

NOTES:

1. THE PROPERTIES SHOWN HEREON ARE IN THE NAMES OF ERIC K. NISKANEN, D.B. 1736 PG. 2478 AND FOG HOLDINGS, LLC AS RECORDED IN DEED BOOK 1311 PAGE 2379. ALL AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
2. THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ALTA UNIVERSAL ID NO. 1021372, FILE NO. 1PARRISH WITH A COMMITMENT DATE OF FEBRUARY 24, 2022.
3. THE BOUNDARY INFORMATION IS BASED ON DEEDS AND PLATS OF RECORD AND A BOUNDARY SURVEY PREPARED BY THIS FIRM ON APRIL 12, 2022.
4. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
5. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X ANNUAL CHANCE FLOODING OUTSIDE OF FLOOD AREAS ZONE X (AREAS OF 0.2% CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE DEPTHS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, FAUQUIER COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 306 OF 530" MAP NUMBER 51067C0360, WITH A MAP EFFECTIVE DATE OF FEBRUARY 6, 2006.

OWNERS CONSENT AND DEDICATION

THE PLATTING OF THE FOLLOWING DESCRIBED LAND "PLAT SHOWING BOUNDARY LINE ADJUSTMENT ON THE LANDS OF BROADVIEW HOLDINGS, LLC AS RECORDED IN D.B. 1736 PG. 2478 AND FOG HOLDINGS, LLC AS RECORDED IN D.B. 1311 PG. 2379" SITUATED IN THE TOWN OF WARRENTON, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS(S).

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ TO WIT:

COUNTY CITY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, IN MY AFORESAID JURISDICTION BY \_\_\_\_\_ (NAME), AS \_\_\_\_\_ (TITLE) OF BROADVIEW HOLDINGS, LLC;

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

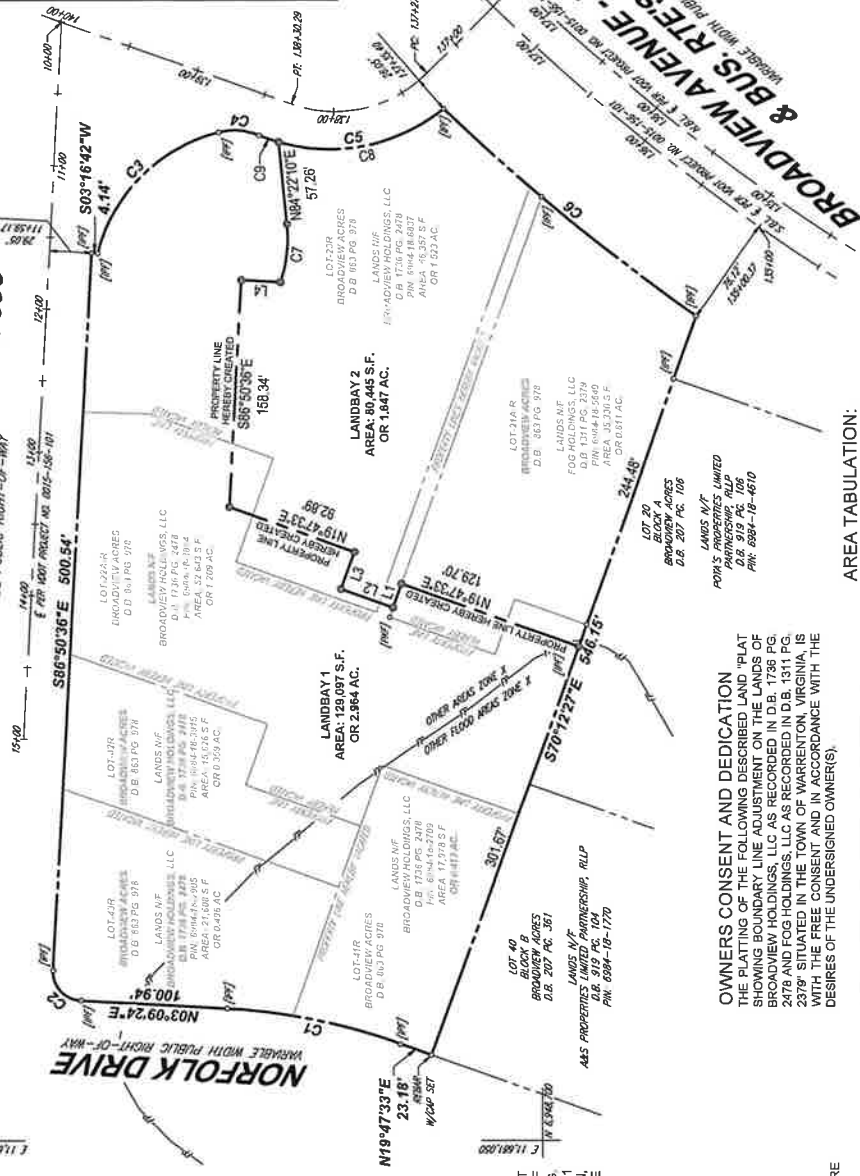
REGISTRATION NO. \_\_\_\_\_

| CURVE TABLE |          |         |               |         |
|-------------|----------|---------|---------------|---------|
| CURVE       | RADIUS   | LENGTH  | CHORD BEARING | CHORD   |
| C1          | 425.00'  | 123.40' | N11°28'29"E   | 122.97' |
| C2          | 20.00'   | 31.42'  | N48°09'24"E   | 28.28'  |
| C3          | 114.51'  | 124.74' | S45°12'01"E   | 118.66' |
| C4          | 45.00'   | 28.82'  | S04°21'24"W   | 28.33'  |
| C5          | 126.82'  | 136.30' | S08°05'00"E   | 129.84' |
| C6          | 1392.84' | 227.30' | S39°36'28"W   | 227.06' |

| CURVE TABLE |         |         |               |         |
|-------------|---------|---------|---------------|---------|
| CURVE       | RADIUS  | LENGTH  | CHORD BEARING | CHORD   |
| C7          | 98.00'  | 41.16'  | S83°35'46"E   | 40.86'  |
| C8          | 128.82' | 122.05' | S11°16'06"E   | 117.40' |
| C9          | 126.82' | 14.25'  | S19°25'17"W   | 14.24'  |

BEAR WALLOW ROAD - VA RTE. 690

30' WIDE PUBLIC RIGHT-OF-WAY



AREA TABULATION:

| ORIGINAL LOTS: |              |              |
|----------------|--------------|--------------|
| LOT 21A-R      | 35,330 S.F.  | OR 0.811 AC. |
| LOT 22A-R      | 52,643 S.F.  | OR 1.209 AC. |
| LOT 23R        | 66,357 S.F.  | OR 1.523 AC. |
| LOT 24R        | 17,978 S.F.  | OR 0.413 AC. |
| LOT 25R        | 15,628 S.F.  | OR 0.359 AC. |
| LOT 26R        | 21,608 S.F.  | OR 0.496 AC. |
| TOTAL ORIGINAL | 209,542 S.F. | OR 4.811 AC. |
| PROPOSED LOTS: |              |              |
| LOT LANDBAY 1  | 126,097 S.F. | OR 2.864 AC. |
| LOT LANDBAY 2  | 83,445 S.F.  | OR 1.891 AC. |
| TOTAL PROPOSED | 209,542 S.F. | OR 4.811 AC. |

SURVEYORS CERTIFICATE:

I, ERIC K. NISKANEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAMES OF BROADVIEW HOLDINGS, LLC, AS ACQUIRED IN DEED BOOK 1736 PAGE 2478 AND FOG HOLDINGS, LLC, AS ACQUIRED IN DEED BOOK 1311 PAGE 2379, ALL AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.



FOR REVIEW PURPOSES ONLY

LEGEND

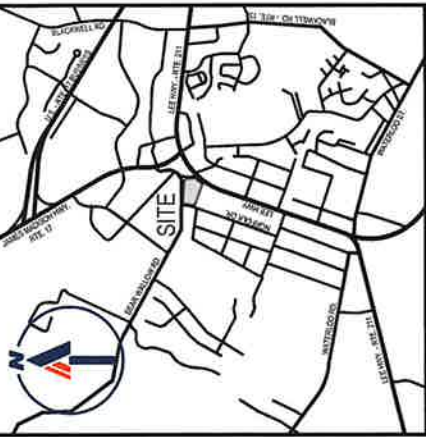
- (PWT) PK NAIL FOUND
- (PWT) IRON PIPE FOUND
- (PWT) PROP. CORNER TO BE SET
- (PWT) @



ERIC K. NISKANEN

VIRGINIA LICENSED LAND SURVEYOR NO. 1524-B

DATE



LOCATION MAP

SCALE: 1"=3000'



APPROVAL BLOCK



PLAT SHOWING  
BOUNDARY LINE ADJUSTMENT  
ON THE LANDS OF  
BROADVIEW HOLDINGS, LLC  
AND  
FOG HOLDINGS, LLC  
D.B. 1736 PG. 2478  
D.B. 1311 PG. 2379  
TOWN OF WARRENTON, VIRGINIA  
SCALE: 1"= 60' DATE: AUGUST 16, 2022  
DRAWN: CT SHEET 1 OF 1

NO. \_\_\_\_\_ DATE \_\_\_\_\_  
1. \_\_\_\_\_ REVISION \_\_\_\_\_  
REVISED PER COMMENTS \_\_\_\_\_

V182009\_BLA1.dwg

