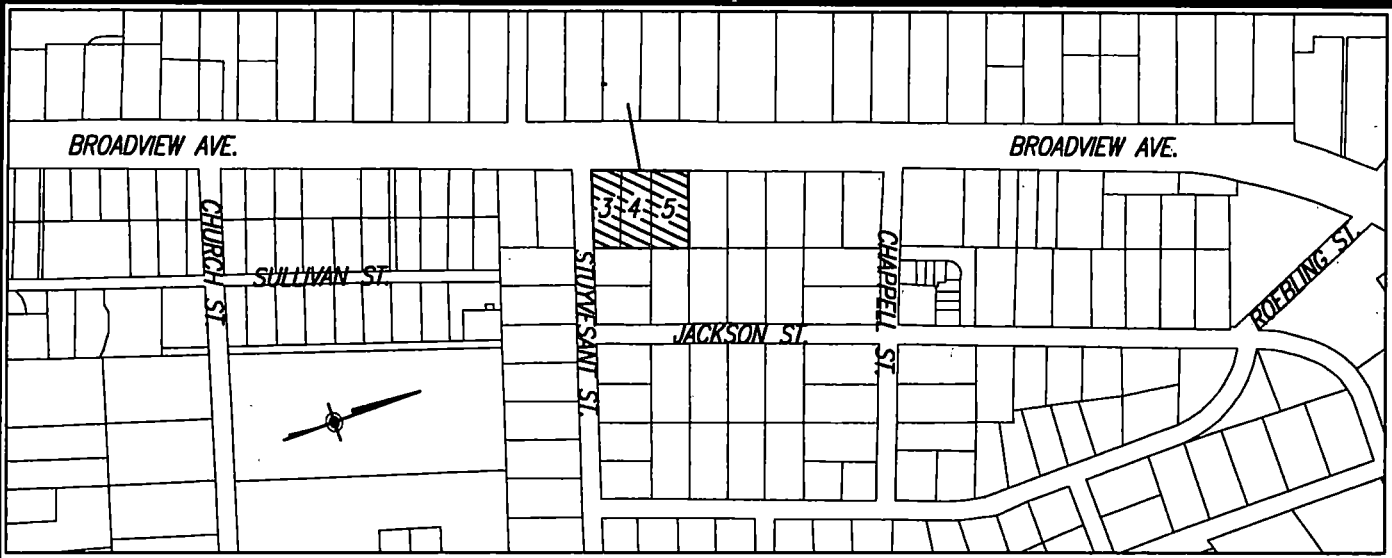




VICINITY MAP

1"= 500'

OWNER'S CERTIFICATE

THE ABOVE AND FOREGOING LOT CONSOLIDATION ON THE LANDS OF VA WARRENTON BROADVIEW LLC, INC. IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

[Signature]

STATE OF SOUTH CAROLINA
~~COMMONWEALTH OF VIRGINIA~~

CITY / COUNTY OF GREENVILLE, TO WIT:

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED
BEFORE ME THIS 29th DAY OF July, 2022
BY Philip J. Wilson, Manager



MY COMMISSION EXPIRES October 18, 2029.
REGISTRATION No. N/A

Cathi P. Tankersley
NOTARY PUBLIC

APPROVAL

Kelly McComb 10/9/2022
SUBDIVISION ADMINISTRATOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LANDS SHOWN ON THIS LOT CONSOLIDATION PLAT IS THE LAND CONVEYED TO VA WARRENTON BROADVIEW LLC, BY DEED BOOK 1679, PAGE 809 OF RECORD IN THE FAUQUIER COUNTY COURT CLERK'S OFFICE.

[Signature]
CHRISTOPHER G. BLAIR, L.S.

7/14/2022
DATE

REVISED: 7/14/2022

LOT CONSOLIDATION SURVEY
LAND OF
VA WARRENTON BROADVIEW LLC.

DEED BOOK 1679, PAGE 809
CENTER DISTRICT, TOWN OF WARRENTON, FAUQUIER COUNTY, VA

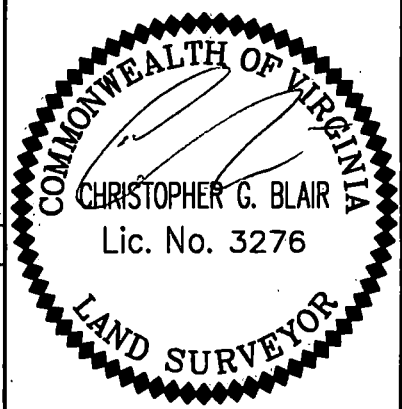
SCALE: AS SHOWN

DATE: NOVEMBER 30, 2021



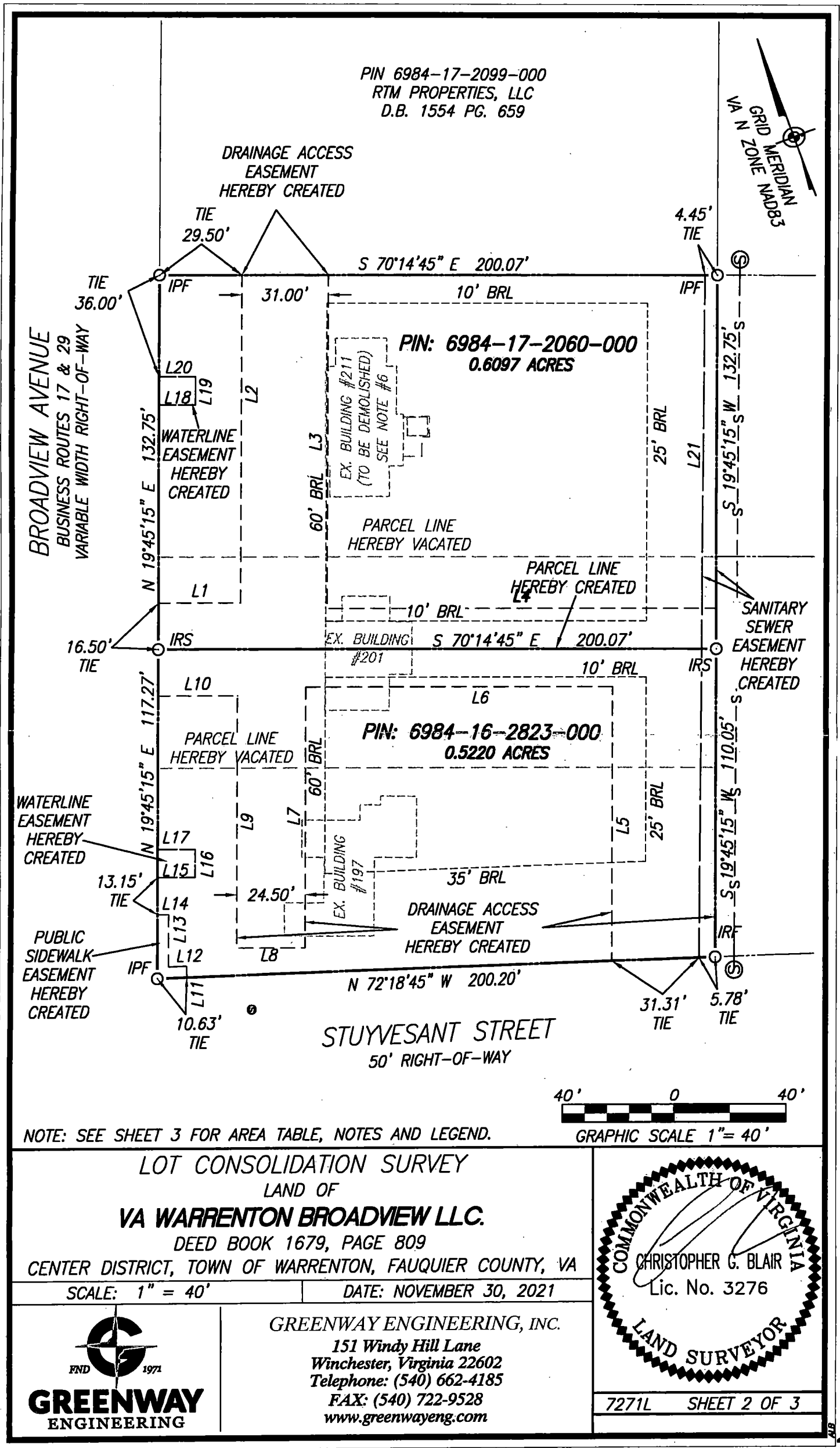
GREENWAY
ENGINEERING

GREENWAY ENGINEERING, INC.
151 Windy Hill Lane
Winchester, Virginia 22602
Telephone: (540) 662-4185
FAX: (540) 722-9528
www.greenwayeng.com



7271L SHEET 1 OF 3

EXAMINED &
RETURNED
MARCUS KELLER, RYCON



AREA TABLE

PIN 6984-16-2823-000 0.3280 AC
PART OF PIN# 6984-16-2912-000 + 0.1940 AC
ADJUSTED PIN# 6984-16-2823-000 0.5220 AC

PIN 6984-17-2060-000 0.4593 AC
PART OF PIN# 6984-16-2912-000 + 0.1504 AC
ADJUSTED PIN# 6984-17-2060-000 0.6097 AC

LEGEND:

IRF IRON ROD FOUND
IPF IRON PIPE FOUND
IRS 1/2" IRON ROD SET
BRL BUILDING RESTRICTION LINE
(PER RECORD PLAT)
INST. INSTRUMENT
TM TAX MAP NUMBER
R/W RIGHT-OF-WAY
DB DEED BOOK
PG PAGE

NOTES:

- OWNERSHIP:
LOT 3 (PIN 6984-16-2823-000): VA WARRENTON LLC - DEED BOOK 1679 PAGE 809. LOT ADDRESS IS 197 BROADVIEW AVENUE.
LOT 4 (PIN 6984-16-2912-000): VA WARRENTON LLC - DEED BOOK 1679 PAGE 809. LOT ADDRESS IS 201 BROADVIEW AVENUE.
LOT 5 (PIN 6984-17-2060-000): VA WARRENTON LLC - DEED BOOK 1679 PAGE 809. LOT ADDRESS IS 211 BROADVIEW AVENUE.
- ALL LOTS ARE ZONED COMMERCIAL/GENERAL.
- THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER N.F.I.P. FLOOD INSURANCE RATE MAP No. 51061C0306C DATED FEBRUARY 06, 2008.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY PERFORMED BY THIS FIRM ON SEPTEMBER, 2020.
- SECTION A - STUYVESANT ACRES WAS SUBDIVIDED BY A PLAT RECODED IN DEED BOOK 144 PAGE 277.
- ALL EXISTING BUILDINGS SHOWN HEREON ARE TO BE DEMOLISHED PER THE APPROVED DESIGN PLANS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 70°14'45" W	29.50'
L2	S 19°45'15" W	116.25'
L3	S 19°45'15" W	118.25'
L4	S 70°14'45" E	139.57'
L5	S 19°45'12" W	97.88'
L6	S 70°14'45" E	110.00'
L7	S 19°45'15" W	93.00'
L8	N 70°14'45" W	24.50'
L9	N 19°45'15" E	90.00'
L10	N 70°14'45" W	28.50'
L11	N 17°41'15" E	4.00'
L12	S 72°18'45" E	6.48'
L13	N 19°45'15" E	18.67'
L14	N 70°14'45" W	4.00'
L15	S 70°14'48" E	13.50'
L16	N 19°45'12" E	10.00'
L17	N 70°14'48" W	13.50'
L18	S 70°14'45" E	13.00'
L19	S 19°45'15" W	10.00'
L20	S 70°14'45" E	13.00'
L21	N 20°04'05" E	243.01'

LOT CONSOLIDATION SURVEY

LAND OF

VA WARRENTON BROADVIEW LLC.

DEED BOOK 1679, PAGE 809

CENTER DISTRICT, TOWN OF WARRENTON, FAUQUIER COUNTY, VA

SCALE: N/A

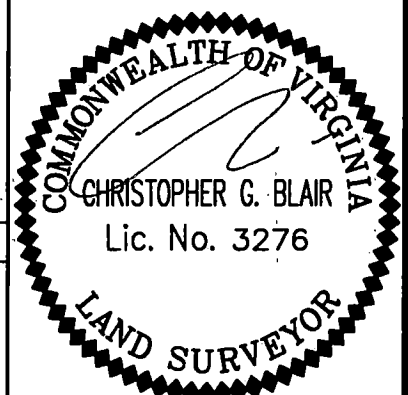
DATE: NOVEMBER 30, 2021



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7271L SHEET 3 OF 3

RECORDED IN CLERK'S OFFICE OF
FAUQUIER ON
OCTOBER 25, 2022 at 9:46:44 AM
AS REQUIRED BY VA CODE §58.1-802
STATE: \$0.00 LOCAL: \$0.00
FAUQUIER COUNTY, VA
GAIL H BARB CLERK OF CIRCUIT COURT

Gail H Barb

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