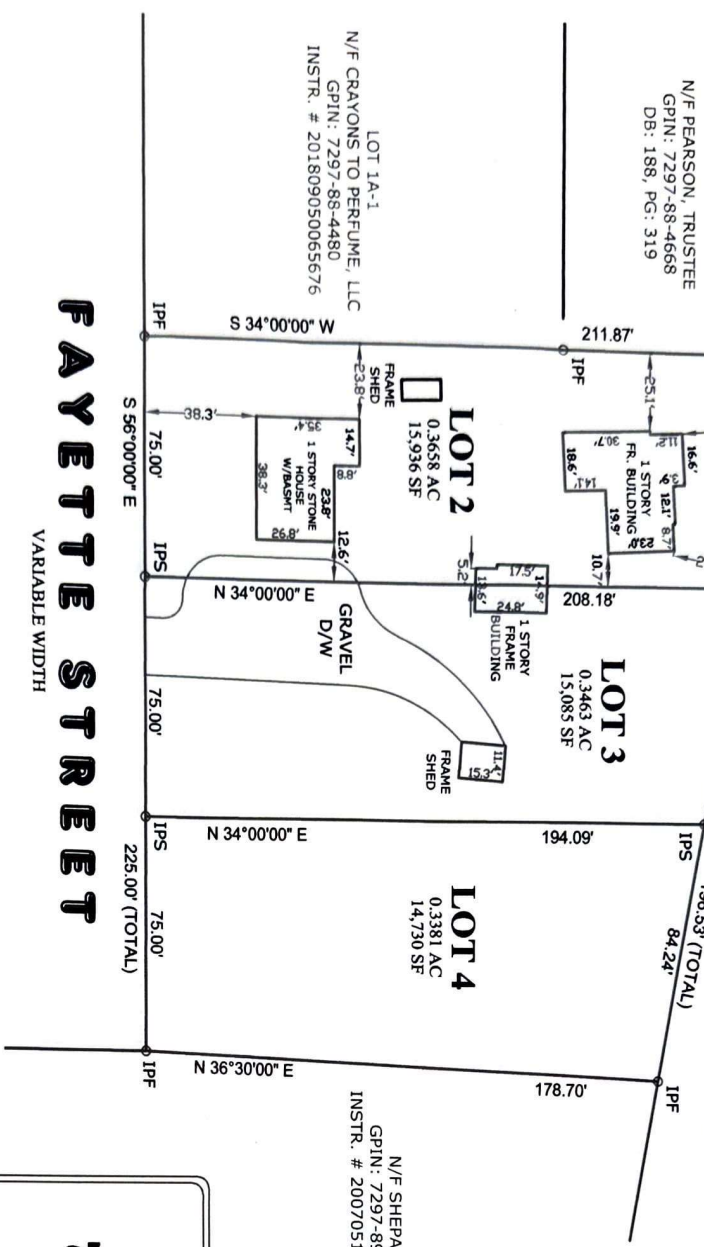


SOUTHERN RAILROAD



FAYETTE STREET

VARIABLE WIDTH



- BOUNDARY NOTES:**
1. THE PROPERTY SHOWN IS IDENTIFIED AS LOTS 2, 3, AND 4, SHOWING UNDER ONE GPN: 7297-89-3086, AND KNOWN AS 6796 FAYETTE STREET ZONED R-4.
 2. LOTS 2, 3, AND 4 ARE OWNED BY 732-7138 CHESTNUT STREET LLC, AS SHOWN AT INSTRUMENT # 202207210066304.
 3. THIS PLAT WAS PREPARED WITH A VERY LIMITED RECORD/TITLE SEARCH BY THIS FIRM WITHOUT THE BENEFIT OF A FORMAL, RENEWED TITLE REPORT BY OTHERS FOR THE PROPERTY SHOWN OR FOR ADJACENT PROPERTIES, AND THEREFORE THE INFORMATION SHOWN ON THIS PLAT MAY NOT NECESSARILY INDICATE ALL UNDERLYING OR OVERTLYING UTILITIES, EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY. ALL PREVIOUSLY RECORDED RIGHTS OF WAY, EASEMENTS OR OTHER INTERESTS OF THE STATE, COUNTY, OR OTHERS REMAIN IN FULL FORCE AND EFFECT FOR ANY FURTHER TITLE INFORMATION. A TITLE REPORT WILL BE NECESSARY. THIS PLAT SHALL NOT BE CONSIDERED VALID FOR ANY OFFICIAL USE OR RECORDING UNLESS IT CONTAINS AN ORIGINAL SIGNATURE.
 4. THE BOUNDARY AND AREA INFORMATION INDICATED ON THIS PLAT HAS BEEN DERIVED FROM A CURRENT BOUNDARY SURVEY BY THIS FIRM.
 5. IPF - IRON PIN OR PIPE FOUND. IPS-IRON PIN OR PIPE SET. PP-POWER POLE. * - POINT ON LINE. OHW - OVERHEAD WIRES.
 6. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES ON THIS PROPERTY.
 7. HOLMES SMITH EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THIS PLAT. THIS PLAT IS NOT TO BE REPRODUCED, CHANGED OR COPIED WITH THE EXCEPTION BEING FOR ANY TOWN, CITY OR COUNTY OFFICIALS IN THE COMMONWEALTH OF VIRGINIA CAN MAKE COPIES IN THE DISCHARGE OF THEIR DUTIES IN ANY FORM OR MANNER WHATSOEVER, NOR ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION. ANY COPY OF THIS PLAT NOT CONTAINING AN ORIGINAL SIGNATURE AND MORE THAN ONE YEAR FROM THE DATE HEREON IS NOT CERTIFIED AS TO THE INFORMATION CONTAINED HEREON, AND IS PROHIBITED AND INVALID FOR ANY USE.

N/F SHEPARD
GPN: 7297-89-0913
INSTR. # 200705117013226

LOT 1A-1
N/F CRAYONS TO PERFUME, LLC
GPN: 7297-88-4480
INSTR. # 201809050065676

N/F PEARSON, TRUSTEE
GPN: 7297-88-4668
DB: 188, PG: 319

BOUNDARY SURVEY
LOTS 2, 3, & 4
PROPERTY OF
7632-7638 CHESTNUT STREET LLC

GPN: 7297-89-3086
TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1" = 40' MARCH 8, 2024

HOLMES SMITH
"CERTIFICATE NEXT - BUILT WITH HOLMES - WE CAN DO THIS"
★ ENGINEERING ◊ SURVEYING ◊ LAND PLANNING ★

MANASSAS, VIRGINIA
hsmith72539@yahoo.com
(703) 368-5829

Est. 1989* © 2024 by HOLMES SMITH