

Development • Investment • Consulting • Brokerage

# SCOTTS MILL LOTS

SCOTTS MILL ROAD NORTH OF SPERRYVILLE PIKE (ROUTE 522)  
 CULPEPER, VIRGINIA 22701



Two lots available just minutes from downtown Culpeper zoned RA. Bring your builder or use ours.

Lot 2 - 2.39 acres	Lot 3 - 2.72 acres
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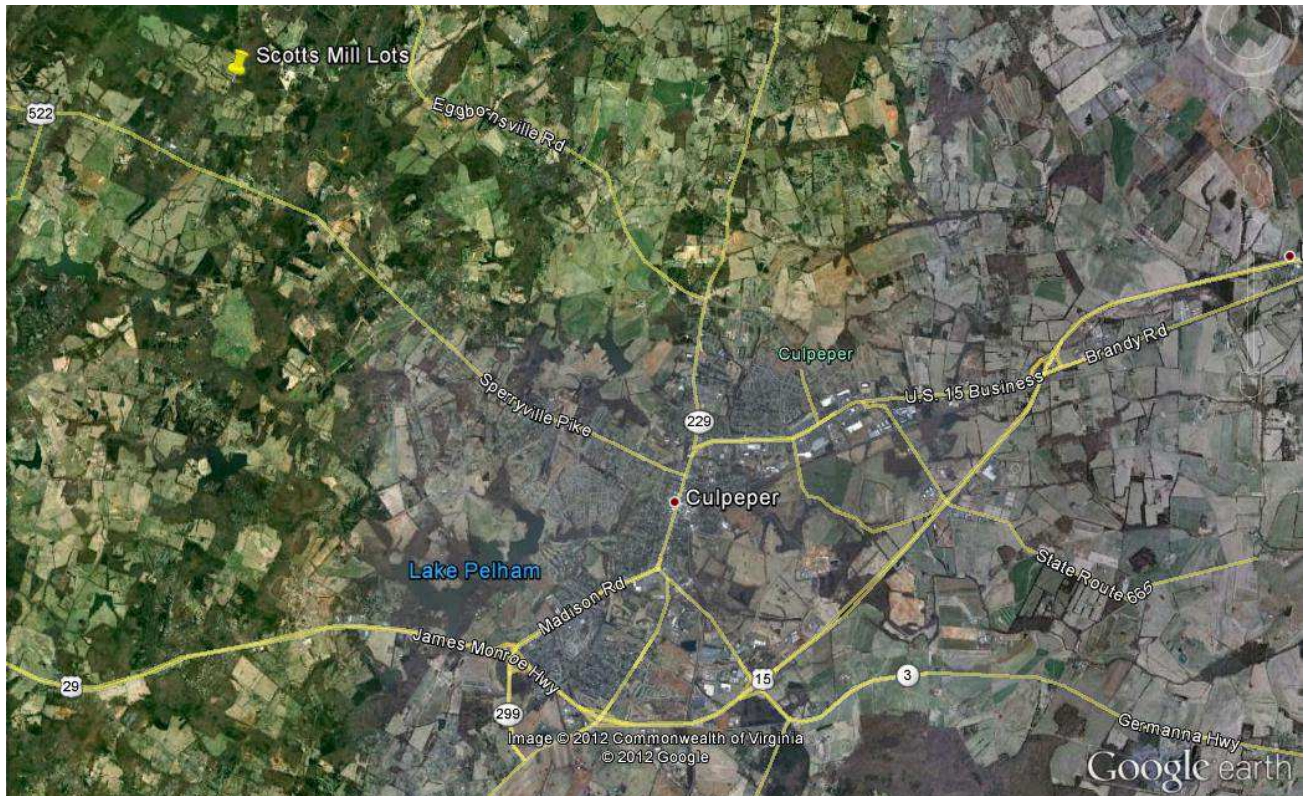
2008 permit application for lot 2 available upon request

Asking \$62,000/Lot

Contact Kevin Setzer at (410) 266-5100 ext. 36  
 Ksetzer@hogancompanies.com

For GPS: Located behind 13001 Scotts Mill Road, Culpeper, VA 22701

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Integrity • Experience • Results

All information is from sources deemed reliable, but not guaranteed by Hogan Companies, LLC or its agents.  
Package is subject to price changes, errors, omissions, corrections, prior sales or withdrawal.

PLAT NOTES

1. Boundary determined by field run survey performed by Terra Development Services, LLC.
2. No title report furnished. Property is subject to easement and restrictions of record.
3. For the purposes of application of the Zoning and Subdivision Ordinances of Culpeper County, Virginia, the tract or parcel shown in this plat shall be considered part of that tract or parcel conveyed to the undersigned owners by deed dated 25th day of September, 2007, and recorded in the culpeper County Clerk's office under INST.# 070008026 and the two (2) parcels shall be considered as one (1).
4. Lots 2 and 3 have increased by greater than 25% therefore, no further divisions shall be permitted for a period of 5 years.
5. The subject property is zoned RA.
6. Building Setbacks: Front - 75', Rear - 50', Side 30'.

OWNERS CONSENT

This boundary line adjustment is with the free consent and in accordance with the desires of the undersigned owners and/or trustee's. Given under our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

(Seal)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2007, by \_\_\_\_\_.

My commission expires: \_\_\_\_\_.

SURVEYORS CERTIFICATE

I, Daniel F. Llewellyn, a duly registered professional surveyor in the State of Virginia, do hereby certify that I have carefully surveyed the property delineated by this plat and that it is correct to the best of my knowledge and belief. I further certify that the lots are properly and accurately described and are within the bounds of said land; that the monuments and markers have been placed as shown hereon and are in accordance with the requirements of Section 520 of the Culpeper County Subdivision Ordinance.

11/7/07  
Date

*Daniel F. Llewellyn*  
State Certified Land Surveyor

FINAL PLAN  
APPROVED AS AN ADJUSTMENT OF LOT LINES  
UNDER THE PROCEDURES SET FORTH  
IN SECTION 614 OF THE CULPEPER COUNTY OF CULPEPER  
SUBDIVISION ORDINANCE.

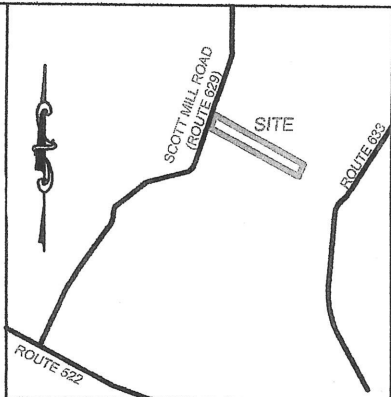
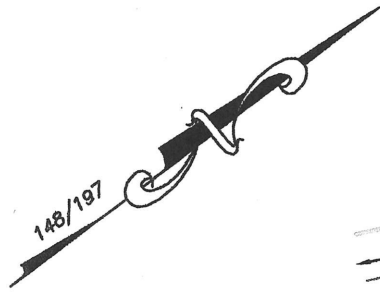
APPROVED BY  
*[Signature]*  
ZONING ADMINISTRATOR  
11/13/07  
DATE

FAILURE TO RECORD WITHIN 60 DAYS  
OF APPROVAL DATE SHALL RENDER  
APPROVAL NULL AND VOID

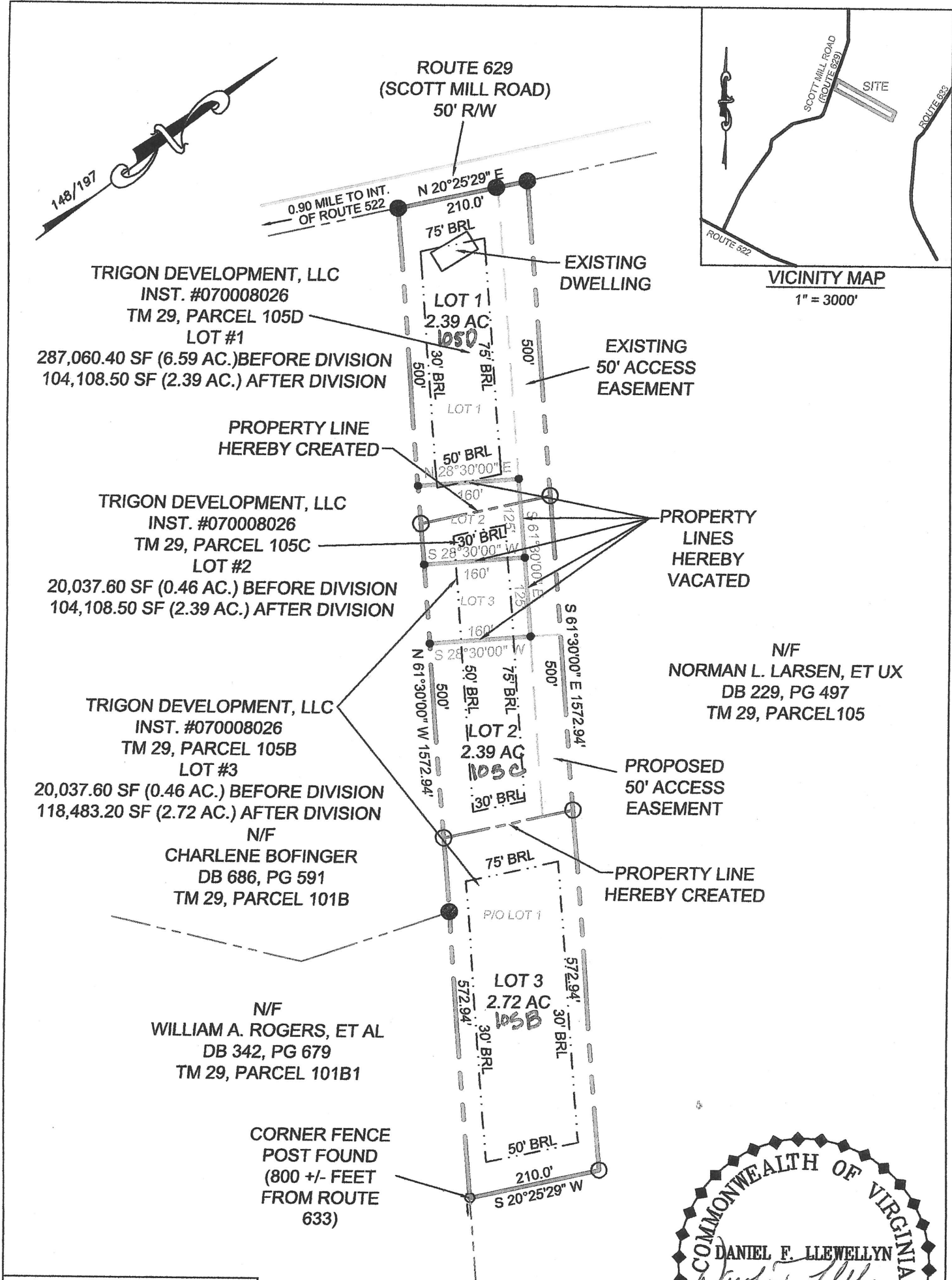
**Terra Development Services, L.L.C.**  
A Land Development Service Company  
9984 Spotswood Trail, McGaheysville, Virginia 22840  
Phone: 540-289-3337, Fax: 289-3292

**PLAT OF BOUNDARY LINE ADJUSTMENT**  
**TRIGON DEVELOPMENT, LLC**  
1300 SUNSET LANE SUITE 3200 CULPEPER, VA 22701  
INST. #070008026, TM 29, PARCEL 105B-D  
Salem District, Culpeper County, Virginia

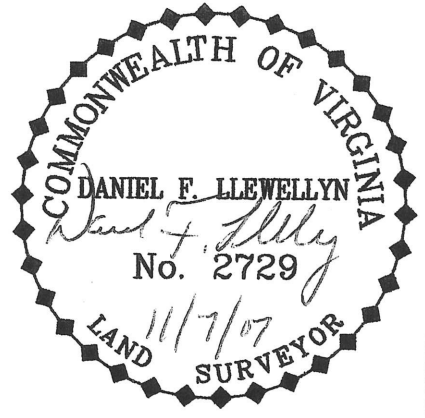
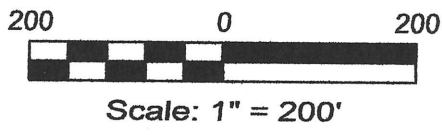
11/20/07  
29/105B, 105C, 105D



VICINITY MAP  
1" = 3000'



LEGEND	
○	REBAR SET
●	REBAR FOUND
•	CALCULATED POINT



<p><b>Terra Development Services, L.L.C.</b> A Land Development Service Company 9984 Spotswood Trail, McGaheysville, Virginia 22840 Phone: 540-289-3337, Fax: 289-3292</p>	<b>PLAT OF BOUNDARY LINE ADJUSTMENT</b> <b>TRIGON DEVELOPMENT, LLC</b> 1300 SUNSET LANE SUITE 3200 CULPEPER, VA 22701 INST. #070008026, TM 29, PARCEL 105B-D Salem District, Culpeper County, Virginia			
	Proj. No. 0709-571-SV	Drawn By: TSS	Scale: 1" = 200'	Date: 11/06/2007