ATTACHMENT 2

APPROVAL BY GOVERNING BODY

APPROVED IN ACCORDANCE WITH
FAUQUIER COUNTY, VIRGINIA
ZONING AND SUBDIVISION ORDINANCE
10-23-03
DATE
Elizabeth A. Cole
SIGNATURE

NOTES:

1. THE PROCESS OF VACATION AND RESUBDIVISION SHOWN ON THIS PLAT IS CARRIED OUT PURSUANT TO DECREES OF THE CIRCUIT COURT OF FAUQUIER COUNTY IN THE CASE OF LEIGHTON V. THE BOARD OF SUPERVISORS, CHANCERY 87-7902. SEE ESPECIALLY THE TWO DECREES ENTERED 4/19/93 AND THE DECREE ENTERED 6/20/97. NEW PLATS, OF WHICH THIS IS ONE, REPLACE THE FORMER PLATS SHOWN IN D.B. 250-625, D.B. 251-302, AND DB 562-898, WHICH ARE VOID ab initio. IN ADDITION TO VOIDING THE FORMER PLATS, THE COURT ALSO REQUIRED THAT LANDOWNERS VACATE ALL INTERESTS WHICH THEY MIGHT HAVE IN THE VOIDED PLATS.

2. THE PROPERTY SHOWN IS NOT LOCATED IN A 100 YEAR H.U.D. DEFINED FLOOD ZONE. SEE COMMUNITY PANEL # 510055 0215A.

3. THIS PROPERTY IS ZONED R-2. SEE BOARD OF SUPERVISORS ~~RESOLUTION OF~~ ORDINANCE OF JULY 21, 2003 RE RZ03-S-14.

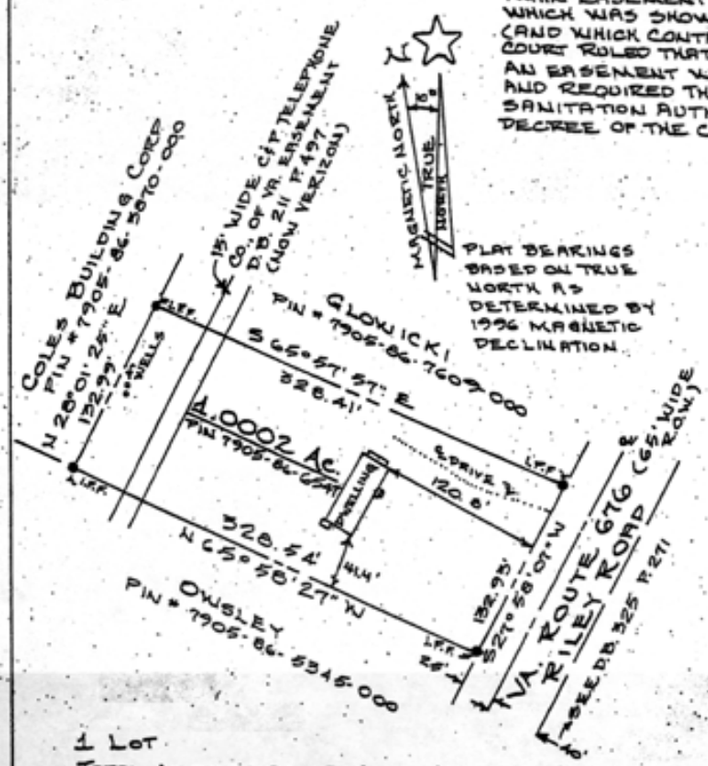
4. WITH RESPECT TO THE EXISTENCE OF A WATER MAIN EASEMENT AT THE BACK OF THE PROPERTY WHICH WAS SHOWN ON THE VOID PLAT DB 250-625 (AND WHICH CONTAINED NO WATER MAIN), THE COURT RULED THAT ANY AND ALL CLAIMS TO SUCH AN EASEMENT WERE WITHOUT MERIT AND VOID AND REQUIRED THE FAUQUIER COUNTY WATER AND SANITATION AUTHORITY TO VACATE SAME. SEE DECREE OF THE COURT ENTERED JUNE 1, 1999.

5. THE DWELLING ON THIS PROPERTY HAS BEEN, FROM THE TIME OF ITS CONSTRUCTION IN 1970, CONNECTED TO A PUBLIC WATER SUPPLY SOURCE. ORIGINALLY THE BROKEN HILLS WATER CORP., NOW OWNED BY THE FAUQUIER COUNTY WATER & SANITATION AUTHORITY. THE WELLS SHOWN ON THE PLAT WERE INSTALLED IN 1984 TO PROVIDE AN ADDITIONAL SOURCE OF SUPPLY OF NON-POTABLE WATER FOR USE ON THE GROUNDS, A USE NOT COMING UNDER THE PERMIT SYSTEM FOR POTABLE WATER, PER RULING OF COUNTY ATTORNEY JAMES P. DONNEY, MARCH 15, 1984 (LETTER TO COUNTY ADMINISTRATOR).

6. SITE IS OVER 2000 METERS FROM U.S. GEOLOGICAL SURVEY GEODETIC CONTROL POINT.

LEGEND:

DENOTES IRON PIPE FOUND



PLAT BEARINGS BASED ON TRUE NORTH AS DETERMINED BY 1996 MAGNETIC DECLINATION

1 LOT
TOTAL AREA: 1.0002 ACRES

OWNER'S CONSENT STATEMENT

THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

GIVEN UNDER MY HAND THIS 12 DAY OF August 2003.

Leocade Leighton

STATE OF VIRGINIA, COUNTY OF FAUQUIER TO WIT:

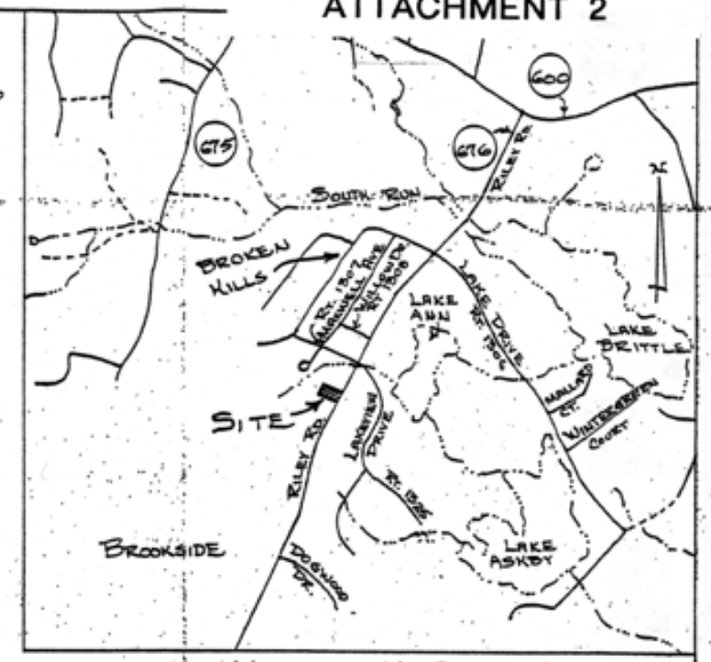
I, Barbara P. Ball A NOTARY PUBLIC IN THE STATE OF VIRGINIA, DO CERTIFY THAT Leocade Leighton, WHOSE NAME IS SIGNED TO THE FOREGOING STATEMENT OF CONSENT, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 12 DAY OF August 2003.

Barbara P. Ball
NOTARY PUBLIC

4-30-2006
COMMISSION EXPIRES (DATE)

VARIANCE GRANTED BY BOARD OF ZONING APPEALS

THE BOARD OF ZONING APPEALS, ON NOVEMBER 6, 1997, GRANTED VARIANCE #41988 OF 2.07 FEET FOR LOT WIDTH DEFICIENCY FROM 135 FEET REQUIRED BY ZONING ORDINANCE UNDER R-1 ZONING.



VICINITY MAP
SCALE 1" = 2000'

SURVEYOR'S CERTIFICATE

I, RICHARD H. VOGEL, A DULY CERTIFIED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN IS IN THE NAME OF:

LEIGHTON, LEOCADE D.B. 259 PAGE 615

I FURTHER CERTIFY THAT THIS PROPOSED SUBDIVISION IS WHOLLY WITHIN THE ABOVE MENTIONED TRACT, AND THE COURSES AND DISTANCES ARE ACCURATELY CALCULATED AND THAT SUFFICIENT PERMANENT CONTROLS HAVE BEEN SET SO THAT EACH LOT MAY BE ACCURATELY REPRODUCED ON THE GROUND.

COMMONWEALTH OF VIRGINIA
5-12-03
RICHARD H. VOGEL
CERTIFICATE No.
859
LAND SURVEYOR

Richard H. Vogel
RICHARD H. VOGEL, V.C.L.S. # 859

RECEIVED
NOV 19 2003
COMMUNITY DEVELOPMENT

RECEIVED
SEP 18 2003
COMMUNITY DEVELOPMENT
FAUQUIER COUNTY, VA

SCALE: 1" = 100'	DATE: 5-12-2003
PROJ. NO.: 3833-1	SHEET 1 OF 1

RICHARD H. VOGEL
LAND SURVEYOR
PHONE: (540) 347-3160

PLAT OF SUBDIVISION
OF
LEIGHTON PROPERTY
SCOTT DISTRICT, FAUQUIER CO., VA.