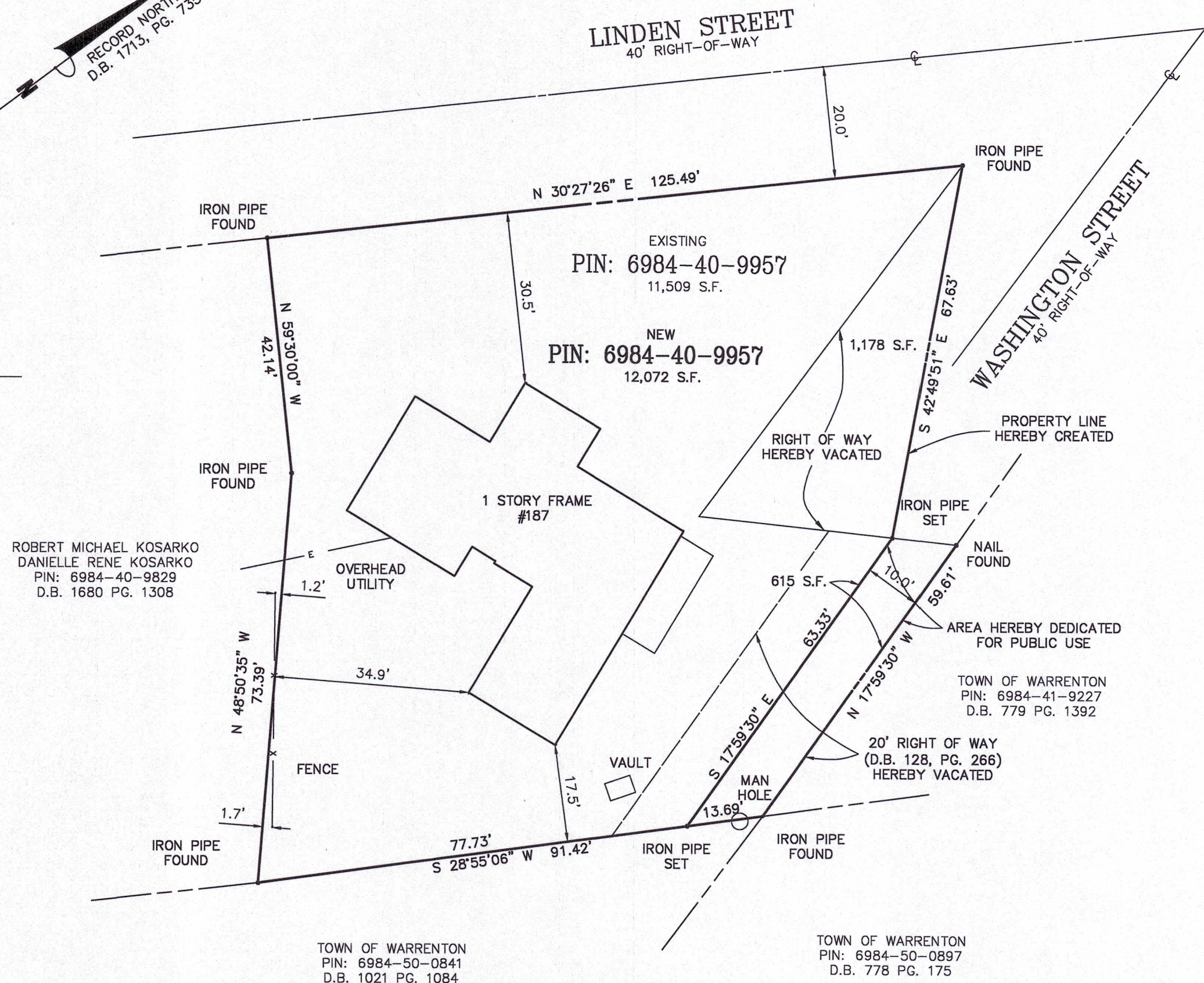
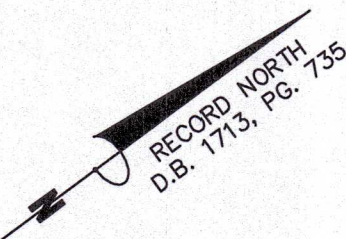


NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED IN FAUQUIER COUNTY AT PIN 6984-40-9957 AND ARE ZONED R, RESIDENTIAL.
2. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF THE FOLLOWING AS RECORDED AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA:  
  
PIN: 6984-40-9957:  
P. SCOTT SCHAEFFER  
CAROLYN H. SCHAEFFER  
187 LINDEN STREET  
DEED BOOK 779, PAGE 1392  
DEED BOOK 1713, PAGE 735
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA AS RECORDED AT DEED BOOK 1713, PAGE 735, AND A FIELD SURVEY PERFORMED BY THIS FIRM ON AUGUST 30, 2022.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HERewith. PIEDMONT LAND SURVEYORS HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ALL COVENANTS AND RESTRICTIONS ON THE PROPERTY.
5. THE PROPERTIES SHOWN HEREON LIE IN ZONE "X", AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR FAUQUIER COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51061C0308C, EFFECTIVE DATE: FEBRUARY 6, 2008.



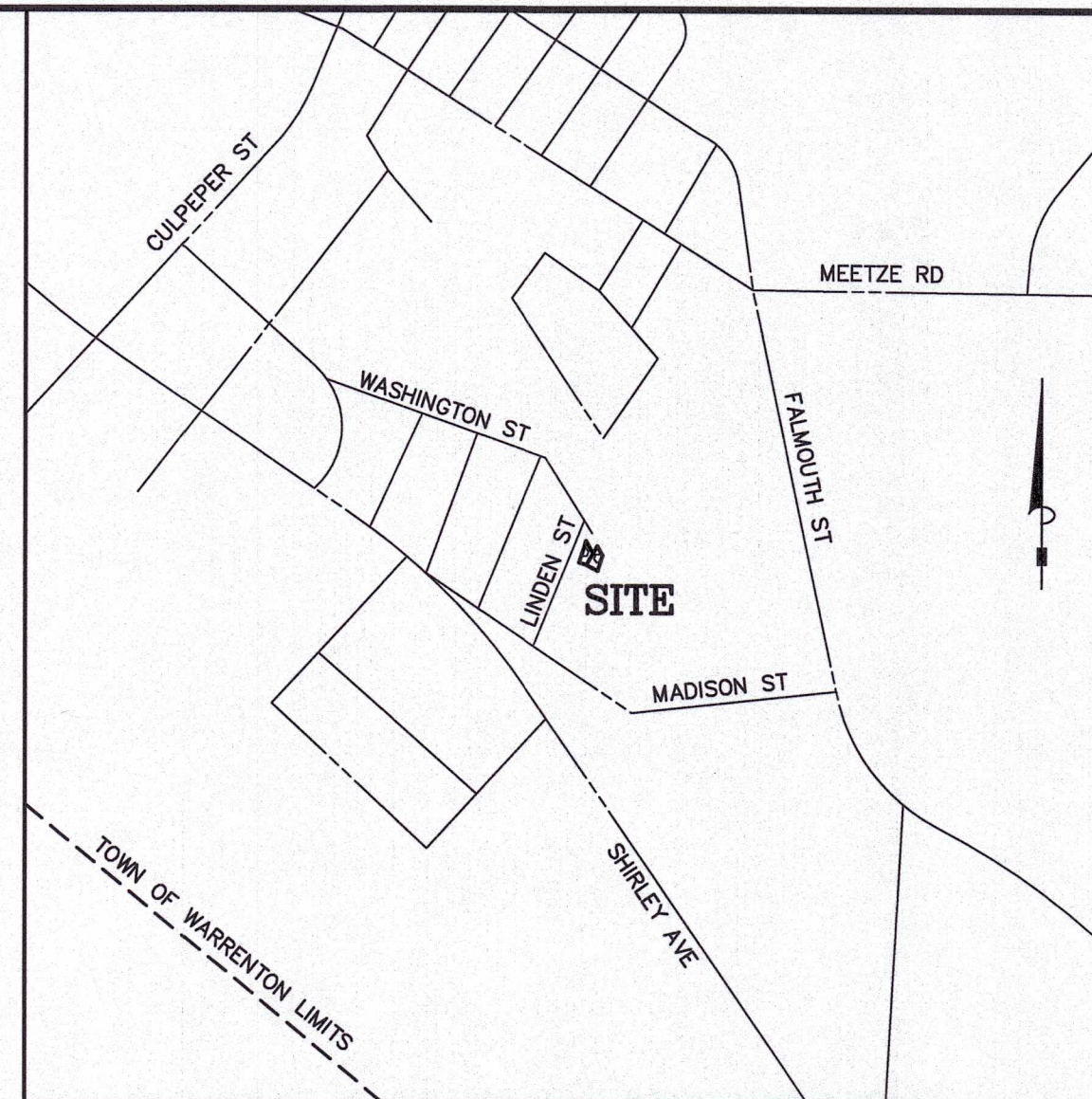
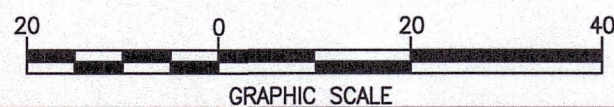
ROBERT MICHAEL KOSARKO  
DANIELLE RENE KOSARKO  
PIN: 6984-40-9829  
D.B. 1680 PG. 1308

SURVEYOR'S CERTIFICATE

I RICHARD GUY BURKE, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IS THE PROPERTY ACQUIRED BY P. SCOTT SCHAEFFER AND CAROLYN H. SCHAEFFER, AT DEED BOOK 1713, PAGE 735, RECORDED AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VA.

RICHARD GUY BURKE LS #3031

8-30-22  
DATE



VICINITY MAP  
SCALE: 1" = 1000'

OWNER'S CONSENT

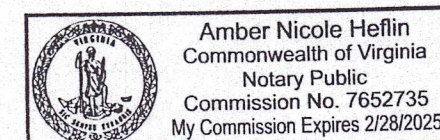
THE PLATTING AND BOUNDARY LINE ADJUSTMENT ON THE LAND OF P. SCOTT SCHAEFFER AND CAROLYN H. SCHAEFFER, AS RECORDED AT DEED BOOK 1713, PAGE 735 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

P. SCOTT SCHAEFFER 3/21/23  
DATE

CAROLYN H. SCHAEFFER 3-21-2023  
DATE

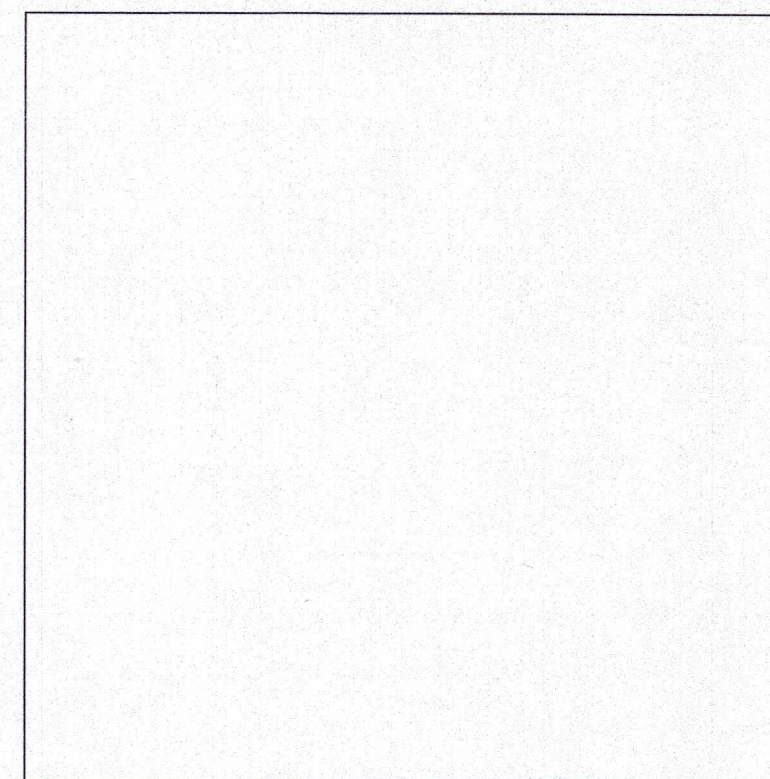
NOTARY PUBLIC

SUBSCRIBED AND ACKNOWLEDGED BEFORE ME P. Scott Schaeffer & Carolyn H. Schaeffer  
THIS 21st DAY OF March  
COUNTY Fauquier STATE Virginia  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 02/28/2025

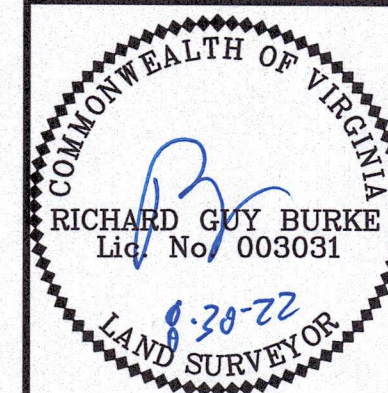


AREA TABULATION

EXISTING PIN 6984-40-9957	11,509 S.F.
+ AREA FROM TOWN OF WARRENTON	1,178 S.F.
- AREA TO TOWN OF WARRENTON	615 S.F.
NEW PIN 6984-40-9957	12,072 S.F.



SIGNATURE PANEL



BOUNDARY LINE ADJUSTMENT PLAT  
BETWEEN THE LANDS OF  
P. SCOTT & CAROLYN H. SCHAEFFER  
DEED BOOK 1713, PAGE 735  
AND  
TOWN OF WARRENTON  
CENTER MAGISTERIAL DISTRICT  
FAUQUIER COUNTY, VIRGINIA

SCALE: 1"=20'

DATE: AUGUST 30, 2022

PIEDMONT  
LAND SURVEYORS, PLC

P.O. BOX 250  
RIXEYVILLE, VA 22737  
Phone: (540) 222-5037  
piedmontlandsurveyors.com  
richard@piedmontlandsurveyors.com

REVISION

C:\Survey\jobs\Linden St. Warrenton. Va.dwg