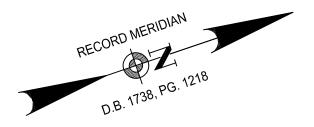
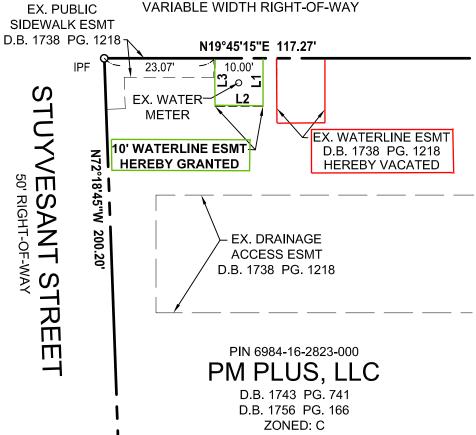
LINE TABLE			
LINE	DIRECTION LENGTH		
L1	S70°14'47"E	10.00'	
L2	S19°45'12"W	10.00'	
L3	N70°14'47"W	10.00'	



BROADVIEW AVENUE

BUSINESS ROUTES 17 & 29 VARIABLE WIDTH RIGHT-OF-WAY



NOTES

- 1. THE PROPERTY SHOWN HEREON IS LOCATED IN TOWN OF WARRENTON IN FAUQUIER COUNTY, VIRGINIA AND IDENTIFIED AS PIN #6984-16-2823-000.
- 2. CURRENT OWNER: PM PLUS, LLC, AS RECORDED IN DEED BOOK 1743 AT PAGE 741.
- 3. THE LOT SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NO. 51061C0306D, DATED APRIL 25, 2024 ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
- 4. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A LOT CONSOLIDATION SURVEY, PERFORMED BY GREENWAY ENGINEERING, INC., DATED NOVEMBER 30, 2021.



christopher consultants, Itd. now IMEG Corp

DEDICATION OF WATERLINE EASEMENTS

PM PLUS, LLC DEED BOOK 1743, PAGE 741 CENTER DISTRICT, TOWN OF WARRENTON FAUQUIER COUNTY, VIRGINIA

PROJ NO.:	22316.002.00	SCALE:	1" = 20'
DRAWN:	EAS	SCALE.	1 - 20
CHECKED:	MB/KWB	SHEET:	
DATE:	05/10/2024	1	of 1

KEVIN W. BLAKE Lic. No. 3382

AND SURVE

PLAT SHOWING VACATION AND