



Town Council Public Hearing
187 Linden Street
April 11, 2023

Request

187 Linden Street

- GPIN 6984-40-9957
- **Owner:** Carolyn & Scott Schaeffer
- Request to partially vacate a portion of right-of-way and boundary line adjust into 187 Linden Street.

Parcel Location



Location



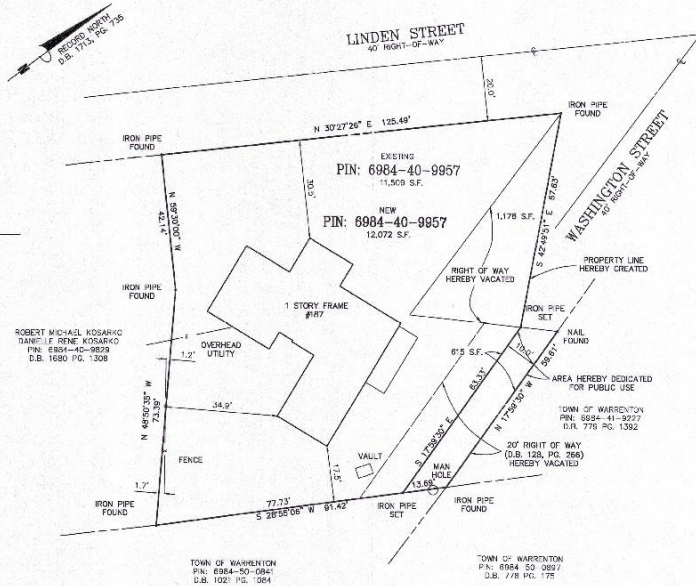
Plat

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: 8984-40-8957:
P. SCOTT SCHAEFFER
CAROLYN H. SCHAEFFER
187 LINDEN STREET
DEED BOOK 779, PAGE 1392
DEED BOOK 779, PAGE 1392

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 0.25% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR FAUQUIER COUNTY, VIRGINIA. COMMUNITY-PANEL NUMBER 5105100308C, EFFECTIVE DATE: FEBRUARY 6, 2008.



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 1303

P-30-25

DATE _____

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	
<i>P. Scott Schaeffer</i>	3/21/23
P. SCOTT SCHAEFFER	DATE
<i>Carolyn H. Schaeffer</i>	3.21.2023
CAROLYN H. SCHAEFFER	DATE

NOTARY PUBLIC

SUBSCRIBED AND ACKNOWLEDGED BEFORE ME P. Scott Schaeffer & Carolyn H. Schaeffer
THIS 21st DAY OF March

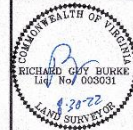
COUNTY Fauquier STATE Virginia
NOTARY PUBLIC
MY COMMISSION EXPIRES 02/28/2025



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

SCALE: 1"=20'

DATE: AUGUST 30, 2022



PIEDMONT
LAND SURVEYORS, PLC

RIXEYVILLE, VA 22737
 Phone: (540) 222-5037
www.mortlandsurveyors.com
chard@premontlandsurveyors.com

C:\Survey\John\Jones S. Warrenton, W. Ore

Photos



Photos



Discussion



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