

# PLAT SHOWING BOUNDARY LINE ADJUSTMENT

ON THE PROPERTIES OF  
**HALFWAY FARM LLC**  
DEED BOOK 1139 PAGE 1166  
DEED BOOK 858 PAGE 1365  
SCOTT MAGISTERIAL DISTRICT  
FAUQUIER COUNTY, VIRGINIA

**FOSTER LAND SURVEYS LLC**  
P.O. BOX 1286  
WARRENTON VIRGINIA 20188  
540-788-4027

DATE: 2/05/15	REVISIONS
SCALE: 1" = 150'	
DRAWN BY: JF	
FILE NO.: 1412008	

SHEET 2 OF 2	
REV PER	CO.COM
5/02/15	

PANEL 5

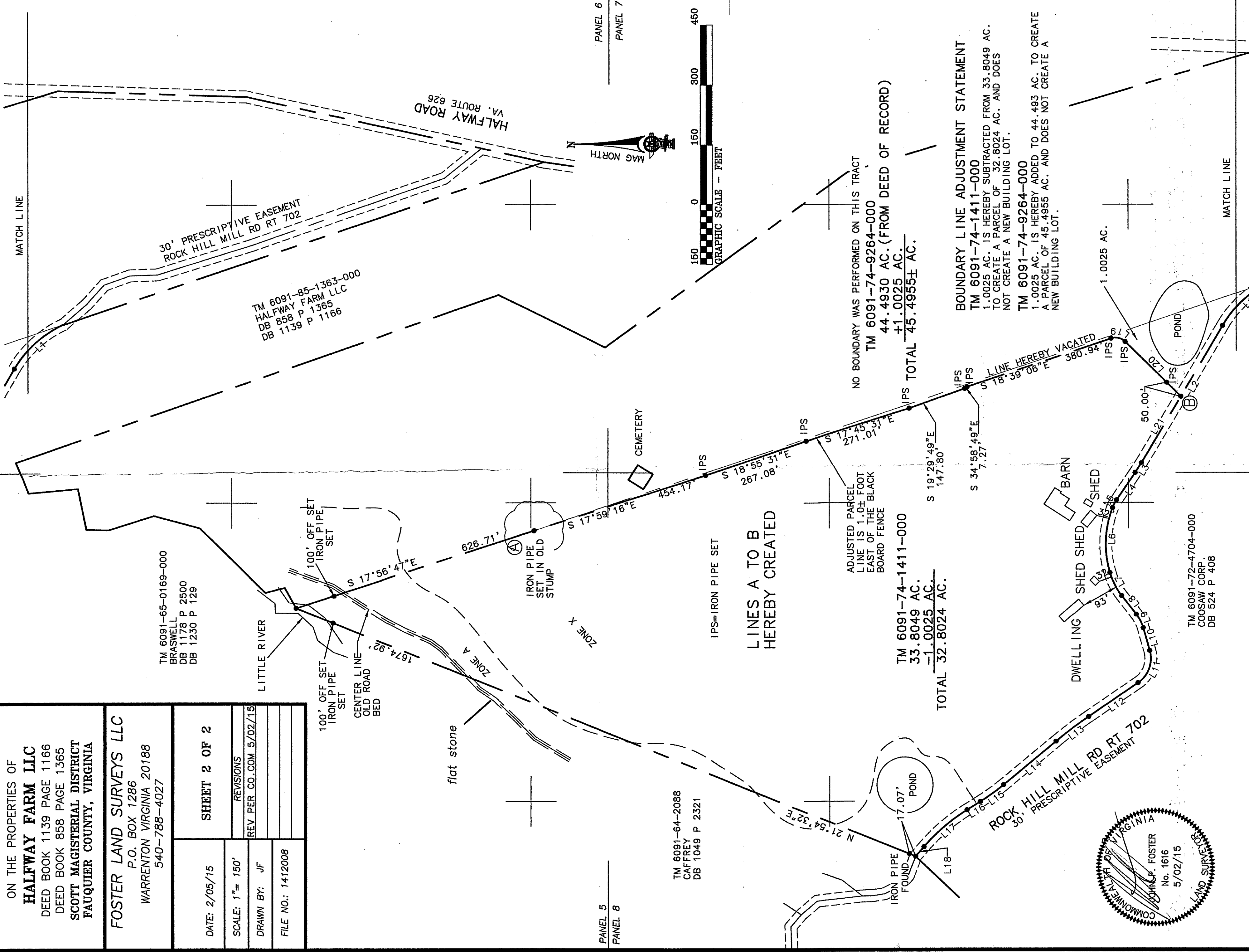
PANEL 5

PANEL 6

PANEL 5

PANEL 5

PANEL 6



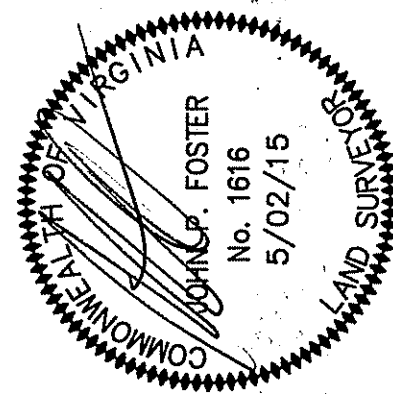
PANEL 5  
PANEL 8

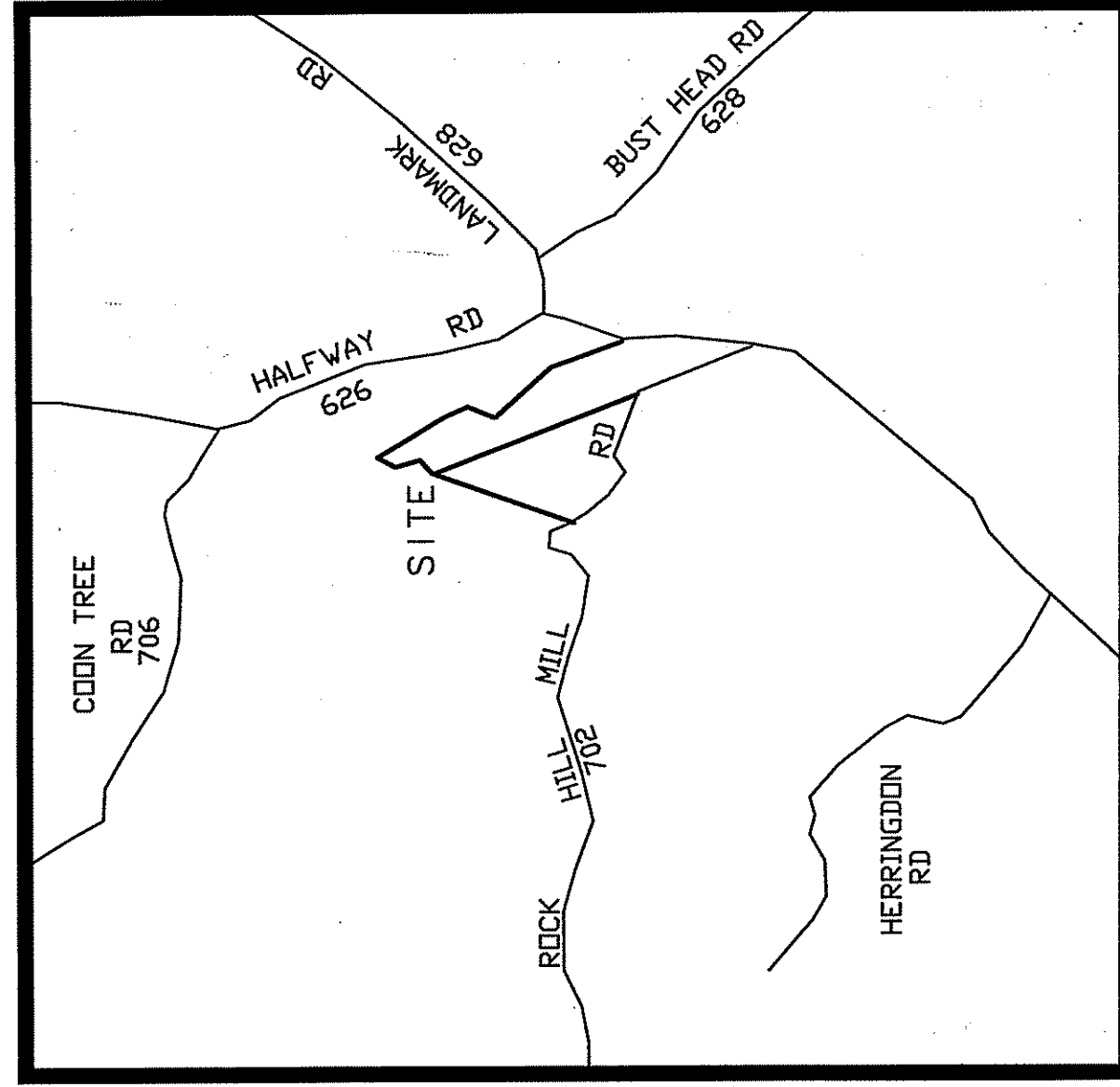
PANEL 6  
PANEL 7

PANEL 8

PANEL 8

PANEL 7





VICINITY MAP  
1" = 2000'

**NOTES**

- 1) THIS BOUNDARY LINE ADJUSTMENT SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
- 2) AS PER F.I.R.M. PANEL 51061C0125C DATE 2/06/08 THERE IS ZONE A & X FLOOD HAZARD AREAS ON THESE PARCELS
- 3) ZONING: RA
- 4) UNDER GROUND UTILITIES MAY EXIST, BUT ARE NOT SHOWN.

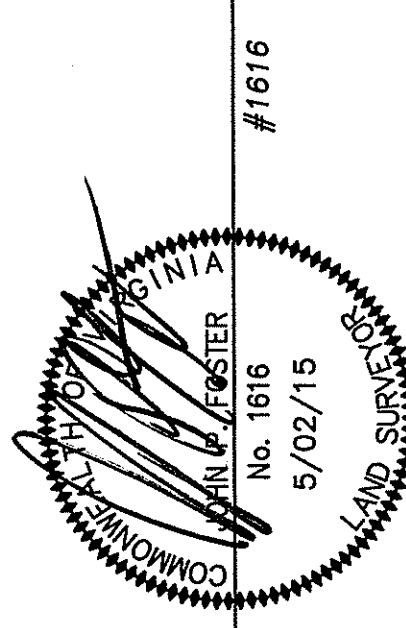
**HEALTH DEPARTMENT VERIFICATION**

THIS BOUNDARY LINE ADJUSTMENT DOES NOT AFFECT ANY WELLS, DRAINFIELDS, OR PLANNED RESERVE DRAIN-FIELDS.

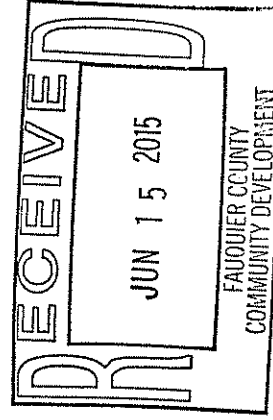
*John P. Foster*  
APPROVAL BASED ON SURVEYOR/OWNERS STATEMENT. NO DRAINFIELDS/DRAINFIELD RESERVES AND WELL SITES AFFECTED.

**SURVEYOR STATEMENT**

I, JOHN P. FOSTER, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



JOHN P. FOSTER  
No. 1616  
5/02/15  
#1616



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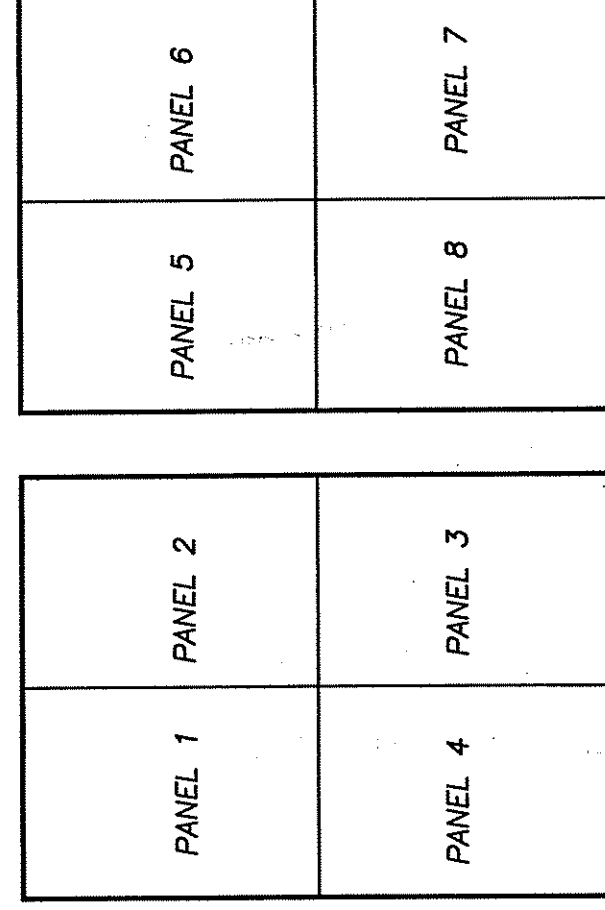
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SHEET 1 OF 2

REVISIONS

REV PER CO.COM 5/02/15

**PANEL LEGEND**



SHEET 1 OF 2  
SHEET 2 OF 2

**APPROVAL BLOCK**

**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.

Agent, Board of Supervisors

Date

*June 23 2015*

COUNTY ADMIN. DATE

**LINE TABLE**

Course	Bearing	Distance
L1	Rad: 275.71' Tan: 86.94' Chd: N 41°59'59" W	Arc: 168.44' CA: 35°00'18" 165.84'
L2	N 59°30'08" W	401.24'
L3	Rad: 500.00' Tan: 14.95' Chd: N 57°47'21" W	Arc: 29.90' CA: 3°25'33" 29.89'
L4	N 56°04'34" W	83.10'
L5	Rad: 100.00' Tan: 11.27' Chd: N 62°30'21" W	Arc: 22.44' CA: 12°51'34" 22.40'
L6	Rad: 253.45' Tan: 85.95' Chd: N 87°40'08" W	Arc: 165.74' CA: 37°27'59" 162.80'
L7	Rad: 175.00' Tan: 33.20' Chd: S 62°51'26" W	Arc: 65.61' CA: 21°28'53" 65.23'
L8	S 52°07'00" W	59.21'
L9	Rad: 100.00' Tan: 19.36' Chd: S 63°04'32" W	Arc: 38.25' CA: 21°55'06" 38.02'
L10	S 74°02'05" W	59.64'
L11	Rad: 73.82' Tan: 53.31' Chd: N 70°07'36" W	Arc: 92.34' CA: 71°40'37" 86.44'
L12	N 34°17'18" W	150.02'
L13	Rad: 1072.09' Tan: 51.39' Chd: N 37°01'58" W	Arc: 102.71' CA: 5°29'21" 102.67'
L14	N 39°46'38" W	171.20'
L15	Rad: 525.00' Tan: 36.23' Chd: N 35°49'46" W	Arc: 72.35' CA: 7°53'44" 72.29'
L16	N 31°52'54" W	39.34'
L17	Rad: 475.00' Tan: 71.99' Chd: N 40°29'59" W	Arc: 142.89' CA: 17°14'09" 142.35'
L18	N 49°07'04" W	31.71'
L19	Rad: 35.00' Tan: 21.53' Chd: S 12°56'54" W	Arc: 38.61' CA: 63°12'00" 36.68'
L20	S 44°32'54" W	195.64'
L21	N 59°30'08" W	194.95'

**OWNER'S CONSENT STATEMENT**

THE BOUNDARY LINE ADJUSTMENT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

*Walter W. Jolley*  
HALFWAY FARM LLC.

I, Vicky L. Southard, A NOTARY PUBLIC FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT HALFWAY FARM LLC, REGARDED AS GRANTEES, WHOSE NAME IS SIGNED TO THE FORGOING STATEMENT OF CONSENT AND PLAT, BEARING DATE OF THE 2 DAY OF MAY, 2015 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID. MY COMMISSION AS NOTARY EXPIRES APRIL 30, 2018.

*Vicky L. Southard*  
NOTARY PUBLIC

VICKY L. SOUTHARD  
NOTARY PUBLIC  
REG. # 7622523  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES APRIL 30, 2018