

OWNER’S CONSENT AND DEDICATION:

THE SUBDIVISION, RIGHT OF WAY AND EASEMENT DEDICATION DESCRIBED HEREIN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

OWNER(S) CONSENT STATEMENT AND DEED OF EASEMENT AND CONVEYANCE TO THE FAUQUIER COUNTY WATER AND SANITATION AUTHORITY (THE “FCWSA” OR THE “AUTHORITY”): IN CONSIDERATION OF THE AUTHORITY’S APPROVAL, THE CONVEYANCES MADE HEREBY AND THE CONSIDERATION RECEIVED THEREFOR BY THE OWNER(S), THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE OWNER(S) HEREBY GRANTS, CONVEYS AND TRANSFERS TO THE AUTHORITY THE EASEMENTS AND AREAS SPECIFICALLY IDENTIFIED ON THIS PLAT OF SUBDIVISION/SITE PLAN/UTILITY PLAT AS “HEREBY CONVEYED TO THE FCWSA” OVER AND UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REPLACING, ADDING TO OR ALTERING, CHANGING THE SIZE OF, AND REMOVING ONE OR MORE PRESENT OR FUTURE WATER AND SEWAGE UTILITY LINES, PLUS NECESSARY VALVES, HYDRANTS AND APPURTENANCES FOR THE COLLECTION, DISTRIBUTION AND TRANSMISSION OF WATER AND SEWAGE THROUGH THE PROPERTY SUBJECT TO THE TERMS AND CONDITIONS NOTED THEREON. FURTHER, THE CONVEYANCE HEREBY OF ALL WATER AND SEWAGE UTILITY LINES, VALVES, HYDRANTS OR APPURTENANT FACILITIES WHICH ARE CONSTRUCTED AND INSTALLED OR ARE HEREAFTER CONSTRUCTED AND INSTALLED WITHIN THOSE AREAS IN ACCORDANCE WITH THE RULES AND REGULATIONS AND UTILITY STANDARDS MANUAL OF THE AUTHORITY AS THEY NOW EXIST OR MAY BE HEREAFTER AMENDED, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), AND/OR PROPRIETOR(S)/TRUSTEE(S), IF ANY. FINALLY, THE AFORESAID OWNER(S), AND/OR PROPRIETOR(S)/TRUSTEE(S), IF ANY, FURTHER ASSERT THAT HE/SHE/IT/THEY HAS/HAVE THE RIGHT TO GRANT THE RIGHTS AND PRIVILEGES THERETO.

FOR: THE PLAINS MENDLESON, LLC
11517 FAWN LAKE PARKWAY
SPOTSYLVANIA, VA 22551

_____(SIGNATURE) _____
DATE

BY: _____(PLEASE PRINT)

TITLE: _____(PLEASE PRINT)

NOTARY CERTIFICATE:

I, _____, A NOTARY PUBLIC IN THE STATE/COMMONWEALTH OF

_____, DO HEREBY CERTIFY THAT _____, AS _____

OF THE PLAINS MENDLESON, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING STATEMENT OF CONSENT, HAS ACKNOWLEDGED THE SAME

BEFORE ME THIS _____ DAY OF _____, 2023 IN THE CITY/COUNTY OF _____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

REGISTRATION #: _____

CERTIFICATE OF APPROVAL

THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

MAYOR, TOWN OF THE PLAINS
DATE

CHAIRMAN, PLANNING COMMISSION, TOWN OF THE PLAINS
DATE

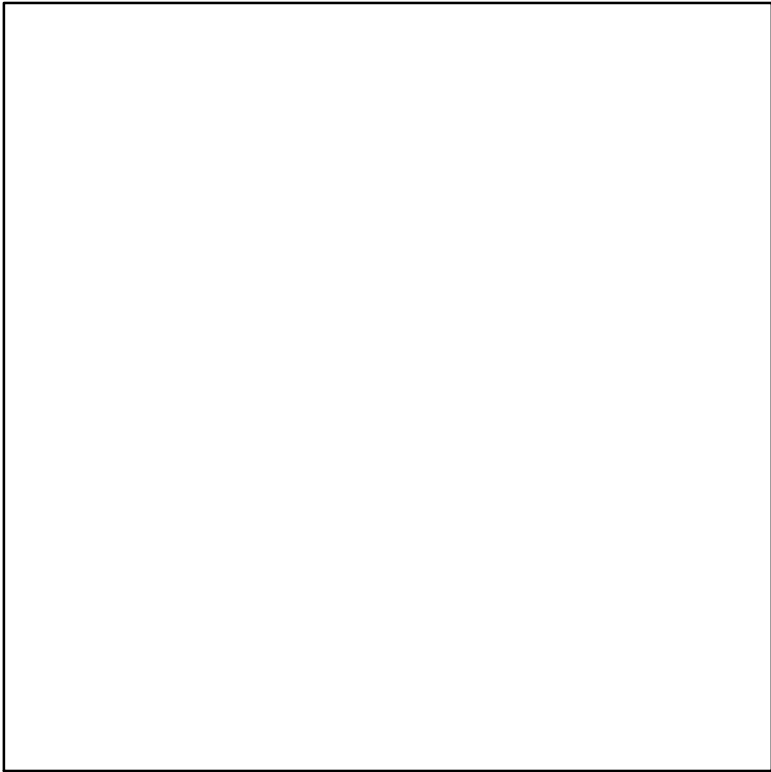
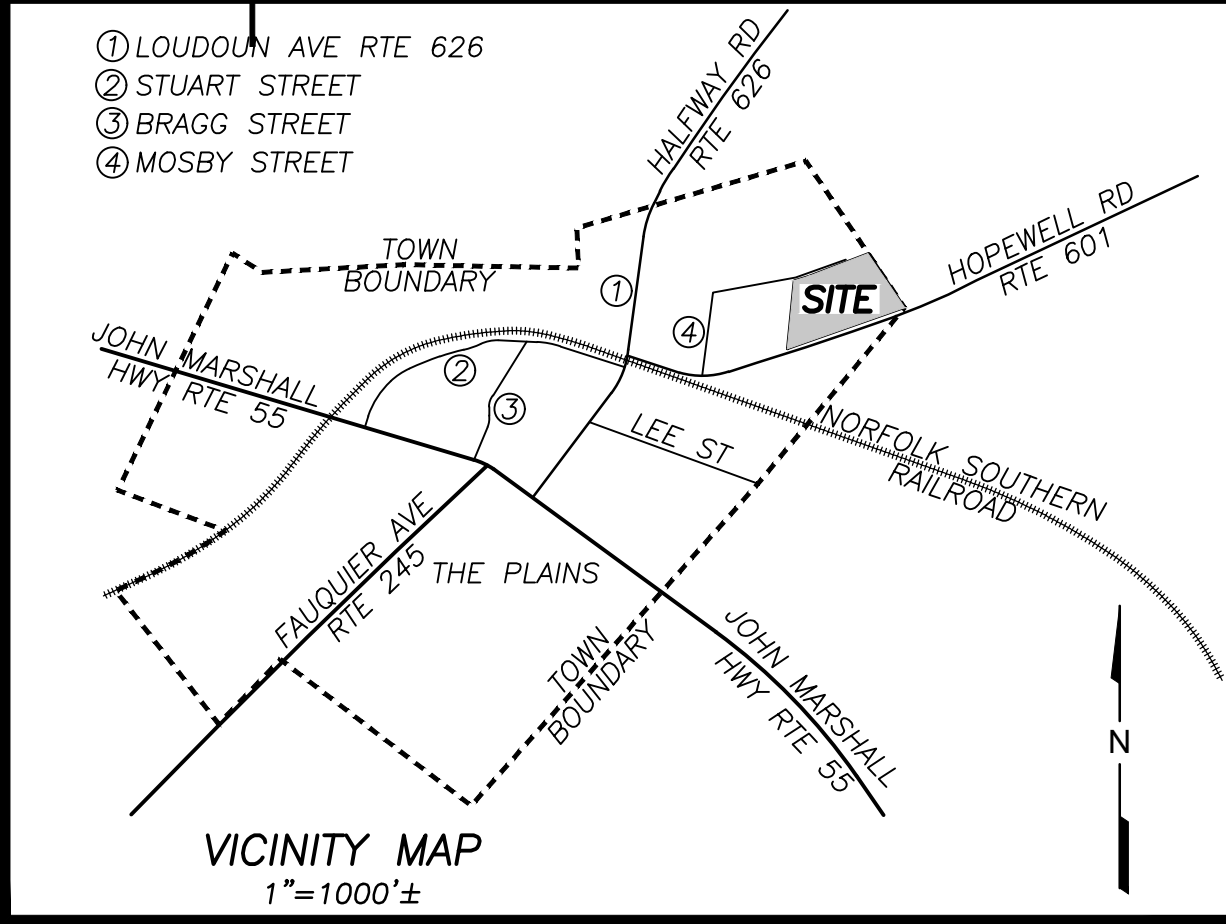
VDOT OFFICIAL
DATE

AREA TABULATION

LOTS (8) = 143,004 SF
SWM PARCEL = 8,814 SF
STREET DEDICATION = 8,811 SF
TOTAL PARCEL = 160,629 SF
OR 3.688 ACRES

NOTES:

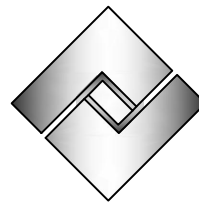
1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL OR ANY ENCUMBRANCES ON THE PROPERTY.
2. TAX MAP IDENTIFICATION: PIN 6999-18-3699. ZONED R-2.
3. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL DELINEATED ON THIS PLAT DOES NOT APPEAR TO LIE WITHIN A FEMA IDENTIFIED ‘SPECIAL FLOOD HAZARD AREA’ AS PER FLOOD INSURANCE RATE MAP FOR FAUQUIER COUNTY, VIRGINIA, COMMUNITY PANEL NUMBER 51061C0210C DATED EFFECTIVE FEBRUARY 6, 2008. THE PROPERTY IS LOCATED WITHIN ZONE ‘X’, “AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN” AS DEFINED THEREIN.
4. SOURCE OF MERIDIAN: VCS 83 NORTH ZONE PER PLAT PREPARED BY DRH DESIGN GROUP, INC.
5. THE LAND BOUNDARY SHOWN TAKEN FROM A PLAT PREPARED BY DRH DESIGN GROUP, INC. AND PROVIDED TO FAIRBANKS & FRANKLIN BY THE PLAINS MENDLESON, LLC.
6. NO SUBSURFACE, HAZARDOUS WASTE OR WETLAND INVESTIGATIONS WERE PROVIDED NOR WERE ANY UTILIZED IN THE PREPARATION AND DEVELOPMENT OF THIS PLAT.
7. LOT 1 “SETBACK LINE” ALONG HOPEWELL ROAD ESTABLISHED IN ACCORDANCE WITH THE ZONING ORDINANCE ARTICLE 9, SECTION 9-3 (B) AND ARTICLE 21, DEFINITIONS AND IS BASED ON THE AVERAGE OF THE PROPOSED SETBACKS PROPOSED ALONG HOPEWELL ROAD AND THE EXISTING SETBACK ON THE ADJOINING LOT (PIN 6999-18-0475). LOTS 2 THROUGH 4 “SETBACK LINE” ALONG HOPEWELL ROAD ESTABLISHED IN ACCORDANCE WITH ZONING ORDINANCE ARTICLE 9, SECTION 9-3 (A) AND IS BASED ON THE PROPOSED SETBACK DISTANCE FROM THE STREET RIGHT-OF-WAY.
8. A SKETCH PLAT PREPARED BY FAIRBANKS & FRANKLIN TITLED “SUBDIVISION SKETCH PLAT TM 6999-18-3699” DATED 10-10-17, AND LAST REVISED 03-09-18, WAS APPROVED BY THE TOWN OF THE PLAINS ON 04-21-18.



F.C.W.S.A. APPROVAL BLOCK

SURVEYORS CERTIFICATE

I, ERIC K. NISKANEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY DELINEATED ON THIS PLAT CURRENTLY STANDS IN THE NAME OF THE PLAINS MENDLESON, LLC AS ACQUIRED BY DEED RECORDED IN DEED BOOK 1200 PAGE 1072 AND BEING RECORDED AMONG THE LAND RECORDS FOR FAUQUIER COUNTY, VIRGINIA.



Fairbanks & Franklin

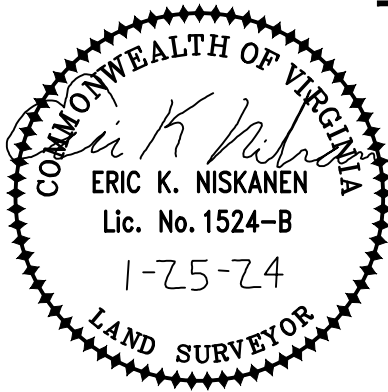
Civil Engineering
Land Planning

1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700

SUBDIVISION PLAT

STONECLIFF

TOWN OF THE PLAINS
SCOTT MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA



DATE : JULY 8, 2021
DESIGNED:
DRAWN : WEF
CHECKED : WEF, EKN

REVISIONS:
06-19-2023
08-22-2023
12-06-2023
01-25-2024

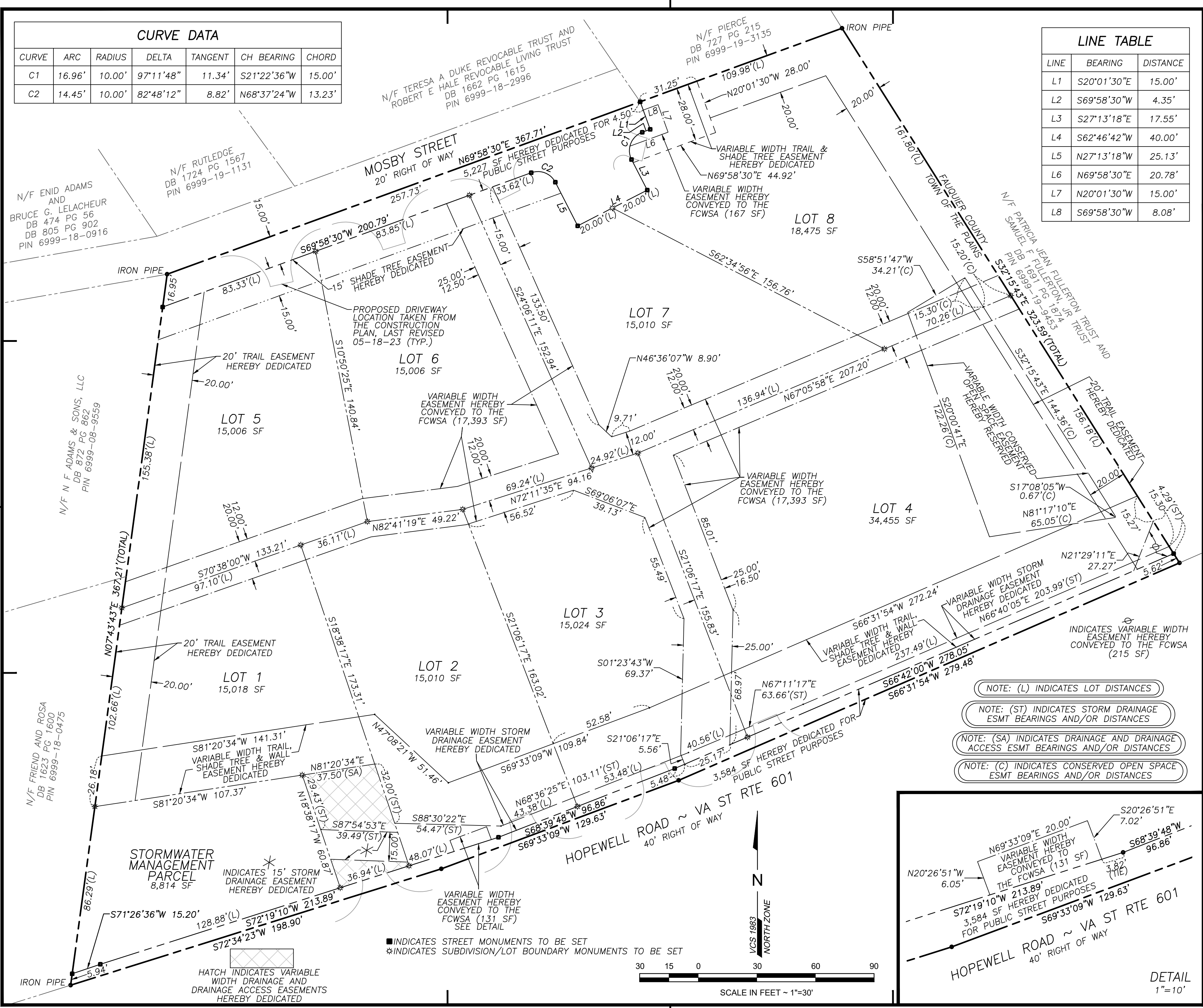
DOCUMENT NO.
286-1004 SUBDV PLAT

SHEET

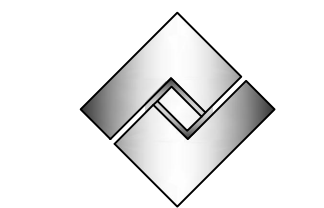
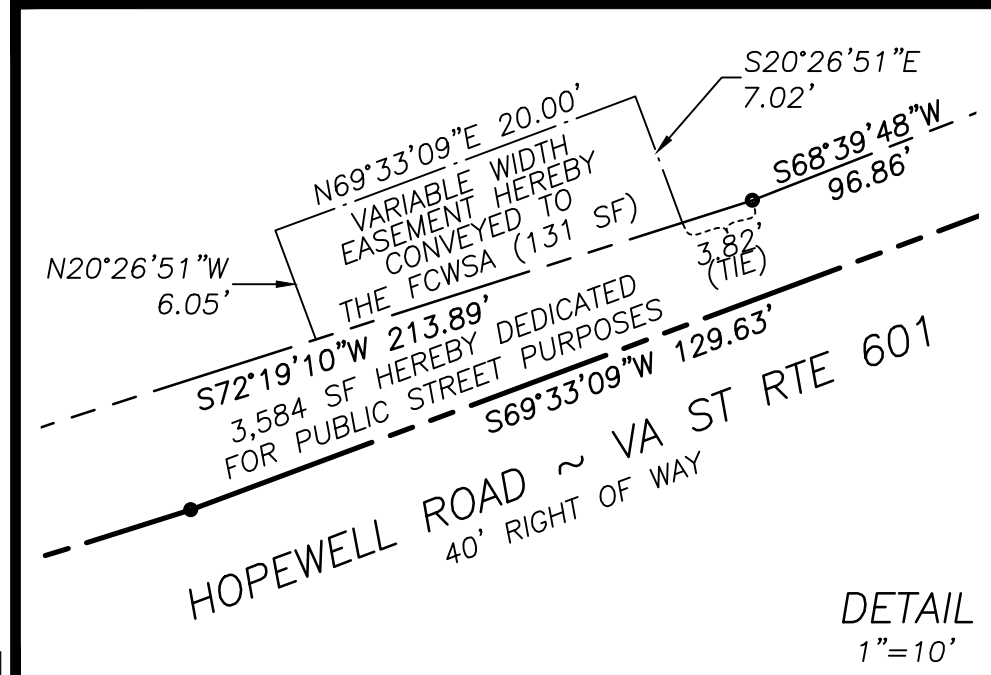
1 OF 2

CURVE DATA						
CURVE	ARC	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C1	16.96'	10.00'	97°11'48"	11.34'	S21°22'36"W	15.00'
C2	14.45'	10.00'	82°48'12"	8.82'	N68°37'24"W	13.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°01'30"E	15.00'
L2	S69°58'30"W	4.35'
L3	S27°13'18"E	17.55'
L4	S62°46'42"W	40.00'
L5	N27°13'18"W	25.13'
L6	N69°58'30"E	20.78'
L7	N20°01'30"W	15.00'
L8	S69°58'30"W	8.08'



- NOTE: (L) INDICATES LOT DISTANCES
- NOTE: (ST) INDICATES STORM DRAINAGE ESMT BEARINGS AND/OR DISTANCES
- NOTE: (SA) INDICATES DRAINAGE AND DRAINAGE ACCESS ESMT BEARINGS AND/OR DISTANCES
- NOTE: (C) INDICATES CONSERVED OPEN SPACE ESMT BEARINGS AND/OR DISTANCES



Fairbanks & Franklin

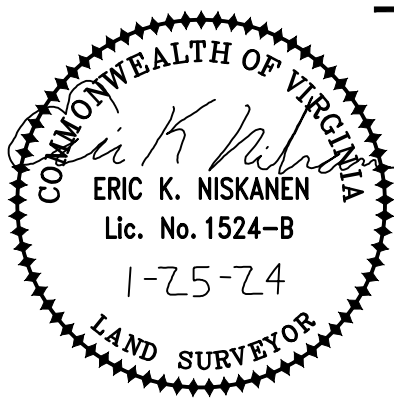
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