

- NOTES:**
1. THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 51061C0175C, DATED FEB. 6, 2008. THE PROPERTY IS LOCATED IN ZONE X. THIS DOES NOT CONSTITUTE A FLOOD STUDY BY THIS FIRM.
 2. WETLANDS, IF ANY, NOT SHOWN.
 3. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.
 4. CURRENT ZONING: RA.
 5. THE PARCEL IS IDENTIFIED AS FAUQUIER COUNTY PIN 6928-48-5748-000.
 6. OTHER IMPROVEMENTS IF ANY NOT SHOWN.
 7. THIS PLAT IS BASED ON A CURRENT BOUNDARY SURVEY BY THIS FIRM.
 8. OWNER & ADDRESS: ASHLEY DAWN CALLAWAY
P.O. BOX 725
MARSHALL, VA 20116

9. TOPOGRAPHIC INFORMATION: CONTOUR INTERVAL: 2'; VERTICAL DATUM: NAVD 88.
10. INFORMATION BASED ON GIS DATUM.
11. UTILITIES SERVING SITE MUST MAINTAIN 10 FEET SEPARATION FROM DRAINFIELD SITE.
12. ALTERNATIVE SEWAGE DISPOSAL SYSTEM REQUIRED FOR LOT 1 & RESIDUE LOT - LOT 2.
13. THE RESIDUE PARCEL (LOT 2) SHOWN HEREON CANNOT BE FURTHER SUBDIVIDED.
14. THE SUBDIVISION OF THE LOTS AS SHOWN HEREIN IS A COMMON PLAN OF DEVELOPMENT SUBJECT TO THE REQUIREMENTS OF THE STORMWATER REGULATIONS OF SECTION 62.1-44.15:24 OF THE CODE OF VIRGINIA. DEVELOPMENT OR FURTHER DIVISION OF THE PARCELS WILL BE SUBJECT TO CURRENT VIRGINIA STORMWATER MANAGEMENT PROGRAM REGULATIONS.
15. CONSTRUCTION PLAN CASE NUMBER CNP-22-018456.

APPROVAL BLOCK
USE

I HEREBY CERTIFY THAT LOCATION(S) OF THE SEWAGE DISPOSAL FIELD(S) SHOWN ON SHEET 243 OF THE FINAL PLAT COMPLIES WITH ALL APPLICABLE LAWS, REGULATIONS AND POLICES IMPLYED BY THE VIRGINIA DEPARTMENT OF HEALTH AND FAUQUIER COUNTY. FURTHERMORE, I CERTIFY THAT ALL REQUIRED STATEMENTS CONCERNING SAID INDIVIDUAL SEWAGE DISPOSAL SYSTEMS HAVE BEEN INCLUDED ON SHEET 1-3 OF THE FINAL PLAT VIRGINIA

APPROVED: *[Signature]*
DATE: 12/18/23
MASONRY: 171023
L.S. NO. 194000109
COMMONWEALTH OF VIRGINIA
STATE SOIL EVALUATOR

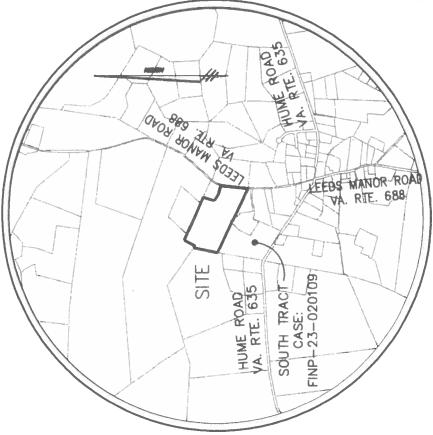
APPROVAL BLOCK
FAUQUIER COUNTY HEALTH DEPARTMENT

PLANS AND SPECIFICATIONS OF THE SEWER SYSTEM OR SEWAGE DISPOSAL SYSTEMS, TOGETHER WITH PLANS FOR THE ANTICIPATED DEVELOPMENT, MEET THE REQUIREMENTS OF SECTION 17-6-C.3 AND INTENT OF THIS CHAPTER.

APPROVED: *[Signature]*
DATE: 12/18/23

APPROVAL BLOCK

AREA TABULATION
PIN 6928-48-5748-000 28.4487 AC. (TOTAL)
LOT 1: 16.7372 AC.
RESIDUE - LOT 2: 11.3481 AC.
PUBLIC USE DEDICATION: 0.3634 AC.



THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12VAC5-610-20-ET, SEQ., THE REGULATIONS), AND FAUQUIER COUNTY CODE CHAPTER 17.

THIS SUBDIVISION WAS SUBMITTED TO THE FAUQUIER COUNTY HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECTION 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE VIRGINIA DEPARTMENT OF HEALTH TO ACCEPT WORKING DRAWINGS AND AN ONSITE SEWAGE EVALUATOR (OSE) OR A PROFESSIONAL ENGINEER TO REVIEW THE SUBDIVISION WITH AN OSE FOR RESIDENTIAL DEVELOPMENT. THE VIRGINIA DEPARTMENT OF HEALTH IS NOT REQUIRED TO PERFORM A FIELD CHECK ON SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: MARKHAM D. SMITH (OSE) LICENSE #1940001392 PHONE #540-364-1122. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION OR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

SURVEYOR'S CERTIFICATE

I, WALTER C. SAMPSELL, III, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT AND IS BASED ON A CURRENT FIELD SURVEY. I FURTHER CERTIFY THE PROPERTY SHOWN HEREON LIES IN THE NAME OF: ASHLEY DAWN CALLAWAY - DEED BOOK 1726, PAGE 1193 AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.



OWNER'S CONSENT STATEMENT

THE SUBDIVISION PLAT OF THE FOLLOWING DESCRIBED LAND IDENTIFIED AS THE PROPERTY OF ASHLEY DAWN CALLAWAY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

SIGNATURE: *Ashley Dawn Callaway*
PRINT NAME: Ashley Dawn Callaway
TITLE: Owner
CITY/COUNTY OF: Fauquier
COMMONWEALTH/STATE OF: Virginia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF January, 2024 BY Ashley Dawn Callaway, Owner
NAME: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES: May 31, 2026

COUNTY CASE NUMBER FNP-23-020114

FINAL PLAT OF SUBDIVISION ON THE PROPERTY OF ASHLEY DAWN CALLAWAY "NORTH TRACT"

DEED BOOK 1726, PAGE 1193
MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

MARCH 24, 2023
REVISED: NOVEMBER 6, 2023
PROJECT #21098-10 SHEET 1 OF 3

CARSON
LAND CONSULTANTS

Land Planning, Surveying & Site Design
45 Main Street, 4th Floor • Warrenton, VA 20186
Phone: (540) 347-9191 • Fax: (540) 346-1905
www.CarsonLC.com

EASEMENT LINE DATA

LINE	BEARING	DISTANCE
EL16	N 7°21'29" W	87.21
EL17	N 70°08'48" W	41.24
EL18	N 58°16'44" W	81.10
EL19	N 1°11'00" E	21.44
EL20	N 41°09'07" E	215.44
EL21	N 70°08'48" E	41.24
EL22	N 72°1'29" E	83.47
EL23	N 72°1'29" E	120.00

CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	PERCENT	PIE RING
C1	1467.68	122.43	112.17	58.11	112.15	S 07°43'40" W	
C2	1467.68	122.43	112.17	58.11	112.15	S 07°43'40" W	

EASEMENT CURVE DATA

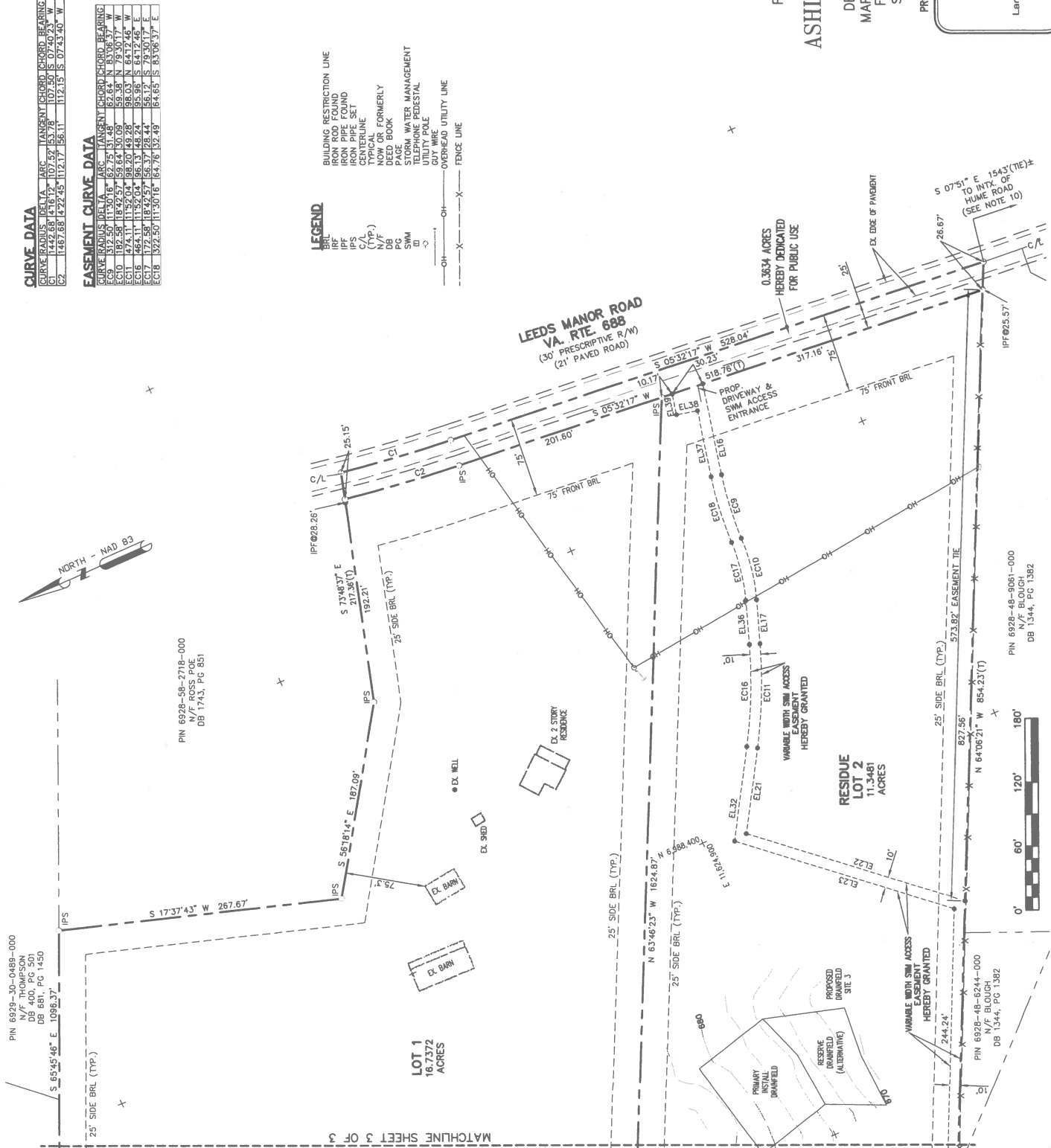
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	PERCENT	PIE RING
EC09	57.90	113.016	85.25	15.46	82.84	S 83°06'57" E	
EC10	162.58	184.925	59.84	30.09	58.38	N 79°30'17" W	
EC11	474.11	1132.04	88.20	48.28	98.03	N 64°12'48" W	
EC12	464.58	1127.65	88.13	48.24	97.99	S 74°31'57" E	
EC13	322.50	1130.16	84.76	52.49	84.65	S 83°06'57" E	

- LEGEND**
- BUILDING RESTRICTION LINE
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - IRON PIPE SET
 - TYPICAL LINE
 - (TYP)
 - N/F
 - DB
 - DEED BOOK
 - STORM WATER MANAGEMENT
 - TELEPHONE PEDESTAL
 - UTILITY POLE
 - HYDRO-PNEUMATIC TANK
 - OVERHEAD UTILITY LINE
 - FENCE LINE



FINAL PLAT OF SUBDIVISION
ON THE PROPERTY OF
ASHLEY DAWN CALLAWAY
"NORTH TRACT"
DEED BOOK 1726, PAGE 1193
MARSHALL MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA
SCALE 1"=60'
REVISED: NOVEMBER 6, 2023
PROJECT #21098-10 SHEET 2 OF 3

CARSON
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PIN 6929-30-0489-000
N/F THOMPSON
DB 400, PG 501
DB 861, PG 1430
S 65°45'46" E 1096.37'

PIN 6928-56-2718-000
N/F ROSS POE
DB 1743, PG 851

LOT 1
16.7372
ACRES

RESIDUE LOT 2
11.3481
ACRES

PIN 6928-48-6244-000
N/F BLOUGH
DB 1344, PG 1382

PIN 6928-48-9061-000
N/F BLOUGH
DB 1344, PG 1382



