

NOTES:

1. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS PIN 6985-51-6810-000 (ZONED R1), PIN 6985-60-5718-000 (ZONED R1) PER THE FAUQUIER COUNTY GIS SYSTEM AND PIN 6985-60-5718-500 (ZONED I) PER THE TOWN OF WARRENTON GIS SYSTEM.
2. THE PROPERTIES CURRENTLY STAND IN THE NAME OF:
AS TO PIN 6985-51-6810-000 AS TO PIN 6985-60-5718-000 (FAUQUIER) & 6985-60-5718-500 (TOWN)
DAVID M. DOBSON DAVID M. DOBSON
9198 NORTH CLIFF LN 9198 NORTH CLIFF LN
RIXEYVILLE, VA 22737 RIXEYVILLE, VA 22737
3. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF FAUQUIER COUNTY AND A FIELD SURVEY BY BOWMAN ON FEBRUARY 17-24, 2022.
4. THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, NUMBER 51061C, PANEL 0306D, DATED APRIL 25, 2024. THE PROPERTY IS LOCATED IN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
5. THE HORIZONTAL DATUM AS REFERENCED HEREON WAS ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE GRID, NORTH ZONE, NAD83 (2011) AND IS REFERENCED IN U.S. SURVEY FEET.
6. THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN WAS PROVIDED A TITLE REPORT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY.
7. ALL EASEMENTS AND RIGHTS-OF-WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY, OR AS IDENTIFIED IN THE REPORT OF TITLE ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED.
8. IRON PIPES TO BE SET AT ALL CORNERS SHOWN BY A LICENSED LAND SURVEYOR.
9. THE SHOWN TOWN OF WARRENTON LIMITS DOES NOT CONSTITUTE A BOUNDARY LINE. PER TOWN OF WARRENTON GIS, TRANSFER NOTES STATE THAT IN 2022, ADMINISTRATION CHANGED PINS FOR PARCELS INTERSECTED BY TOWN AND COUNTY LINE AND SPLIT FOR TAX PURPOSES.
10. TOTAL SITE AREA: 2,350,110 SQ.FT. OR 53.9511 ACRES.
11. THE AMOUNT OF ACREAGE IS EXCHANGED AND NO NEW BUILDING LOT IS CREATED WITH THIS BOUNDARY LINE ADJUSTMENT.

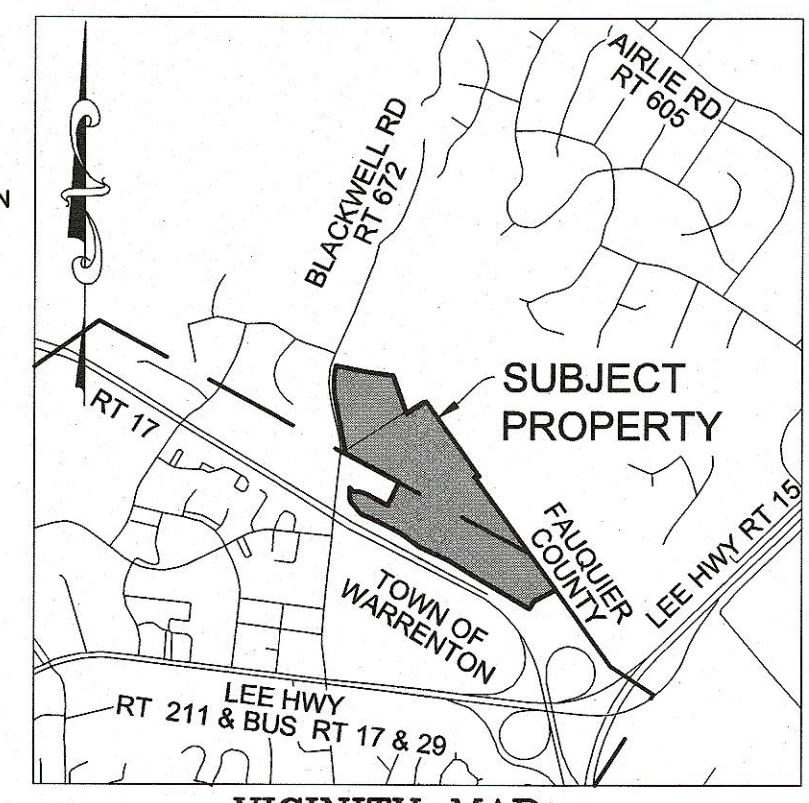
BOUNDARY LINE ADJUSTMENT STATEMENT (6985-51-6810-000)
22.1728 ACRES (ADJUSTMENT AREA #1) IS HEREBY ADDED TO PART OF THE ADJOINING 10.0055 ACRES (PIN 6985-51-6810) TO CREATE ONE PARCEL OF 32.1783 ACRES AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT (6985-60-5718-000)
22.1728 ACRES (ADJUSTMENT AREA #1) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 43.9456 ACRES (PIN 6985-60-5718-000) TO CREATE ONE PARCEL OF 21.7728 ACRES AND DOES NOT CREATE A NEW BUILDING LOT.

AREA TABULATION

ORIGINAL GPIN: 6985-51-6810-000	10.0055 ACRES	
ORIGINAL GPIN: 6985-60-5718-000	43.9456 ACRES	
TOTAL	53.9511 ACRES	
REVISED GPIN: 6985-51-6810-000	+22.1728 ACRES	32.1783 ACRES
REVISED GPIN: 6985-60-5718-000	-22.1728 ACRES	0.0000 ACRES
REVISED GPIN: 6985-60-5718-500	0.0000 ACRES	21.7728 ACRES
TOTAL	0.0000 ACRES	53.9511 ACRES

FOR TAX PURPOSES:
GPIN: 6985-51-6810-000 32.1783 ACRES (FAUQUIER COUNTY)
GPIN: 6985-60-5718-500 21.7728 ACRES (TOWN OF WARRENTON)



VICINITY MAP
SCALE 1" = 2000'

OWNER'S CONSENT & DEDICATION

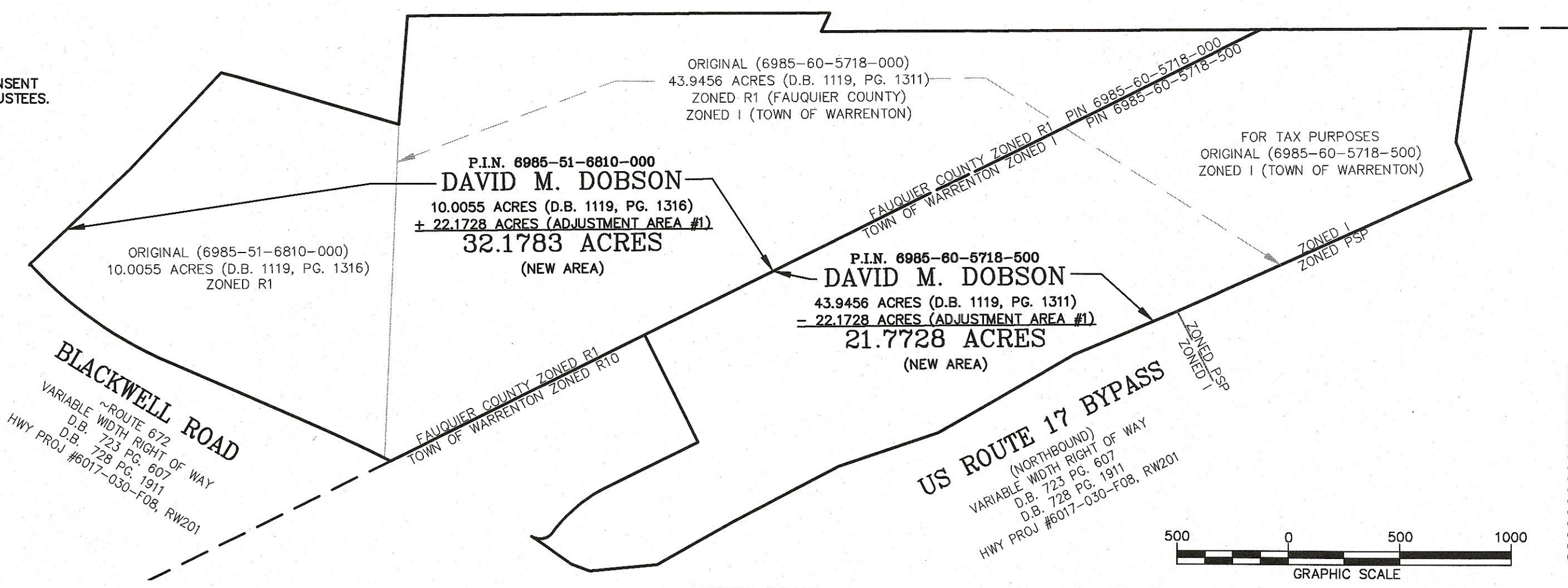
THE CONSOLIDATION, CORRECTION OR REDEDICATION DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

OWNER: DAVID M. DOBSON
BY: David M. Dobson DATE: MARCH 28, 2025
TITLE: INDIVIDUAL

NOTARY CERTIFICATE

I, SUDDHASATTWA BANDYOPADHYAY A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA,
WISPEPER COUNTY, WHOSE COMMISSION WILL EXPIRE ON
MAY 31, 2027 DO HEREBY CERTIFY THAT DAVID M. DOBSON
WHOSE NAME IS SIGNED TO THE FOREGOING OWNER'S CONSENT & DEDICATION, DATED
MARCH 28, 2025 BEFORE ME IN MY STATE AND COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 28th DAY OF MARCH, 2025
7840756
NOTARY PUBLIC NOTARY REGISTRATION NUMBER

SUDDHASATTWA BANDYOPADHYAY
NOTARY PUBLIC
REG. #7840756
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 5/31/2027



KEY MAP
SCALE 1" = 500'

APPROVAL BLOCK

APPROVAL BLOCK
TOWN OF WARRENTON

CERTIFIES TO PLAT CORRECTIONS
SHOWN HEREON AS

SURVEYOR'S CERTIFICATE

I, JAMES A. JACOBSEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE LANDS SHOWN HEREON CURRENTLY STAND IN THE NAME OF DAVID M. DOBSON AS RECORDED IN DEED BOOK 1119 AT PAGE 1311 AND DEED BOOK 1119 AT PAGE 1316 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.

THIS ADJUSTMENT DOES NOT ADVERSELY IMPACT ANY EXISTING OR RESERVE DRAINFIELDS.

FAUQUIER COUNTY HEALTH DEPARTMENT DATE

Bowman

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Phone (540) 971-0288
www.bowman.com

1300 Central Park Blvd
Fredericksburg, VA 22401

REVISIONS	DATE	DESCRIPTION
1	3/15/23	ADDRESS TOWN & COUNTY COMMENTS
2	12/12/23	ADDRESS TOWN COMMENTS
3	02/12/24	ADDRESS TOWN COMMENTS
4	01/10/25	PLAT OF CORRECTION
5	02/25/25	ADDRESS TOWN AND COUNTY COMMENTS

BOUNDARY LINE ADJUSTMENT
ON THE LANDS OF
DAVID M. DOBSON
PIN 6985-51-6810-000 & PIN 6985-60-5718-500
DEED BOOK 1119 PAGE 1311 & DEED BOOK 1119 PAGE 1316

FAUQUIER COUNTY, VIRGINIA

BLA 23-4
PLAT-25-023868

COMMONWEALTH OF VIRGINIA
JAMES A. JACOBSEN
Lic. No. 002696
02/25/2025
LAND SURVEYOR

DRAWN: MWH	CHK: MGB	QC: JAJ
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SCALE: 1" = 100'

PROJ No. 006642-01-001

TASK No. 0008

DATE : 12/1/2022

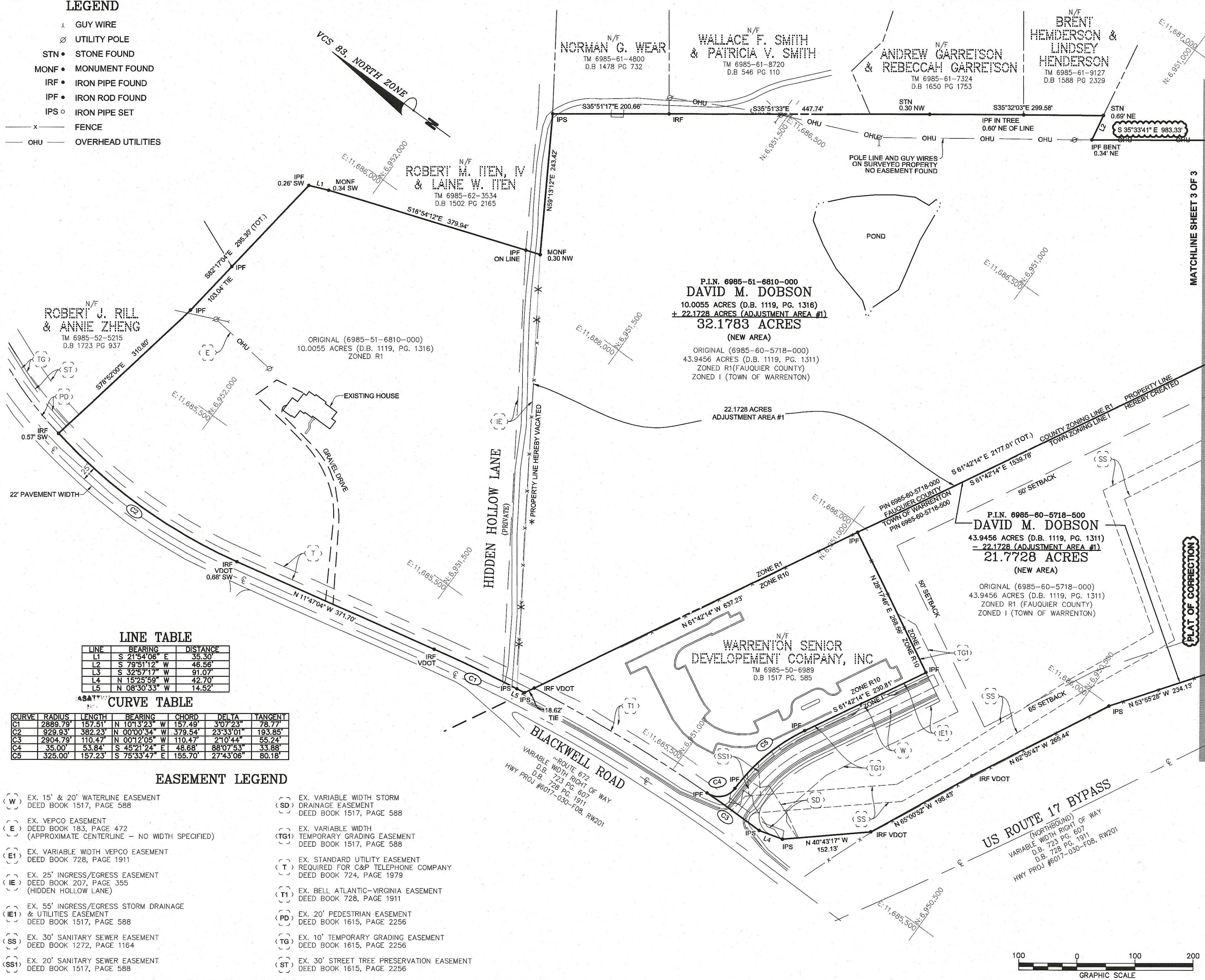
SHEET
1 OF 3

006642-C-BP-002

Cad file name: P:\006642 - Tiffany Estates\006642-02-001 (SUR) - Tiffany Estates\Survey\Plats\006642-C-BP-002-BLA.dwg

LEGEND

- GUY WIRE
- UTILITY POLE
- STN • STONE FOUND
- MONF • MONUMENT FOUND
- IRF • IRON PIPE FOUND
- IPF • IRON ROD FOUND
- IPS • IRON PIPE SET
- FENCE
- OHU — OVERHEAD UTILITIES



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 21°54'06" E	35.30'
L2	S 79°51'12" W	46.56'
L3	S 32°57'17" W	91.07'
L4	N 15°25'59" W	42.70'
L5	N 08°30'33" W	14.52'

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA	TANGENT
C1	2889.79	157.51'	N 101°3'23" W	157.49'	307°23'	78.77'
C2	929.93	382.23'	N 00°00'34" W	379.54'	23°33'01"	193.85'
C3	2904.79	110.47'	N 00°12'05" W	110.47'	2°10'44"	55.24'
C4	35.00'	53.84'	S 45°21'24" E	48.68'	88°07'53"	33.88'
C5	325.00'	157.23'	S 75°33'47" E	155.70'	27°43'06"	80.18'

EASEMENT LEGEND

- (W) EX. 15' & 20' WATERLINE EASEMENT
DEED BOOK 1517, PAGE 588
- (E) EX. VECO EASEMENT
DEED BOOK 183, PAGE 472
(APPROXIMATE CENTERLINE - NO WIDTH SPECIFIED)
- (E1) EX. VARIABLE WIDTH VECO EASEMENT
DEED BOOK 728, PAGE 1911
- (IE) EX. 25' INGRESS/EGRESS EASEMENT
DEED BOOK 207, PAGE 355
(HIDDEN HOLLOW LANE)
- (IE1) EX. 55' INGRESS/EGRESS STORM DRAINAGE
& UTILITIES EASEMENT
DEED BOOK 1517, PAGE 588
- (SS) EX. 30' SANITARY SEWER EASEMENT
DEED BOOK 1272, PAGE 1164
- (SS1) EX. 20' SANITARY SEWER EASEMENT
DEED BOOK 1517, PAGE 588
- (SD) EX. VARIABLE WIDTH STORM
DRAINAGE EASEMENT
DEED BOOK 1517, PAGE 588
- (TG1) EX. VARIABLE WIDTH
TEMPORARY GRADING EASEMENT
DEED BOOK 1517, PAGE 588
- (T) EX. STANDARD UTILITY EASEMENT
REQUIRED FOR C&P TELEPHONE COMPANY
DEED BOOK 724, PAGE 1979
- (T1) EX. BELL ATLANTIC-VIRGINIA EASEMENT
DEED BOOK 728, PAGE 1911
- (PD) EX. 20' PEDESTRIAN EASEMENT
DEED BOOK 1615, PAGE 2256
- (TG) EX. 10' TEMPORARY GRADING EASEMENT
DEED BOOK 1615, PAGE 2256
- (ST) EX. 30' STREET TREE PRESERVATION EASEMENT
DEED BOOK 1615, PAGE 2256

P.I.N. 6985-51-6810-000
DAVID M. DOBSON
 10.0055 ACRES (D.B. 1119, PG. 1316)
 + 22.1728 ACRES (ADJUSTMENT AREA #1)
32.1783 ACRES
 (NEW AREA)
 ORIGINAL (6985-60-5718-000)
 43.9456 ACRES (D.B. 1119, PG. 1311)
 ZONED R1 (FAUQUIER COUNTY)
 ZONED I (TOWN OF WARRENTON)

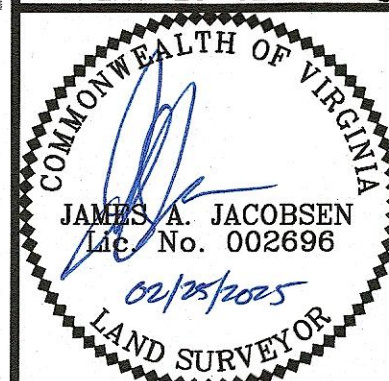
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BOUNDARY LINE ADJUSTMENT

ON THE LANDS OF
DAVID M. DOBSON

TAX MAP 6985-51-6810-000 & PIN 6985-60-5718-500
 DEED BOOK 1119 PAGE 1311 & DEED BOOK 1119 PAGE 1316

BLA 23-4
 PLAT-25-023868



DRAWN: MWH	CHK: MGB	QC: JAJ
SCALE: 1" = 100'		
PROJ No. 006642-01-001		
TASK No. 00008		
DATE : 12/1/2022		
SHEET 2 OF 3		

CENTER MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

Bowman

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 Fredericksburg, VA 22401
 Phone: (540) 371-0288
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LEGEND

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- ⊗ UTILITY POLE
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- OHU — OVERHEAD UTILITIES

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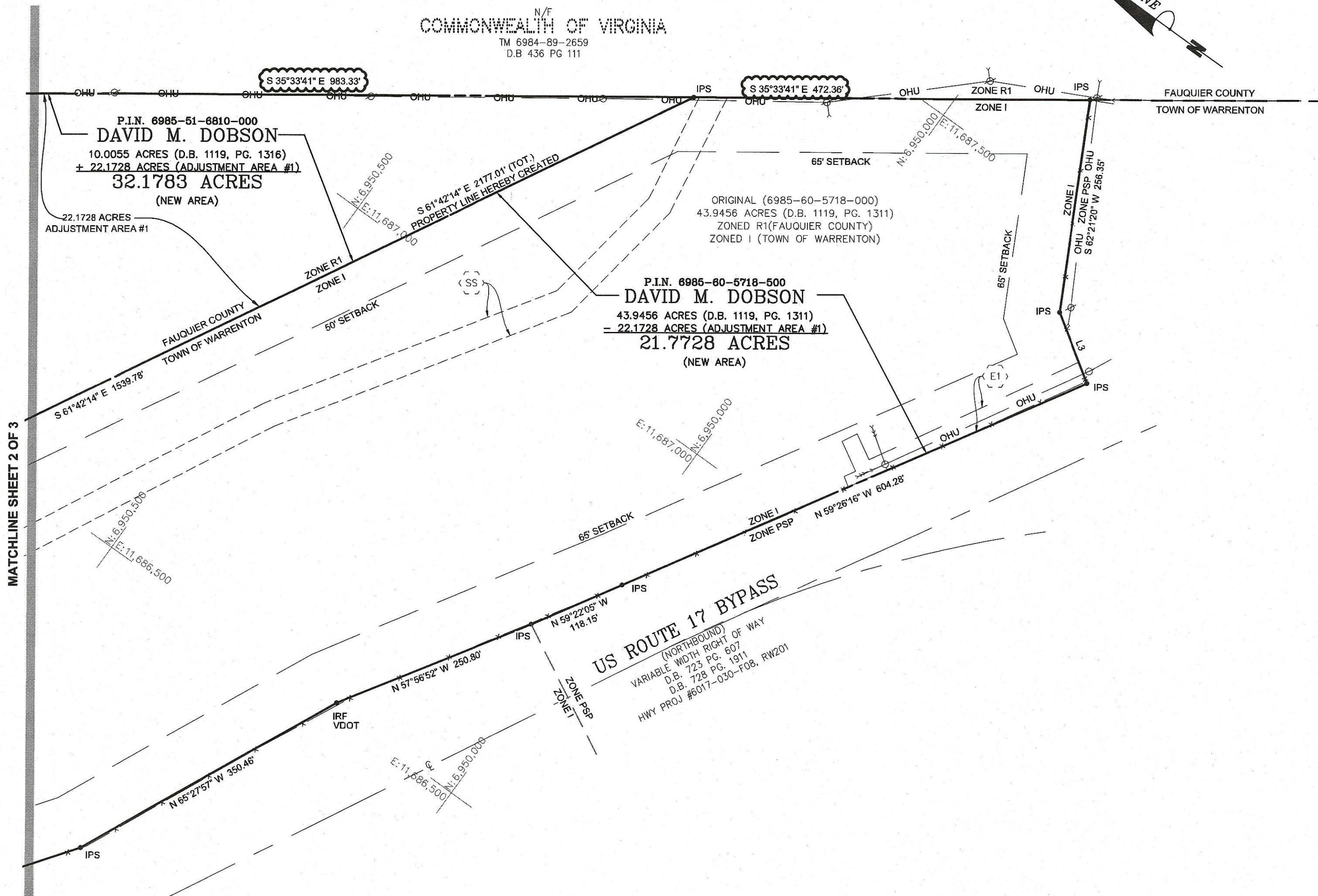
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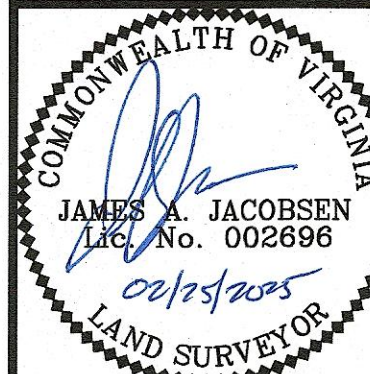


PLAT OF CORRECTION

PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
ON THE LANDS OF
DAVID M. DOBSON

TAX MAP 6985-51-6810-000 & PIN 6985-60-5718-500
DEED BOOK 1119 PAGE 1311 & DEED BOOK 1119 PAGE 1316

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