

TO PART OF THE ADJOINING LOT-43R
NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-43R

2,423 SQ.FT. (TRACT-11) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 24,031 SQ.FT. TO
CREATE ONE PARCEL OF 21,608 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR PARCEL-1

22,644 SQ.FT. (TRACT-1) IS HEREBY SUBTRACTED FROM AND 904 (TRACT-2) IS HEREBY SUBTRACTED
FROM AND 8,586 SQ.FT. (TRACT-3) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 32,134
SQ.FT. TO CREATE ONE PARCEL OF 0 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT. PARCEL-1
IS ELIMINATED AS A RESULT OF THIS BOUNDARY LINE ADJUSTMENT.

WHERE THE CO
PROTECTED BY
DATE: AUGUST
THIS DOES NO
2. WETLANDS
3. NO TITLE

OWNER'S CONSENT STATEMENT

THIS BOUNDARY LINE ADJUSTMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE
WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, & TRUSTEES
GOAL L.C.

By: Giancarlo Oderda, Manager

CERTIFICATE OF ACKNOWLEDGEMENT:

CITY/COUNTY OF FALCONER

COMMONWEALTH/STATE OF VIRGINIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 9th DAY OF February, 20 00.

BY Giancarlo Oderda, Manager, on behalf of Goal L.C.

David J. Holt
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 30, 2001



SURVE
I, ERIC K. M
VIRGINIA, DO
OF MY KNOW
AND STAND
PROFESSION
I FURTHER
GOAL L.C.
AS FOUND A
DEED BOOK
TO BE RECO
THE DETERM
DESCRIPTION

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Examined and
Produced by:
Piehlaupt
Title
(WALKER, JAMES, et als)

MAR 16 2000
DNE

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-21A-R

8,586 SQ.FT. (TRACT-3) IS HEREBY ADDED TO AND 3,138 SQ.FT. (TRACT-7) IS HEREBY ADDED TO AND 1,820 SQ.FT. (TRACT-4) IS HEREBY SUBTRACTED FROM AND 1,327 SQ.FT. (TRACT-5) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 26,752 SQ.FT. TO CREATE ONE PARCEL OF 35,329 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-22A-R

904 SQ.FT. (TRACT-2) IS HEREBY ADDED TO AND 1,820 SQ.FT. (TRACT-4) IS HEREBY ADDED TO AND 12,103 SQ.FT. (TRACT-6) IS HEREBY SUBTRACTED FROM AND 3,138 SQ.FT. (TRACT-7) IS HEREBY SUBTRACTED FROM AND 20,819 SQ.FT. (TRACT-8) IS HEREBY ADDED TO AND 2,185 SQ.FT. (TRACT-10) IS HEREBY ADDED TO AND 8,913 SQ.FT. (TRACT-9) IS HEREBY ADDED TO PART OF THE ADJOINING 33,245 SQ.FT. TO CREATE ONE PARCEL OF 52,645 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-23R

22,644 SQ.FT. (TRACT-1) IS HEREBY ADDED TO AND 1,327 SQ.FT. (TRACT-5) IS HEREBY ADDED TO AND 12,103 SQ.FT. (TRACT-6) IS HEREBY ADDED TO AND 20,819 SQ.FT. (TRACT-8) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 51,104 SQ.FT. TO CREATE ONE PARCEL OF 66,359 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-41R

2,185 SQ.FT. (TRACT-10) IS BY SUBTRACTED FROM PART OF THE ADJOINING 20,164 SQ.FT. TO CREATE ONE PARCEL OF 17,979 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-42R

8,913 SQ.FT. (TRACT-9) IS BY SUBTRACTED FROM AND 2,423 SQ.FT. (TRACT-11) IS HEREBY ADDED TO PART OF THE ADJOINING 22,116 SQ.FT. TO CREATE ONE PARCEL OF 15,625 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-43R

2,423 SQ.FT. (TRACT-11) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 24,031 SQ.FT. TO CREATE ONE PARCEL OF 21,608 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR PARCEL-1

22,644 SQ.FT. (TRACT-1) IS HEREBY SUBTRACTED FROM AND 904 (TRACT-2) IS HEREBY SUBTRACTED FROM AND 8,586 SQ.FT. (TRACT-3) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 32,134 SQ.FT. TO CREATE ONE PARCEL OF 0 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT. PARCEL-1 IS ELIMINATED AS A RESULT OF THIS BOUNDARY LINE ADJUSTMENT.

APP

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NOTES:

1. THE PROPER BETWEEN LIMITS SUBJECT TO WHERE THE CO PROTECTED BY DATE: AUGUST THIS DOES NO
2. WETLANDS,
3. NO TITLE R

SURVE

1. ERIC K. M VIRGINIA, DO OF MY KNOW AND STAND PROFESSION

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THIS DOES NOT CONSTITUTE A FLOOD STUDY BY THIS FIRM.

2. WETLANDS, IF ANY, NOT SHOWN.

3. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.

SURVEYOR'S CERTIFICATE

I, ERIC K. NISKANEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT & VACATION TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURE AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THE PROPERTY SHOWN HEREON LIES IN THE NAMES OF

GOAL L.C.
AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA IN DEED BOOK 760, PAGE 613 AND A DEED FROM THE TOWN OF WARRENTON TO BE RECORDED IMMEDIATELY PRIOR TO THIS BOUNDARY LINE ADJUSTMENT. THE DETERMINATION OF THE BOUNDARY HAS BEEN BASED UPON METES & BOUNDS DESCRIPTIONS AND/OR PLATS OF RECORD AND FIELD EVIDENCE FOUND.

Eric K. Niskanen

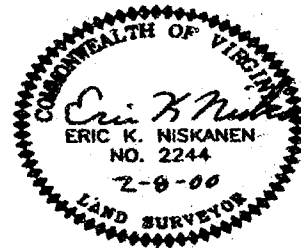
ERIC K. NISKANEN LS NO 2244

BOUNDARY ADJUSTMENT

This plat is authorized as a Boundary Adjustment in accordance with Section 3-15 of the Town of Warrenton Subdivision Ordinance dated March 15, 1991.

Raymond L. Oculi
Zoning Administrator

3-15-99



PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
BETWEEN LOTS 21A, 22A, & 23 BLOCK A
BROADVIEW ACRES
DEED BOOK 185, PAGE 43 & DEED BOOK 626, PAGE 249
LOTS 41, 42, & 43 BLOCK B
BROADVIEW ACRES

DEED BOOK 197, PAGE 41
AND PARCEL-1

THE PROPERTY OF
GOAL L.C.
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

DECEMBER 10, 1999

REVISED: FEB. 8, 2000

SHEET 1 OF 3

PROJECT #98198-10



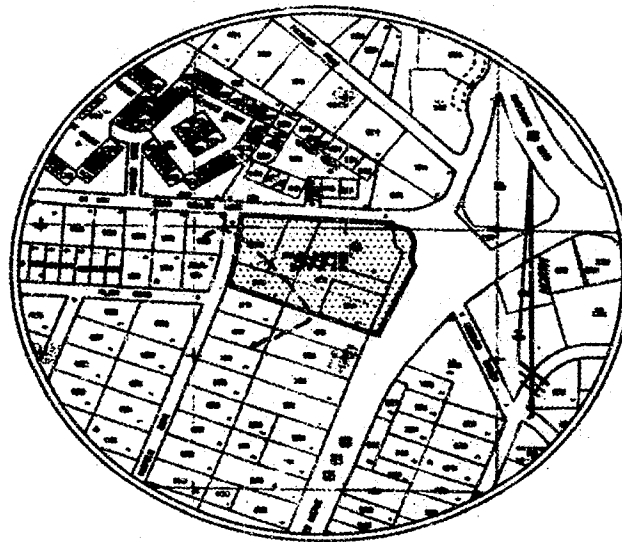
CARSON, HARRIS & ASSOCIATES, LLC

CIVIL ENGINEERING . LAND SURVEYING . LAND PLANNING
39 GARRETT STREET, WARRENTON, VIRGINIA 20186
PHONE: (540) 347-9191 FAX: (540) 349-1905

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APPROVAL BLOCK

BK 0863PG0981



VICINITY MAP
SCALE 1"=500'

NOTES:

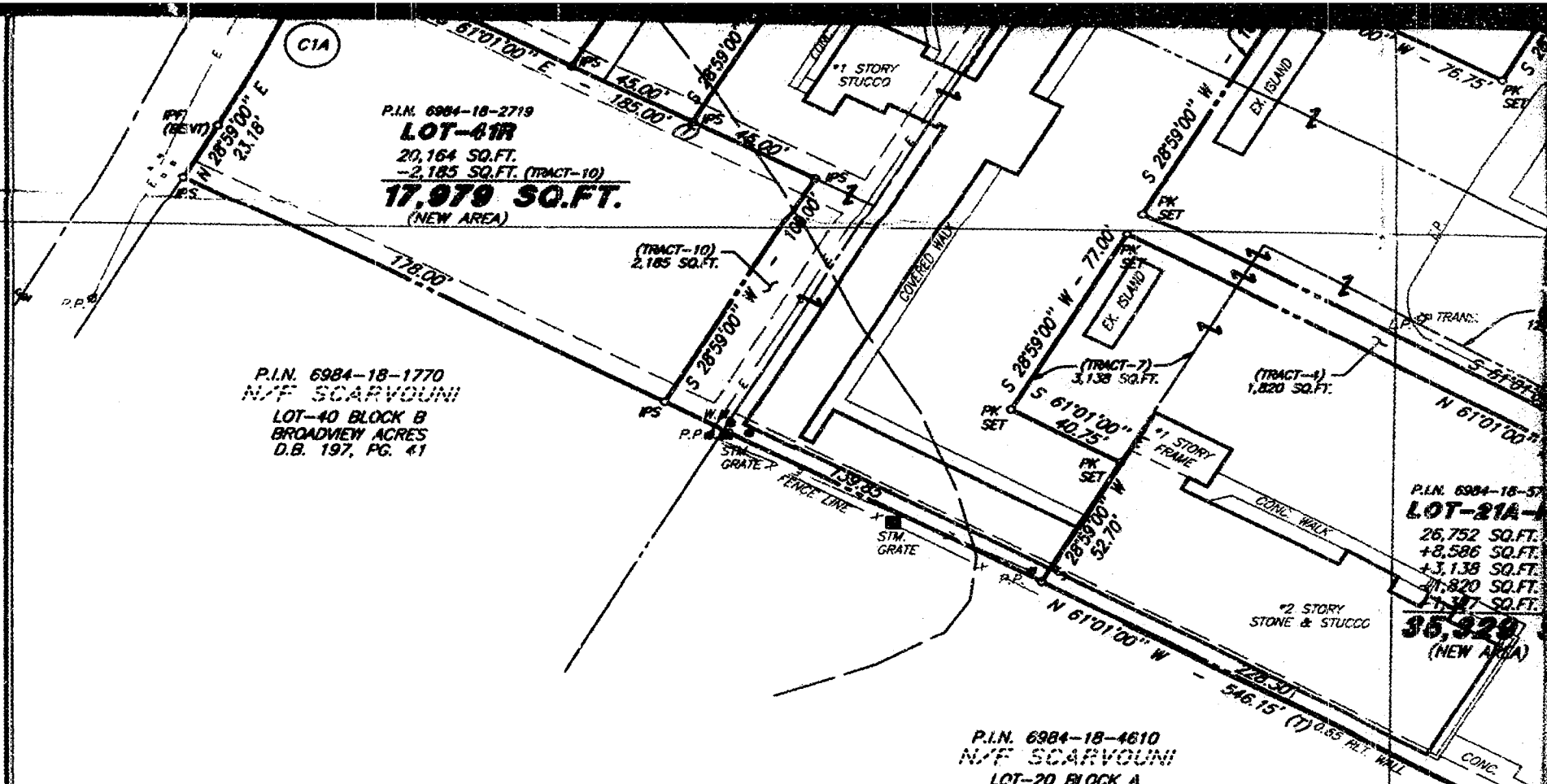
1. THE PROPERTY AS SHOWN HEREON DOES LIE WITHIN ZONE B FLOOD HAZARD. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREA PROTECTED BY LEVEES FROM THE BASE FLOOD. COMM-PANEL # 510057 0001 B. EFFECTIVE DATE: AUGUST 1, 1979. THIS DOES NOT CONSTITUTE A FLOOD STUDY BY THIS FIRM.
2. WETLANDS, IF ANY, NOT SHOWN.
3. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.

SURVEYOR'S CERTIFICATE

I, ERIC K. NISKANEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT & VACATION TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THE PROPERTY SHOWN HEREON LIES IN THE NAMES OF



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CURVE DATA

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARING
C1	425.00'	16°38'09"	123.40'	62.14'	122.97'	N 20°39'56" E
C1A	425.00'	10°24'49"	77.24'	38.73'	77.14'	N 25°46'35" E
C1B	425.00'	06°13'20"	46.15'	23.10'	46.13'	N 15°27'31" E
C2	20.00'	90°00'00"	31.42'	20.00'	28.28'	N 57°20'51" E
C3	114.51'	62°24'51"	124.74'	69.37'	118.66'	S 36°00'34" E
C4	45.00'	36°51'58"	28.82'	14.93'	28.33'	S 13°32'51" W
C5	126.82'	61°34'46"	136.30'	75.57'	129.84'	S 01°06'27" W
C6	1392.94'	09°20'59"	227.31'	113.91'	227.05'	S 48°50'55" W
CSA	1392.94'	05°17'51"	80.16'	40.09'	80.15'	S 51°52'29" W
CSB	1392.94'	00°25'26"	10.71'	5.36'	10.71'	S 50°00'20" W
CSC	1392.94'	05°36'42"	136.43'	68.27'	136.37'	S 46°58'46" W

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40 20

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RECORD NORTH-1953

BEAR WALLOW ROAD
VA. RTE. 690

NORFOLK DRIVE

U.G. MCI
CABLE

PF
(BENT)

C2

P.L.N. 6984-18-2904
LOT-63R
24,031 SQ.FT.
-2,423 SQ.FT. (TRACT-11)
21,608 SQ.FT.
(NEW AREA)

P.L.N. 6984-18-3910
LOT-62R
22,116 SQ.FT.
-8,913 SQ.FT. (TRACT-9)
+2,423 SQ.FT. (TRACT-11)
15,626 SQ.FT.
(NEW AREA)

P.L.N. 6984-18-4810
LOT-22A-R
51,245 SQ.FT.
+904 SQ.FT. (TRACT-11)
+1,820 SQ.FT. (TRACT-4)
-12,193 SQ.FT. (TRACT-8)
-3,458 SQ.FT. (TRACT-7)
+20,819 SQ.FT. (TRACT-8)
+2,185 SQ.FT. (TRACT-10)
-8,913 SQ.FT. (TRACT-9)
52,645 SQ.FT.
(NEW AREA)

P.L.N. 6984-18-2719
LOT-61R
20,164 SQ.FT.
-2,185 SQ.FT. (TRACT-10)
17,979 SQ.FT.
(NEW AREA)

11 STORY
STUCCO

APPROX. LIMITS
OF FLOOD PLAN
(SEE NOTE 1)

PROPERTY LINE
HEREBY VACATED
(TYPICAL)

COVERED WALK

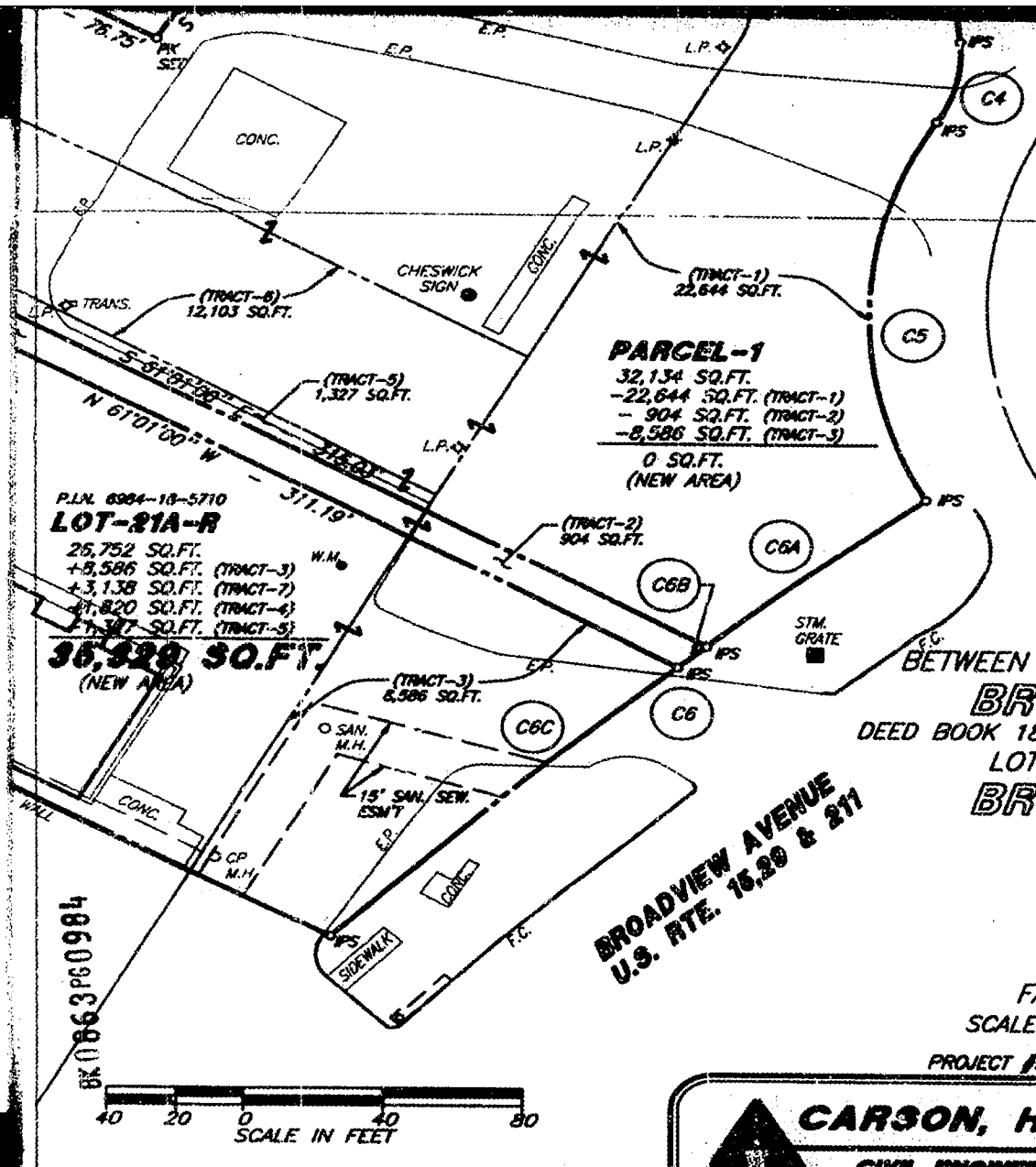
COVERED WALK

EX. ISLAND

EX. ISLAND

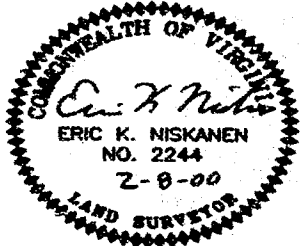
TRANS.

P.L.N. 6984-18-1770



P.L.N. 6984-18-5710
LOT-21A-R
 26,752 SQ.FT.
 +8,586 SQ.FT. (TRACT-3)
 +3,138 SQ.FT. (TRACT-7)
 -4,820 SQ.FT. (TRACT-4)
 -7,317 SQ.FT. (TRACT-5)
36,329 SQ.FT.
 (NEW AREA)

PARCEL-1
 32,134 SQ.FT.
 -22,644 SQ.FT. (TRACT-1)
 - 904 SQ.FT. (TRACT-2)
 -8,586 SQ.FT. (TRACT-3)
 0 SQ.FT.
 (NEW AREA)



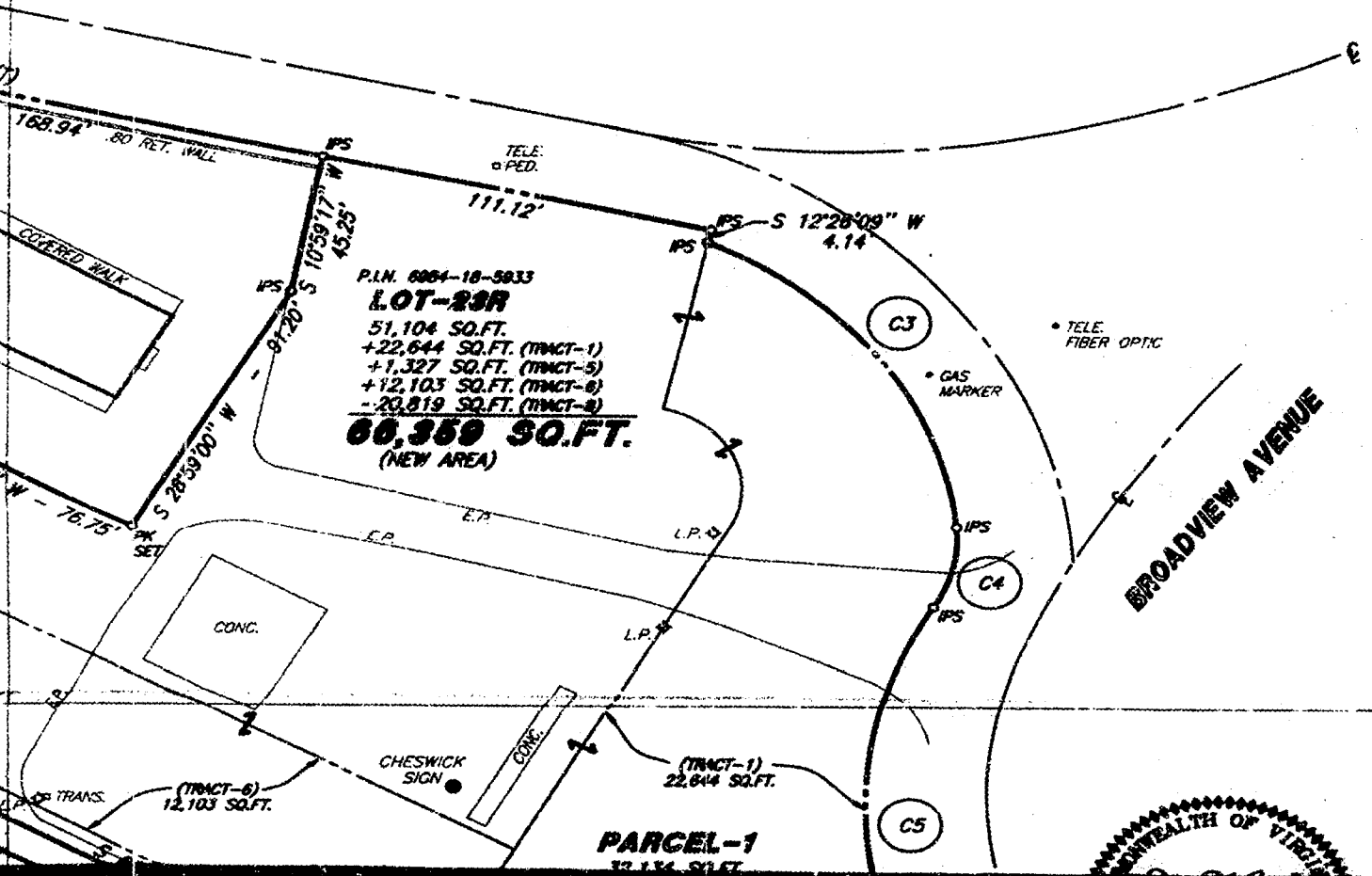
PLAT SHOWING
 BOUNDARY LINE ADJUSTMENT
 BETWEEN LOTS 21A, 22A, & 23 BLOCK A
BROADVIEW ACRES
 DEED BOOK 185, PAGE 43 & DEED BOOK 626, PAGE 249
 LOTS 41, 42, & 43 BLOCK B
BROADVIEW ACRES
 DEED BOOK 197, PAGE 41
 AND PARCEL-1
 THE PROPERTY OF
GOAL L.C.
 TOWN OF WARRENTON
 FAUQUIER COUNTY, VIRGINIA
 SCALE: 1"=40' DECEMBER 10, 1999
 REVISED: FEB. 8, 2000
 PROJECT #98198-10 SHEET 2 OF 3

CARSON, HARRIS & ASSOCIATES, LLC

CIVIL ENGINEERING . LAND SURVEYING . LAND PLANNING
 39 GARRETT STREET; WARRENTON, VIRGINIA 20186
 PHONE: (540) 347-9191 FAX: (540) 349-1905

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BK 0863 P 0985



P.I.N. 8064-18-5933
LOT-23R
 51,104 SQ. FT.
 +22,644 SQ. FT. (TRACT-1)
 +1,327 SQ. FT. (TRACT-5)
 +12,103 SQ. FT. (TRACT-6)
 -20,819 SQ. FT. (TRACT-8)
60,359 SQ. FT.
 (NEW AREA)

PARCEL-1
 32,134 SQ. FT.

BROADVIEW AVENUE





OWNER'S CONSENT STATEMENT

THIS BOUNDARY LINE ADJUSTMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, & TRUSTEES

James M Lewis, Trustee

CERTIFICATE OF ACKNOWLEDGEMENT:

CITY/COUNTY OF Fairfax

COMMONWEALTH/STATE OF Virginia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 24th DAY OF February, 2000

BY James M Lewis, Trustee

Deborah Cooper
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/31/2002

BK0863P60986

BK0863P60988

OWNER'S CONSENT STATEMENT

THIS BOUNDARY LINE ADJUSTMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, & TRUSTEES

Robert W. Sylcox Robert W. Sylcox, V.P.
The Fauquier Bank

CERTIFICATE OF ACKNOWLEDGEMENT:

CITY/COUNTY OF Fauquier

COMMONWEALTH/STATE OF Virginia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 15th DAY OF February, 2000

BY Robert W. Sylcox

Melissa D. Hall
NOTARY PUBLIC

MY COMMISSION EXPIRES:



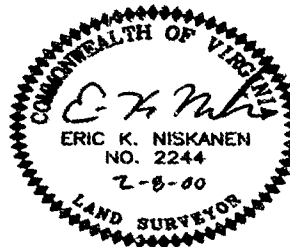
Melissa D. Hall
Notary Public
Commonwealth of Virginia
My Commission Expires April 30, 2001

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BK0863PG0989

OWNER'S CONSENT STATEMENT

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PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
BETWEEN LOTS 21A, 22A, & 23 BLOCK A
BROADVIEW ACRES
DEED BOOK 185, PAGE 43 & DEED BOOK 626, PAGE 249
LOTS 41, 42, & 43 BLOCK B
BROADVIEW ACRES
DEED BOOK 197, PAGE 41
AND PARCEL-1

THE PROPERTY OF
GOAL L.C.
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

DECEMBER 10, 1999

REVISED: FEB. 8, 2000
SHEET 3 OF 3

PROJECT #98198-10



CARSON, HARRIS & ASSOCIATES, LLC

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39 GARRETT STREET; WARRENTON, VIRGINIA 20186
PHONE: (540) 347-9191 FAX: (540) 349-1905

8X0863PG0989

VIRGINIA: IN THE CLERK'S OFFICE OF THE JUDICIAL CIRCUIT COURT
This instrument was received in the Clerk's Office with

MAR 16 2000

certificate admitted to record on _____

at 10:44 a.m. Tax of \$ _____ imposed by Section

58.1-302 Paid. Consideration: \$ _____

State Tax \$ _____ County Tax \$ _____

Transfer Fee \$ _____ VSLF \$1.00 Technology Fee \$3.00

Clerk's Fee \$ 20.00 Total: \$ 24.00

Taxes: Lois H Barb Clerk

