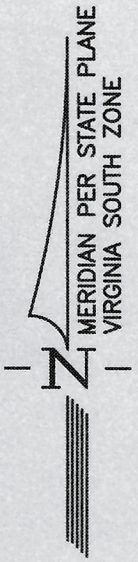


GENERAL NOTES:

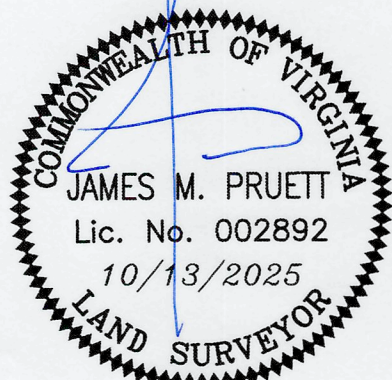
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY SHOW ALL EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
2. THE LAND DELINEATED HEREON IS LOCATED ON COUNTY TAX MAP NO. 36 PARCEL 11B.
3. PROPERTY REFERENCES: INST. #040001366; DB 267 @ PAGE 42; DB 103 @ PAGE 19
4. EDGE OF WATER SHOWN HEREON IS AS OF TIME OF SURVEY AND NO EFFORT IS MADE BY THIS PLAT TO ESTABLISH OWNERSHIP OR ANY OTHER RIGHTS BEYOND THIS LINE.
5. THIS PARCEL LIES IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE AE (EL. 5) AND ZONE VE (EL. 7) AREAS DETERMINED TO HAVE BASE FLOOD ELEVATIONS, AS DEFINED ON THE NATIONAL FLOOD INSURANCE RATE MAP PANEL NO. 51103 C 0164 E, DATED JULY 5, 2022. THE ZONE LINES SHOWN ARE APPROXIMATE AND SCALED FROM SAID MAP.
6. PROPERTY ADDRESS: 199 FOXWELLS LANE.



LEGEND:

- ⊕ IRON ROD FOUND (IRF) OR IRON PIPE FOUND (IPF) OR PVC FOUND (PVCF)
- ⊖ T-BAR FOUND (TBF)
- ⊕ CONCRETE MONUMENT FOUND (CMF)
- ⊙ IRON ROD SET
- ⊙ POWER POLE (PP)
- TJB TELEPHONE JUNCTION BOX
- OUL OVERHEAD UTILITY LINE
- ALM ALARM BOX
- CATV CABLE TV BOX
- GW GUY WIRE
- HVAC HEAT PUMP
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- RPA RESOURCE PROTECTION AREA
- D.B. DEED BOOK
- P.B. PLAT BOOK
- P.C. PLAT CABINET

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS BASED ON A CURRENT FIELD SURVEY.

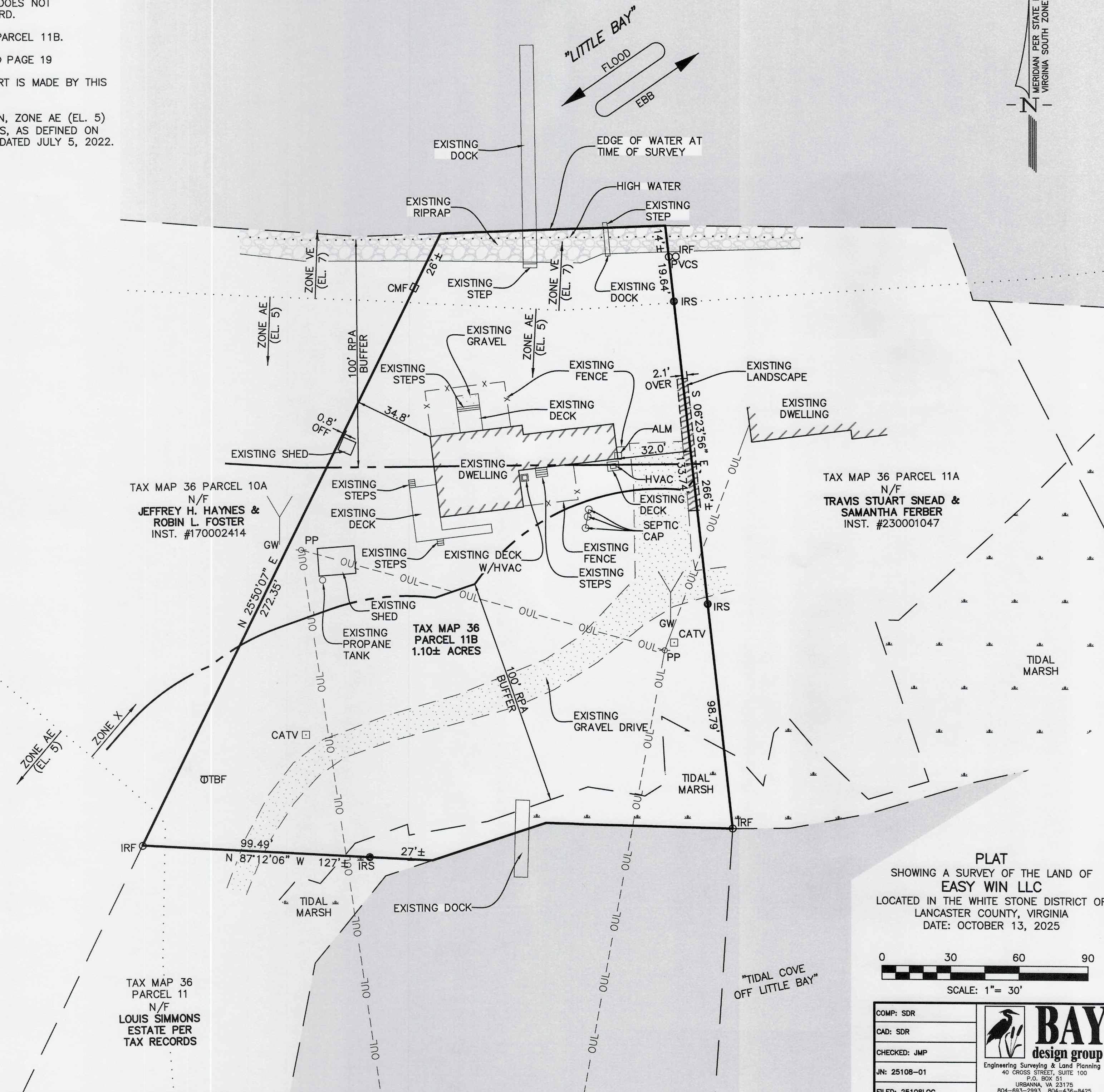


TAX MAP 36
PARCEL 11
N/F
LOUIS SIMMONS
ESTATE PER
TAX RECORDS

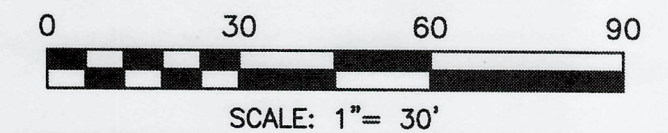
TAX MAP 36 PARCEL 10A
N/F
JEFFREY H. HAYNES &
ROBIN L. FOSTER
INST. #170002414

TAX MAP 36 PARCEL 11A
N/F
TRAVIS STUART SNEAD &
SAMANTHA FERBER
INST. #230001047

TAX MAP 36
PARCEL 11B
1.10± ACRES



PLAT
SHOWING A SURVEY OF THE LAND OF
EASY WIN LLC
LOCATED IN THE WHITE STONE DISTRICT OF
LANCASTER COUNTY, VIRGINIA
DATE: OCTOBER 13, 2025



COMP: SDR	<p>BAY design group Engineering Surveying & Land Planning 40 CROSS STREET, SUITE 100 P.O. BOX 51 URBANA, VA 23175 804-693-2993 804-436-8425 www.baydesigngroup.com</p>
CAD: SDR	
CHECKED: JMP	
JN: 25108-01	
FILED: 25108LOC	