PRIVATE STREET NOTE:

THE PRIVATE STREET IN THIS SUBDIVISION WILL NOT BE PAVED OR MAINTAINED WITH FUNDS OF FAUQUIER COUNTY OR FUNDS ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT THE OWNERS OF LOTS IN THE SUBDIVISION SUBSEQUENTLY DESIRE THE ADDITION OF SUCH PRIVATE STREET TO THE SECONDARY SYSTEM OF STATE HIGHWAYS FOR MAINTENANCE, THE COST TO UPGRADE IT TO THE PRESCRIBED STANDARDS MUST BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR FAUQUIER COUNTY. PRIVATE STREETS IN THIS SUBDIVISION ARE NOT DEDICATED FOR PUBLIC STREET USE.
STREET SIGNS FOR THE PRIVATE STREET WILL NOT BE MAINTAINED WITH FUNDS FROM THE COUNTY OF FAUQUIER.

BOUNDARY ADJUSTMENT STATEMENT for PIN: 6961-85-0472-000:
2.470 acres, being a portion of PIN: 6961-86-0054-000, is hereby added to the adjoining 3.000 acres to create one parcel of 5.470 acres and does not create a new building lot.

BOUNDARY ADJUSTMENT STATEMENT for PIN: 6961-86-0054-000:
2.470 acres is hereby deducted from 7.125 acres to leave a residue of 4.655 ac. and does not create a new building lot.

NOTES:
1. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OF RECORD AND OTHERS UNKNOWN TO HUNTLEY, NYCE & ASSOCIATES, LTD.
2. BOUNDARY DATA SHOWN HEREON IS BASED ON DEEDS AND PLATS OF RECORD AND PHYSICAL EVIDENCE AS FOUND BY A CURRENT FIELD SURVEY.
3. TITLE REPORT NOT FURNISHED.

RECORD OWNER: MAUREEN ROUNDS
DEED REFERENCE: [illegible]
PIN: 6961-86-0054-000
ZONED: RA

RECORD OWNER: MICHELLE R. DOUGLAS
DEED REFERENCE: DEED BOOK 776, PAGE 1585
PIN: 6961-85-0472-000
ZONED: RA

OWNER'S CONSENT

The BOUNDARY ADJUSTMENT of this land is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees.

Maureen Rounds

COMMONWEALTH OF VIRGINIA
COUNTY OF FAUQUIER

I, Bonnie M Donohue a Notary Public for said County of the Commonwealth of Virginia, do hereby certify that

whose names are assigned to the foregoing statement of consent dated this 8 day of March, 2006 have acknowledged the same before me in my aforesaid state. Given under my hand this 8 day of March, 2006.

Bonnie M Donohue
Notary Public
My commission expires: 2-28-09

OWNER'S CONSENT

The BOUNDARY ADJUSTMENT of this land is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees.

Michelle R Douglas

COMMONWEALTH OF VIRGINIA
COUNTY OF FAUQUIER

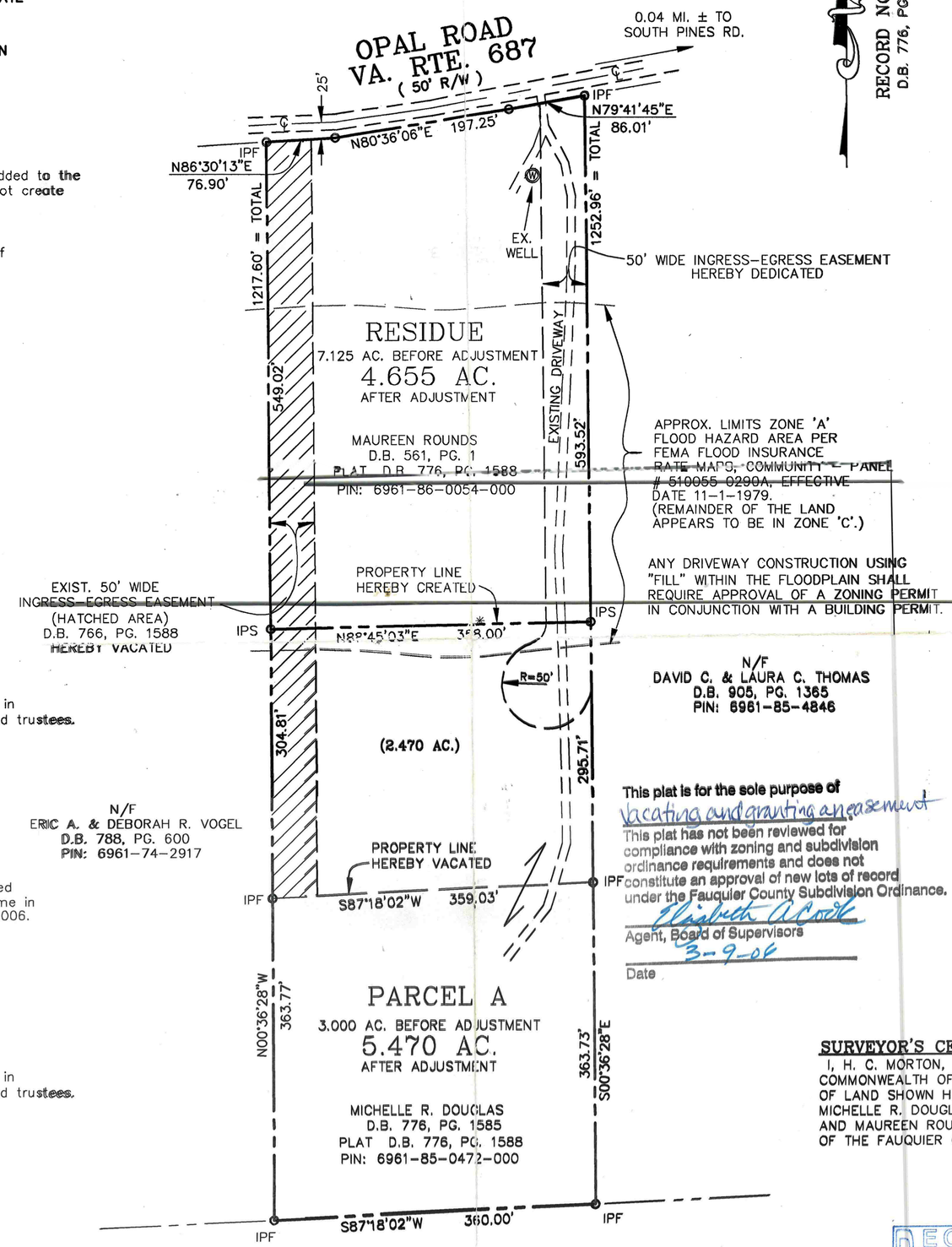
I, Bonnie M Donohue a Notary Public for said County of the Commonwealth of Virginia, do hereby certify that

whose names are assigned to the foregoing statement of consent dated this 8 day of March, 2006 have acknowledged the same before me in my aforesaid state. Given under my hand this 8 day of March, 2006.

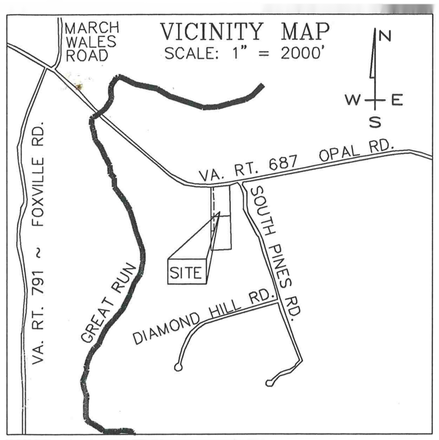
Bonnie M Donohue
Notary Public
My commission expires: 2-28-09

AREA TABULATION:

RESIDUE...	4.655 ACRES
PARCEL A...	* 5.470 ACRES
TOTAL...	10.125 ACRES



RECORD NORTH
D.B. 776, PG. 1588



SIGNATURE PANEL

BOUNDARY ADJUSTMENT

This plat is authorized as a Boundary Adjustment in accordance with Section 2 Paragraph 39(3)(B) of the Fauquier County Subdivision Ordinance dated November 24, 1974, as amended.

Elizabeth A Cook
Agent
3-9-06
Date

THE PROPERTY OWNERS HEREBY STATE THAT THE ADJUSTED PROPERTY LINE SHOWN HEREON DOES NOT AFFECT ANY DRAINFIELDS AREAS.

Maureen Rounds
MAUREEN ROUNDS

Michelle R Douglas
MICHELLE R. DOUGLAS

This plat is for the sole purpose of vacating and granting an easement.
This plat has not been reviewed for compliance with zoning and subdivision ordinance requirements and does not constitute an approval of new lots of record under the Fauquier County Subdivision Ordinance.

Elizabeth A Cook
Agent, Board of Supervisors
3-9-06
Date

FAUQUIER COUNTY HEALTH DEPARTMENT
APPROVAL BASED ON SURVEYOR/OWNERS STATEMENT. NO DRAINFIELDS/DRAINFIELD RESERVES AND WELL SITES AFFECTED.
ENVIRONMENTAL HEALTH SPECIALIST
DATE 03/9/06

SURVEYOR'S CERTIFICATE:
I, H. C. MORTON, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA DO HEREBY STATE THAT THE PARCELS OF LAND SHOWN HEREON NOW STAND RECORDED IN THE NAMES OF MICHELLE R. DOUGLAS (PIN: 6961-85-0472-000) D.B. 776, PG. 1585 AND MAUREEN ROUNDS (PIN: 6961-86-0054-000) D.B. 561, PG. 1 OF THE FAUQUIER COUNTY LAND RECORDS.

RECEIVED
MAR - 9 2006
FAUQUIER COUNTY COMMUNITY DEVELOPMENT

COMMONWEALTH OF VIRGINIA
H. C. MORTON
No. 1568
02/15/2006
LAND SURVEYOR

Huntley, Nyce & Associates, Ltd.
SURVEYING - CIVIL ENGINEERING - LAND PLANNING
ARLINGTON, VIRGINIA 703-532-4824
CHANTILLY, VIRGINIA 703-750-3450
LEESBURG, VIRGINIA 703-779-4905
WARRENTON, VIRGINIA 540-347-2100
400 SOUTH MAIN STREET SUITE 302 CULPEPER, VIRGINIA 22701 540-825-6055

BOUNDARY LINE ADJUSTMENT and EASEMENT PLAT
BETWEEN THE PROPERTIES OF
MAUREEN ROUNDS and MICHELLE R. DOUGLAS
LEE DISTRICT ~ FAUQUIER COUNTY, VIRGINIA

SCALE: 1" = 100'
DATE: 4-7-2004
REVISIONS: REVISED 10/17/2005
02/15/2006 COUNTY COMMENTS

SHEET 1 OF 1
FILE NO. 0156

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