

BK0863PG0978
00 02244

Examined and
Returned to: **PIEDMONT**
Title
(Walker, Jones, et Als)

MAR 16 2000
212

TO PART OF THE ADJOINING LOT, SO THAT NO NEW BUILDING LOT
NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-43R
2,423 SQ.FT. (TRACT-11) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 24,031 SQ.FT. TO
CREATE ONE PARCEL OF 21,608 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR PARCEL-1
22,644 SQ.FT. (TRACT-1) IS HEREBY SUBTRACTED FROM AND 904 (TRACT-2) IS HEREBY SUBTRACTED
FROM AND 8,586 SQ.FT. (TRACT-3) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 32,134
SQ.FT. TO CREATE ONE PARCEL OF 0 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT. PARCEL-1
IS ELIMINATED AS A RESULT OF THIS BOUNDARY LINE ADJUSTMENT.

OWNER'S CONSENT STATEMENT

THIS BOUNDARY LINE ADJUSTMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE
WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, & TRUSTEES
GOAL L.C.

By: *Glancearlo Odenda*, Manager
CERTIFICATE OF ACKNOWLEDGEMENT:
CITY/COUNTY OF FAUQUIER
COMMONWEALTH/STATE OF VIRGINIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 9th DAY OF February, 20 00.
BY Glancearlo Odenda, Manager, on behalf of Goal L.C.

Glancearlo Odenda
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 30, 2001



WHERE THE CO
PROTECTED BY
DATE: AUGUST
THIS DOES NO
2. WETLANDS
3. NO TITLE

SURVE
1. ENC. K. M.
VIRGINIA, DO
OF MY KNOW
AND STAND
PROFESSION
I FURTHER U
GOAL L.C.
AS FOUND A
DEED BOOK
TO BE RECD
THE DETERM
DESCRIPTION

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BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-21A-R

8,586 SQ.FT. (TRACT-3) IS HEREBY ADDED TO AND 3,138 SQ.FT. (TRACT-7) IS HEREBY ADDED TO AND 1,820 SQ.FT. (TRACT-4) IS HEREBY SUBTRACTED FROM AND 1,327 SQ.FT. (TRACT-5) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 26,752 SQ.FT. TO CREATE ONE PARCEL OF 35,329 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-22A-R

904 SQ.FT. (TRACT-2) IS HEREBY ADDED TO AND 1,820 SQ.FT. (TRACT-4) IS HEREBY ADDED TO AND 12,103 SQ.FT. (TRACT-6) IS HEREBY SUBTRACTED FROM AND 3,138 SQ.FT. (TRACT-7) IS HEREBY SUBTRACTED FROM AND 20,819 SQ.FT. (TRACT-8) IS HEREBY ADDED TO AND 2,185 SQ.FT. (TRACT-10) IS HEREBY ADDED TO AND 8,913 SQ.FT. (TRACT-9) IS HEREBY ADDED TO PART OF THE ADJOINING 33,245 SQ.FT. TO CREATE ONE PARCEL OF 52,645 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-23R

22,644 SQ.FT. (TRACT-1) IS HEREBY ADDED TO AND 1,327 SQ.FT. (TRACT-5) IS HEREBY ADDED TO AND 12,103 SQ.FT. (TRACT-6) IS HEREBY ADDED TO AND 20,819 SQ.FT. (TRACT-8) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 51,104 SQ.FT. TO CREATE ONE PARCEL OF 66,359 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-41R

2,185 SQ.FT. (TRACT-10) IS BY SUBTRACTED FROM PART OF THE ADJOINING 20,164 SQ.FT. TO CREATE ONE PARCEL OF 17,979 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-42R

8,913 SQ.FT. (TRACT-9) IS BY SUBTRACTED FROM AND 2,423 SQ.FT. (TRACT-11) IS HEREBY ADDED TO PART OF THE ADJOINING 22,116 SQ.FT. TO CREATE ONE PARCEL OF 15,626 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-43R

2,423 SQ.FT. (TRACT-11) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 24,031 SQ.FT. TO CREATE ONE PARCEL OF 21,608 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR PARCEL-1

22,644 SQ.FT. (TRACT-1) IS HEREBY SUBTRACTED FROM AND 904 (TRACT-2) IS HEREBY SUBTRACTED FROM AND 8,586 SQ.FT. (TRACT-3) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 32,134 SQ.FT. TO CREATE ONE PARCEL OF 0 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT. PARCEL-1 IS ELIMINATED AS A RESULT OF THIS BOUNDARY LINE ADJUSTMENT.

NOTES:

1. THE PROPERTY BETWEEN LOTS SUBJECT TO 1 WHERE THE CO. PROTECTED BY DATE: AUGUST THIS DOES NOT
2. WETLANDS,
3. NO TITLE R

APP

BK0863PG0981

SURVE

1. ERIC K. N. VIRGINIA, DO. OF MY KNOW AND STANDARDS PROFESSION

- THIS DOES NOT CONSTITUTE A FLOOD STUDY BY THIS FIRM.
2. WETLANDS, IF ANY, NOT SHOWN.
 3. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.

SURVEYOR'S CERTIFICATE

I, ERIC K. NISKANEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT & VACATION TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURE AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THE PROPERTY SHOWN HEREON LIES IN THE NAMES OF GOAL L.C.

AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA IN DEED BOOK 760, PAGE 613 AND A DEED FROM THE TOWN OF WARRENTON TO BE RECORDED IMMEDIATELY PRIOR TO THIS BOUNDARY LINE ADJUSTMENT. THE DETERMINATION OF THE BOUNDARY HAS BEEN BASED UPON METES & BOUNDS DESCRIPTIONS AND/OR PLATS OF RECORD AND FIELD EVIDENCE FOUND.

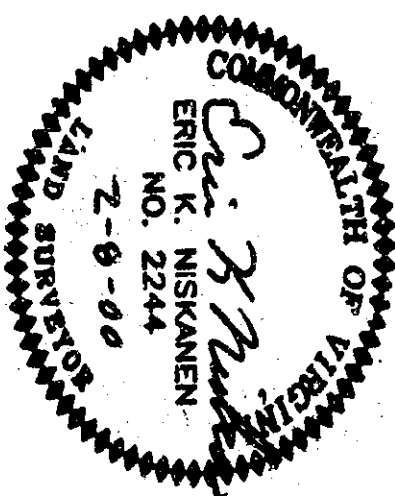
Eric K. Niskanen
ERIC K. NISKANEN LS NO 2244

BOUNDARY ADJUSTMENT

This plat is authorized as a boundary adjustment in accordance with Section 3-15 of the Town of Warrenton Subdivision Ordinance dated March 15, 1991.

Raymond J. Dell
Planning Administrator

3-15-99



PLAT SHOWING

BOUNDARY LINE ADJUSTMENT
BETWEEN LOTS 21A, 22A, & 23 BLOCK A

BROADVIEW ACRES

DEED BOOK 185, PAGE 43 & DEED BOOK 626, PAGE 249
LOTS 41, 42, & 43 BLOCK B

BROADVIEW ACRES

DEED BOOK 197, PAGE 41

AND PARCEL-1

THE PROPERTY OF

GOAL L.C.

TOWN OF WARRENTON

FAUQUIER COUNTY, VIRGINIA

DECEMBER 10, 1999

REVISED: FEB. 8, 2000

SHEET 1 OF 3

PROJECT #98198-10

CARSON, HARRIS & ASSOCIATES, LLC



CIVIL ENGINEERING . LAND SURVEYING . LAND PLANNING
39 GARRETT STREET, WARRENTON, VIRGINIA 20186
PHONE: (540) 347-9191 FAX: (540) 349-1905

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APPROVAL BLOCK

BK 0863PG0981



VICINITY MAP
SCALE 1"=500'

NOTES:

1. THE PROPERTY AS SHOWN HEREON DOES LIE WITHIN ZONE B FLOOD HAZARD. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREA PROTECTED BY LEVEES FROM THE BASE FLOOD. COMM-PANEL # 510057 0001 B. EFFECTIVE DATE: AUGUST 1, 1979.
THIS DOES NOT CONSTITUTE A FLOOD STUDY BY THIS FIRM.
2. WETLANDS, IF ANY, NOT SHOWN.
3. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.

SURVEYOR'S CERTIFICATE

I, ERIC K. NISKANEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT & VACATION TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURE AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THE PROPERTY SHOWN HEREON LIES IN THE NAMES OF

COMMONWEALTH OF VIRGINIA

CURVE DATA					
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD
C1	425.00'	16°38'09"	123.40'	62.14'	122.97'
C1A	425.00'	10°24'49"	77.24'	38.73'	77.14'
C1B	425.00'	06°13'20"	46.15'	23.10'	46.13'
C2	20.00'	90°00'00"	31.42'	20.00'	28.28'
C3	114.51'	62°24'51"	124.74'	69.37'	118.66'
C4	45.00'	36°51'38"	28.82'	14.93'	28.33'
C5	126.82'	61°34'46"	136.30'	75.57'	129.84'
C6	1392.94'	09°20'49"	227.31'	113.91'	227.05'
C6A	1392.94'	03°17'51"	80.16'	40.09'	80.15'
C6B	1392.94'	00°26'26"	10.71'	5.36'	10.71'
C6C	1392.94'	05°36'42"	136.43'	68.27'	136.37'

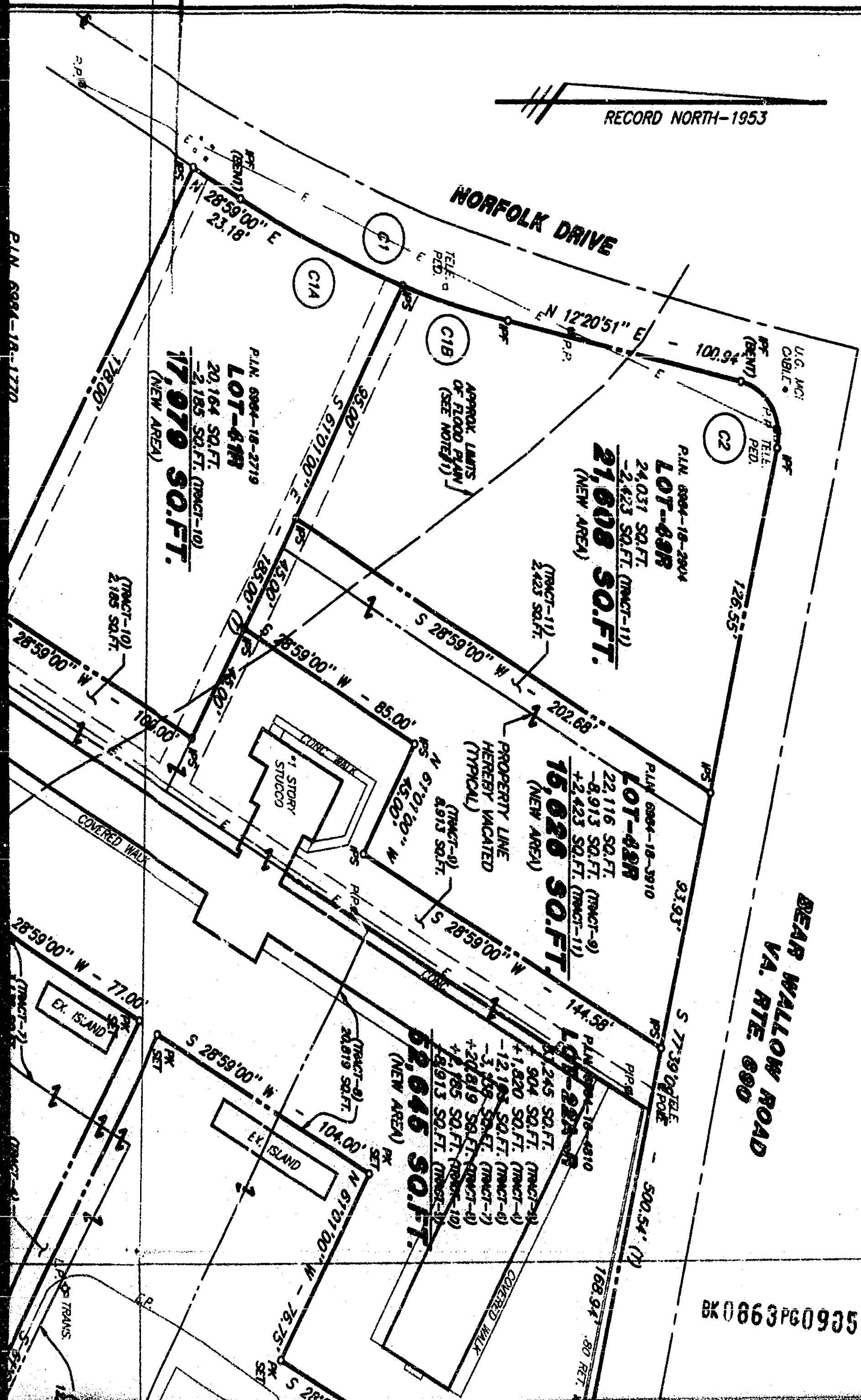
PLAN. 6984-18-4610
N.F. SCAPVOLUME
LOT-20 BLOCK A
BROADVIEW ACRES
D.B. 185, PG. 43

PLAN. 6984-18-1770
N.F. SCAPVOLUME
LOT-40 BLOCK B
BROADVIEW ACRES
D.B. 197, PG. 41

PLAN. 6984-18-2719
LOT-41R
20,164 SQ.FT.
-2,185 SQ.FT. (TRACT-10)
17,979 SQ.FT.
(NEW AREA)

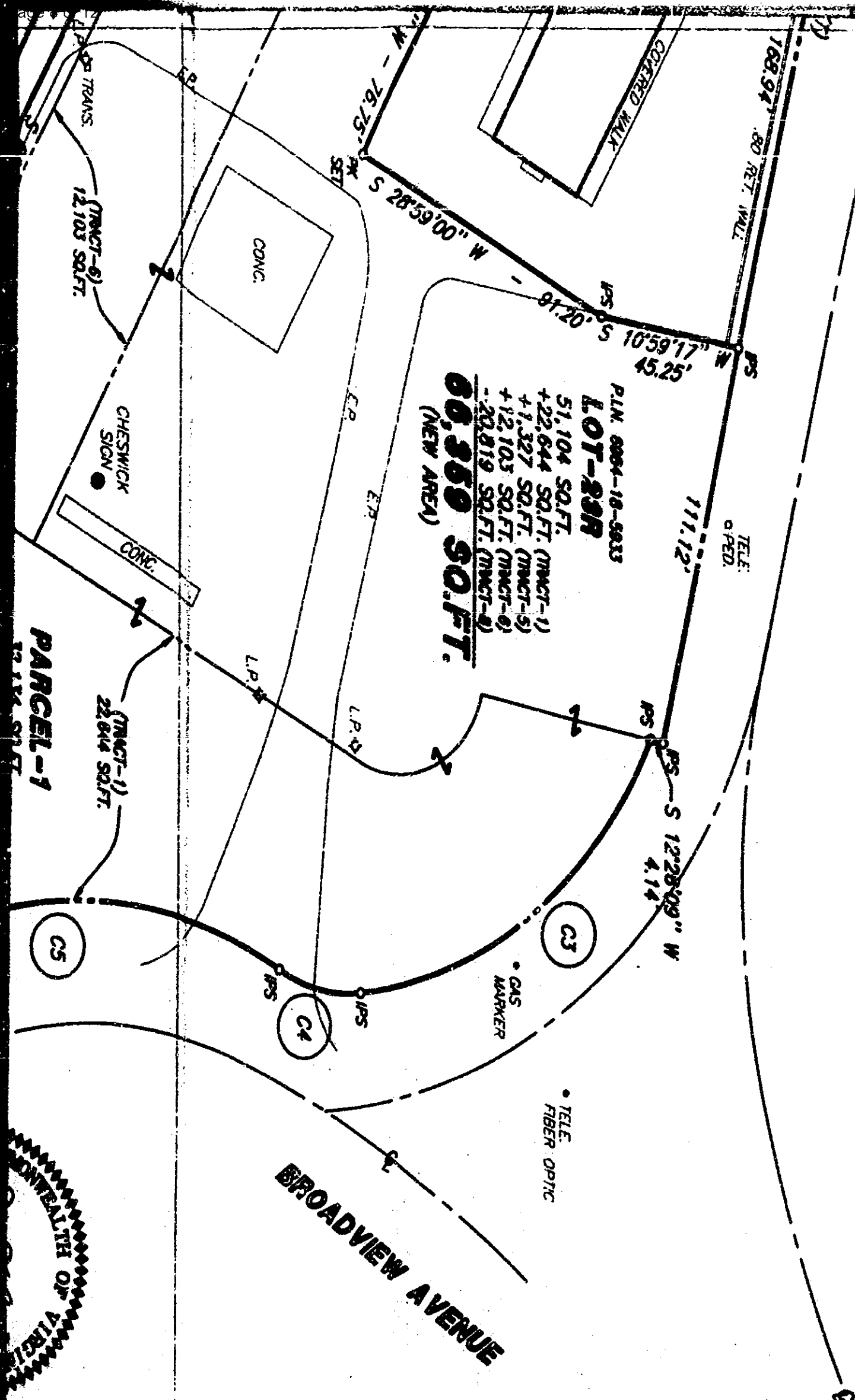
PLAN. 6984-18-51
LOT-21A-1
26,752 SQ.FT.
+8,586 SQ.FT.
+3,138 SQ.FT.
+11,820 SQ.FT.
50,296 SQ.FT.
(NEW AREA)

FILENAME: H:\Odeardo (Warranton)--98198\PLATS\98198BLA01 PLOT DATE: 2/8/2000



BK 0863 PG 0935

BK 0863 PG 0985





OWNER'S CONSENT STATEMENT

THIS BOUNDARY LINE ADJUSTMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, & TRUSTEES

James M. Lewis, Trustee

CERTIFICATE OF ACKNOWLEDGEMENT:

CITY/COUNTY OF Fairfax

COMMONWEALTH/STATE OF Virginia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 24th DAY OF February, 2000

BY James M. Lewis, Trustee,

Debbie Lee Cooper

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/31/2002

OWNER'S CONSENT STATEMENT

THIS BOUNDARY LINE ADJUSTMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, & TRUSTEES

Guthrie, Jr Robert W. Sylcox, V.P.
The Fauquier Bank

CERTIFICATE OF ACKNOWLEDGEMENT:

CITY/COUNTY OF Fauquier

COMMONWEALTH/STATE OF Virginia

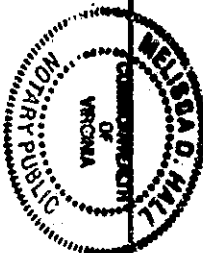
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 15th DAY OF February, 2000

BY Robert W. Sylcox

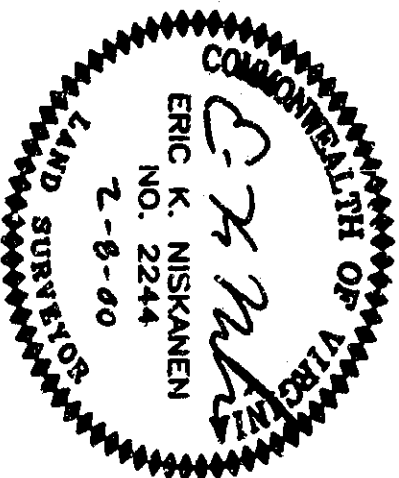
Melissa D. Hall
NOTARY PUBLIC

MY COMMISSION EXPIRES:



Melissa D. Hall
Notary Public
Commonwealth of Virginia
My Commission Expires April 30, 2001

OWNER'S CONSENT STATEMENT



PLAT SHOWING

BOUNDARY LINE ADJUSTMENT
BETWEEN LOTS 214, 224, & 23 BLOCK A

BROADVIEW ACRES

DEED BOOK 185, PAGE 43 & DEED BOOK 626, PAGE 249
LOTS 41, 42, & 43 BLOCK B

BROADVIEW ACRES

DEED BOOK 197, PAGE 41

AND PARCEL-1

THE PROPERTY OF

GOAL L.C.

TOWN OF WARRENTON

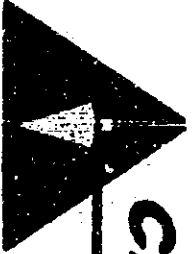
FAUQUIER COUNTY, VIRGINIA

DECEMBER 10, 1999

REVISED: FEB. 8, 2000

SHEET 3 OF 3

PROJECT #98198-10



CARSON, HARRIS & ASSOCIATES, LLC

CIVIL ENGINEERING . LAND SURVEYING . LAND PLANNING

39 GARRETT STREET; WARRENTON, VIRGINIA 20186

PHONE: (540) 347-9191

FAX: (540) 349-1905

8*0863PG0989

VIRGINIA: IN THE CLERK'S OFFICE OF THE FAUQUIER CIRCUIT COURT
This instrument was received in this Office and with
certificate admitted to record on MAR 16 2000
at 10:44 a.m. Tax of \$ _____ imposed by Section
58.1-302 Paid. Consideration: \$ _____
State Tax \$ _____ County Tax \$ _____
Transfer Fee \$ _____ VSLF \$1.00 Technology Fee \$3.00
Clerk's Fee \$ 20.00 Total: \$ 24.00
Teste: Gail H Barb Clerk

