

NOTES

1. THE FAUQUIER COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.) FOR THE PROPERTY SHOWN HEREON IS 6984-70-2394-000 AND IS CURRENTLY ZONED R-15.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF WILLIAM DANIELS LLC, BY DEED RECORDED IN DEED BOOK 860 AT PAGE 501, AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
3. TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. 25020037C, COMMITMENT DATE FEBRUARY 17, 2025. THE SURVEYED PROPERTY IS TITLE PARCEL TWO.
4. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 510061030B, PANEL 308 OF 520, VERSION 2.6.4.6, WITH A MAP REVISED DATE OF APRIL 25, 2024.
5. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY BY THIS FIRM PERFORMED ON JANUARY 28, 2025 THROUGH FEBRUARY 4, 2025.
6. THE IMPROVEMENTS SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED BY THIS FIRM ON JANUARY 28, 2025 THROUGH FEBRUARY 2, 2025.
7. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO LEICAS HEXAGON RTK NETWORK.

THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.999949535. UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS SUBDIVISION. THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE U.S. SURVEY FOOT OR 1 METER = 39.37 INCHES.

8. THE ZONING REQUIREMENTS FOR R-15 ARE AS FOLLOWS:
- | | |
|---------------------------------------|--------------------------------------|
| MINIMUM LOT SIZE - 15,000 SQUARE FEET | R-6 ZONING REQUIREMENTS: |
| MINIMUM LOT FRONTAGE - 50 FEET | MINIMUM LOT SIZE - 6,000 SQUARE FEET |
| LOT COVERAGE - 65% | MINIMUM LOT FRONTAGE - 55 FEET |
| FRONT SETBACK - 25 FEET | LOT COVERAGE - 65% |
| SIDE SETBACK - 12 FEET | FRONT SETBACK - 20 FEET |
| REAR SETBACK - 35 FEET | SIDE SETBACK - 8 FEET |
| MAXIMUM BUILDING HEIGHT - 35 FEET | REAR SETBACK - 20 FEET |
| | MAXIMUM BUILDING HEIGHT - 35 FEET |
9. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OBSERVED ON THE SURVEYED PROPERTY.
10. A ZONING LETTER OR REPORT WAS NOT PROVIDED FOR THE SURVEYED PROPERTY.
11. THERE ARE NO STRIPED PARKING SPACES OBSERVED ON THE SURVEYED PROPERTY.
12. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED ON THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING THE FIELD WORK. THE ADJOINING SITE IS CURRENTLY UNDER CONSTRUCTION.
13. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
14. THERE WAS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
15. THIS FIRM IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY.
16. AN ASBUILT PLAN WAS OBTAINED FROM THE TOWN OF WARRENTON, VIRGINIA FOR THE SANITARY SEWER IN MADISON LANE. NO OTHER UTILITY PLANS HAVE BEEN PROVIDED FOR THE SURVEYED PROPERTY. LAND DESIGN CONSULTANTS, INC. HAS NOT BEEN AUTHORIZED TO CONTRACT A PRIVATE UTILITY LOCATING COMPANY TO MARK THE SURVEYED PROPERTY. MISS UTILITY WAS CONTACTED, THE MARKINGS OBSERVED ARE SHOWN ON THE SURVEY.

TITLE REPORT

FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 25020037C, COMMITMENT DATE FEBRUARY 17, 2025, SCEDULE B, PART II

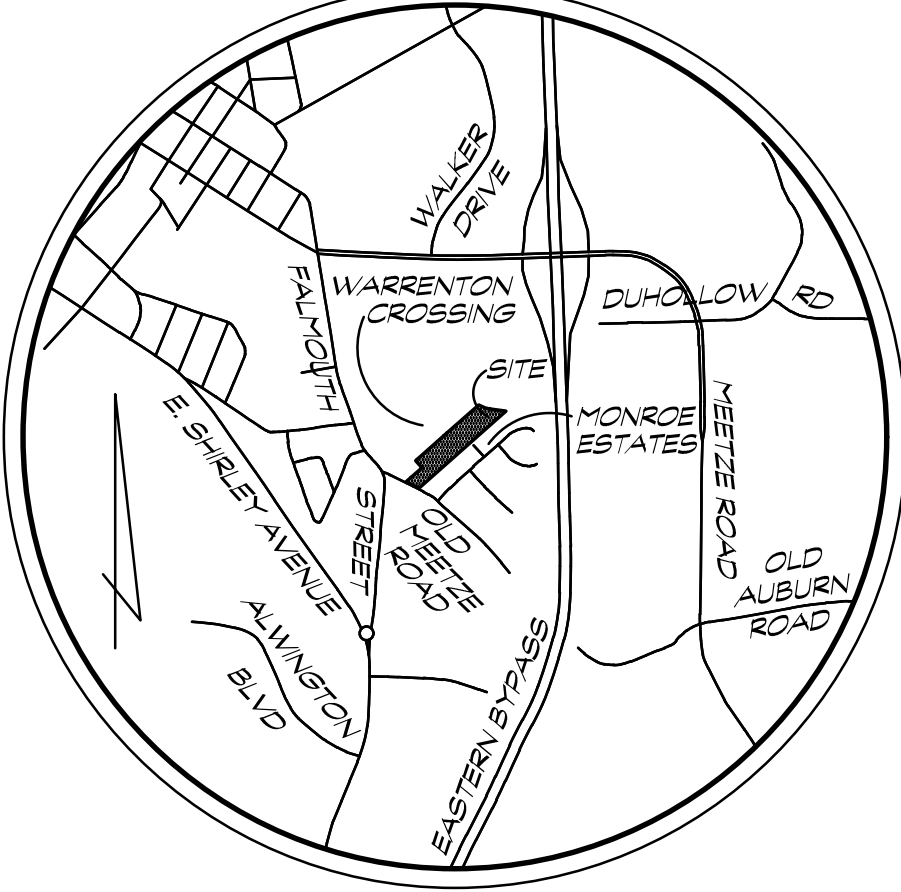
EXCEPTION 1 THROUGH 6 - NOT A SURVEY MATTER.

EXCEPTION 7 - RIGHTS OF OTHERS IN AND TO THE USE OF THE 50' WIDE EASEMENT DESCRIBED IN EXHIBIT A HEREOF. THE 50' WIDE EASEMENT IS SHOWN ON THE SURVEY.

EXCEPTION 8 - EASEMENTS IN FAVOR OF VERCO RECORDED IN DEED BOOK 163 AT PAGE 173, AND DEED BOOK 180 AT PAGE 510. EASEMENT LOCATIONS CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

EXCEPTION 9 - MATTERS SHOWN ON PLAT RECORDED IN DEED BOOK 860 AT PAGE 501, INCLUDING:

- A. ELECTRIC LINES - CURRENT CONFIGURATION IS SHOWN ON THE SURVEY
- B. EXISTING 50' WIDE ACCESS OF RIGHT OF WAY - SHOWN ON THE SURVEY
- C. GRAVEL DRIVEWAY - NOT PART OF THIS SURVEY
- D. FENCE LINES - CURRENT CONFIGURATION IS SHOWN ON THE SURVEY
- E. 1.5' STONE RETENTION WALL - NOT PART OF THIS SURVEY

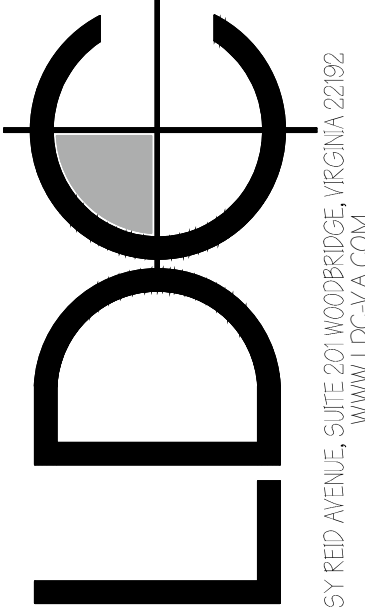
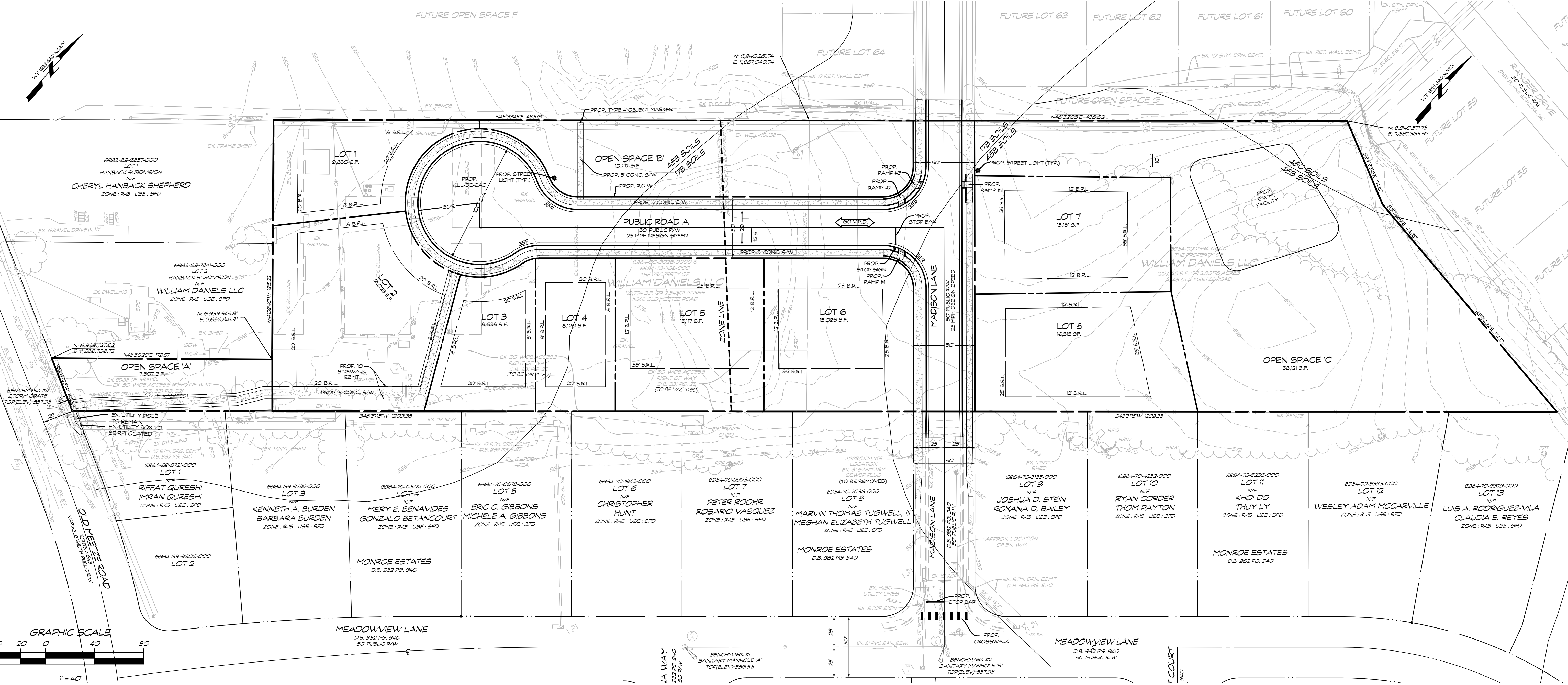
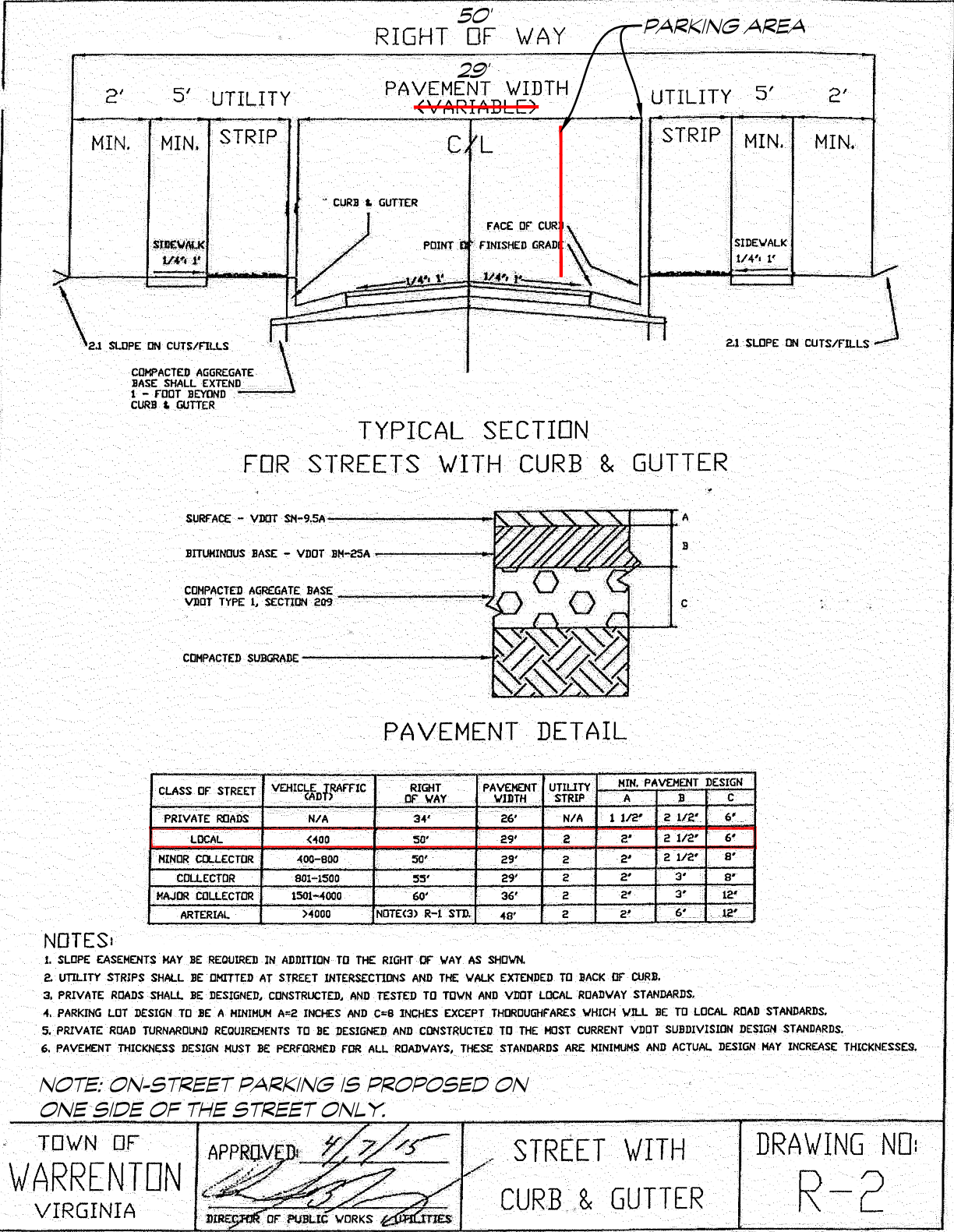


VICINITY MAP

SCALE: 1" = 2,000'

LEGEND

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- C/L CENTERLINE
- C&G CURB AND GUTTER
- CI CURB INLET
- CNC CONCRETE
- CSW CONCRETE SIDEWALK
- FPT FIRE PIT
- GVL GRAVEL
- PVC POLYVINYL CHLORIDE
- RCP REINFORCE CONCRETE PIPE
- RAW RIGHT OF WAY
- S.F. SQUARE FEET
- SPO STONE PATIO
- SRW STONE RETAINING WALL
- ^ GUY WIRE
- ⊙ SANITARY SEWER MANHOLE
- ▽ SIGN
- ⊗ WATER VALVE
- ⊘ UTILITY POLE
- OH — OVERHEAD UTILITY LINES
- BWF — 3.5' BARBED WIRE FENCE
- WOF — WOOD FENCE
- WRF — 4' WIRE FENCE
- W — UNDERGROUND WATERLINE (BLUE PAINT MARKS)
- ~~~~~ TREELINE



PRELIMINARY LAYOUT

#545 OLD MEETZ ROAD

THE PROPERTY OF

WILLIAM DANIELS LLC

DEED BOOK 860 PAGE 501

TOWN OF WARRENTON

FAUQUIER COUNTY, VIRGINIA

SCALE:

1" = 40'

SHEET 1 OF 1

DATE:

JULY 1, 2025

DRAFT: JWM

CHECK:

FILE NUMBER:

24079-1-1 80