

LEGEND:

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- R/W RIGHT-OF-WAY
- BRL BUILDING RESTRICTION LINE
- DB DEED BOOK
- PG PAGE

AREA TABULATION

EXISTING AREA: 7,614 SQUARE FEET

LOT A:	7,614 SQUARE FEET
LOT A1:	3,829 SQUARE FEET
LOT A2:	3,785 SQUARE FEET
TOTAL:	7,614 SQUARE FEET

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N01°21'59"E	18.00'
L2	S08°38'01"E	20.35'
L3	N68°43'53"W	15.75'

OWNER CONSENT:

THE SUBDIVISION OF THE LAND AND THE GRANTING OF EASEMENT DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), AND TRUSTEE(S).

OWNER: FAUQUIER HABITAT FOR HUMANITY, INC.

STATE OF VIRGINIA, COUNTY OF _____ DATE _____

THE FOREGOING STATEMENT HAS ACKNOWLEDGED BEFORE ME

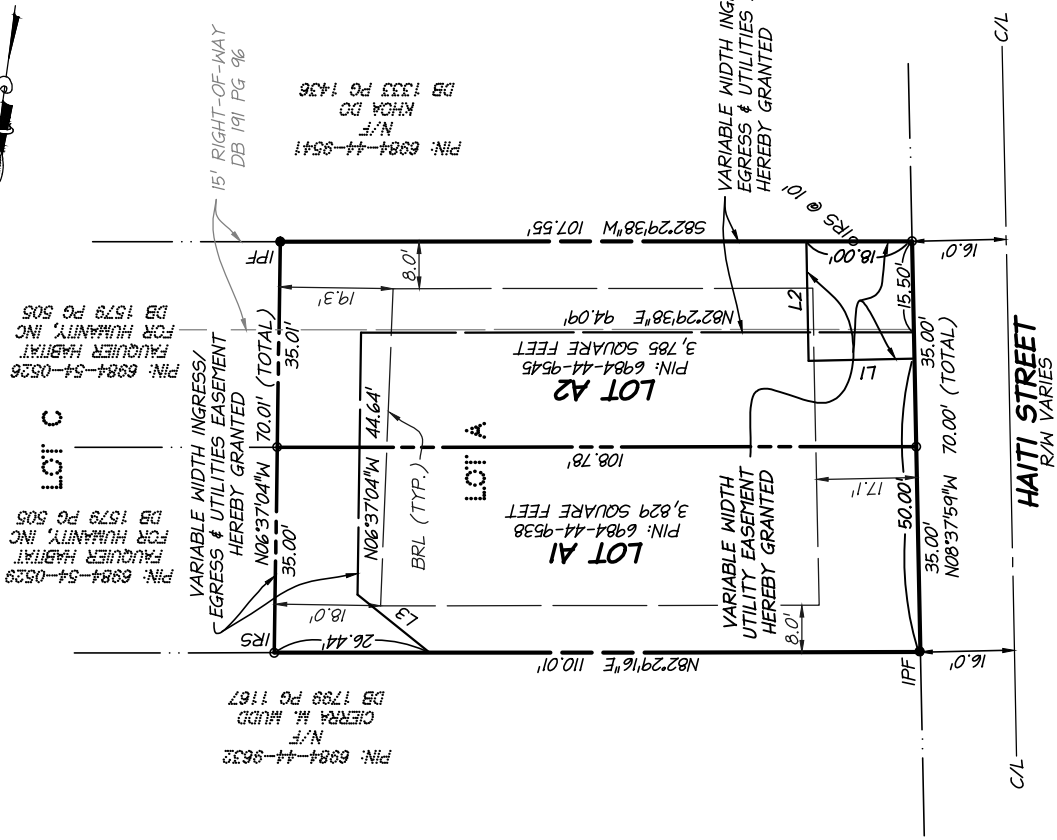
THIS _____ DAY OF _____, 202__

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

NOTES:

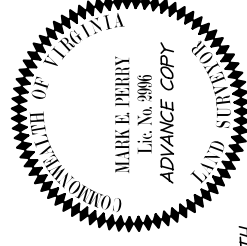
- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF FAUQUIER HABITAT FOR HUMANITY AS ACQUIRED BY DEED RECORDED IN DEED BOOK 1612 AT PAGE 287 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
- THE PROPERTIES SHOWN HEREON ARE CURRENTLY ZONED R6.
- NO TITLE REPORT FURNISHED, THEREFORE EASEMENTS AND/OR ENCUMBRANCES, IF ANY, OTHER THAN THOSE SHOWN MAY EXIST.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, SHOWN ON F.I.R.M. COMMUNITY PANEL 5106C0308D, EFFECTIVE APRIL 25, 2024.
- SETBACKS ARE DETERMINED BY THE MINIMUM OF TOWN SETBACK REQUIREMENTS AND CLOSEST POINT TO PROPERTY LINE OF EXISTING HOUSE. VARIANCES FROM THE REQUIRED SETBACKS UNDER ARTICLE 3-4.3.4 OF THE ZONING ORDINANCE WERE GRANTED BY THE BOARD ON _____ AS PART OF BZA CASE NUMBER BZA-_____-_____-.



SURVEYOR'S CERTIFICATE:

I, MARK E. PERRY, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF FAUQUIER HABITAT FOR HUMANITY, INC. AS ACQUIRED BY DEED RECORDED IN DEED BOOK 1612 PAGE 287 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE SUBDIVISION OF THE PROPERTY LIES WITHIN THE BOUNDS OF THE ORIGINAL TRACT OF LAND REFERENCED IN DEED BOOK 191 PAGE 96 AND ALL PROPERTY MONUMENTS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF WARRENTON AND COMMONWEALTH OF VIRGINIA.



PROJ # FP-____- (BZA ____-____-)
FINAL PLAT
LOT A
SUBDIVISION - REVISED
DEED BOOK 191 PAGE 96
TOWN OF WARRENTON, VIRGINIA
SCALE 1" = 20' DATE: MARCH 12, 2026



APPROVAL BLOCK
TOWN OF WARRENTON UTILITY DEPT.

APPROVAL BLOCK

