

Prepared by and return to:  
Stephen L. Pettler, Jr.  
VSB# 44436

HARRISON & JOHNSTON, PLC  
21 South Loudoun Street  
Winchester, Virginia 22601  
Telephone 540.667.1266  
[pettler@harrison-johnston.com](mailto:pettler@harrison-johnston.com)

F30123

**DEED OF CONFIRMATION OF BOUNDARY LINE ADJUSTMENTS**

**THIS DEED OF CONFIRMATION OF BOUNDARY LINE ADJUSTMENTS** (this "Deed") is made and entered into as of the 28 day of February, 2017, by **CAMPFIELD, LLC**, a Virginia limited liability company, and **FRED L. GLAIZE, III**.

**RECITALS**

**R1.** Grantors, are the owners of certain property, situate in Red Bud Magisterial District, Frederick County, Virginia, designated as Lots 108-115, inclusive, in the Abrams Pointe Subdivision, Phase 1B, as more particularly described in that certain Deed of Dedication, Easement, and Supplementary Declaration of Covenants and Restrictions of Abrams Pointe Phase 1B dated December 4, 2012 and recorded in the Office of the Clerk of the Circuit Court of Frederick County, Virginia as Instrument No. 120014010 (the "Abrams Pointe Phase 1B Deed of Dedication").

**R2.** In order to adjust the boundary lines and the resulting acreages of Lots 108-115, inclusive, of the Abrams Pointe Subdivision, Phase 1B, Grantor is causing that certain Plat of Boundary Line Adjustment of P. Duane Brown, L.S., of Marsh & Legge Land Surveyors, P.L.C., dated February 21, 2017 ("Boundary Line Adjustment Plat"), attached herewith to be hereby recorded with the approval of the County of Frederick, Virginia, as evidenced thereon.

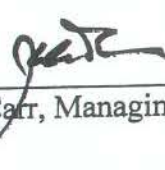
630124

NOW, THEREFORE, WITNESSETH, that for and in consideration of the premises and the benefits which will accrue by reason hereof, the following boundary line adjustments are made:

The boundary lines for Lots 110-115, inclusive, of the Abrams Pointe Subdivision, Phase 1B shall be adjusted as shown on the attached Boundary Line Adjustment Plat, and the former Lots 108 and 109 of the Abrams Pointe Subdivision, Phase 1B shall merge with and become a part of Lots 110-115, inclusive, and thereby be eliminated as Lots in said Abrams Pointe Subdivision, Phase 1B, all as more particularly described and set forth in the attached Boundary Line Adjustment Plat.

*WITNESS the following signatures and seal:*

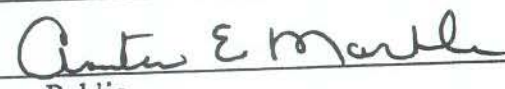
CAMPFIELD, LLC

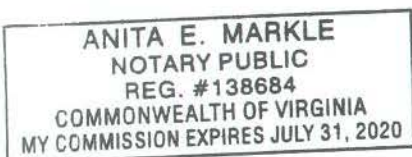
By:   
John P. Carr, Managing Member

COMMONWEALTH OF VIRGINIA, AT LARGE  
CITY OF WINCHESTER, To-wit:

The foregoing instrument was acknowledged before me this 28 day of February 2017, by John P. Carr, as Managing Member of Campfield, LLC, a Virginia Limited Liability Company, on behalf of said company.

Registration No. 138684  
My commission expires 7/31/2020

  
Notary Public



Fred L. Glaize, III (SEAL)  
Fred L. Glaize, III

FG0125

Commonwealth OF Virginia, AT LARGE  
CITY/COUNTY OF Winchester, To-wit:

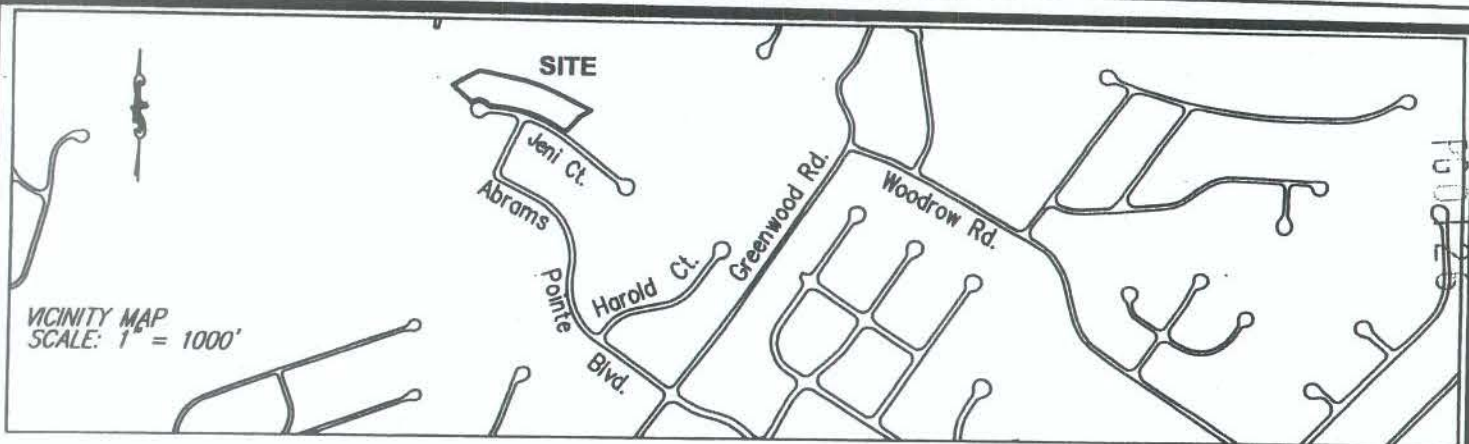
The foregoing instrument was acknowledged before me this 28 day of  
February 2017, by Fred L. Glaize, III.

Registration No. 138684  
My commission expires 7/31/2020.

Anita E Markle  
Notary Public

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





APPROVED BY  
  
SUBDIVISION ADMINISTRATOR

2 MAR 17  
DATE

OWNER'S CERTIFICATE

THE ABOVE AND FOREGOING BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF CAMPFIELD, LLC AND FRED L. GLAIZE, III [PIN 55N-1-B-108, 55N-1-B-109, 55N-1-B-110, 55N-1-B-111, 55N-1-B-112, 55N-1-B-113, 55N-1-B-114 AND 55N-1-B-115], 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.

ON BEHALF OF CAMPFIELD, LLC

2/21/17  
DATE

FRED L. GLAIZE, III  
DATE

NOTARY PUBLIC

STATE OF VIRGINIA, AT LARGE  
COUNTY OF FREDERICK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF February, 2017  
BY John P. Call ON BEHALF OF CAMPFIELD, LLC AND FRED L. GLAIZE, III

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

NOTARY PUBLIC  
MY COMMISSION EXPIRES 7/31/2020

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PROPERTIES [PIN 55N-1-B-108, 55N-1-B-109, 55N-1-B-110, 55N-1-B-111, 55N-1-B-112, 55N-1-B-113, 55N-1-B-114 AND 55N-1-B-115] REPRESENTED HEREIN ARE A PORTION OF THE PROPERTY STANDING IN THE NAME OF CAMPFIELD, LLC AND FRED L. GLAIZE, III AS REFLECTED IN THE DEED OF DEDICATION DATED DECEMBER 4, 2012, SAID DEED (AND PLATS) RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA AS INSTRUMENT 120014010.

NOTES:

1. EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT.
2. BOUNDARY INFORMATION IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 20, 2017.

BOUNDARY LINE ADJUSTMENT  
BETWEEN THE PROPERTIES OF  
**CAMPFIELD, LLC AND FRED L. GLAIZE, III**  
RED BUD MAGISTERIAL DISTRICT  
FREDERICK COUNTY, VIRGINIA

DATE: FEBRUARY 21, 2017

COVER SHEET

SHEET 1 OF 5



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

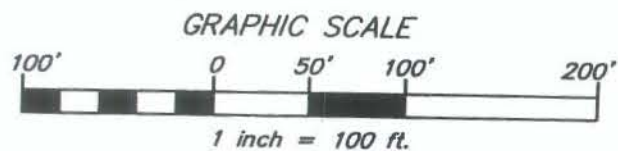
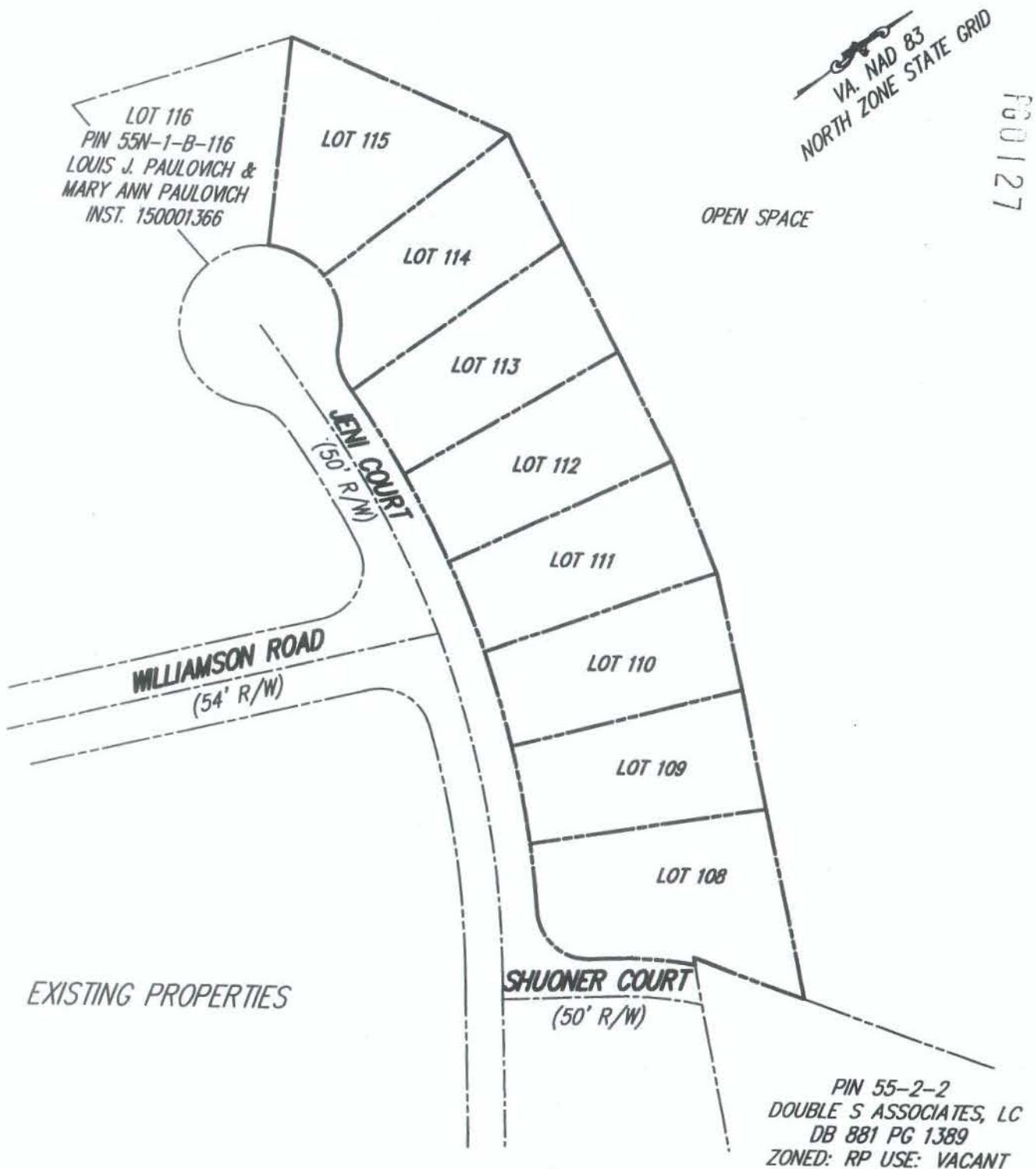
560 NORTH LOUDOUN STREET ~ WINCHESTER, VIRGINIA 22601  
PHONE (540) 667-0468 ~ FAX (540) 667-0469  
EMAIL office@marshandlegge.com



DRAWN BY: HBK

DWG NAME: ID10143-BLA





BOUNDARY LINE ADJUSTMENT  
BETWEEN THE PROPERTIES OF  
**CAMPFIELD, LLC AND FRED L. GLAIZE, III**  
RED BUD MAGISTERIAL DISTRICT  
FREDERICK COUNTY, VIRGINIA



DATE: FEBRUARY 21, 2017

SCALE: 1" = 100'

SHEET 2 OF 5



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

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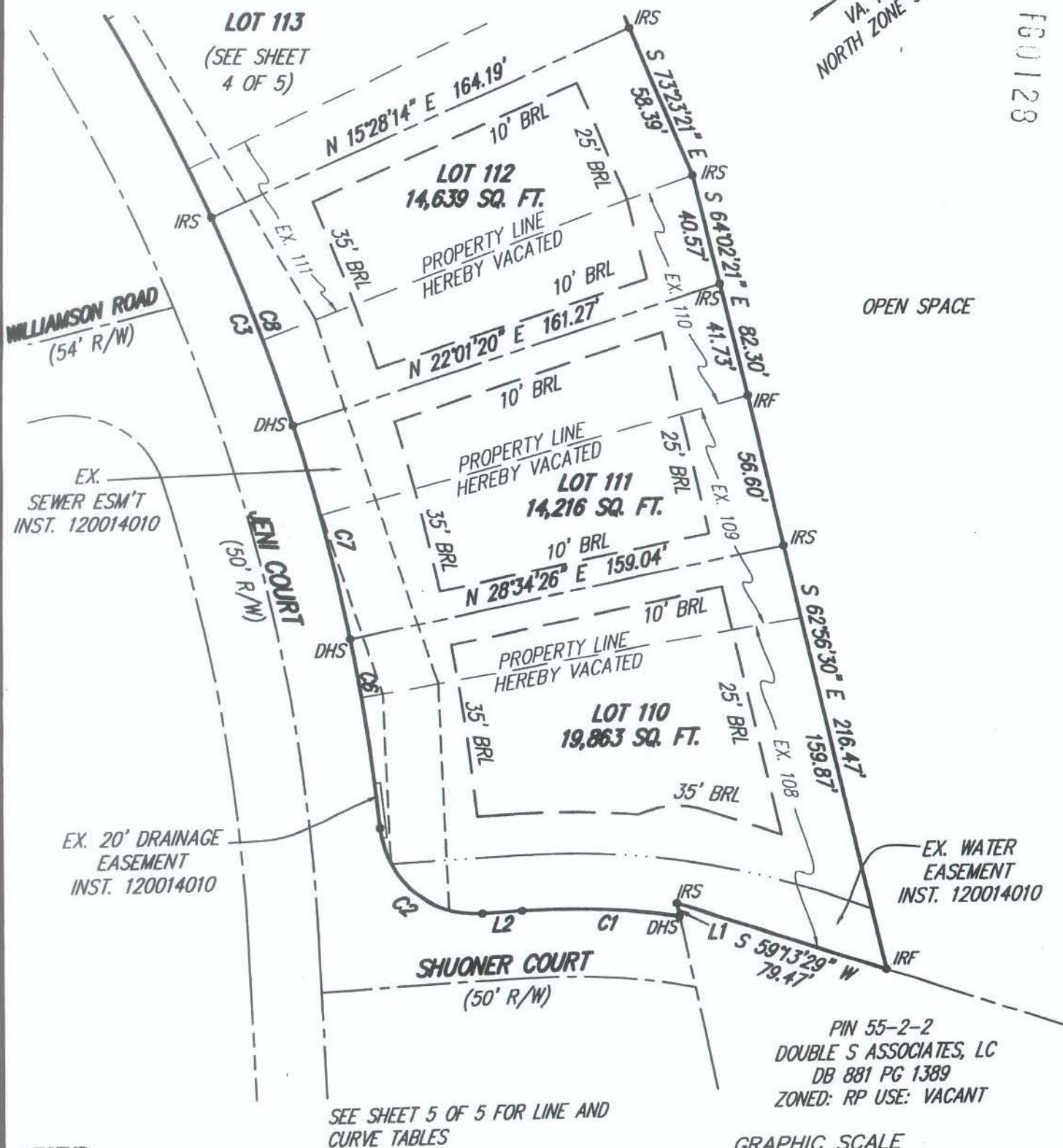
EMAIL office@marshandlegge.com

DRAWN BY: HBK

DWG NAME: ID10143-BLA

VA. NAD 83  
NORTH ZONE STATE GRID

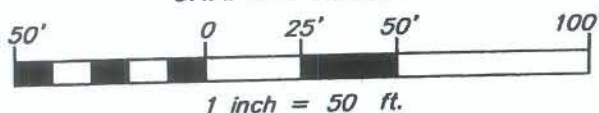
FG0128



**LEGEND**

BRL - BUILDING RESTRICTION LINE  
DHF - DRILL HOLE FOUND  
DHS - DRILL HOLE SET  
IRF - IRON ROD FOUND  
IRS - IRON ROD SET

**GRAPHIC SCALE**



BOUNDARY LINE ADJUSTMENT  
BETWEEN THE PROPERTIES OF  
**CAMPFIELD, LLC AND FRED L. GLAIZE, III**  
RED BUD MAGISTERIAL DISTRICT  
FREDERICK COUNTY, VIRGINIA

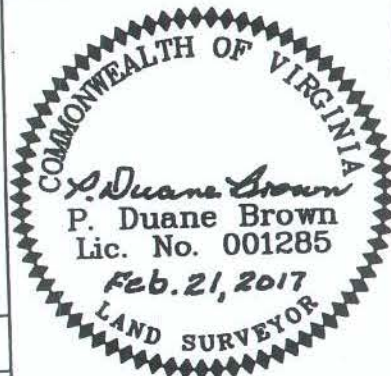
DATE: FEBRUARY 21, 2017

SCALE: 1" = 50'

SHEET 3 OF 5

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

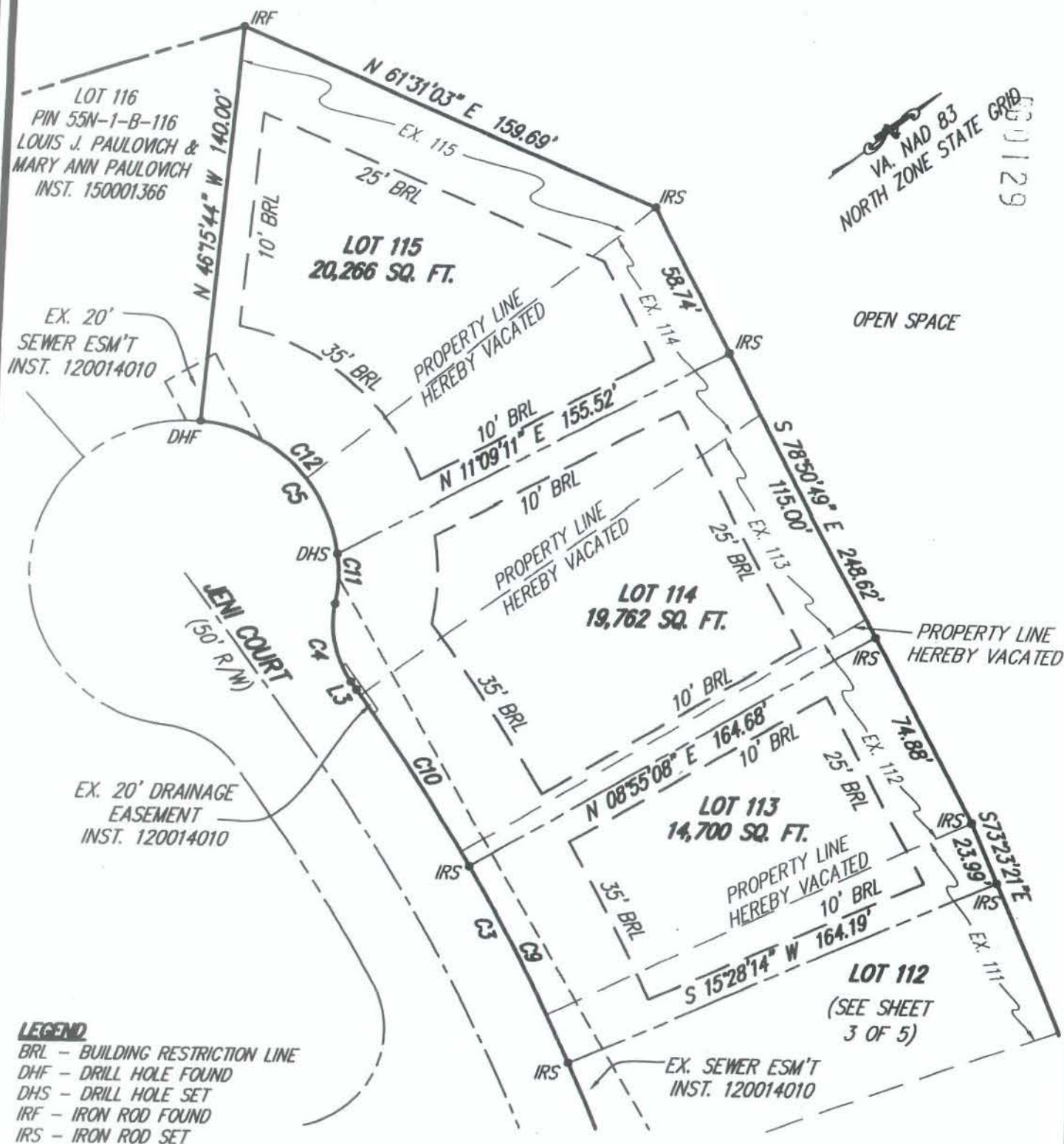
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SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES

BOUNDARY LINE ADJUSTMENT  
BETWEEN THE PROPERTIES OF  
**CAMPFIELD, LLC AND FRED L. GLAIZE, III**  
RED BUD MAGISTERIAL DISTRICT  
FREDERICK COUNTY, VIRGINIA

DATE: FEBRUARY 21, 2017

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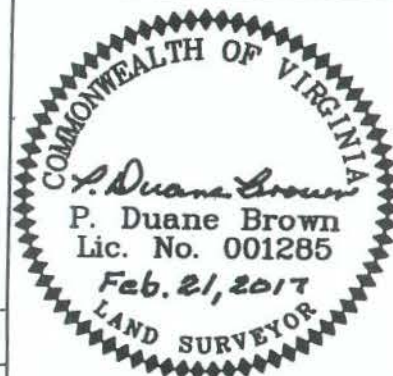
SHEET 4 OF 5

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CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	275.00'	56.80'	56.70'	S 43°16'03" W	11°50'06"	28.50'
C2	35.00'	53.10'	48.15'	S 80°48'54" W	86°55'47"	33.17'
C3	700.00'	385.05'	380.22'	N 71°28'44" W	31°31'01"	197.53'
C4	35.00'	29.08'	28.25'	N 63°25'54" W	47°36'41"	15.44'
C5	54.00'	91.08'	80.66'	N 87°56'39" W	96°38'10"	60.65'
C6	700.00'	69.71'	69.68'	N 58°34'23" W	05°42'21"	34.88'
C7	700.00'	80.04'	80.00'	N 64°42'07" W	06°33'06"	40.07'
C8	700.00'	80.04'	80.00'	N 71°15'13" W	06°33'06"	40.07'
C9	700.00'	80.04'	80.00'	N 77°48'19" W	06°33'06"	40.07'
C10	700.00'	75.21'	75.18'	N 84°09'33" W	06°09'23"	37.64'
C11	54.00'	18.34'	18.25'	N 49°21'25" W	19°27'42"	9.26'
C12	54.00'	72.74'	67.36'	S 82°19'30" W	77°10'28"	43.09'

PG 0130

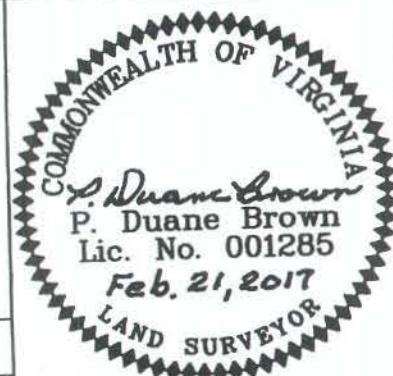
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 61°50'31" E	4.92'
L2	S 37°21'00" W	14.24'
L3	N 87°14'14" W	3.48'

AREA SUMMARY

	ORIGINAL AREA	ADJUSTED AREA
LOT 108	15,953 SQ. FT.	0 SQ. FT.
LOT 109	12,071 SQ. FT.	0 SQ. FT.
LOT 110	12,017 SQ. FT.	19,863 SQ. FT.
LOT 111	12,247 SQ. FT.	14,216 SQ. FT.
LOT 112	12,247 SQ. FT.	14,639 SQ. FT.
LOT 113	12,573 SQ. FT.	14,700 SQ. FT.
LOT 114	12,767 SQ. FT.	19,762 SQ. FT.
LOT 115	13,571 SQ. FT.	20,266 SQ. FT.
TOTAL AREA	103,446 SQ. FT.	103,466 SQ. FT.

BOUNDARY LINE ADJUSTMENT  
BETWEEN THE PROPERTIES OF  
**CAMPFIELD, LLC AND FRED L. GLAIZE, III**  
RED BUD MAGISTERIAL DISTRICT  
FREDERICK COUNTY, VIRGINIA



DATE: FEBRUARY 21, 2017

NO SCALE

SHEET 5 OF 5

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

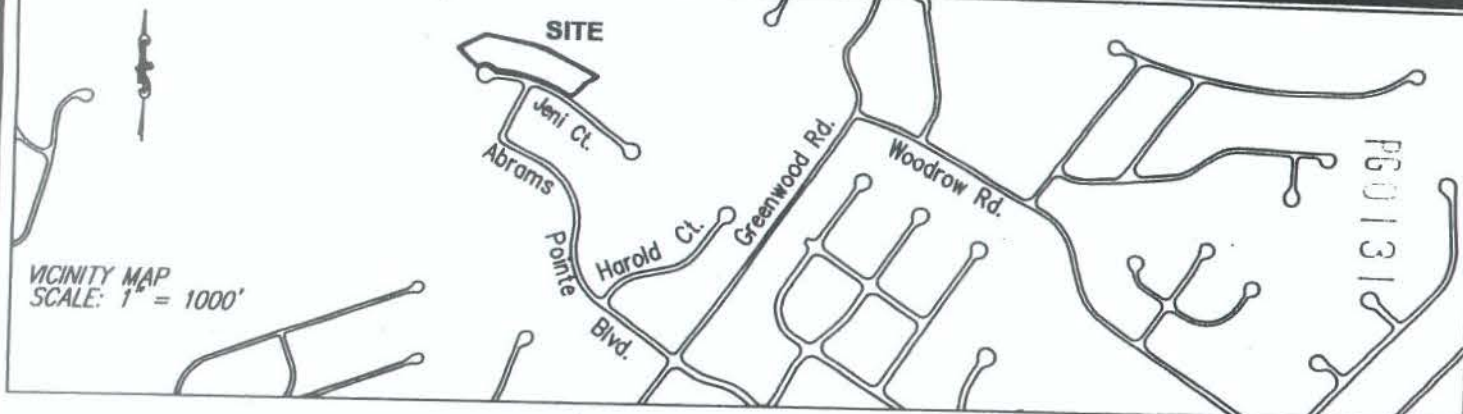
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DWG NAME: ID10143-BLA








APPROVED BY  
  
 SUBDIVISION ADMINISTRATOR

2 MAR 17  
 DATE

### OWNER'S CERTIFICATE

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 ON BEHALF OF CAMPFIELD, LLC

2/27/17  
 DATE

  
 FRED L. GLAIZE, III  
 DATE

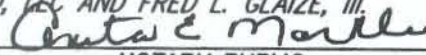
Commonwealth

### NOTARY PUBLIC

STATE OF VIRGINIA, AT LARGE  
 COUNTY OF FREDERICK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF February, 2017  
 BY John P. Carr ON BEHALF OF CAMPFIELD, LLC AND FRED L. GLAIZE, III.

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

  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 7/31/2020

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PROPERTIES [PIN 55N-1-B-108, 55N-1-B-109, 55N-1-B-110, 55N-1-B-111, 55N-1-B-112, 55N-1-B-113, 55N-1-B-114 AND 55N-1-B-115] REPRESENTED HEREIN ARE A PORTION OF THE PROPERTY STANDING IN THE NAME OF CAMPFIELD, LLC AND FRED L. GLAIZE, III AS REFLECTED IN THE DEED OF DEDICATION DATED DECEMBER 4, 2012, SAID DEED (AND PLATS) RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA AS INSTRUMENT 120014010.

### NOTES:

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2. BOUNDARY INFORMATION IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 20, 2017.

BOUNDARY LINE ADJUSTMENT  
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**CAMPFIELD, LLC AND FRED L. GLAIZE, III**  
 RED BUD MAGISTERIAL DISTRICT  
 FREDERICK COUNTY, VIRGINIA

DATE: FEBRUARY 21, 2017

COVER SHEET

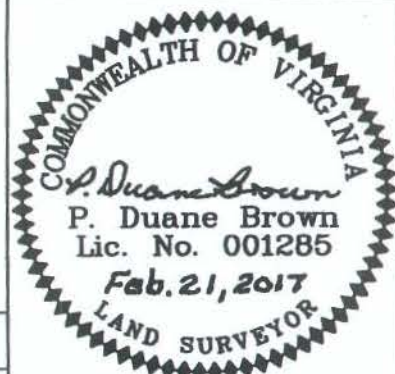
SHEET 1 OF 5

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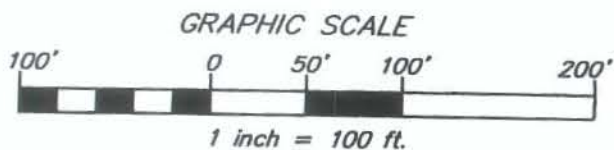
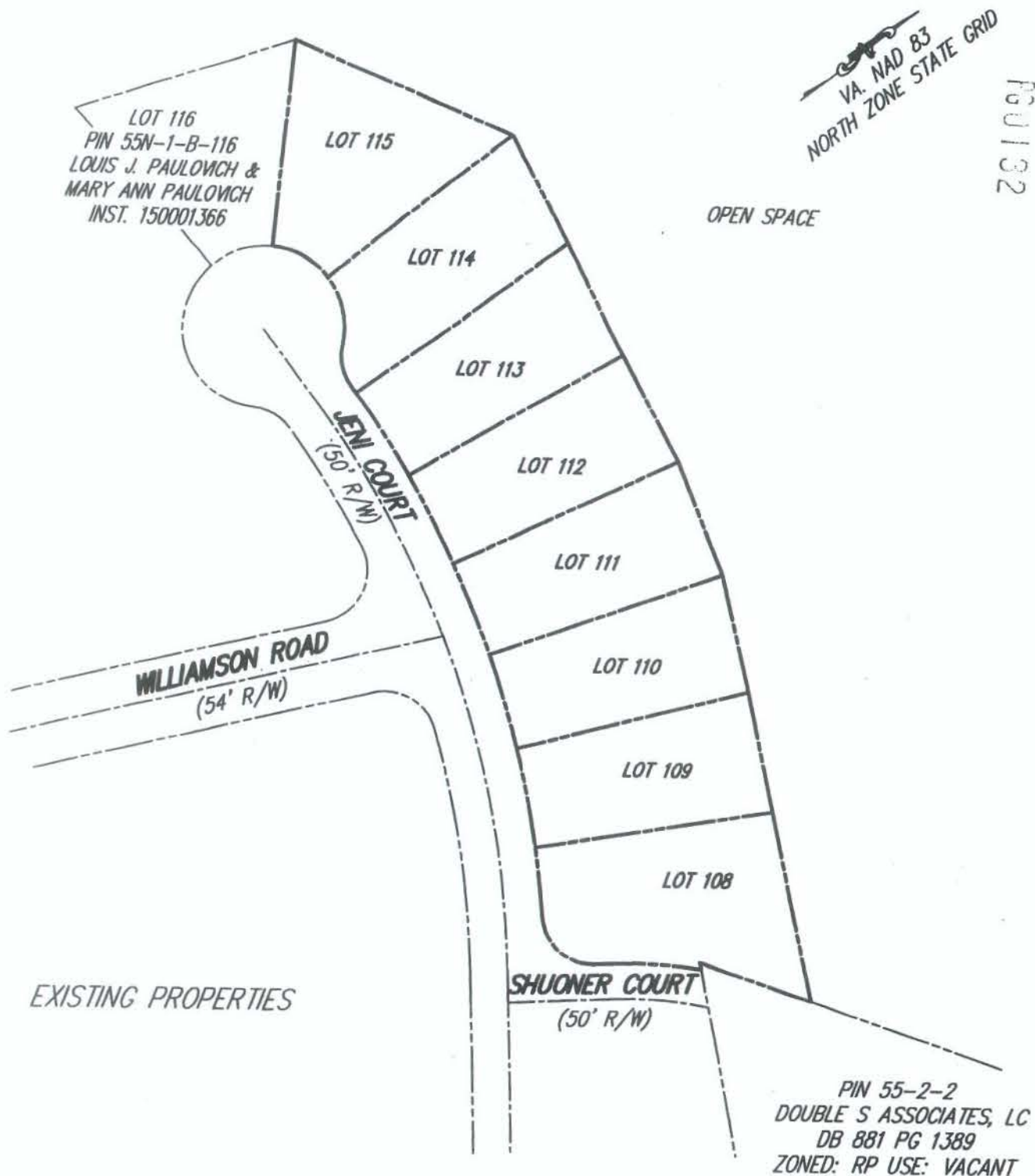
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RED BUD MAGISTERIAL DISTRICT  
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DATE: FEBRUARY 21, 2017

SCALE: 1" = 100'

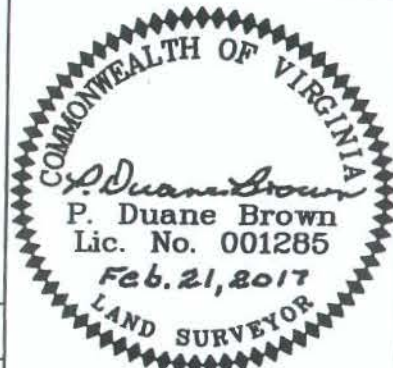
SHEET 2 OF 5

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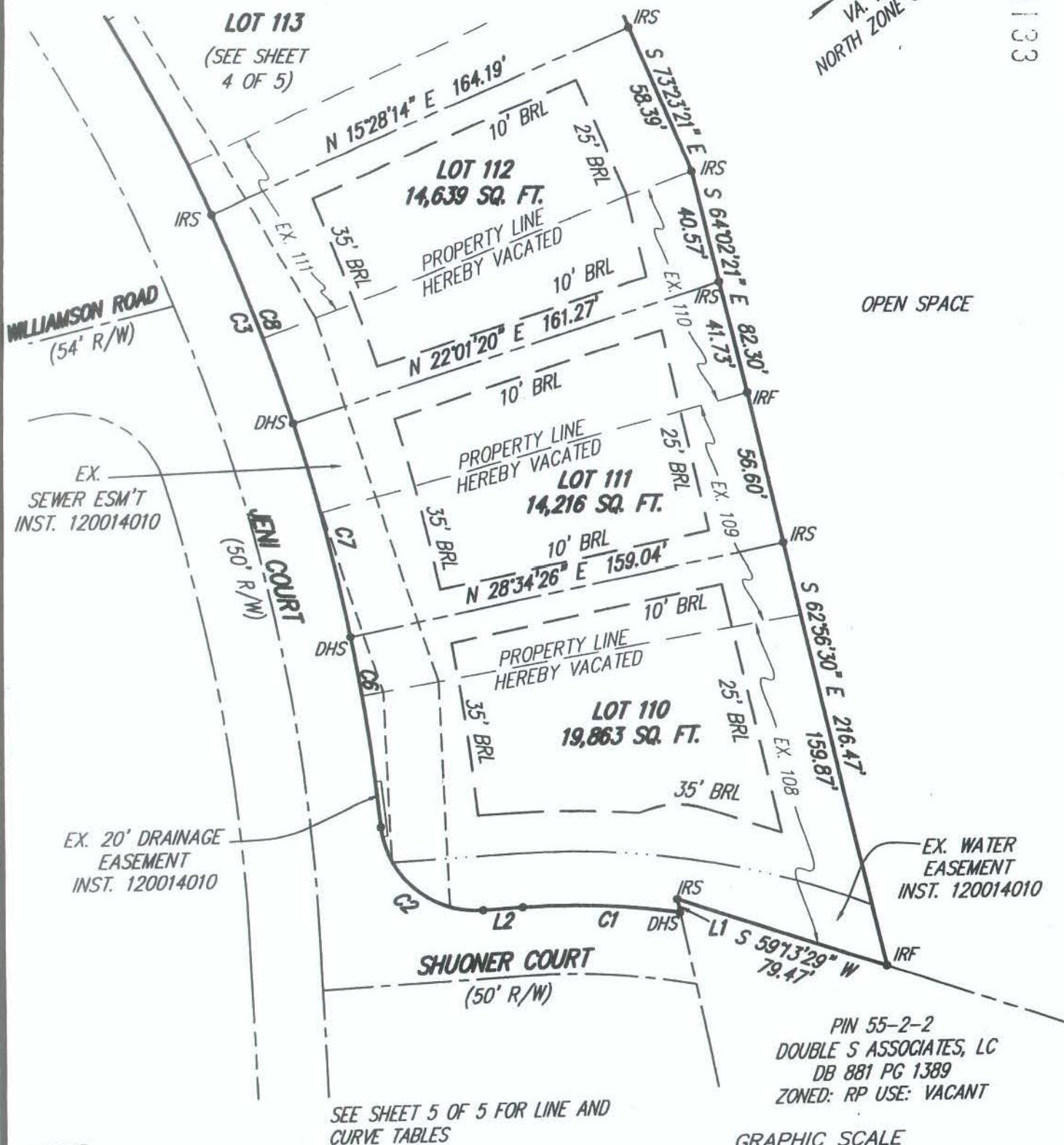
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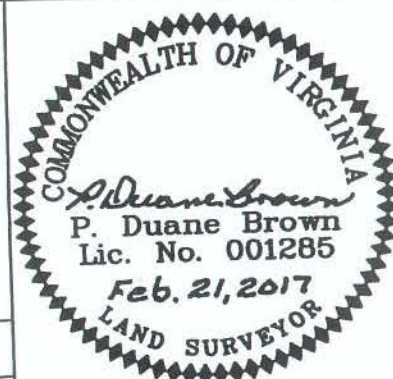


PG 0133

VA. NAD 83  
NORTH ZONE STATE GRID



**BOUNDARY LINE ADJUSTMENT  
BETWEEN THE PROPERTIES OF  
CAMPFIELD, LLC AND FRED L. GLAIZE, III  
RED BUD MAGISTERIAL DISTRICT  
FREDERICK COUNTY, VIRGINIA**



DATE: FEBRUARY 21, 2017

SCALE: 1' = 50'

SHEET 3 OF 5

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

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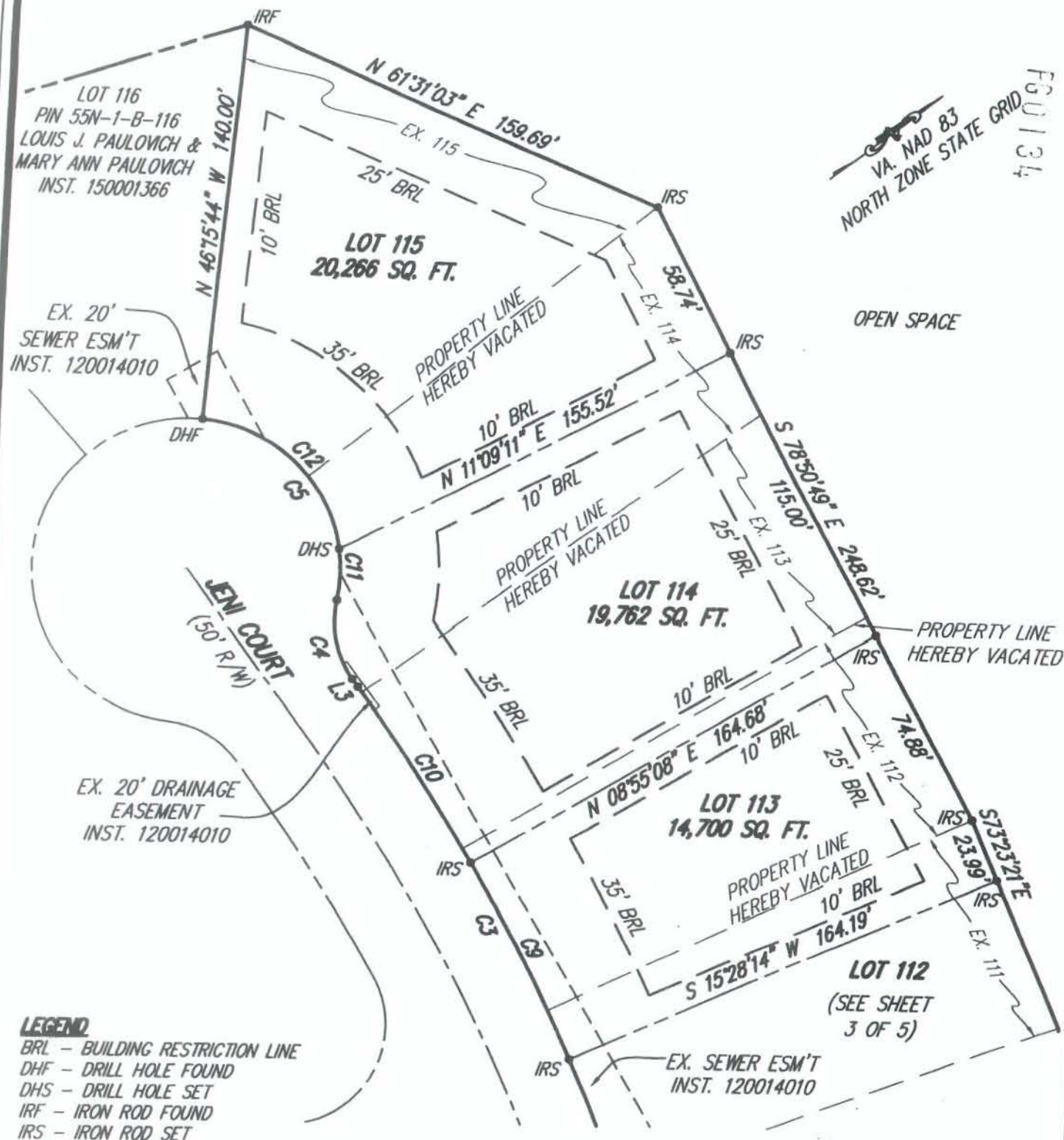
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SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES

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