to the Section 5 Deed of Declaration, as filed.

SECTION 3 **GENERAL RESERVATION**

The DECLARANT hereby reserves unto itself, for a period of five (5) years, the Right to amend this Deed of Dedication and Supplementary Declaration of Conditions, Covenants, Restrictions, and Easements, and the Final Subdivision Plat attached hereto, provided that the single family, residential nature of the subdivision shall not be changed and such amendments are made in conformity with applicable law.

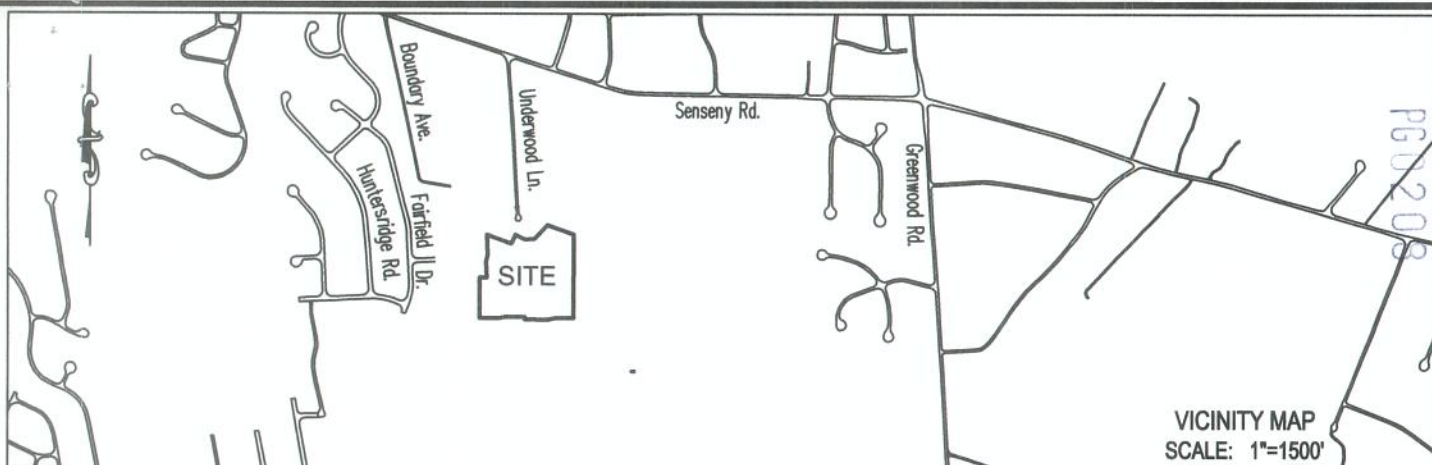
PG0207

By: John Patrick Carr (SEAL)
John Patrick Carr, President

The foregoing instrument was acknowledged before me this 8 day of March, 2017 by John Patrick Carr as President of Glaze Developments, Inc., a Virginia corporation, on behalf of said Corporation.

Notary Public, Number: _____
My Commission Expires: 7/31/2020





VICINITY MAP
SCALE: 1"=1500'

APPROVED BY

[Signature]
FREDERICK COUNTY SUBDIVISION ADMINISTRATOR

DATE

8 MAR 17

[Signature]
FREDERICK COUNTY SANITATION AUTHORITY

DATE

1/6/17

[Signature]
VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE

1/5/17

OWNER'S CERTIFICATE

THE ABOVE AND FOREGOING SUBDIVISION OF THE PROPERTY OF GLAIZE DEVELOPMENTS, INC., AS APPEARS IN THE ACCOMPANYING PLATS, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

[Signature], President
ON BEHALF OF GLAIZE DEVELOPMENTS, INC.

DATE

1/11/17

Commonwealth
STATE OF Virginia
CITY/COUNTY OF Winchester

NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF January, 2017 BY
John P. Carr ON BEHALF OF GLAIZE DEVELOPMENTS, INC.

ANITA E. MARKLE
NOTARY PUBLIC
REG. #138684
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2020

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/31/2020

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PROPERTY CONTAINED IN THIS FINAL SUBDIVISION IS A PORTION OF THE PROPERTY [PIN 64-A-119] THAT WAS CONVEYED TO GLAIZE DEVELOPMENTS, INCORPORATED BY DEED DATED JUNE 24, 1964, SAID DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 300 AT PAGE 571.

FINAL SUBDIVISION PLAT RAVEN POINTE ~ SECTION 6 PHASE 2

SHAWNEE MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

DATE: 01/04/2017

COVER SHEET

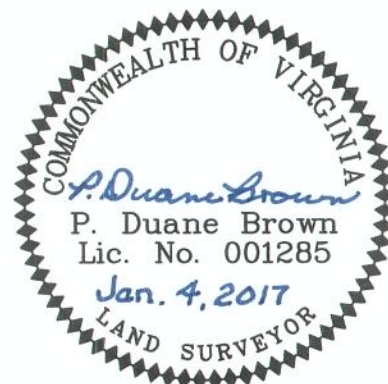
SHEET 1 OF 10



Marsh & Legge Land Surveyors, P.L.C.

560 NORTH LOUDOUN STREET ~ WINCHESTER, VIRGINIA 22601

PHONE (540) 667-0468 ~ FAX (540) 667-0469 ~ EMAIL office@marshandlegge.com

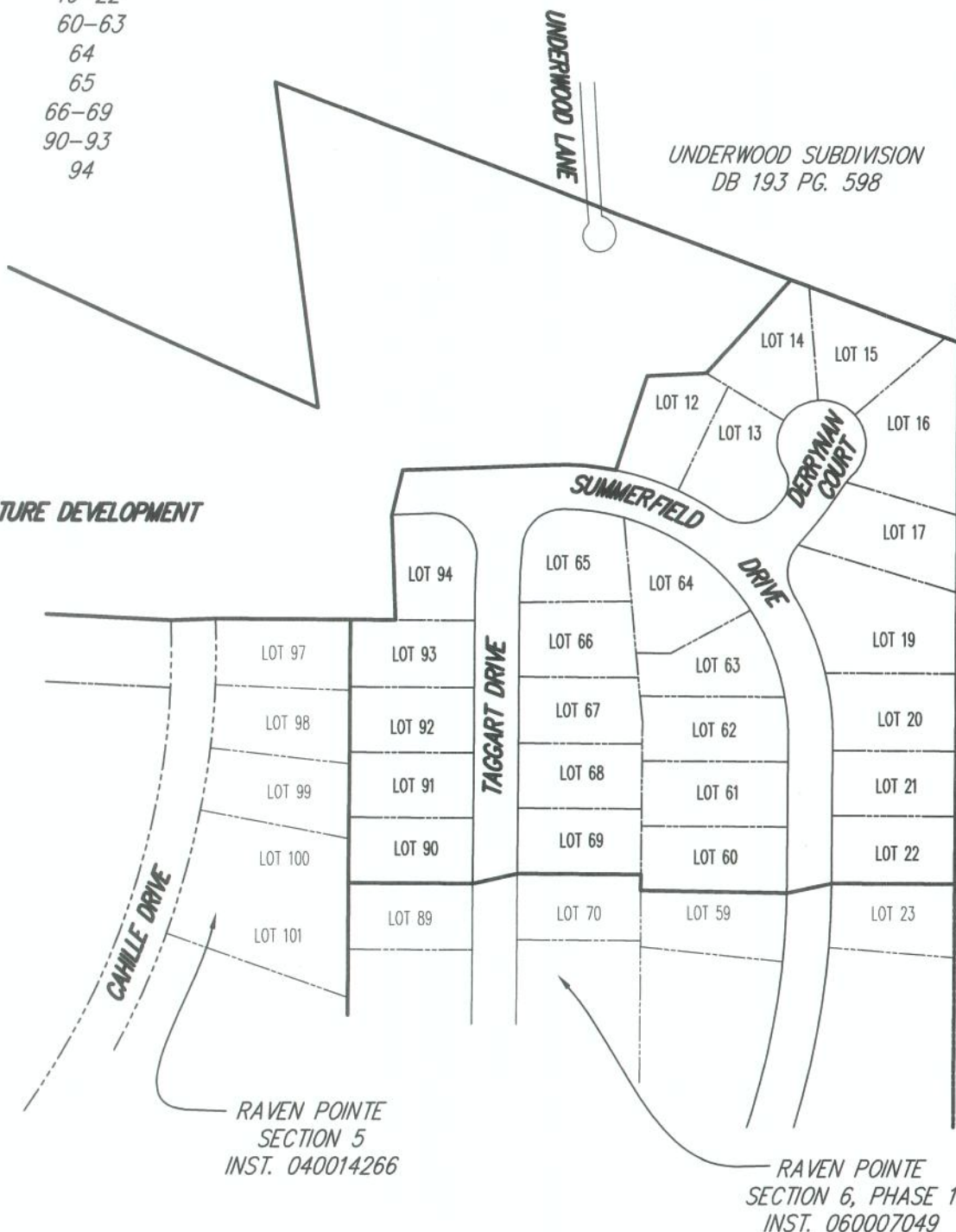


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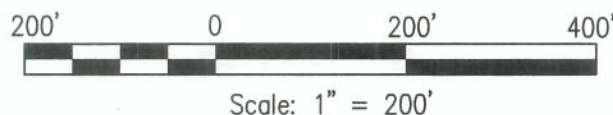
ID8354-sub-6-2

SHEET INDEX	
SHEET	LOTS
6	12-13
5	14-17
4	19-22
8	60-63
6	64
7	65
9	66-69
10	90-93
7	94

FUTURE DEVELOPMENT



KEY MAP



FINAL SUBDIVISION PLAT
RAVEN POINTE ~ SECTION 6
 PHASE 2
 SHAWNEE MAGISTERIAL DISTRICT
 FREDERICK COUNTY, VIRGINIA

DATE: 01/04/2017

SCALE: 1" = 200'

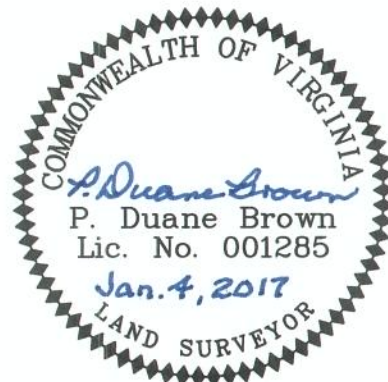
SHEET 2 OF 10



Marsh & Legge Land Surveyors, P.L.C.

560 NORTH LOUDOUN STREET ~ WINCHESTER, VIRGINIA 22601

PHONE (540) 667-0468 ~ FAX (540) 667-0469 ~ EMAIL office@marshandlegge.com



DRAWN BY: HBK

ID8354-sub-6-2

PG 0209
 INST. 060007049

PIN 64-A-120
 CARPER FARM NORTH, LLC
 INST. #060024399

AREA SUMMARY

AREA IN LOTS: 7.8511 ACRES
 AREA IN RIGHT-OF-WAY: 1.990 ACRES
 TOTAL AREA SUBDIVIDED: 9.8501 ACRES
 NUMBER OF LOTS: 25
 AVERAGE LOT SIZE: 13,680 SQ. FT.
 SMALLEST LOT SIZE: 12,000 SQ. FT.

EX. ZONING: RP

MINIMUM SETBACK REQUIREMENTS

FRONT 35'
 REAR 25'
 SIDE 10'

PG 0210

ALL LOTS ARE SUBJECT TO A 20' SLOPE AND DRAINAGE EASEMENT
 ALONG ALL RIGHTS-OF-WAY AND A 10' UTILITY & DRAINAGE
 EASEMENT ALONG ALL PROPERTY LINES.

ALL EASEMENTS SHOWN HEREIN ARE HEREBY CREATED UNLESS OTHERWISE
 INDICATED.

PERMANENT MONUMENTATION IS TO BE SET AT ALL PROPERTY CORNERS
 NOT PREVIOUSLY MONUMENTED.

CURVE TABLE

CURVE	RADIUS	ARC	CH. BEARING	CH. LENGTH	DELTA	TANGENT
C1	327.00'	76.22'	S 85°27'54" E	76.05'	13°21'17"	38.28'
C2	1000.00'	5.96'	N 00°26'54" E	5.96'	00°20'30"	2.98'
C3	300.00'	224.09'	N 21°07'17" W	218.92'	42°47'52"	117.56'
C4	300.00'	259.82'	N 67°19'53" W	251.78'	49°37'19"	138.69'
C5	500.00'	118.76'	N 40°40'30" E	118.48'	13°36'33"	59.66'
C6	750.00'	138.20'	S 05°33'24" W	138.01'	10°33'29"	69.30'
C7	327.00'	79.55'	N 71°49'05" W	79.36'	13°56'21"	39.97'
C8	54.00'	60.67'	S 00°21'31" E	57.53'	64°22'27"	33.99'
C9	35.00'	43.73'	S 03°14'40" W	40.94'	71°34'48"	25.23'
C10	475.00'	12.30'	S 39°46'34" W	12.30'	01°29'02"	6.15'
C11	50.00'	74.18'	S 83°01'06" W	67.56'	85°00'01"	45.82'
C12	327.00'	59.17'	N 59°39'54" W	59.09'	10°22'01"	29.66'
C13	54.00'	50.34'	S 58°32'10" W	48.54'	53°24'55"	27.17'
C14	54.00'	50.34'	N 68°02'55" W	48.54'	53°24'55"	27.17'
C15	35.00'	8.84'	N 41°06'14" E	8.81'	14°28'03"	4.44'
C16	54.00'	84.52'	N 03°29'55" E	76.15'	89°40'45"	53.70'
C17	525.00'	76.57'	N 38°02'55" E	76.50'	08°21'22"	38.35'
C18	327.00'	102.02'	N 22°28'56" W	101.60'	17°52'30"	51.43'
C19	50.00'	64.27'	N 05°24'13" E	59.93'	73°38'47"	37.44'
C20	327.00'	78.89'	N 06°38'01" W	78.70'	13°49'20"	39.64'
C30	973.00'	11.94'	S 00°37'45" W	11.94'	00°42'11"	5.97'
C31	273.00'	49.07'	S 04°52'16" E	49.00'	10°17'51"	24.60'
C32	273.00'	112.41'	S 21°48'59" E	111.62'	23°35'34"	57.01'
C33	273.00'	194.57'	S 54°01'48" E	190.47'	40°50'04"	101.62'
C34	723.00'	67.82'	N 02°57'54" E	67.80'	05°22'29"	33.94'
C35	50.00'	73.62'	N 47°49'53" E	67.14'	84°21'28"	45.30'
C36	273.00'	74.06'	S 82°13'07" E	73.83'	15°32'33"	37.26'
C37	50.00'	84.08'	S 43°58'07" E	74.52'	96°20'51"	55.87'
C38	777.00'	53.26'	S 02°14'29" W	53.25'	03°55'39"	26.64'

FINAL SUBDIVISION PLAT RAVEN POINTE ~ SECTION 6 PHASE 2

SHAWNEE MAGISTERIAL DISTRICT
 FREDERICK COUNTY, VIRGINIA

DATE: 01/04/2017

SHEET 3 OF 10



Marsh & Legge Land Surveyors, P.L.C.

560 NORTH LOUDOUN STREET ~ WINCHESTER, VIRGINIA 22601

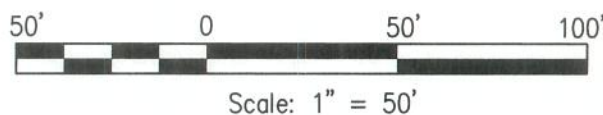
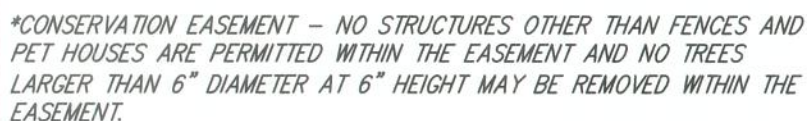
PHONE (540) 667-0468 ~ FAX (540) 667-0469 ~ EMAIL office@marshandlegge.com



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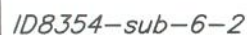
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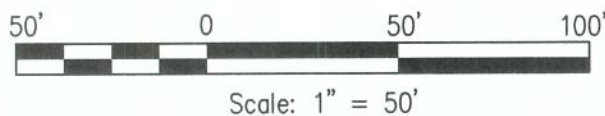
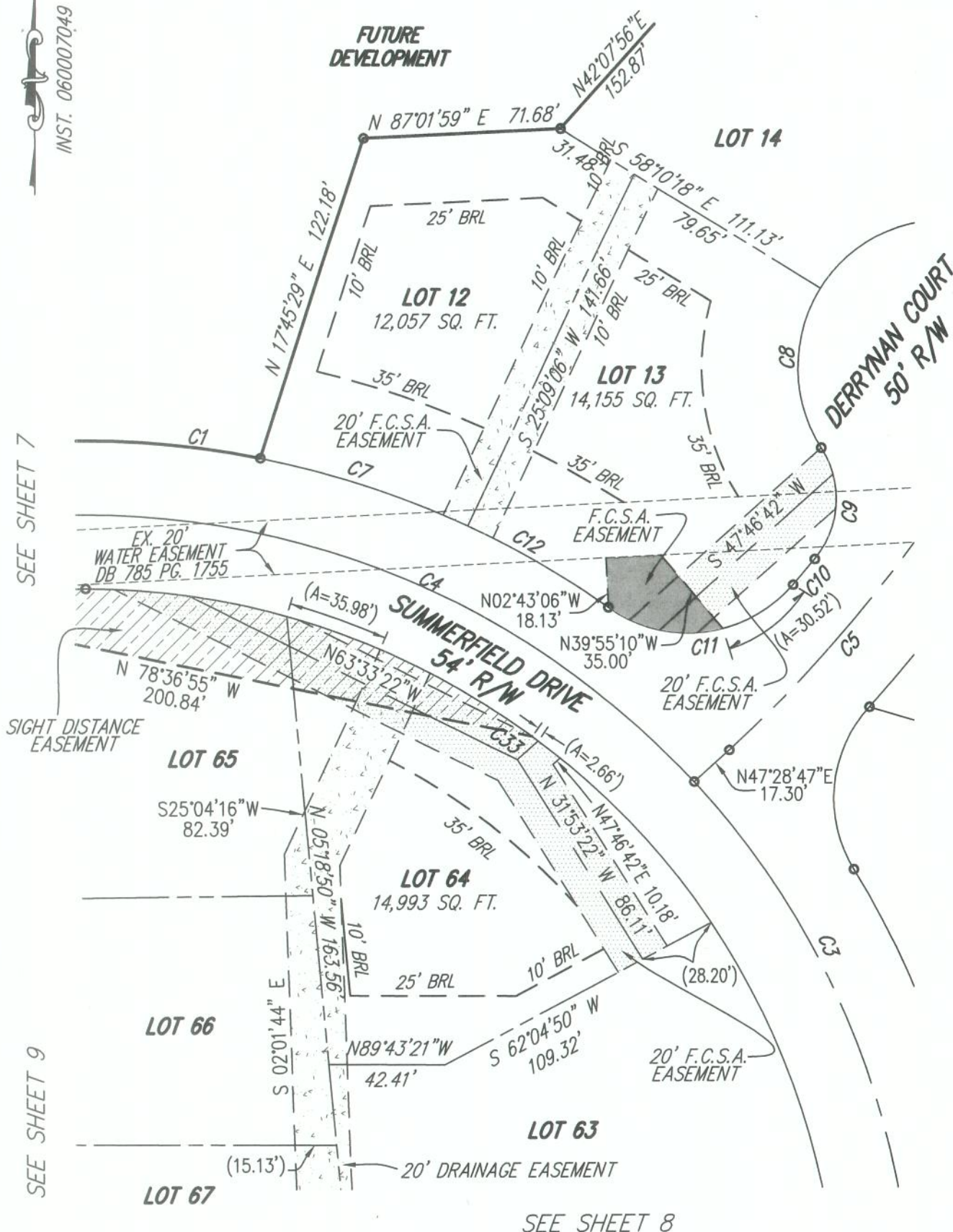
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SHAWNEE MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

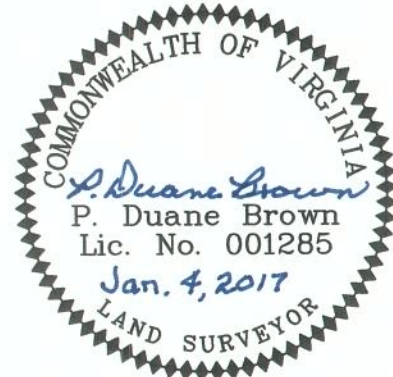
SHEET 5 OF 10





FINAL SUBDIVISION PLAT
RAVEN POINTE ~ SECTION 6
PHASE 2

SHAWNEE MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA



DATE: 01/04/2017

SCALE: 1" = 50'

SHEET 6 OF 10



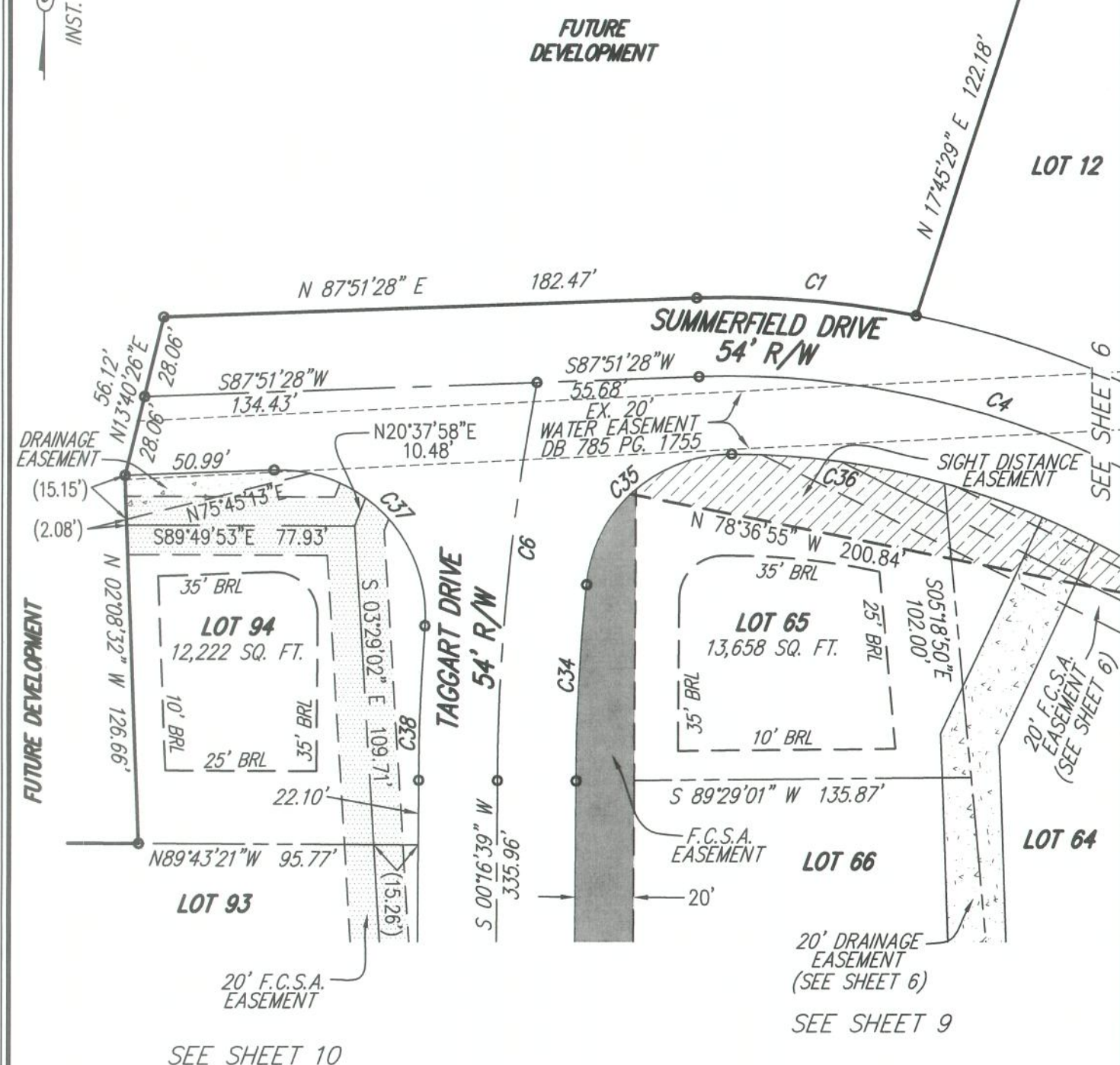
Marsh & Legge Land Surveyors, P.L.C.

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FINAL SUBDIVISION PLAT
RAVEN POINTE ~ SECTION 6
PHASE 2
SHAWNEE MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA



DATE: 01/04/2017 SCALE: 1" = 50' SHEET 7 OF 10



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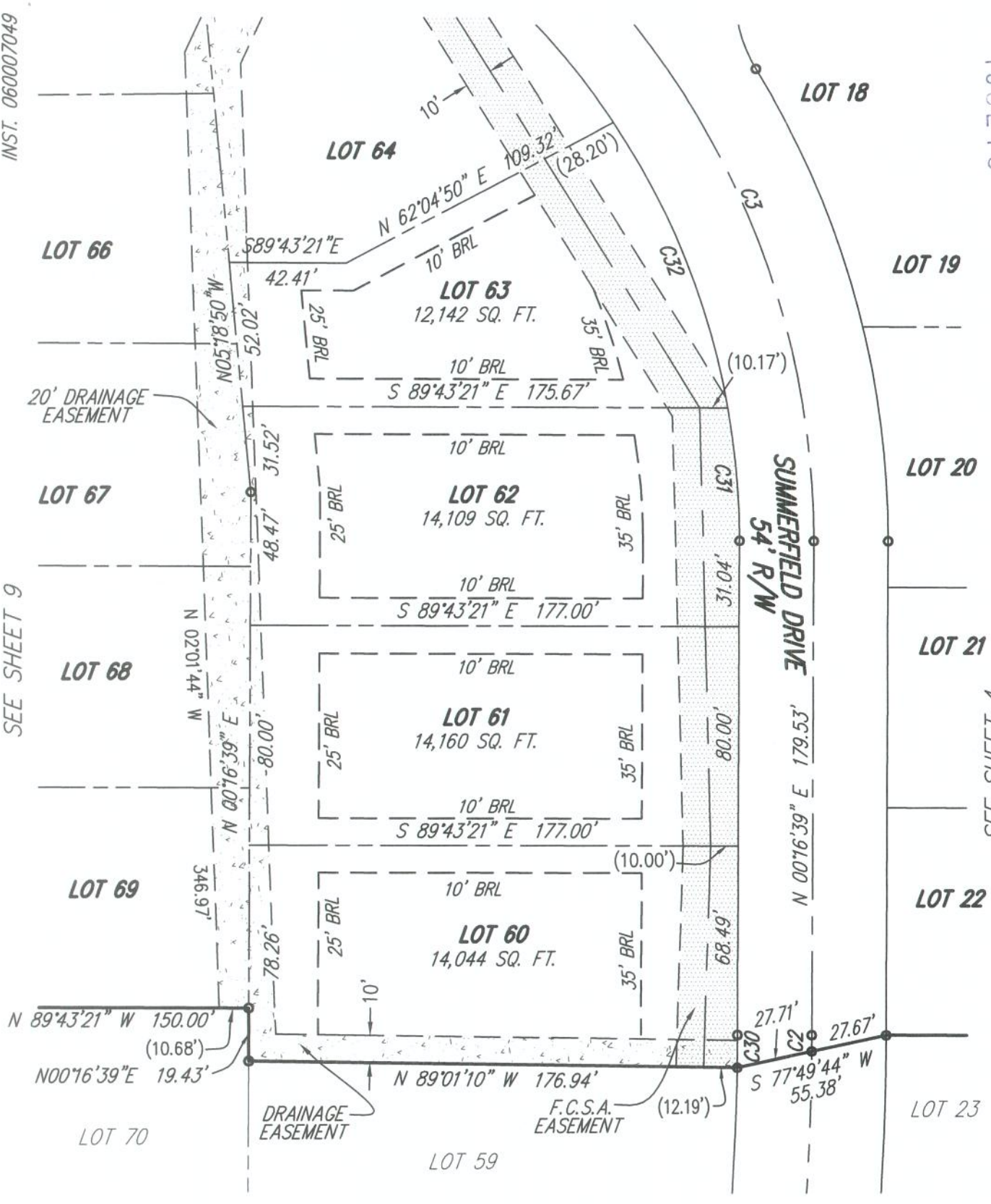
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ID8354-sub-6-2

SEE SHEET 6

INST. 060007049

SEE SHEET 9



FINAL SUBDIVISION PLAT
RAVEN POINTE ~ SECTION 6
PHASE 2

SHAWNEE MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA



DATE: 01/04/2017 SCALE: 1" = 50' SHEET 8 OF 10



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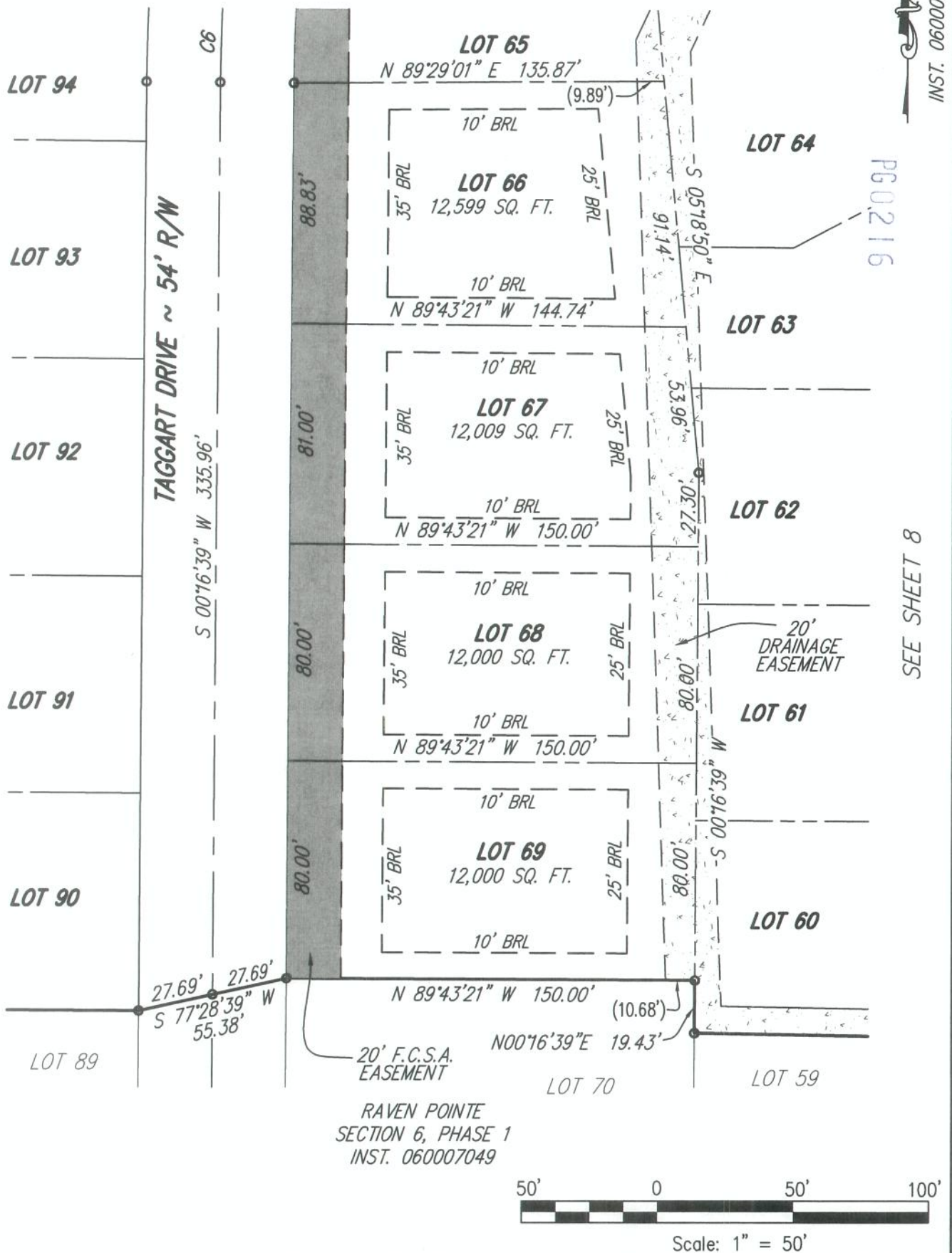
SEE SHEET 7

SEE SHEET 6

INST. 060007049

SEE SHEET 10

SEE SHEET 8



FINAL SUBDIVISION PLAT
RAVEN POINTE ~ SECTION 6
PHASE 2

SHAWNEE MAGISTERIAL DISTRICT
 FREDERICK COUNTY, VIRGINIA

DATE: 01/04/2017

SCALE: 1" = 50'

SHEET 9 OF 10



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ID8354-sub-6-2

ID8354-sub-6-2

VIRGINIA: FREDERICK COUNTY, SC1.

This instrument of writing was produced to me on

03-08-17 at 3:05 P.M.

and with certificate acknowledgement thereto annexed
was admitted to record. Tax imposed by Sec. 58.1-802 of

\$ N/A, and 58.1-801 have been paid, if assessable

Rebecca P. Hogan, Clerk