

NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED IN FAUQUIER COUNTY AT PIN 6983-68-5113, AND IS ZONED MODS100/CDENAL.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF THE FOLLOWING:
RASBERRY HILL PROPERTIES, INC.
PO BOX 502
WARRENTON, VA 20188
AS RECORDED AT DEED BOOK 1334, PAGE 116 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA AND A FIELD SURVEY PERFORMED BY THIS FIRM ON NOVEMBER 7, 2023.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREIN. PRELIMINARY SURVEYS HAS NOT BEEN CONDUCTED TO DETERMINE THE EXISTENCE OF ALL COVENANTS AND RESTRICTIONS ON THE PROPERTY.
5. THE PROPERTY SHOWN HEREON IS IN ZONE 12 AREAS OUTSIDE 0.25 ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS, EFFECTIVE DATE: FEBRUARY 6, 2006.
6. ALL PROPERTY CORNERS HAVE BEEN FOUND ON SET.
7. THE POSITION OF ALL IMPROVEMENTS SHOWN HEREON HAVE BEEN CAREFULLY ESTABLISHED BY ELECTRONIC EQUIPMENT AND/OR TAPE SURVEY.
8. UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

- PROPOSED FENCE
- 120' EXTENDING FROM BUILDING CORNER
- ENDING 5' FROM PROPERTY LINE
- 8' HEIGHT



SCOTT VIRGINIA PROPERTIES LLC
PIN: 6983-68-5113
D.B. 1523 PG. 1711

IRON PIPE FOUND

N 87°19'35" W 520.51'

IRON PIPE FOUND

155' TO NEX
LAST TRIPLE AVE

N 04°36'55" E 180.00'

IRON PIPE FOUND

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

PIN: 6983-68-5113
21250 ACRES

SOUTHSIDE SELF STORAGE LLC
PIN: 6983-67-997291
D.B. 9333 PG. 1811

IRON PIPE SET

IRON PIPE SET

IRON PIPE SET

IRON PIPE SET

IRON PIPE SET

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IRON PIPE SET

MORGAN ROOFER PROPERTIES LLC
PIN: 6983-68-5351
D.B. 1063 PG. 1780

EXISTING FENCE
6' HEIGHT



REVISION



**PIEDMONT
LAND SURVEYORS, PLC**

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

A BOUNDARY SURVEY
ON THE LAND OF
RASBERRY HILL PROPERTIES, LLC

DEED BOOK 952, PAGE 871

CENTER MAGISTERIAL DISTRICT
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

DATE:
NOVEMBER 10, 2023

SCALE: 1" = 40'

