



CONDITIONAL USE PERMIT #02-21
Eli Williams - Special Event Facility
Staff Report for the Planning Commission
Prepared: March 21, 2022
Staff Contact: Mark R. Cheran, Zoning Administrator

This report is prepared by the Frederick County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this request. It may also be useful to others interested in this zoning matter.

	<u>Reviewed</u>	<u>Action</u>
Planning Commission:	04/16/22	Pending
Board of Supervisors:	04/27/22	Pending

EXECUTIVE SUMMARY:

This is a request for a Conditional Use Permit (CUP) to allow for the operation of a special event facility located at 1570 Gough Road, Winchester, in the Back Creek Magisterial District. The subject property is zoned RA (Rural Areas) District and consists of 10+- acres. Should the Planning Commission find this application for a special event facility to be appropriate, Staff recommends that the following conditions be attached to the CUP:

1. All review agency comments shall be complied with at all times.
2. An illustrative sketch plan, in accordance with the requirements of Article VIII of the Frederick County Zoning Ordinance and addressing additional regulations for specific uses contained in §165-204.30, shall be submitted to and approved by Frederick County prior to the establishment of the use.
3. Special events shall start no earlier than 8 a.m. and all events and related activities shall conclude by midnight. Amplified outdoor music shall conclude by 9 p.m.
4. All event traffic shall use Gough Road (Route 618).
5. Special event may accommodate up to and not to exceed 200 persons.
6. One (1) monument style sign with a maximum sign area not to exceed 50 square feet (SF) and not to exceed 10 feet (FT) in height is permitted.
- 7.. Any expansion or modification of this use will require the approval of a new CUP.

Following this public hearing, it would be appropriate for the Planning Commission to offer a recommendation concerning this application to the Board of Supervisors.

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CUP #02-21, Eli Williams
March 21, 2022

LOCATION: The subject property is located at 1570 Gough Road (Route 618), approximately 500' northeast of its intersection with Cedar Creek Grade (Route 622).

MAGISTERIAL DISTRICT: Back Creek

PROPERTY ID NUMBERS: 60-A-79

PROPERTY ZONING & PRESENT USE: Zoned: RA (Rural Areas)
Land Use: Residential

ADJOINING PROPERTY ZONING & PRESENT USE:

North: RA (Rural Areas)	Use: Vacant
South: RA (Rural Areas)	Use: Residential
East: RA (Rural Areas)	Use: Vacant
West: RA (Rural Areas)	Use: Vacant

PROPOSED USE: This is a request for a Conditional Use Permit (CUP) to enable the establishment of a special event facility for weddings and other similar type events on approximately 10+/- acres.

REVIEW EVALUATIONS:

Virginia Department of Transportation: The application for a Conditional Use Permit for this property appears to have little measurable impact on Route 618 (Gough Road), the VDOT facility providing access to the property. The existing entrance on Route 618 appears adequate for the proposed CUP. Should the use ever expand in the future, the entrance will need to be reviewed to determine if additional improvements may be required.

Frederick County Inspections: Buildings shall comply with The Virginia Uniform Statewide Building Code, and Conditional Use Permit for use of existing structures associated with an operational farm for events. Farm exemption request shall be completed and filed with the Building Code Official in the Building Inspection Department.

2015 Virginia Construction Code exempts – Farm buildings and structures, except for a building or a portion of a building located on a farm that is operated as a restaurant as defined in Section 35.1.1 of the Code of Virginia and licensed as such by the Virginia Board of Health pursuant to Chapter 2 (Section 35.1-11 et seq.) of title 35.1 of the code of Virginia. However, farm buildings and structures lying within a flood plain or in a mudslide prone area shall be subject to floodproofing regulations or mudslide regulations as applicable (USBC Sec 102.3).

Farm Buildings or Structures. A building or structure not used for residential purposes, located

on property where farming operations take place and used primarily or any of the following uses or combination thereof:

1. Storage, handling, production, display, sampling, or sale of agricultural, horticultural, floricultural or silvicultural products produced in the farm.
2. Sheltering, raising, handling, processing or sale of agricultural animals or agricultural animal's products.
3. Business or office uses relating to the farm operations.
4. Use of farm machinery or equipment or maintenance or storage of vehicles, machinery or equipment on the farm.
5. Storage or use of supplies and materials used on the farm.
6. Implementation of best management practices associated with farm operations.

Winchester-Frederick County Health Department: *Please see the attached letter from Jim Davis, Environmental Health Supervisors dated December 3, 2020.*

Frederick County Fire Marshall: Approved with Conditions. Fire department access the venue as described in the Frederick County Fire Prevention Code shall be maintained during events. Portable Fire Extinguishers shall be present and available per the Frederick County Fire Prevention Code. An extinguisher shall be available within 75 feet of travel distance from anywhere inside the structure. Smoke detector(s) shall be present during events.

Historic Resources Advisory Board: *Please see the attached letter from Candice Perkins, Assistant Director dated March 17, 2021.*

Planning and Zoning: Staff would note that this Conditional Use Permit (CUP) has been applied for in response to a zoning violation for operating on this property without an approved CUP. An approved CUP is one avenue to abate this violation.

Proposal & Site Configuration:

The proposed use will take place on an existing 10.0593+/- acre farm, which includes a single-family detached residence, open outdoor patio, with 2,640 square foot barn for weddings and other special events. The Applicant intends to host events for up to 200 persons and will provide a gravel parking area for guests. Mobile portable restroom facilities will be used. All food preparation will be via catering companies. This special event facility will be accessed via a private driveway from Gough Road (Route 618).

Zoning Ordinance Conformance:

A special event facility is a permitted use in the RA (Rural Areas) Zoning District with an approved CUP. The Zoning Ordinance defines "special event facility" as *a facility or site utilized for events that are typically conducted on a single day, but which may be conducted for up to three consecutive days, for which attendance is permitted only by invitation or reservation; special events include, but are not limited to, meetings, conferences, banquets, dinners, weddings and private parties.* Additional regulations for specific uses contained in §165-201.30, specify

the following requirements:

- A. An illustrative sketch plan in accordance with the requirements of Article VIII shall be submitted with the conditional use permit application. This plan shall identify access for the facility, the location of all parking areas, the location and square footage for all structure(s) to be used, and the location of sewage disposal facilities.
- B. All structures associated with a special events facility shall require a review and approval by the Building Official.
- C. All parking spaces and travel aisles shall be graveled. The Board of Supervisors may require through the conditional use permit process that all travel aisles and/or parking spaces be paved with a minimum double prime and seal or alternative dust-free surface.
- D. Portable toilets shall be permitted for special event facilities, provided that they are screened from all adjoining properties and roads by topography, structures or new or existing landscaping.
- E. Special events facilities that share a private access easement with another property owner/s must show the easement allows a use of this type or written permission must be obtained by the sharing parties.

Comprehensive Plan Conformance:

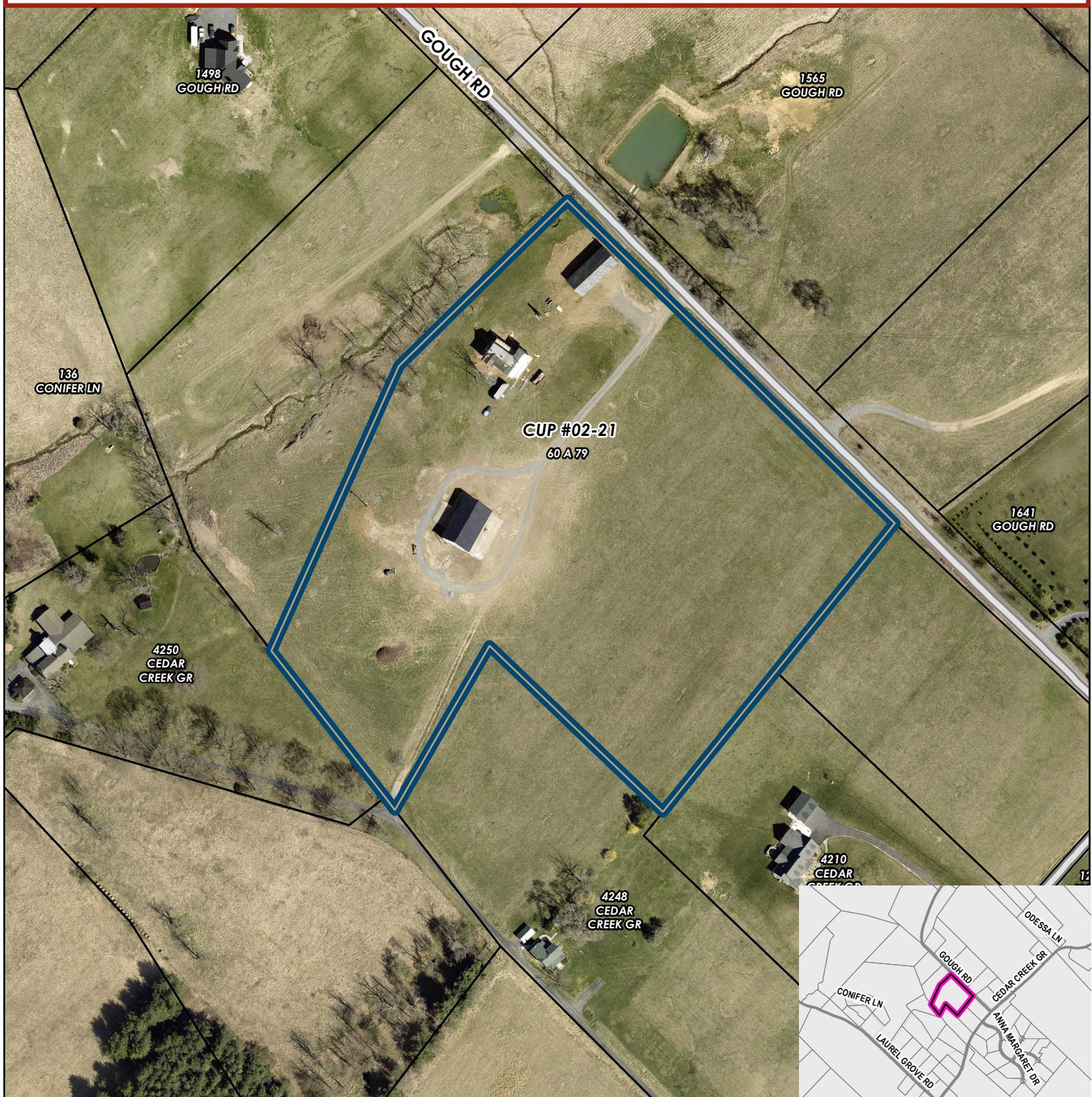
The property is surrounded by other RA (Rural Areas) zoned property, which includes open space, agricultural uses, undeveloped residential lots, and single-family detached residences. The Comprehensive Plan identifies this area of the County as “rural” and is to remain agricultural in nature and is not part of any land use study. The Board of Supervisors added “special event facilities” to the conditional use list for the County’s Rural Areas Zoning District in May 2017 to support additional opportunities for agribusiness and agritourism.

The proposed use is consistent with the goals and strategies expressed in the Comprehensive Plan and the surrounding properties.

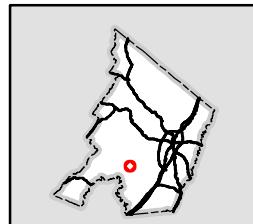
Following this public hearing, it would be appropriate for the Planning Commission to offer a recommendation concerning this application to the Board of Supervisors.

CUP # 02 - 21: Eli Williams

PIN: 60 - A - 79
Special Event Facility
Zoning Map



Application
Parcels



0 125 250 500 Feet



Frederick County Planning & Development
107 N Kent St

Winchester, VA 22601

540 - 665 - 5651

Map Created: February 14, 2022



Submittal Deadline
P/C Meeting
BOS Meeting

2/19/21

APPLICATION FOR CONDITIONAL USE PERMIT FREDERICK COUNTY, VIRGINIA

1. Applicant (check one): Property Owner Other

NAME: Eli Williams

ADDRESS: 1570 Gough Rd. Winchester, VA 22602

TELEPHONE: 540-877-7767

2. Please list all owners, occupants, or parties in interest of the property:

Eli Williams

3. The property is located at: (please give exact directions and include the route number of your road or street)

1570 Gough Rd Winchester, VA 22602

4. The property has a road frontage of 415 feet and a depth of 725 feet and consists of 5.36 acres. (Please be exact)

5. The property is owned by Eli Williams as evidenced by deed from Lenwood LLC (previous owner) recorded in deed book no. 190013248 on page , as recorded in the records of the Clerk of the Circuit Court, County of Frederick.

6. Property Identification Number (P.I.N.) 60A79
Magisterial District Baile Creek
Current Zoning Agricultural

7. Adjoining Property:

	<u>USE</u>	<u>ZONING</u>
North	Field	RA
East	Field	RA
South	Single Family	RA
West	Field	RA

8. The type of use proposed is (**consult with the Planning Dept. before completing**):

Wedding and event venue

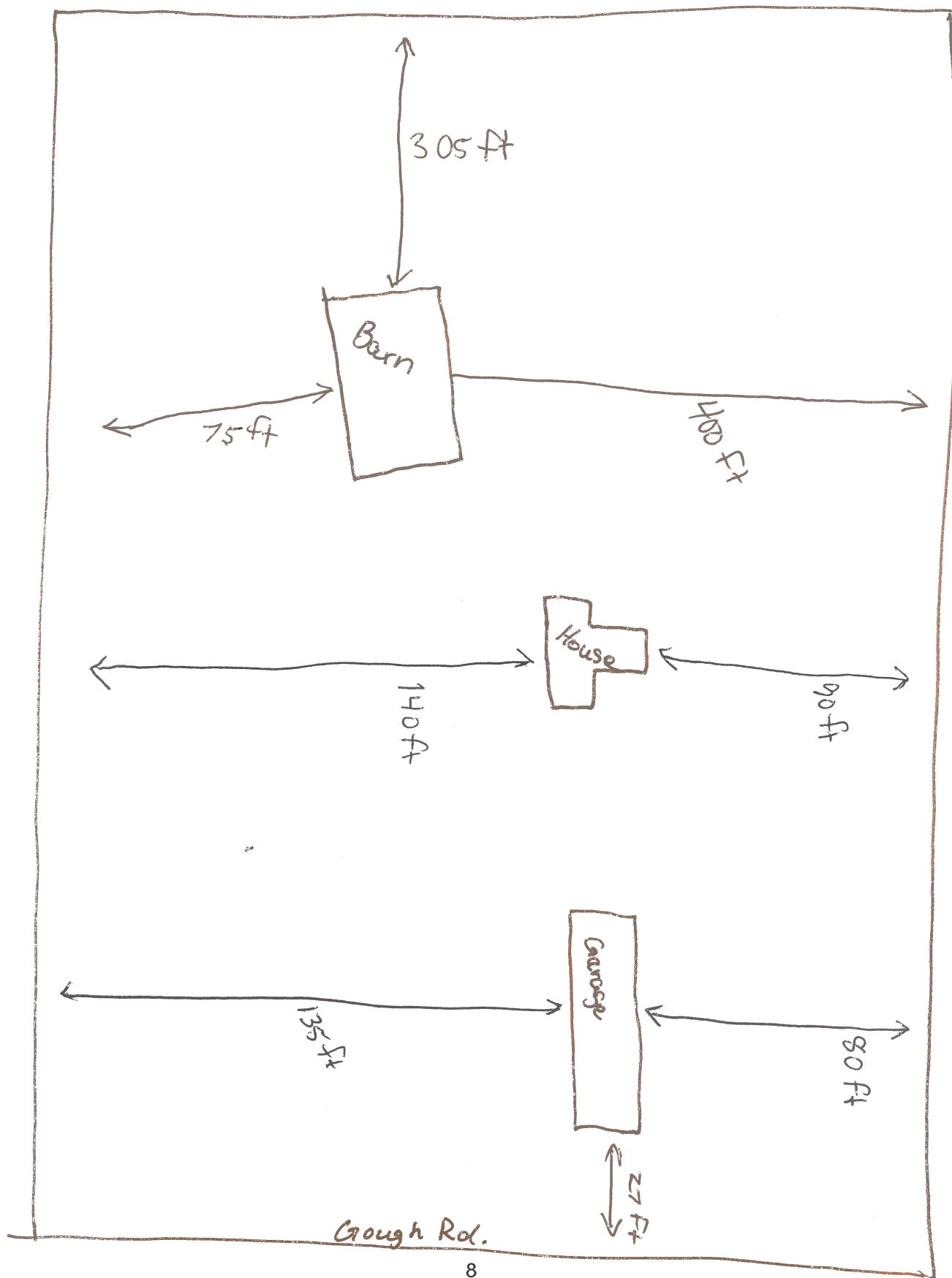
9. Describe, if applicable, any new buildings to-be-constructed associated with this use:

No new buildings will be built

10. The following are all of the individuals, firms, or corporations owning property adjacent to both sides and rear and in front of (across street from) the property where the requested use will be conducted. (Continue on back if necessary.) These people will be notified by mail of this application:

Name and Property Identification Number		Address
Name	Kelly P. Daily	1616 Handley Ave. Winchester, VA 22601
Property #	60-A-78B	
Name	Denise Degnan & James Degnan	1091 Montgomery Dr. Greensboro, GA 30642
Property #	60-9-12	
Name	Stephen Carroll	230 Conifer Lane Winchester, VA 22602
Property #	60-9-1	
Name	Timothy Palmer & Chanda Palmer	4241 Cedar Creek Grade Winchester, Va 22602
Property #	60-6-1-1	
Name	Charles Boyd & Sharon Boyd	4319 Cedar Creek Grade Winchester, VA 22602
Property #	73-A-43	
Name	Charles Snapp & Patricia Snapp	4124 Cedar Creek Grade Winchester, VA 22602
Property #	60-A-80C	
Name	Parakeet, LLC	1952 Jones Rd. Winchester, VA 22602
Property #	60-A-80	

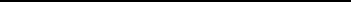
11. Please use this page for your sketch of the property. Show proposed and/or existing structures on the property, including measurements to all property lines.



12. Additional comments, if any: _____

I (we), the undersigned, do hereby respectfully make application and petition the governing body of Frederick County, Virginia to allow the use described in this application. I understand that the sign issued to me when this application is submitted must be placed at the front property line at least seven (7) days prior to the first public hearing and maintained so as to be visible until after the Board of Supervisors' public hearing. Your application for a Conditional Use Permit authorizes any member of the Frederick County Planning Commission, Board of Supervisors or Planning and Development Department to inspect your property where the proposed use will be conducted.

Signature of Applicant 

Signature of Owner 

Owners' Mailing Address 321 Saalbach Ln, Winchester VA 22602

Owners' Telephone No. XXXXXXXXXX

TO BE COMPLETED BY THE ZONING ADMINISTRATOR:

USE CODE:

RENEWAL DATE:

REQUEST FOR CONDITIONAL USE PERMIT COMMENTS



Virginia Department of Transportation

Mail to:

Virginia Department of Transportation
Attn: Resident Engineer
14031 Old Valley Pike
Edinburg, Virginia 22824

Hand deliver to:

Virginia Department of Transportation
Attn: Resident Engineer
2275 Northwestern Pike
Winchester, Virginia 22603

The local office of the Transportation Department is located at 2275 Northwestern Pike in Winchester if you prefer to hand deliver this form.

Applicant: It is your responsibility to complete this form as accurately as possible in order to assist the agency with their review. Also, please attach two (2) copies of your application form, location map and all other pertinent information.

Applicant's Name: Eli Williams

Telephone: 540-377-7767

Mailing Address:

321 Saddleback Ln
Winchester, VA 22607

fourwheelinel@hotmail.com

Name of development and/or description of the request:

Event Venue - I'm looking to turn the barn into a place to hold a couple wedding type of events.

Location of Property:

1570 Gough Rd. Winchester, VA 22602 (First farm on left on Gough Rd.)

Virginia Department of Transportation Comments:

The application for a Conditional Use Permit for this property appears to have little measurable impact on Route 618 (Gough Road), the VDOT facility providing access to the property. The existing entrance on Route 618 appears adequate for the proposed CUP. Should the use ever expand in the future, the entrance will need to be reviewed to determine if additional improvements may be required.

VDOT Signature & Date:  [Redacted] 14 Jun 21

Notice to VDOT - Please Return Form to Applicant

REQUEST FOR CONDITIONAL USE PERMIT COMMENTS



Frederick County Inspections Department

Mail to:

Frederick County Inspections Department
107 North Kent Street, 2nd Floor
Winchester, Virginia 22601
(540) 665-5650

Hand deliver to:

Frederick County Inspections Department
Attn: Building Official
107 North Kent Street, 2nd Floor
Winchester, Virginia

Applicant: It is your responsibility to complete this form as accurately as possible in order to assist the agency with their review. Also, please attach two (2) copies of your application form, location map and all other pertinent information.

Applicant's Name: Eli Williams

Telephone: 540-877-7767
RECEIVED

Mailing Address: 321 Saddleback Ln.
Winchester, VA 22602
fourwheelinel@gmail.com

NOV 30 2020

Frederick County
Public Works & Inspections

Name of development and/or description of the request:

Event venue - I'm looking to turn the bank barn into a place to hold a couple wedding type of events.

Area 19145

Location of Property:

1570 Gough Rd. Winchester, VA 22602 (First farm on left on Gough Rd.)

Building Official's Comments:

Comments are on the back of this form

Building Official's Signature & Date: 11/30/2020

Notice to Inspections Department - Please Return This Form to the Applicant

Buildings shall comply with The Virginia Uniform Statewide Building Code Conditional Use Permit for use of existing structures associated with an operational farm for events. Farm exemption request shall be completed and filed with the Building Code Official in the Building Inspections Department

2015 Virginia Construction Code exempts

Farm buildings and structures, except for a building or a portion of a building located on a farm that is operated as a restaurant as defined in Section 35.1.1 of the Code of Virginia and licensed as such by the Virginia Board of Health pursuant to Chap 2 (Section 35.1-11 et seq.) of Title 35.1 of the Code of Virginia. However, farm buildings and structures lying within a flood plain or in a mudslide prone area shall be subject to floodproofing regulations or mudslide regulations as applicable (USBC Sec 102.3)

Farm Building or Structure. A building or structure not used for residential purposes, located on property where farming operations take place and used primarily or any of the following uses or combination thereof:

1. Storage, handling, production, display, sampling, or sale of agricultural, horticultural, floricultural or silvicultural products produced in the farm.
2. Sheltering, raising, handling, processing or sale of agricultural animals or agricultural animal products.
3. Business or office uses relating to the farm operations.
4. Use of farm machinery or equipment or maintenance or storage of vehicles, machinery or equipment on the farm.
5. Storage or use of supplies and materials used on the farm.
6. Implementation of best management practices associated with farm operations.



Lord Fairfax Health District

Frederick / Winchester Environmental Health
107 North Kent Street - Suite # 201
Winchester, Virginia 22601
Tel. (540) 722-3480 ~ Fax (540) 722-3479
www.vdh.virginia.gov



December 3, 2020

Eli Williams
321 Saddleback Ln.
Winchester, Virginia 22602

RE: Request for Comments for a Conditional Use Permit for a proposed wedding venue to be located at 1570 Gough Rd. Winchester, VA 22602
Frederick County Tax Map 60-A-79.

Dear Mr. Williams,

I have evaluated your request for comments for a Conditional Use Permit to establish wedding venue at the property designated as TM# 60-A-79.

Frederick/Winchester Environmental Health would have no objection to this request provided the following conditions are met however; the exact details of your proposal with respect to any onsite food service or preparation were not included in your request. It is not known if this will fall under an Agricultural exemption and/or if the building department will require the barn venue to have restrooms. The following comments are general and the situation could vary depending on your circumstances.

1. According to your CUP application, an existing barn is proposed to be converted to a wedding venue. 12 VAC 5-610-80.C. of the Sewage Handling and Disposal Regulations of Virginia states that "All Buildings, residences, and structures designed for human occupancy, employment or habitation and other places where humans congregate shall be served by an approved sewerage system and/or treatment works". You should contact a private Department of Professional and Occupational Regulation (DPOR) licensed Onsite Soil Evaluator (OSE) to assist you with evaluating the property to locate an area for an approved onsite sewage system. The system must be designed to accommodate the maximum number of guests expected at the largest event. If the venue is to have a kitchen for onsite food preparation, the sewage system must be designed accordingly. The Alternative Onsite Sewage System permitted for this property issued on July 13, 2020 shall not be used by guest of the wedding venues. With only a "couple" of events proposed, a possible Ag exemption and if there is no requirement for the barn to have restrooms, portable privies may be an option for the limited number of events proposed.

2. You should contact the Virginia Department of Health Office of Drinking Water (ODW) Culpeper Field Office at (540) 829-7340 to inquire as to whether or not a public water supply is needed for the proposed wedding venue. If a public water well is not required, the existing well on the property may be acceptable. The well must be sampled and tested initially and then annually by an approved laboratory for the presence/absence of Total/Fecal Coliforms if it is to supply the wedding venue. If it will only be a "couple" of events per, ODW will not be involved as the venue will not meet the requirements for a public water supply.

3. If a kitchen is planned for onsite food preparation, a Food Service Permit will be needed from this office. A limited kitchen may be considered if desired, including a means for hot/cold holding of food that may be prepared offsite by a permitted caterer and put on plates for guests. Please contact this office for additional requirements based on what may be proposed.

Please contact me at (540) 722-3480 if you have further questions about this project.

Sincerely,

Jim Davis, REHS
Environmental Health Supervisor

RECEIVED NOV 30 2020



REQUEST FOR CONDITIONAL USE PERMIT COMMENTS

Frederick County Fire Marshal

Mail to:

Frederick County Fire Marshal
1800 Coverstone Drive
Winchester, Virginia 22602
(540) 665-6350

Hand deliver to:

Frederick County Fire & Rescue Dept.
Attn: Fire Marshal
Public Safety Building
1800 Coverstone Drive
Winchester, Virginia

Applicant: It is your responsibility to complete this form as accurately as possible in order to assist the agency with their review. Also, please attach two (2) copies of your application form, location map and all other pertinent information.

Applicant's Name: Eli Williams Telephone: 540-877-7767

Mailing Address: 321 Saddleback Ln.
Winchester, VA 22602

Name of development and/or description of the request:

Event venue - I'm looking to turn the barn into a place
to hold a couple wedding type of events.

Location of Property:

1570 Grough Rd. Winchester, VA 22602
(First farm on left on Grough Rd.)

Fire Marshal's Comments:

SEE ATTACHED

Fire Marshal's Signature & Date: 12-28-2020

Notice to Fire Marshal - Please Return This Form to the Applicant

* Rec'd complete application 12/14/2020



Frederick County Fire and Rescue Department

Office of the Fire Marshal

1080 Coverstone Drive
Winchester, VA 22602

Phone: 540-665-6350 Fax: 540-678-4739
fmo@fcva.us

Plan Review

Conditional Use

Status: Approved with Conditions

Business Name

Event Venue
1570 Gough Rd
Winchester, Virginia 22602

Owner:

Eli Williams

Printed Date: 12/28/2020

General Information

Received Date: 12/14/2020
Review Begin Date: 12/28/2020
Review End Date: 12/28/2020
Hours: 1.0000

Occupancy Type:
Property Use:
Activity Number: I12BJ031
Review Cause: Remodel

Activity Details

Project Name

Event Venue

Comments:

1. Fire department access to the venue as described in the Frederick County Fire Prevention Code shall be maintained during events.
2. Portable Fire Extinguishers shall be present and available per the Frederick County Fire Prevention Code. An extinguisher shall be available within 75 feet of travel distance from anywhere inside the structure.
3. Smoke detector(s) shall be present during events.

Adam Hounshell
Lieutenant/Assistant Fire Marshal



COUNTY of FREDERICK

Department of Planning and Development
540/ 665-5651
Fax: 540/ 665-6395

March 17, 2021

Eli Williams
321 Saddleback Lane
Winchester, Virginia 22602

**RE: Request for Historic Resources Advisory Board (HRAB) Comments
Conditional Use Permit – Special Events Center
Zoning: RA (Rural Areas) District
Magisterial District: Back Creek**

Dear Mr. Williams:

The Frederick County Historic Resources Advisory Board (HRAB) considered the above referenced Conditional Use Permit application during their meeting on March 16, 2021. This application seeks to operate a special event center on 10.7 acres of land located at 1570 Gough Road, Winchester.

Historic Resources Advisory Board Comments:

After reviewing the provided information, the HRAB recommended approval of the Conditional Use Permit with the following recommendations:

- Renovations for the house and barn should utilize original elements to ensure the structures maintain their historic integrity.
- Placement of any parking for the facility should not impact the viewshed of the Fawcett House/Overlook Farm; parking should be located along the eastern side of the property.
- Descriptive historic signage should be considered which outlines the significance of the property and surrounding area.

Thank you for the chance to comment on this application. Please call if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Candice E. Perkins". The signature is placed over a black rectangular redaction box.

Candice E. Perkins, AICP, CZA,
Assistant Director

CEP/pd

T A X R E C E P T - Y E A R 2 0 2 0 - 2 r . H A Ticket #:00437180002 @@

FREDERICK COUNTY
C. WILLIAM ORNDOFF, JR
P.O. BOX 225

WINCHESTER VA 22604-0225

Date : 12/03/2020
Register: LBX/LJT2
Trans. #: 35961
Dept # : RE202002
ACCT# : 8019145

2020 REAL ESTATE
5.36 ACRES

Land: 89000

WILLIAMS ELIJAH DAVID
321 SADDLEBACK LN
WINCHESTER VA
22602 2889

	Previous Balance	\$	362.95
60 A 79 Acres: 5.36	Principal	Being Paid	\$ 362.95
Imp: 30000	Penalty	\$.00
	Interest	\$.00
	Amount Paid	\$	362.95
	*Balance Due as of 12/03/2020	\$.00
	Check# BB&T VA	1377\$	362.95

Pd by

T A X R E C E P T - Y E A R 2 0 2 0 - 1 s H A Ticket #:00437180001 @@

FREDERICK COUNTY
C. WILLIAM ORNDOFF, JR
P.O. BOX 225

WINCHESTER VA 22604-0225

Date : 6/08/2020
Register: LBX/LJT2
Trans. #: 18943
Dept # : RE202001
ACCT# : 8019145

2020 REAL ESTATE
5.36 ACRES

Land: 89000

WILLIAMS ELIJAH DAVID
321 SADDLEBACK LN
WINCHESTER VA
22602 2889

	Previous Balance	\$	362.95
60 A 79 Acres: 5.36	Principal	Being Paid	\$ 362.95
Imp: 30000	Penalty	\$.00
	Interest	\$.00
	Amount Paid	\$	362.95
	*Balance Due as of 6/08/2020	\$.00
	Check# BB&T VA	1252\$	362.95

Pd by

NAD 83(93)
VIRGINIA NORTH ZONE

**TAX MAP 60-A-79
ADJUSTED AREA:
10.0593 ACRES**

TAX MAP 60-A-79F
ELIJAH DAVID WILLIAMS
INST. #200011604
5.00 ACRES

TAX MAP 60-A-76A
DENNIS K. DERFLINGER
INST. #050022000
3.56 ACRES

EXISTING 20' R/W
AS SHOWN ON PLAT
RECORDED WITH
INST. #020021510

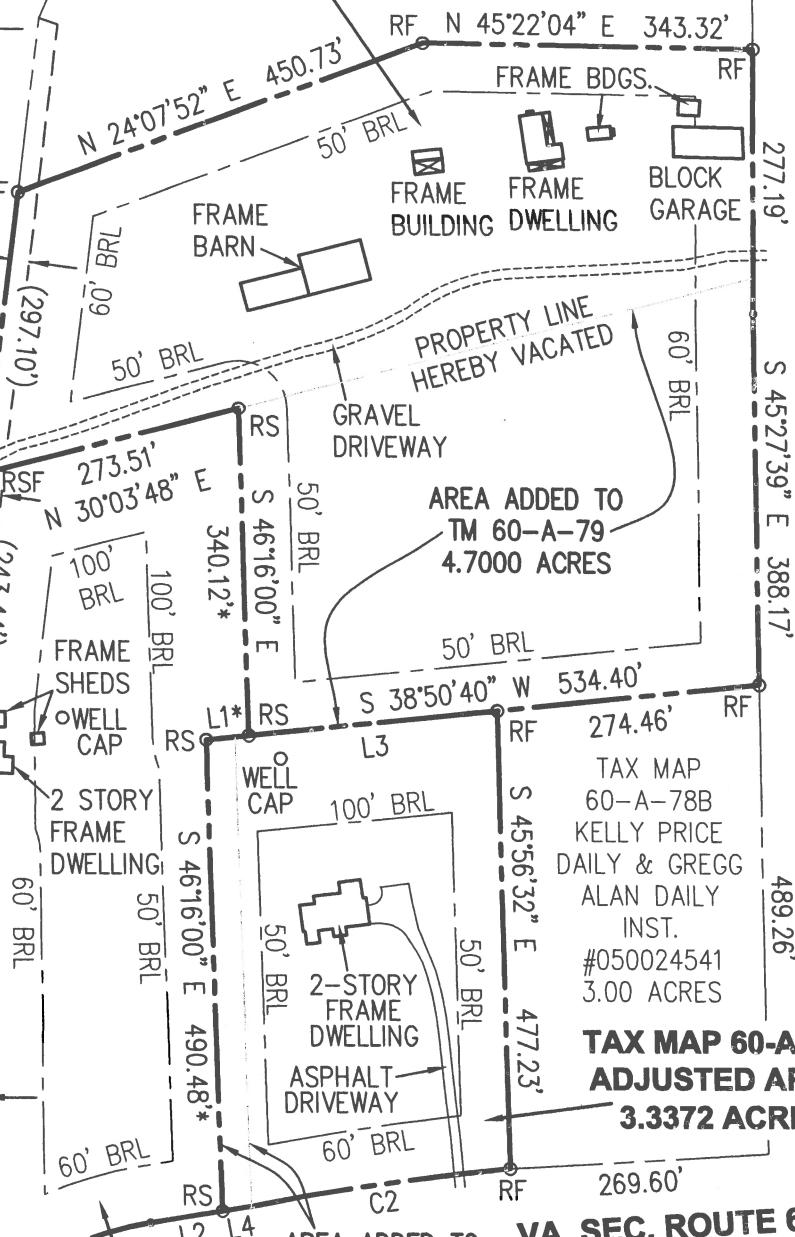
20' R/W
INST. #050021999

TAX MAP 60-9-7
DENISE CARROLL DEGNAN &
JAMES JOHN DEGNAN III TRUST
INST. #180001195
3.27 ACRES

TAX MAP 60-9-6
STEPHEN L. CARROLL
INST. #180001195
2.14 ACRES

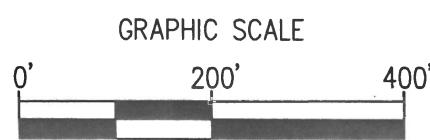
ASPHALT
DRIVEWAY
25' R/W
INST. #050021999

TAX MAP 60-9-5
DENISE CARROLL DEGNAN &
JAMES JOHN DEGNAN III TRUST
INST. #180001195
2.53 ACRES



LEGEND

- RF - REBAR FOUND
- RS - REBAR SET
- RSF - RAILROAD SPIKE FOUND
- SSF - SET STONE FOUND
- BRL - BUILDING RESTRICTION LINE
- * - PROPERTY LINE HEREBY CREATED



LINE DATA

LINE	BEARING	DISTANCE
L1	S 38°50'40" W	44.52'
L2	S 35°19'13" W	76.03'
L3	N 38°50'40" E	259.95'
L4	S 35°19'13" W	30.33'

CURVE DATA

CURVE	ARC	RADIUS	DELTA	CHORD
C1	187.90'	372.11'	28°55'55"	S 20°51'46" W 185.91'
C2	2652.60'	273.00'	5°53'49"	S 36°24'48" W 272.88'

**BOUNDARY LINE ADJUSTMENT BETWEEN
THE LAND OF HELEN S. RAMSEY & CHARLES LARRY SNAPP
[TAX MAP 60-A-78]
THE LAND OF ROBERT F. RAMSEY, II & HELEN S. RAMSEY, TRUSTEES
[TAX MAP 60-A-78A]
AND THE LAND OF ELIJAH DAVID WILLIAMS [TAX MAP 60-A-79]
BACK CREEK MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA**

DRAWN BY: JTG

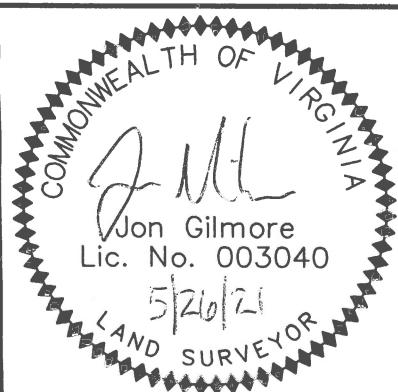
DWG NAME: 10675-BLA

SHEET 3 OF 3



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

560 NORTH LOUDOUN STREET WINCHESTER, VIRGINIA 22601
PHONE (540) 667-0468 FAX (540) 667-0469
EMAIL office@marshandlege.com



DATE: 05/26/2021