

NOTES

1. THE PROPERTIES SHOWN HEREON ARE LOCATED IN THE TOWN OF WARRENTON, FAUQUIER COUNTY, VIRGINIA. BOTH ARE ZONED COMMERCIAL.
2. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF THE FOLLOWING AS RECORDED AMONG THE LAND RECORDS OF FAUQUIER COUNTY VIRGINIA:

PAUL HENRY'S WINDOW INSTALLATION, INC
252 BROADVIEW AVE.
WARRENTON, VA 20186
DEED BOOK 1686, PAGE 1917

3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
4. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HERewith. PIEDMONT LAND SURVEYORS HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ALL COVENANTS AND RESTRICTIONS ON THE PROPERTY.
5. THE PROPERTIES SHOWN HEREON LIE IN ZONE "X", AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR FAUQUIER COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51061C0308D, EFFECTIVE DATE: APRIL 24, 2024.

6. SETBACKS:

FRONT - 60'
SIDE - 10' (C OR I DISTRICT), 25' (R DISTRICT)
REAR - 15' (C OR I DISTRICT), 25' (R DISTRICT)

OWNER'S CONSENT

THE PLATTING SHOWN HEREON ON THE LAND OF PAUL HENRY'S WINDOW INSULATION, INC, AS RECORDED AT DEED BOOK 1686, PAGE 1917 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

AGENT FOR PAUL HENRY'S WINDOW INSULATION, INC

DATE

NOTARY PUBLIC

SUBSCRIBED AND ACKNOWLEDGED BEFORE ME

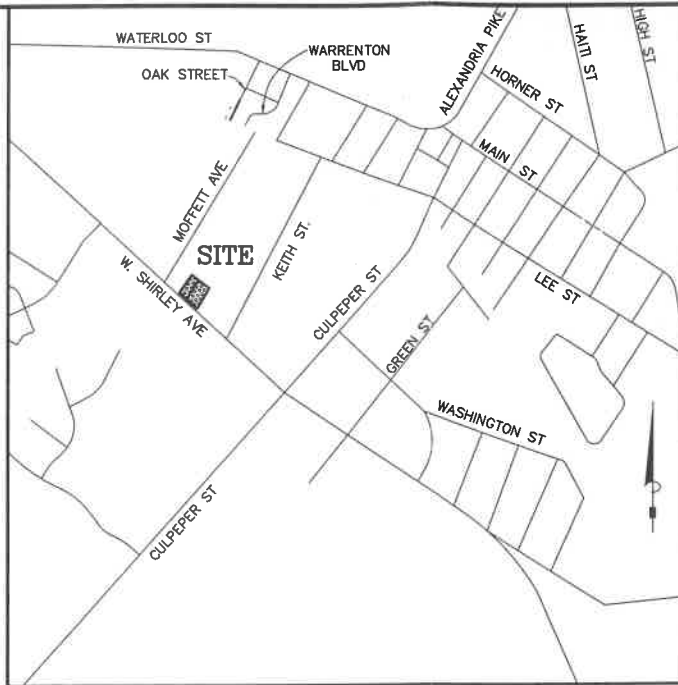
THIS _____ DAY OF _____

COUNTY _____ STATE _____

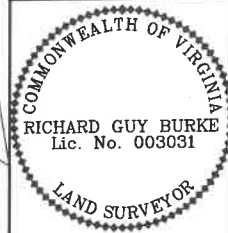
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TOWN OF WARRENTON
PIN: 6984-23-3210
D.B. 133, PG. 536



VICINITY MAP
SCALE: 1" = 1000'



AN ACCESS EASEMENT PLAT
ON
LOT 1 AND LOT 2
MOFFET SUBDIVISION
DEED BOOK 1686, PAGE 1917
DOES NOT REPRESENT A CURRENT LAND BOUNDARY SURVEY
CENTER MAGISTERIAL DISTRICT
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

DATE:
AUGUST 14, 2025

SCALE: 1" = 30'



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richard@piedmontlandsurveyors.com

C:\Survey\105 West Shirley Ave. Warrenton, VA.dwg

SURVEYOR'S CERTIFICATE

I RICHARD GUY BURKE, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IS THE PROPERTY ACQUIRED BY THE OWNERS REFERENCED HEREON AS RECORDED AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VA.

RICHARD GUY BURKE LS #3031

DATE

