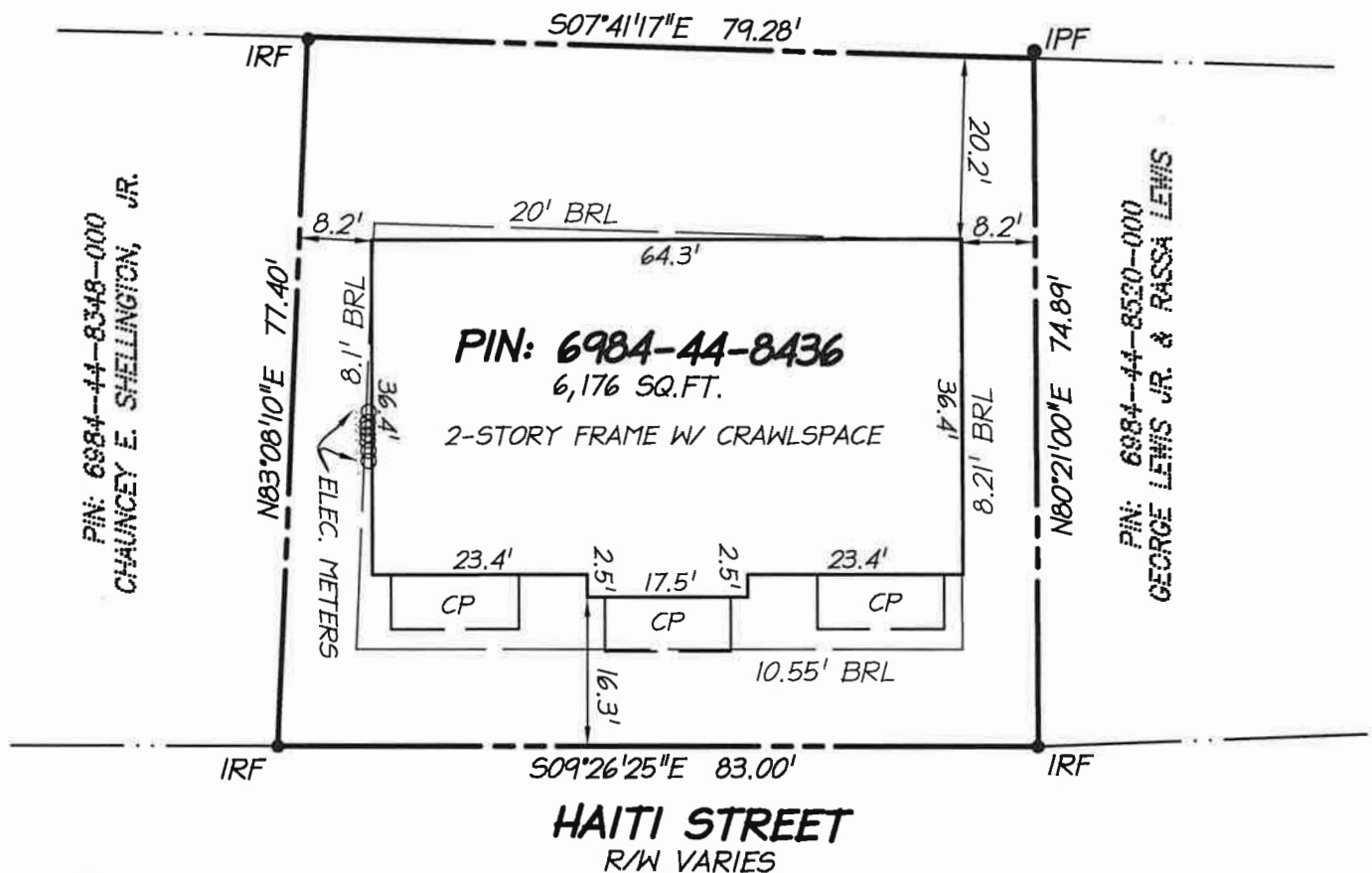


SETBACKS ARE DETERMINED BY THE MINIMUM OF TOWN SETBACK REQUIREMENTS AND CLOSEST POINT TO PROPERTY LINE OF EXISTING HOUSE.



PIN: 6984-44-6336-000  
TOWN OF WARRENTON



IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
BRL	BUILDING RESTRICTION LINE
CP	CONCRETE PORCH



1. 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.
2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND ENCUMBRANCES OF RECORD NOT SHOWN MAY EXIST.
3. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS PIN 6984-44-8436-000 AND IS CURRENTLY ZONED R-C.

PHYSICAL IMPROVEMENT SURVEY  
PIN: 6984-44-8436

DEED BOOK 1612 PAGE 267  
TOWN OF WARRENTON, VIRGINIA  
SCALE 1"=20' DATE 9/12/2025  
GREEN COVE LAND SURVEYING, PLLC  
1055 LONGVIEW LANE CULPEPER, VA 22701  
(540) 219-8350