

VICINITY MAP
SCALE 1" = 200'

Line #	Bearing	Distance
L1	N 71° 30' 43" E	69.90'
L2	S 61° 39' 23" E	27.02'
L3	S 76° 03' 31" E	47.29'
L4	N 86° 34' 48" E	68.57'
L5	N 76° 52' 04" E	8.90'
L6	N 78° 52' 04" E	36.44'
L7	N 82° 42' 55" E	73.70'
L8	N 78° 52' 45" E	23.48'
L9	S 60° 35' 43" E	12.91'
L10	S 72° 35' 15" E	88.76'
L11	N 78° 06' 00" E	54.84'
L12	N 78° 06' 00" E	40.31'
L13	S 74° 31' 52" E	94.47'
L14	S 56° 51' 31" E	96.99'
L15	S 67° 16' 30" E	65.56'
L16	S 55° 57' 07" E	35.17'
L17	N 78° 22' 01" E	15.43'
L18	N 78° 22' 01" E	41.55'
L19	S 35° 38' 17" E	20.00'
L20	S 35° 37' 42" E	54.55'

Line #	Bearing	Distance
L21	S 35° 37' 42" E	47.43'
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L26	N 37° 38' 39" W	29.23'
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L51	N 66° 04' 53" E	57.04'
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Curve #	Arc Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
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C17	99.72'	525.00'	10° 52' 57"	50.01'	N 66° 55' 54" W	99.57'

Lot	Sq. Feet	Acres
#54(4)10	88,956	2.0421
#54(4)11	87,278	2.0036
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GLENBROOKE LANE	57,163	1.3123
Total Consolidated	5,521,061	126.7461

All areas derived from existing public record

* See INST #240005119 for the adopted ordinance which vacated the portion of the right-of-way for Glenbrooke Lane shown hereon.



- NOTES:**
- BOUNDARY INFORMATION TAKEN FROM DEED/PLAT RECORDED AT INSTRUMENT # 080004580 AS FOUND AMONG THE LAND RECORDS OF ORANGE COUNTY, VIRGINIA AND DOES NOT REPRESENT A CURRENT LAND BOUNDARY SURVEY.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON.
 - THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, NUMBER 51137C, PANEL 0250D, DATED MAY 17, 2022 AND LIES IN ZONE "X".
 - THE SUBJECT PROPERTY IS CURRENTLY ZONED A (AGRICULTURAL).

THIS PLAT MUST BE RECORDED WITHIN SIX (6) MONTHS OF THE SUBDIVISION AGENT'S APPROVAL SIGNATURE OR IT SHALL BE CONSIDERED VOID

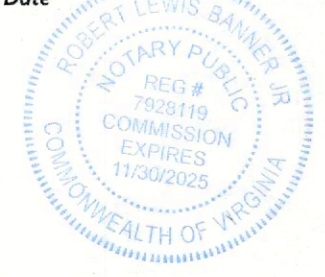
The platting and/or dedication of the property shown hereon, being Instrument #080004580 and Tax Map parcel numbers: 54(4)10, 54(4)11, 54(4)12, 54(4)13, 54(4)14, 54(4)15, 54(4)16, 54(4)17 & 54(4)18 is with the free consent and in accordance with the desire of the undersigned owners, proprietors, and trustees, if any.

Barbourville Perdue, LLC 12/23/24
Signatory for Barbourville Perdue, LLC Date

City/County of FAUQUIER
Commonwealth/State of VIRGINIA

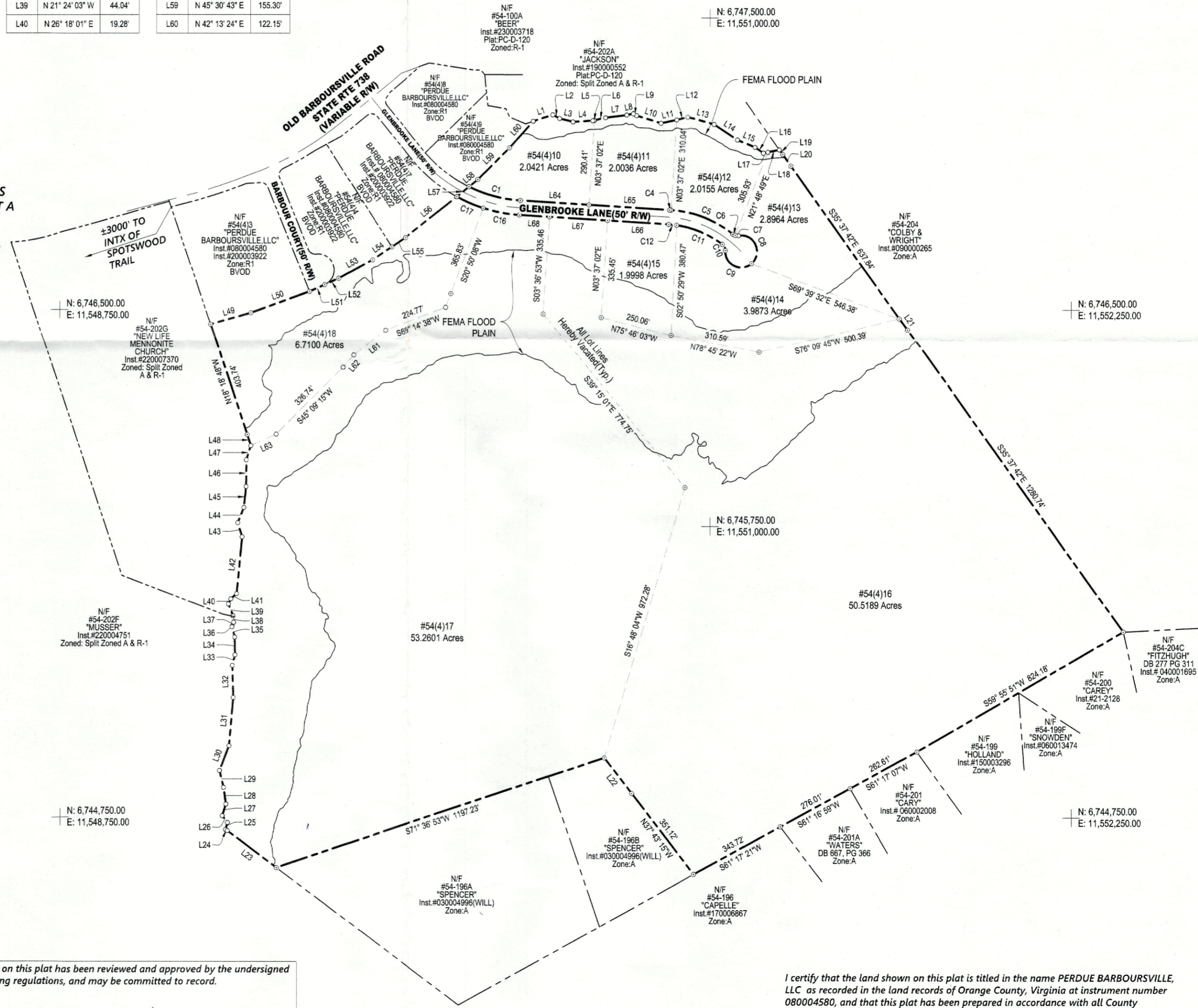
The foregoing instrument was acknowledged before me this 23 day of DEC, 2024

By: *Robert Banner*
Notary Public: ROBERT BANNER
My Commission Expires: 11/30/2025



The consolidation shown on this plat has been reviewed and approved by the undersigned in accordance with existing regulations, and may be committed to record.

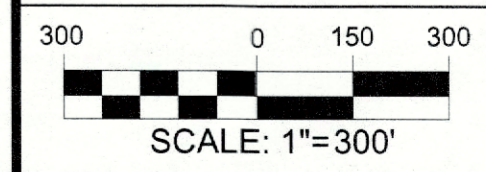
Orange County Subdivision Agent 12/27/24
Orange County Subdivision Agent Date



PLAT SHOWING A BOUNDARY CONSOLIDATION SURVEY AND PARTIAL PLAT VACATION ON THE LANDS OF

PERDUE BARBOURVILLE, LLC

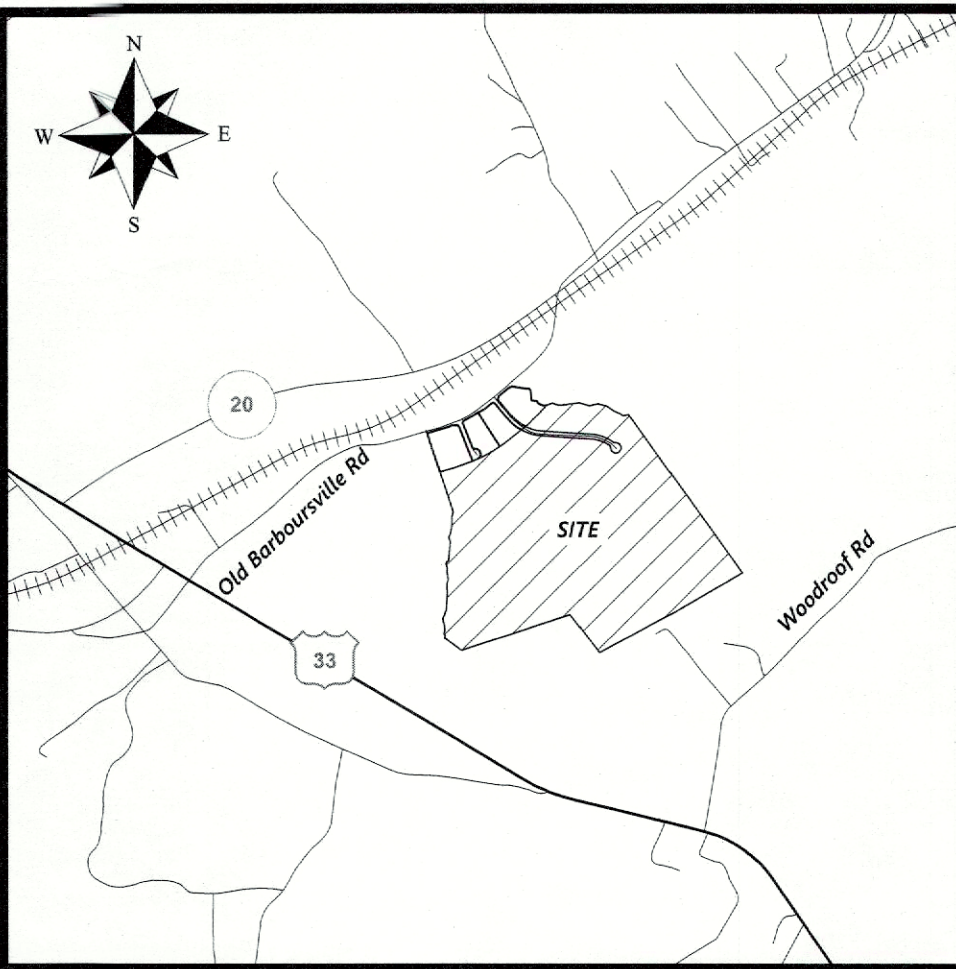
GLENBROOKE SUBDIVISION, LOTS 10 - 18
TAX MAP 54(4)10 - 18
INSTRUMENT 080004580
BARBOUR MAGISTERIAL DISTRICT
ORANGE COUNTY, VIRGINIA
NOVEMBER 6, 2023



RACEY PROJECT # 9954
SHEET NO. 1 of 1



RACEY ENGINEERING PLLC
312 WEST MAIN ST - P.O. BOX 387
LAURAY, VA 22835
PH: (540) 743-9227 - FAX: (540) 743-6118



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[Signature] Manager 12/23/24
Signatory for Barbooursville Perdue, LLC Date

City/County of FAUQUIER
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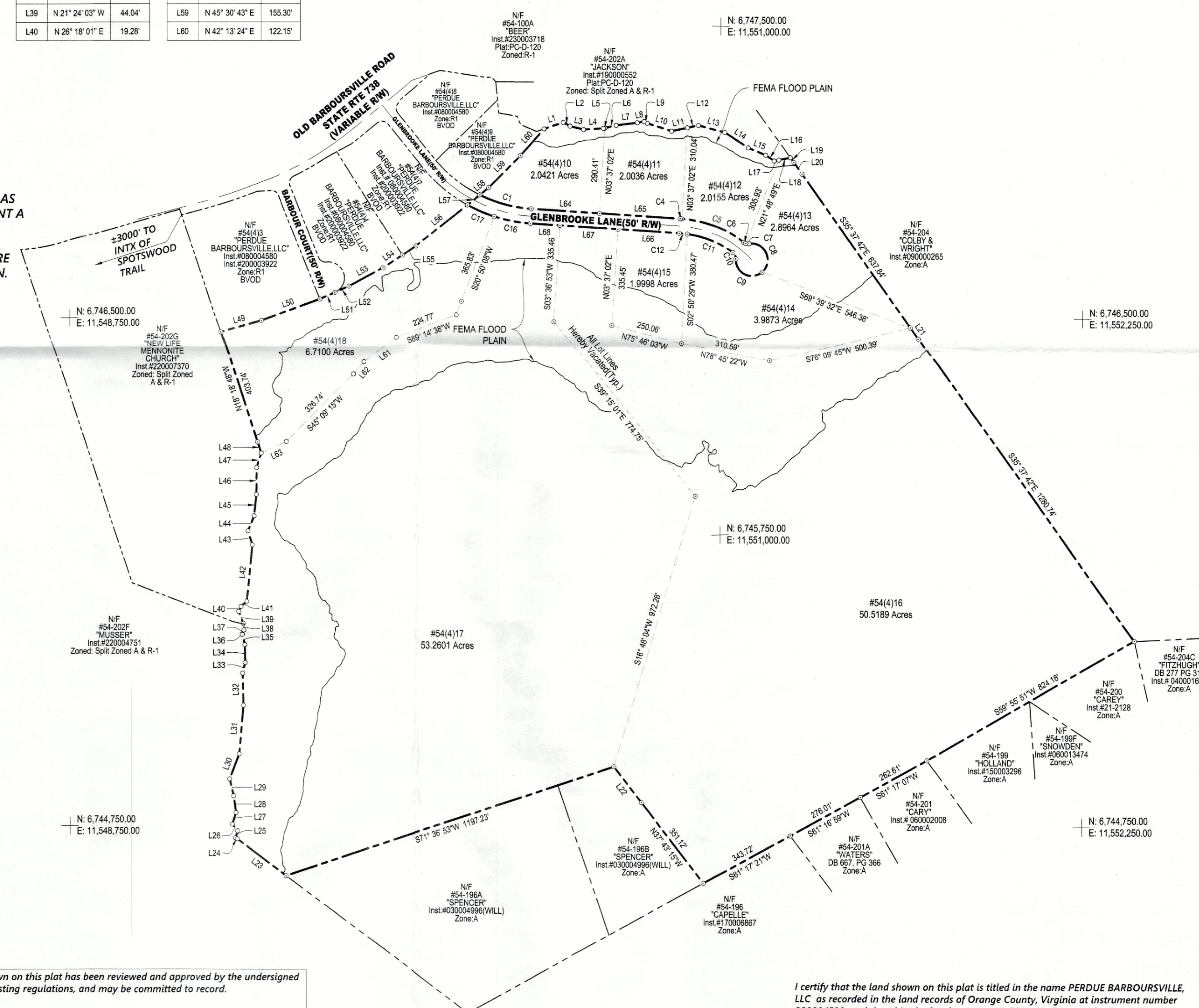
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By: *[Signature]*
Notary Public: ROBERT BANNER
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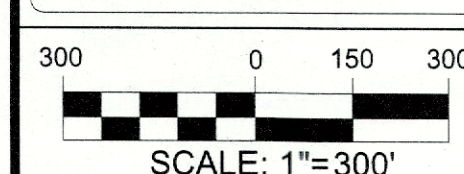
[Signature] 12/27/24
Orange County Subdivision Agent Date



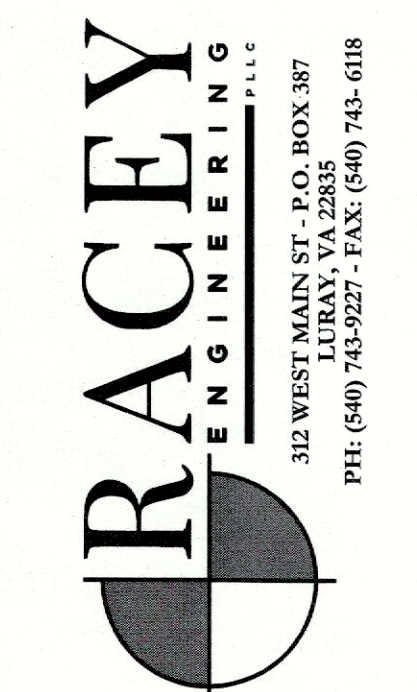
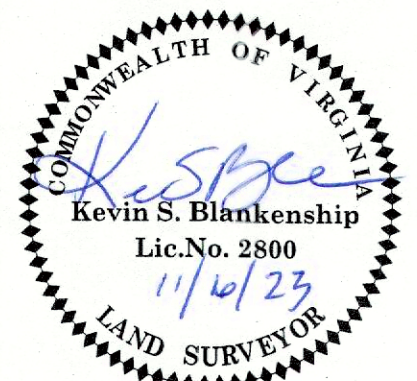
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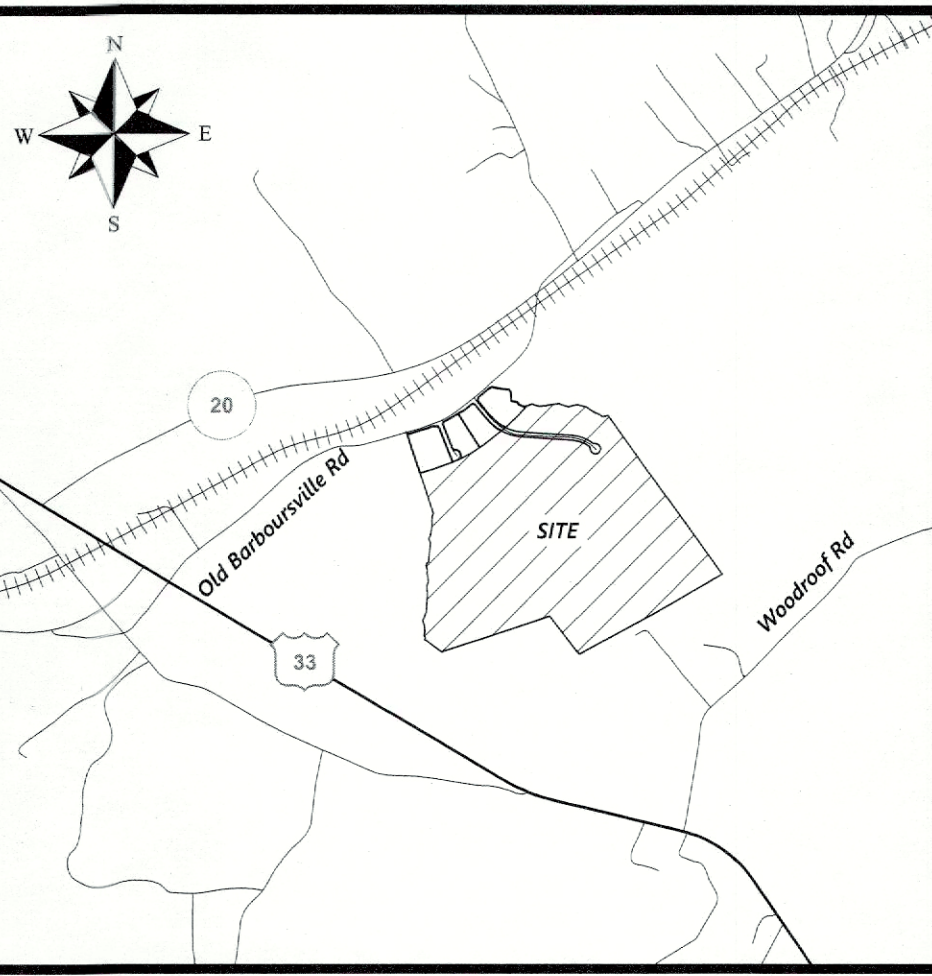
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INSTRUMENT 080004580
BARBOOUR MAGISTERIAL DISTRICT
ORANGE COUNTY, VIRGINIA
NOVEMBER 6, 2023



RACEY PROJECT # 9954
SHEET NO. 1 of 1



I certify that the land shown on this plat is titled in the name PERDUE BARBOOURSVILLE, LLC as recorded in the land records of Orange County, Virginia at instrument number 080004580, and that this plat has been prepared in accordance with all County requirements and state code requirements regarding the preparation of plats, including the minimum state standards and procedures for land boundary survey practice, and may be committed to record in the Circuit Court.
[Signature] 11/6/23
Kevin S. Blankenship, License #2800 Date



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#54(4)17	2,320,010	53.2601
#54(4)18	292,288	6.7100
GLENBROOKE LANE	57,163	1.3123
Total Consolidated	5,521,061	126.7461

All areas derived from existing public record

* See INST #240005119 for the adopted ordinance which vacated the portion of the right-of-way for Glenbrooke Lane shown hereon.



- NOTES:**
- BOUNDARY INFORMATION TAKEN FROM DEED/PLAT RECORDED AT INSTRUMENT # 080004580 AS FOUND AMONG THE LAND RECORDS OF ORANGE COUNTY, VIRGINIA AND DOES NOT REPRESENT A CURRENT LAND BOUNDARY SURVEY.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON.
 - THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, NUMBER 51137C, PANEL 0250D, DATED MAY 17, 2022 AND LIES IN ZONE "X".
 - THE SUBJECT PROPERTY IS CURRENTLY ZONED A (AGRICULTURAL).

THIS PLAT MUST BE RECORDED WITHIN SIX (6) MONTHS OF THE SUBDIVISION AGENT'S APPROVAL SIGNATURE OR IT SHALL BE CONSIDERED VOID

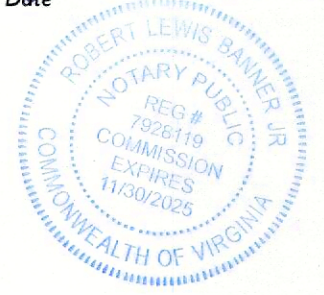
The platting and /or dedication of the property shown hereon, being Instrument #080004580 and Tax Map parcel numbers; 54(4)10, 54(4)11, 54(4)12, 54(4)13, 54(4)14, 54(4)15, 54(4)16, 54(4)17 & 54(4)18 is with the free consent and in accordance with the desire of the undersigned owners, proprietors, and trustees, if any.

Billman, Manager 12/23/24
Signatory for Barbourville Perdue, LLC Date

City/County of FAUQUIER
Commonwealth/State of VIRGINIA

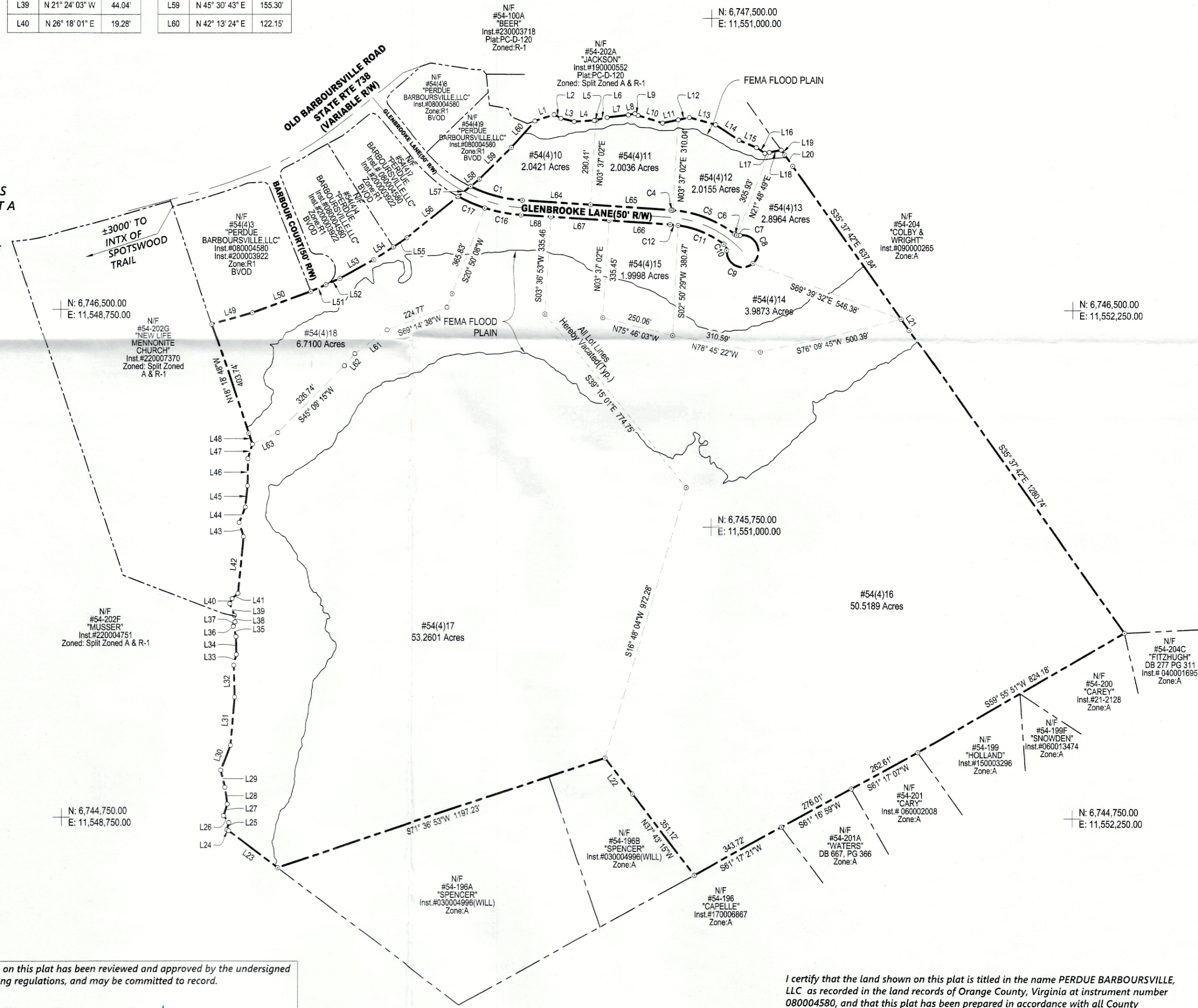
The foregoing instrument was acknowledged before me this 23 day of DEC, 2024

By: *[Signature]*
Notary Public: ROBERT BANNER
My Commission Expires: 11/30/2025



The consolidation shown on this plat has been reviewed and approved by the undersigned in accordance with existing regulations, and may be committed to record.

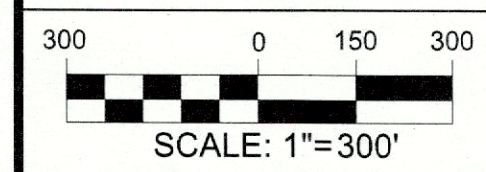
[Signature] 12/27/24
Orange County Subdivision Agent Date



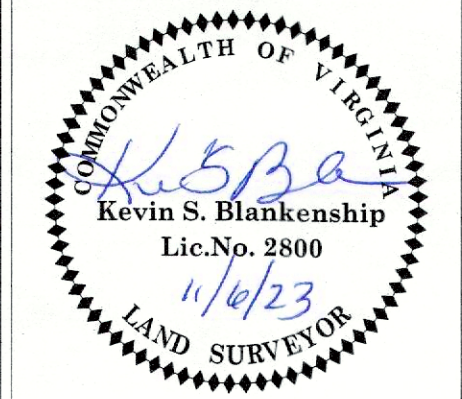
I certify that the land shown on this plat is titled in the name PERDUE BARBOURVILLE, LLC as recorded in the land records of Orange County, Virginia at instrument number 080004580, and that this plat has been prepared in accordance with all County requirements and state code requirements regarding the preparation of plats, including the minimum state standards and procedures for land boundary survey practice, and may be committed to record in the Circuit Court.

[Signature] 11/6/25
Kevin S. Blankenship, License #2800 Date

PLAT SHOWING A BOUNDARY CONSOLIDATION SURVEY AND PARTIAL PLAT VACATION ON THE LANDS OF
PERDUE BARBOURVILLE, LLC

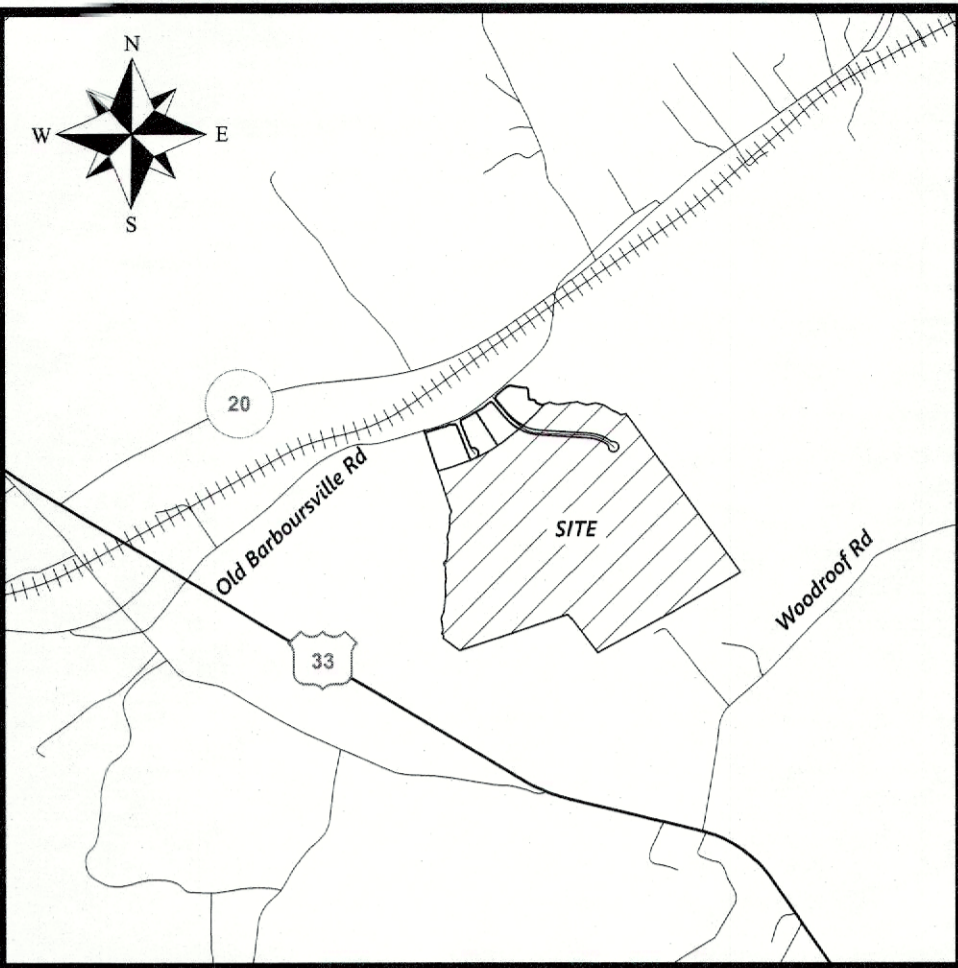


RACEY PROJECT # 9954
SHEET NO. 1 of 1



RACEY ENGINEERING P.L.L.C.
312 WEST MAIN ST., P.O. BOX 387
LURAY, VA 22835
PH: (540) 743-9227 - FAX: (540) 743-6118

GLENBROOKE SUBDIVISION, LOTS 10 - 18
TAX MAP 54(4)10 - 18
INSTRUMENT 080004580
BARBOUR MAGISTERIAL DISTRICT
ORANGE COUNTY, VIRGINIA
NOVEMBER 6, 2023



VICINITY MAP
SCALE 1" = 2000'

Line #	Bearing	Distance
L1	N 71° 30' 43" E	69.90'
L2	S 61° 39' 23" E	27.02'
L3	S 76° 03' 31" E	47.29'
L4	N 86° 34' 48" E	68.57'
L5	N 76° 52' 04" E	8.90'
L6	N 76° 52' 04" E	36.44'
L7	N 82° 42' 55" E	73.70'
L8	N 78° 52' 45" E	23.48'
L9	S 60° 35' 43" E	12.91'
L10	S 72° 35' 15" E	88.76'
L11	N 78° 06' 00" E	54.84'
L12	N 78° 06' 00" E	40.31'
L13	S 74° 31' 52" E	94.47'
L14	S 56° 51' 31" E	96.99'
L15	S 67° 16' 30" E	65.56'
L16	S 55° 57' 07" E	35.17'
L17	N 78° 22' 01" E	15.43'
L18	N 78° 22' 01" E	41.55'
L19	S 35° 38' 17" E	20.00'
L20	S 35° 37' 42" E	54.55'

Line #	Bearing	Distance
L21	S 35° 37' 42" E	47.43'
L22	N 37° 43' 25" W	155.40'
L23	N 53° 15' 51" W	211.72'
L24	N 60° 38' 30" W	7.00'
L25	N 15° 12' 24" E	25.26'
L26	N 37° 38' 39" W	29.23'
L27	N 17° 20' 19" E	42.10'
L28	N 8° 12' 19" W	58.31'
L29	N 13° 11' 06" W	59.93'
L30	N 20° 52' 31" E	92.04'
L31	N 5° 01' 21" E	167.02'
L32	N 1° 34' 51" W	110.16'
L33	N 14° 00' 38" E	37.80'
L34	N 0° 57' 51" W	61.39'
L35	N 14° 55' 39" W	36.50'
L36	N 20° 41' 00" E	2.24'
L37	N 20° 41' 58" E	14.58'
L38	N 5° 34' 51" W	22.20'
L39	N 21° 24' 03" W	44.04'
L40	N 26° 16' 01" E	19.28'

Line #	Bearing	Distance
L41	N 48° 21' 23" E	26.82'
L42	N 5° 43' 14" E	195.47'
L43	N 17° 26' 47" W	50.83'
L44	N 22° 08' 07" E	56.85'
L45	N 5° 58' 21" E	73.14'
L46	N 0° 42' 41" E	91.74'
L47	N 18° 14' 09" E	50.52'
L48	N 18° 18' 51" W	40.00'
L49	N 74° 09' 48" E	145.69'
L50	N 70° 08' 22" E	215.64'
L51	N 66° 04' 53" E	57.04'
L52	N 66° 04' 15" E	53.02'
L53	N 61° 30' 58" E	132.34'
L54	N 56° 10' 25" E	80.74'
L55	N 56° 10' 25" E	57.19'
L56	N 51° 38' 07" E	228.63'
L57	N 50° 53' 10" E	54.58'
L58	N 50° 21' 22" E	39.33'
L59	N 45° 30' 43" E	155.30'
L60	N 42° 13' 24" E	122.15'

Line #	Bearing	Distance
L61	S 51° 40' 03" W	140.75'
L62	S 39° 47' 40" W	55.80'
L63	S 65° 47' 14" W	96.13'
L64	S 86° 22' 58" E	236.65'
L65	S 86° 22' 58" E	279.93'
L66	N 86° 22' 58" W	213.10'
L67	N 86° 22' 58" W	200.00'
L68	N 86° 23' 02" W	103.48'

Curve #	Arc Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	185.65'	475.00'	22° 23' 36"	94.02'	S 75° 11' 12" E	184.47'
C4	5.07'	399.99'	0° 43' 34"	2.53'	S 86° 00' 24" E	5.07'
C5	233.05'	399.99'	33° 22' 58"	119.94'	S 68° 58' 07" E	229.77'
C6	8.64'	25.00'	19° 48' 01"	4.36'	S 62° 10' 11" E	8.60'
C7	11.85'	25.00'	27° 09' 48"	6.04'	S 85° 39' 50" E	11.74'
C8	142.53'	55.00'	148° 28' 47"	194.88'	S 25° 00' 02" E	105.86'
C9	128.47'	55.00'	133° 49' 56"	129.05'	N 63° 50' 41" W	101.19'
C10	24.71'	25.00'	56° 38' 11"	13.47'	N 25° 14' 48" W	23.72'
C11	172.91'	349.99'	28° 18' 25"	88.26'	N 67° 43' 06" W	171.16'
C12	27.56'	349.99'	4° 30' 41"	13.79'	N 84° 07' 39" W	27.55'
C16	128.42'	525.00'	14° 00' 55"	64.53'	N 79° 22' 28" W	128.10'
C17	99.72'	525.00'	10° 52' 57"	50.01'	N 66° 55' 54" W	99.57'

Lot	Sq. Feet	Acres
#54(4)10	88,956	2.0421
#54(4)11	87,278	2.0036
#54(4)12	87,797	2.0155
#54(4)13	126,169	2.8964
#54(4)14	173,686	3.9873
#54(4)15	87,112	1.9998
#54(4)16	2,200,603	50.5189
#54(4)17	2,320,010	53.2601
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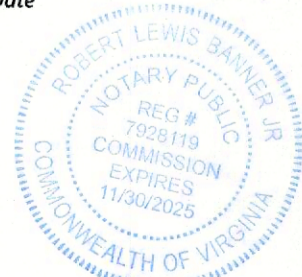
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B. M. ... Manager 12/23/24
Signatory for Barboursville Perdue, LLC Date

City/County of FAUQUIER
Commonwealth/State of VIRGINIA

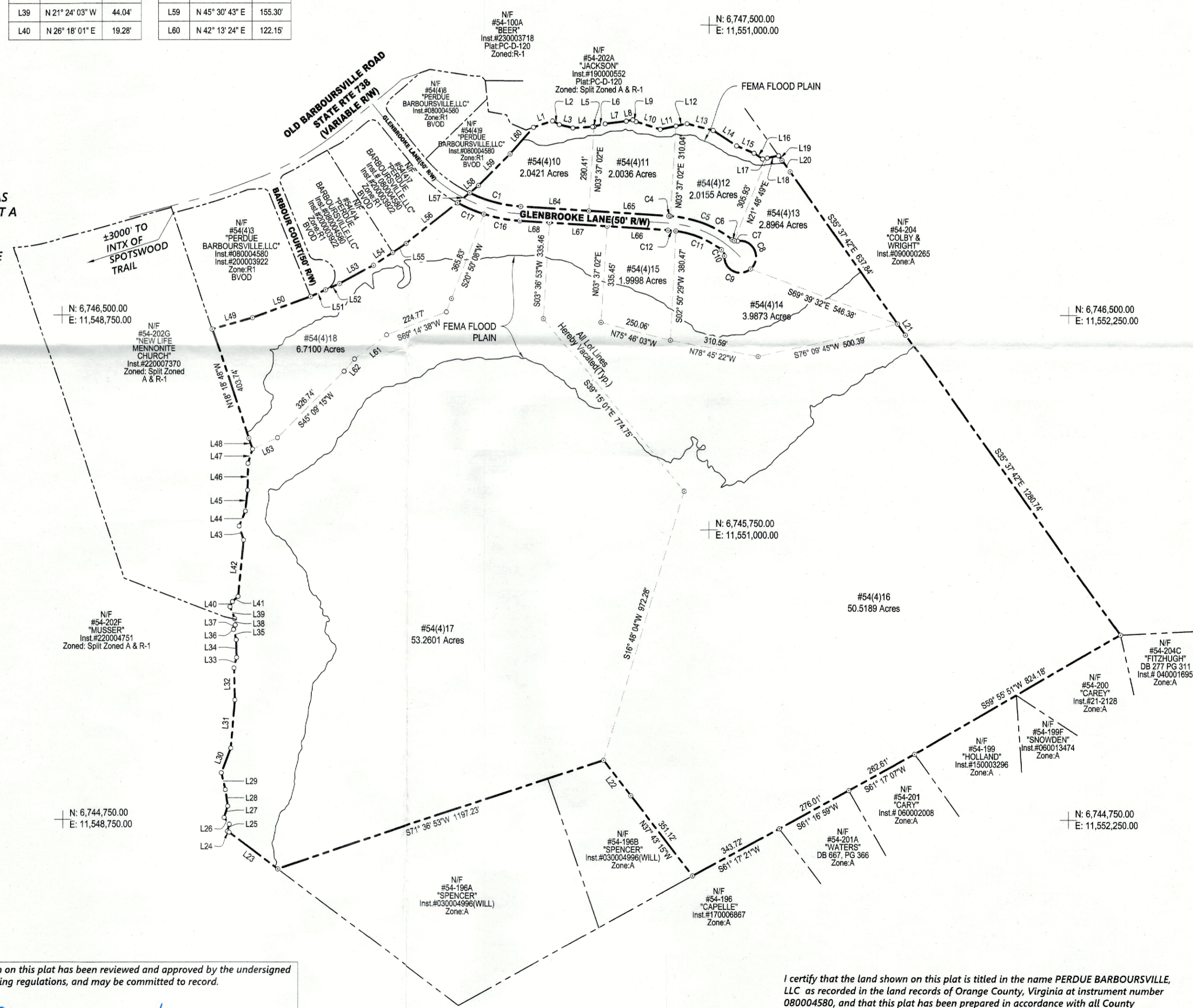
The foregoing instrument was acknowledged before me this 23 day of DEC, 2024

By: *[Signature]*
Notary Public: ROSEAN BANNER
My Commission Expires: 11/30/2025



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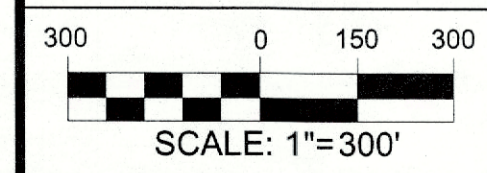
[Signature] 12/27/24
Orange County Subdivision Agent Date



PERDUE BARBOURSVILLE, LLC

PLAT SHOWING A BOUNDARY CONSOLIDATION SURVEY AND PARTIAL PLAT VACATION ON THE LANDS OF

GLENBROOKE SUBDIVISION, LOTS 10 - 18
TAX MAP 54(4)10 - 18
INSTRUMENT 080004580
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ORANGE COUNTY, VIRGINIA
NOVEMBER 6, 2023



RACEY PROJECT # 9954
SHEET NO. 1 of 1



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PH: (540) 743-9227 - FAX: (540) 743-6118

VIRGINIA NORTH ZONE NAD 83

I certify that the land shown on this plat is titled in the name PERDUE BARBOURSVILLE, LLC as recorded in the land records of Orange County, Virginia at instrument number 080004580, and that this plat has been prepared in accordance with all County requirements and state code requirements regarding the preparation of plats, including the minimum state standards and procedures for land boundary survey practice, and may be committed to record in the Circuit Court.

[Signature] 11/6/23
Kevin S. Blankenship, License #2800 Date