

DEED OF SUBDIVISION, DEDICATION, EASEMENT, VACATION,
CONVEYANCE AND DECLARATION OF COVENANTS

THIS Deed of Subdivision, Dedication, Easement, Vacation, Conveyance and

Declaration of Covenants made this 19th day of OCTOBER, 1998, by and among

GREAT FALLS WOODS, L.P., a Virginia limited partnership, Grantor/Grantee (also called

"Owner"); THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, a

body corporate and politic, Grantor/Grantee (also called "County"); FAIRFAX COUNTY

WATER AUTHORITY, a body corporate, Grantee (also called "Authority"); GREAT

FALLS WOODS HOMEOWNERS ASSOCIATION, INC., a Virginia non-stock

corporation, Grantee (also called "Association"); GARY S. WELLER and SAUNDRA D.

WELLER, husband and wife, Grantee (collectively called "Weller"); ERIC R. WELLS and

BILLIE LEE WELLS, husband and wife, Grantee (collectively called "Wells"); and LARRY

WAYNE LONGENECKER and MAXINE S. LONGENECKER, Grantee (collectively

called "Longenecker").

WITNESSETH

WHEREAS, the Owner is the owner of certain real property located in Fairfax
County, Virginia, as shown on the plat attached hereto (the "Property"), having acquired the

Property by virtue of a deed recorded in Deed Book 10354 at pages 1076, 1078, 1081 and
1086, among the land records of Fairfax County, Virginia (the "Land Records"); and

WHEREAS, it is the desire of the Owner to subdivide the hereinafter described
Property; to dedicate certain portions of the Property as public streets; to grant certain private

DEPT. OF PUBLIC WORKS & ENVIRONMENTAL SERVICES
OFFICE OF SITE DEVELOPMENT SERVICES

4491-RP-24-47-01

TAX MAP G-4-1-PART OF 42, 43, 44, 45
G-4-3-5
Box 27
(7491-RP-24-1)

7111 450010

easements; to grant certain easements unto the County and Authority; and to convey certain property to the Association, all as shown on a plat attached hereto and made a part hereof, entitled "*FINAL SUBDIVISION PLAT GREAT FALLS WOODS, Section One*" made by BC Consultants and dated June 4, 1998 (the "Plat").

WHEREAS, it is the desire of the Owner to subject the Property (or a portion thereof) to a certain Declaration of Covenants, Conditions and Restrictions (defined hereinafter as the "Declaration") as more particularly described herein; and

WHEREAS, it is the desire of the Owner and the County to vacate certain easements as set forth herein.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), receipt and sufficiency of which are hereby acknowledged, the Owner, being the sole owner and proprietor and the only party having any interest in the above-described Property, does hereby subdivide the Property into Lots 1 through 21, and Outlots A, B, and C, GREAT FALLS WOODS, Section One, as more particularly described on the Plat attached hereto and made a part hereof.

THIS DEED FURTHER WITNESSETH, that in consideration of the sum of Ten Dollars (\$10.00), receipt and sufficiency of which are hereby acknowledged, the Owner does hereby dedicate for public street purposes and convey unto the County, in fee simple, that portion of the Property consisting of 14,802.7 square meters, as more particularly shown on the Plat attached hereto and made a part hereof. The Owner reserves for itself and its

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successors and assigns in interest to the Property density credit for the area dedicated for public street purposes per Article 2-308(4)(A)(2) of the Fairfax County Zoning Ordinance.

[COUNTY INGRESS EGRESS]

FURTHER WITNESSETH, that for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, the Owner does hereby grant and convey unto the County, its successor and assigns, an Ingress-Egress Easement for Lot 12, an Ingress-Egress Easement for the Weller Lot and an Ingress-Egress Easement for the Wells Lot, for the purpose of ingress and egress by County Emergency, Maintenance and Police Vehicles over and across the Property of Owner, (including all private streets) said property and easements being more particularly bounded and described on the Plat attached hereto and made a part hereof. The easements are subject to the following terms and conditions:

1. All streets, service drives, trails, sidewalks, driveways and all appurtenant facilities installed in the easements and rights-of-way shall be and remain the property of the Owner, its successor and assigns, who shall properly maintain the property and said facilities.
2. The County and its agents shall have full and free use of the said easements and rights-of-way for the purposes named, and shall have all rights and privileges reasonably necessary to the exercise of the easements and rights-of-way including the right, but not the obligation to perform (if the Owner fails to do so) such repairs and maintenance as the County may deem necessary. The cost of such repairs and maintenance shall be reimbursed to the County by the Owner, its successors and assigns, upon demand.

[STORM DRAINAGE]

FURTHER WITNESSETH, that for and in consideration of the sum of Ten Dollars(\$10.00), cash in hand paid, receipt and sufficiency of which are hereby acknowledged, the Owner does grant and convey unto the County, its successors and assigns Storm Drainage Easements for the purpose of constructing, operating, maintaining, adding to or altering present or future storm drainage facilities, sewers and appurtenances for the collection of storm drainage and its transmission through and across the property of the Owner, said property and easements being more particularly bounded and described on the Plat attached hereto and made a part hereof, and including, without limitation, Outlot C. The easements are subject to the following terms and conditions:

1. All storm drainage and appurtenant facilities which are installed in the easements and rights-of-way shall be and remain the property of the County, its successors and assigns.

2. The County and its agents shall have full and free use of the said easements and rights-of-way for the purposes named and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easements and rights-of-way including the right of reasonable access to and from the rights-of-way and the right to use adjoining land where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual surveying, construction, reconstruction or maintenance; and further, this right shall not be construed to allow the County to erect any building or structure of a permanent nature on such adjoining land.

3. The County shall have the right to trim, cut and remove trees, shrubbery, fences or other obstructions or facilities in or near the easements being conveyed deemed by it to interfere with the proper construction, operation and maintenance of said drainage facilities; provided, however that the County at its own expense shall restore, as nearly as possible, the premises to their original condition, such restoration to include the backfilling of trenches, the replacement of shrubbery, the resodding and the reseeding of lawns and pasture areas, but not the replacement of structures, trees or other obstructions.

4. The Owner reserves the right to make any use of the easements herein granted which may not be inconsistent with the right herein conveyed or interfere with the use of said easements by the County for the purposes named; provided, however, that no use shall be made of the easements which shall interfere with the natural drainage.

[MAINTENANCE ACCESS EASEMENT]

FURTHER WITNESSETH, that for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, the Owner does hereby grant and convey unto the County, its successors and assigns, a Maintenance Access Easement for the purpose of ingress and egress by County Maintenance, Emergency and Police Vehicles through and across the property of the Owner, said property and easement being more particularly bounded and described as "S.W.M. Access Esm't" on the Plat attached hereto and made a part hereof. The easement is subject to the following terms and conditions:

1. All facilities which are installed in the easement and right-of-way shall be and remain the property of the County, its successors and assigns.

2. The County and its agents shall have full and free use of the said easement and right-of-way for the purposes named and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easement and right-of-way including the right of reasonable access to and from the rights-of-way and the right to use adjoining land where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual surveying, construction, reconstruction or maintenance; and further, this right shall not be construed to allow the County to erect any building or structure of a permanent nature on such adjoining land.

3. The County shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in or near the easement being conveyed deemed by it to interfere with the proper and efficient construction, operation, and maintenance of said facilities; provided, however that the County at its own expense shall

restore, as nearly as possible, the premises to their original condition, such restoration to include the backfilling of trenches, the replacement of shrubbery, and the resodding or reseeded of lawns or pasture areas, but not the replacement of structures, trees or other obstructions.

4. The Owner reserves the right to make any use of the easement herein granted which may not be inconsistent with the rights herein conveyed or interfere with the use of said easement by the County for the purposes named; provided, however, that the Owner shall not erect any building or other structure, excepting a fence running parallel to the easement, on the easement, without obtaining the prior written approval of the County.

[SANITARY SEWER EASEMENT]

THIS DEED FURTHER WITNESSETH, that for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, the Owner does hereby grant and convey unto the County, its successors and assigns, sanitary sewer easements for the purposes of constructing, operating, maintaining, adding or altering present or future sanitary sewer lines, plus necessary inlet structures, manholes and appurtenant facilities for the collection of sanitary sewage and its transmission through and across the property of the Owner, said Property and easements being more particularly bounded and described on the Plat attached hereto and incorporated herein.

These sanitary sewer easements are subject to the following terms and conditions:

1. All sewers, manholes, inlet structures and appurtenant facilities which are installed in the easements and rights-of-way shall be and remain the property of the County, its successors and assigns.

2. The County and its agents shall have full and free use of the easements and rights-of-way for the purposes named and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easements and rights-of-way including the right of reasonable access to and from the right-of-way and the right to use adjoining land

where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual surveying, construction, reconstruction or maintenance, and further, this right shall not be construed to allow the County to erect any building or structure of a permanent nature on such adjoining land.

3. The County shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in or near the easements being conveyed, deemed by it to interfere with the proper and efficient construction, operation and maintenance of said sewers; provided, however, that the County at its own expense shall restore, as nearly as possible, the premises to their original condition, such restoration to include the backfilling of trenches, the replacement of shrubbery and the reseeding or resodding of lawns or pasture areas, but not the replacement of structures, trees or other obstructions.

4. The Owner reserves the right to construct and maintain roadways over the easements and to make any use of the easements which may not be inconsistent with the rights herein conveyed, or interfere with the use of the easements by the County for the purposes named; provided, however, that the Owner shall not erect any building or structure, except a fence, on the easements without the prior written approval of the County.

[RESTRICTIVE PLANTING EASEMENT] [DAM]

FURTHER WITNESSETH, that for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt and sufficiency of which are hereby acknowledged, the Owner does hereby grant and convey unto the County, its successors and assigns, a restrictive planting easement **over Entire Outlot C**, for the purposes of promoting the stability of the dam and/or regulating plant growth within the easement area of the dam as further described on the Plat attached hereto and made a part hereof. The easement is subject to the following terms and conditions:

1. The Owner, its successors and assigns, shall not place any structure, bulb, plant, tree or other object within the easement, except for grasses, without the written permission of the County.

2. The Owner, its successors and assigns, agrees to maintain the easement area by mowing, cutting and/or trimming all permitted plantings. The County shall have the right, but not the obligation, to enter the property in order to perform such maintenance if, in the County's sole judgment, the Owner fails to perform such maintenance. The costs of such maintenance shall be reimbursed to the County by the Owner, its successors and assigns, upon demand.

3. No clearing or grading shall be permitted, and the easement area shall not be denuded, defaced or otherwise disturbed in any manner, without the prior written approval of the appropriate agency or department of the County. The Owner otherwise reserves the right to make any use of the easement area that will not be inconsistent with the terms and conditions of this easement.

[WATER AUTHORITY]

THIS DEED FURTHER WITNESSETH, that in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, the Owner does grant and convey unto the Authority, its successors and assigns, easements and rights-of-way for the purposes of installing, constructing, operating, maintaining, adding to or altering and replacing one or more present or future water mains, including fire hydrants, valves, meters, building service connections and other appurtenant facilities, for the transmission and distribution of water through, upon and across the Property of the Owner, said property and easements being more particularly bounded and described on the Plat attached hereto and made a part hereto, subject to the following conditions:

1. All water mains and appurtenant facilities which are installed in the easements and rights-of-way shall be and remain the property of the Authority, its successors and assigns.

2. The Authority and its agents shall have full and free use of the easements and rights-of-way for the purposes named and shall have all rights and privileges reasonably

necessary to the exercise of the easements and rights-of-way and the right to use abutting land adjoining the easements when necessary; provided, however that this right to use abutting land shall be exercised only during periods of actual construction or maintenance, and then only to the minimum extent necessary for such construction and maintenance; and, further, this right shall not be construed to allow the Authority to erect any building or structure of a permanent nature on such abutting land.

3. The Authority shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other facilities in or on property abutting the easements being conveyed, deemed by it to interfere with the proper and efficient construction, operation and maintenance of said water mains and appurtenant facilities; provided, however, that the Authority at its own expense shall restore, as nearly as possible, to their original condition all land or premises included within or abutting said easements which is disturbed in any manner by the construction, operation and maintenance of said water mains and appurtenant facilities. Such restoration shall include the backfilling of trenches, repaving, the replacement of fences, the reseeding or resodding of lawns or pasture areas, the replacement of shrubbery, and the replacement of structures and other facilities located without the easement, but shall not include the replacement of trees or the replacement of structures or other facilities located within the easement.

4. The Owner reserves the right to construct and maintain roadways over said easements and to make any use of the easements herein conveyed which may not be inconsistent with the rights herein granted, or interfere with the use of said easements by the Authority for the purposes named; provided, however, that the Owner shall not erect any building or other structure, excepting a fence, or change existing ground elevation, or impound any water on the easements without obtaining the prior written approval of the Authority.

5. At such time as any portion of the land within the above-described easement is accepted by the Commonwealth of Virginia or any appropriate agency thereof for maintenance into the state highway system, all easement rights acquired by the Authority by this instrument in such portion of land shall cease and terminate, provided that the Commonwealth of Virginia or any appropriate agency thereof concurrently grants to the Authority all necessary permits for the continued operation, maintenance, inspection, repair and replacement of its water mains and appurtenant facilities in said location.

6. Owner covenants that they are seized of and have the right to convey the said easement, rights and privileges, that the Authority shall have quiet and peaceable possession, use and enjoyment of the aforesaid easement, rights and privileges, and that Owner shall execute such further assurances thereof as may be required.

EX 10094 1123

[PRIVATE INGRESS-EGRESS]

THIS DEED FURTHER WITNESSETH that in consideration of the premises and the sum of Ten Dollars (\$10.00), cash in hand paid, receipt and sufficiency of which are hereby acknowledged, the Owner does hereby create and establish an easement for ingress and egress for **Lot 12**, in the location as shown on the Plat, for the construction and maintenance of a driveway and all for the use and benefit of the owner of Lot 12, and their successors and assigns, subject to the following conditions:

1. The easement area shall be used for the purpose of ingress and egress to Lot 12.
2. The Association shall perform all maintenance and repairs of the easement area, and shall provide snow plow service; provided, however, that the owner of Lot 12 shall have an obligation for maintenance and repair of any damage (beyond normal wear and tear) caused by the owner of Lot 12 (or any relatives, agents or invitees of said owner) to the easement area.

[SIGN EASEMENT]

NOW THEREFORE, that for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner does hereby grant and convey unto the Association **Entrance Monument Easements**, in the location on the Property set forth on the Plat, subject to the following conditions:

1. All improvements in the easement areas shall be and remain the property of the Association.

2. The Association shall have full and free use of the said easements for the purposes of placing signs and monumentation thereon for the Association and the subdivision development, and for maintaining, replacing and repairing the same. The Association shall have all rights and privileges necessary to the exercise of the easements, including the right of access to and from the easement areas, and the right to use adjoining land where necessary.

3. The owner of the Property may not erect any building or structure or landscaping or any improvement on the easement areas.

[PRIVATE INGRESS-EGRESS]

THIS DEED FURTHER WITNESSETH that in consideration of the premises and the sum of Ten Dollars (\$10.00), cash in hand paid, receipt and sufficiency of which are hereby acknowledged, the Owner does hereby create and establish an easement for ingress and egress over and across the Property, in the location as shown on the Plat on sheet 2, for the non-exclusive use and benefit of **Weller**, and their successors and assigns of their lot served thereby, which lot is designated as Fairfax County Tax Map #006-4-((1))-0063 (the "Weller Lot"). The easement is granted subject to the following conditions:

1. The owner of the **Weller** Lot shall have full and free use of the said easement and right-of-way for vehicular ingress and egress, and shall have all rights and privileges reasonably necessary to the exercise of the easement and right of way, and further shall have the obligation of all repairs and maintenance to the improvements in the easement area.

2. The Owner reserves the right to make any use of the easement area which is not inconsistent with the rights granted herein.

[PRIVATE INGRESS-EGRESS]

THIS DEED FURTHER WITNESSETH that in consideration of the premises and the sum of Ten Dollars (\$10.00), cash in hand paid, receipt and sufficiency of which are hereby acknowledged, the Owner does hereby create and establish an easement for ingress and egress over and across the Property, in the location as shown on the Plat on sheet 4, for the non-exclusive use and benefit of **Wells**, and their successors and assigns of their lot served thereby, which lot is designated as Fairfax County Tax Map #006-4-((1))-0062 (the "Wells Lot"). The easement is granted subject to the following conditions:

- 1. The owner of the **Wells Lot** shall have full and free use of the said easement and right-of-way for vehicular ingress and egress, and shall have all rights and privileges reasonably necessary to the exercise of the easement and right of way, and further shall have the obligation of all repairs and maintenance to the improvements in the easement area.
- 2. The Owner reserves the right to make any use of the easement area which is not inconsistent with the rights granted herein.

[PRIVATE INGRESS-EGRESS]

THIS DEED FURTHER WITNESSETH that in consideration of the premises and the sum of Ten Dollars (\$10.00), cash in hand paid, receipt and sufficiency of which are hereby acknowledged, the Owner does hereby create and establish an easement for ingress and egress over and across the Property, in the location as shown on the Plat on sheet 4, "S.W.M. Access Easement" to Outlot C, for the non-exclusive use and benefit of **the Association**, and their successors and assigns. The easement is granted subject to the following conditions:

1. The Association shall have full and free use of the said easement and right-of-way for vehicular ingress and egress, and shall have all rights and privileges reasonably necessary to the exercise of the easement and right of way.

2. The Owner reserves the right to make any use of the easement area which is not inconsistent with the rights granted herein.

[PRIVATE WATER EASEMENT]

THIS DEED FURTHER WITNESSETH that in consideration of the premises and the sum of Ten Dollars (\$10.00), cash in hand paid, receipt and sufficiency of which are hereby acknowledged, the Owner does hereby create and establish a **3.0m Private Water Easement** for a water lateral line over and across the Property, in the location as shown on the Plat, for the non-exclusive use and benefit of **Longenecker**, and their successors and assigns of their lot served thereby, which lot is designated as Fairfax County Tax Map #006-4-((1))-0064 (the "Longenecker Lot"). The easement is granted subject to the following conditions:

1. The Owner reserves the right to make any use of the easement area which is not inconsistent with the rights granted herein.

2. The owner of the Longenecker Lot (the "Lot Owner") shall have the right of entry upon the easement area to construct, maintain and repair the laterals. The Lot Owner shall restore, as nearly as possible, the premises to their original condition, such restoration to include the backfilling of trenches and the reseeded or resodding of lawns, but not the replacement of structures, shrubbery, trees, fences or other obstructions.

[PRIVATE WATER EASEMENT]

THIS DEED FURTHER WITNESSETH that in consideration of the premises and the sum of Ten Dollars (\$10.00), cash in hand paid, receipt and sufficiency of which are hereby acknowledged, the Owner does hereby create and establish **3.000m (9.84') Private Water Main Easement** for a water lateral line over and across the Property, in the location as shown on the Plat, for the non-exclusive use and benefit of **Weller**, and their successors and assigns of their lot served thereby, which lot is designated as Fairfax County Tax Map #006-4-((1))-0063 (the "Weller Lot"). The easement is granted subject to the following conditions:

1. The Owner reserves the right to make any use of the easement area which is not inconsistent with the rights granted herein.
2. The owner of the Weller Lot (the "Lot Owner") shall have the right of entry upon the easement area to construct, maintain and repair the laterals. The Lot Owner shall restore, as nearly as possible, the premises to their original condition, such restoration to include the backfilling of trenches and the reseeding or resodding of lawns, but not the replacement of structures, shrubbery, trees, fences or other obstructions.

[DECLARATION OF COVENANTS]

THIS DEED FURTHER WITNESSETH, that for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner hereby subjects property consisting of **Lots 1 through 21, and Outlots A, B, and C, GREAT FALLS WOODS, Section One**, to the Declaration of Covenants, Conditions, and Restrictions recorded immediately subsequent hereto (the "Declaration").

[CONVEYANCE OF PARCELS]

THIS DEED FURTHER WITNESSETH, that for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner does hereby grant and convey with special warranty of title, unto the Association, the following property: **Outlots A, B, and C, GREAT FALLS WOODS, Section One**, as dedicated and platted herein. This conveyance is made subject to the easements, rights of way, restrictions and conditions contained in the deeds forming the chain of title to this property. **Outlots A, B, and C, GREAT FALLS WOODS, Section One**, shall not be denuded, defaced or disturbed in any manner at any time without the approval of the appropriate County Department.

[VACATION OF EASEMENTS]

THIS DEED FURTHER WITNESSETH, in consideration of the premises and the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County does hereby vacate and quitclaim unto the Owner, all of its right, title and interest in and to those portions of the **Temporary Construction & Grading Easements** created in Deed Book 8160 at pages 22, 32, 40, and 48, in Deed Book 8582 at page 1852, in Deed Book 7892 at page 1286, in Deed Book 7931 at page 132, and in Deed Book 8091 at page 1258, as said vacated portions are more particularly described on the attached Plat.

THIS DEED FURTHER WITNESSETH, that for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner does hereby vacate

and quitclaim to the Owner, the **Outlet Easement** created in Deed Book 2638 at page 235, and the **Easement for Entrance Road** created in Deed Book 1192 at page 397, as said portions are more particularly described in the attached Plat.

[COVENANTS REAL]

The Owner declares that the agreements and covenants stated in this Deed are not covenants personal to the Owner but are covenants real, running with the land.

[FREE CONSENT]

This Deed of Subdivision, Dedication, Easement, Vacation, Conveyance and Declaration of Covenants is made with the free consent and in accordance with the desire of the undersigned owner and proprietor of the above-described property, and is in accordance with the Statutes of Virginia and the ordinances in force in Fairfax County governing the platting and subdivision of land, and is approved by the proper authorities as is evidenced by their endorsements on said Plat attached hereto.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES.]

WITNESS the following signatures and seals:

GREAT FALLS WOODS, L.P.

By: Toll VA GP Corp., Its General Partner.

By: [Signature] VP
Name: John Elcano
Title: Vice President

STATE OF Maryland :
COUNTY OF Montgomery : to-wit

The foregoing instrument was acknowledged before me this 19th day of October,
1998, by John Elcano, Vice President of Toll VA GP
Corp., General Partner of **GREAT FALLS WOODS, L.P.**

[Signature]
Notary Public

My Commission Expires: 8/1/02

Accepted on behalf of The Board of Supervisors of Fairfax County, Virginia, by authority granted by the said Board.

APPROVED AS TO FORM:

Albert W. Oakley County Attorney Michelle Brickner Acting Director, Office of Site Development Services

COMMONWEALTH OF VIRGINIA :
COUNTY OF Fairfax : to-wit

The foregoing instrument was acknowledged before me this 7 day of December, 1998, by Michelle Brickner, Director, Office of Site Development Services, on behalf of the BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA.

[Signature]
Notary Public

My Commission Expires: March 31, 2002

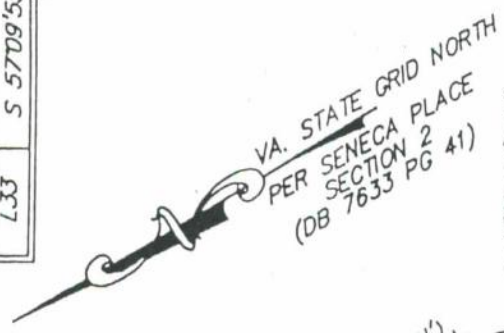
J:\TOLLA8553\DEEDSUB.
6/17/98,6/18/98,6/26/98,7/17/98

with plat attached

DEC -8 98

RECORDED IN FAIRFAX CO VA
TESTE: [Signature]
CLERK

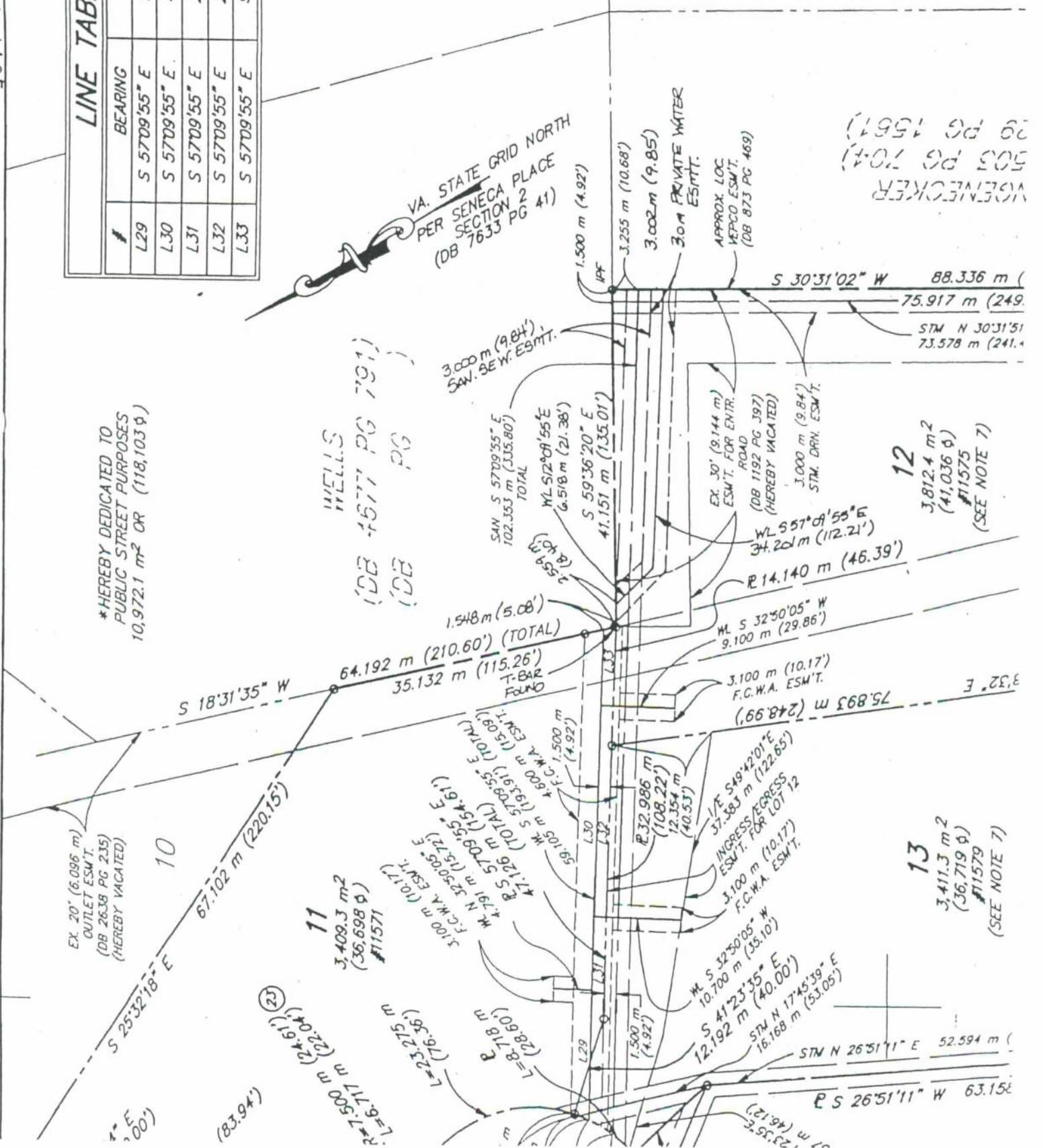
| LINE TABLE | | |
|------------|--------------|--------------------|
| # | BEARING | DISTANCE |
| L29 | S 5709'55" E | 15.822 m (51.91') |
| L30 | S 5709'55" E | 43.283 m (142.00') |
| L31 | S 5709'55" E | 24.796 m (81.35') |
| L32 | S 5709'55" E | 25.191 m (82.65') |
| L33 | S 5709'55" E | 9.117 m (29.91') |



WISNECKER
503 PG 704)
29 PG 1561)

*HEREBY DEDICATED TO PUBLIC STREET PURPOSES 10,972.1 m² OR (118,103 φ)

WELLS
(DB 4677 PG 791)
(DB PG



12
3,812.4 m²
(41,036 φ)
#11575
(SEE NOTE 7)

13
3,411.3 m²
(36,719 φ)
#11579
(SEE NOTE 7)

11
3,409.3 m²
(36,698 φ)
#11571

20
R=7500 m (24.61')
L=6.717 m (22.04')
L=23.275 m (76.36')
L=8.718 m (28.60')
L=2.275 m (7.48')

75.893 m (248.99')
3.100 m (10.17')
F.C.W.A. ESMT.

37.583 m (122.65')
1/2 S 49°42'01" E
INGRESS EGRESS ESMT. FOR LOT 12

3.100 m (10.17')
F.C.W.A. ESMT.

10.700 m (35.10')
WL S 32°50'05" W

12.192 m (40.00')
S 41°23'35" E

18.168 m (59.60')
STM N 17°45'39" E

3.000 m (9.84')
SAW. SE W. ESMT.

102.353 m (335.80')
TOTAL
SAW S 57°09'55" E

6.518 m (21.38')
WL S 12°09'55" E

41.151 m (135.01')
S 59°36'20" E

1.500 m (4.92')
F.C.W.A. ESMT.

1.800 m (5.91')
F.C.W.A. ESMT.

1.500 m (4.92')
F.C.W.A. ESMT.

1.500 m (4.92')
F.C.W.A. ESMT.

1.500 m (4.92')
F.C.W.A. ESMT.

BK 10694 1133

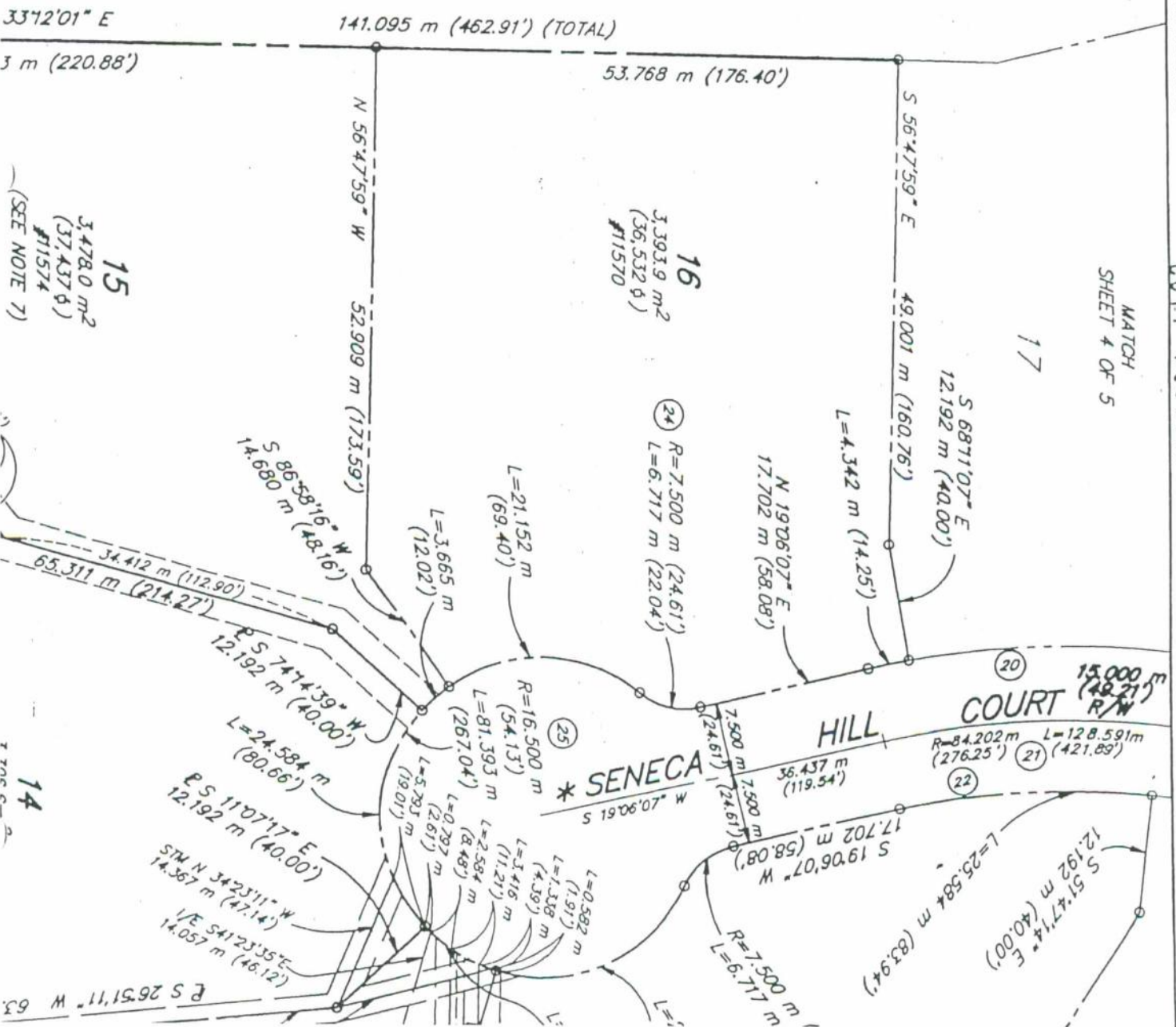
HOLLY KNOLL
SECTION 11-"D"
(DB 6479 PG 1594)
PARCEL "C"

PROJECT\97054\CADFILES\97054RPS.DWG

CCL1 J920128

MATCH
SHEET 4 OF 5

17



BIC 10674 1134

(DE)

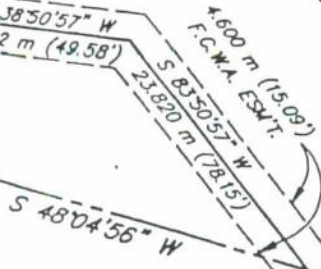
N 3372'01" E

67.323 m (220.88')

15

3,478.0 m²
(37,437 φ)
#1574
(SEE NOTE 7)

(SEE NOTE 7)



(SEE NOTE 7)

14

3,396.6 m²
(36,561 φ)
#1578
(SEE NOTE 7)

LEESBURG PIKE ROUTE 7 (VARIABLE WIDTH)

← NORTH BOUND LANE PER VDOT
PROJECT 0007-029-105

HEREBY DEDICATED TO PUBLIC STREET PURPOSES
2,181.6 m² OR (23,483 φ)

S 58°75'09" E 103.143 m (338.40')

S 58°08'12" E 62.660 m (205.58')

STM N 74°27'04" E
14.294 m (46.90')

E S 26°51'11" W 63.158 m (207.21')

STM N 26°51'11" E 52.594 m (172.55')

3,000 m (9,84')
STM. DRN. ESM'T.

10.596 m (34.76')

46.449 m (152.35')

197.556 m (648.00')

N 18°34'51" E
3,119 m (10.23')
MON. FOUND

FINAL PLAT

RECOMMENDED FOR APPROVAL
FAIRFAX COUNTY
SITE REVIEW BRANCH CHIEF

DATE 11/16/98 BY [Signature]

APPROVED
FOR
BOARD OF SUPERVISORS
FAIRFAX COUNTY, VIRGINIA

DATE 11-17-98 BY [Signature]

APPROVAL VOID IF PLAT IS NOT OFFERED FOR RECORD ON OR BEFORE [Date]

APPROVED
COUNTY OF FAIRFAX
DIVISION OF INSPECTION SERVICES
PERMIT BRANCH
SITE PERMIT SECTION
STREET ADDRESS FUNCTION

By [Signature] Date 7/11/98

THIS APPROVAL IS NOT A
COMMITMENT TO PROVIDE
PUBLIC SANITARY SEWER

DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
Division of Design Review
Fairfax, Virginia

All street locations and/or easements conform to the requirements of this office and the necessary agreements or bonds have been received.

By [Signature] Date 8-17-98

APPR
COUNTY OF FAIRFAX
DIVISION OF PUBLIC UTILITIES
SANITARY

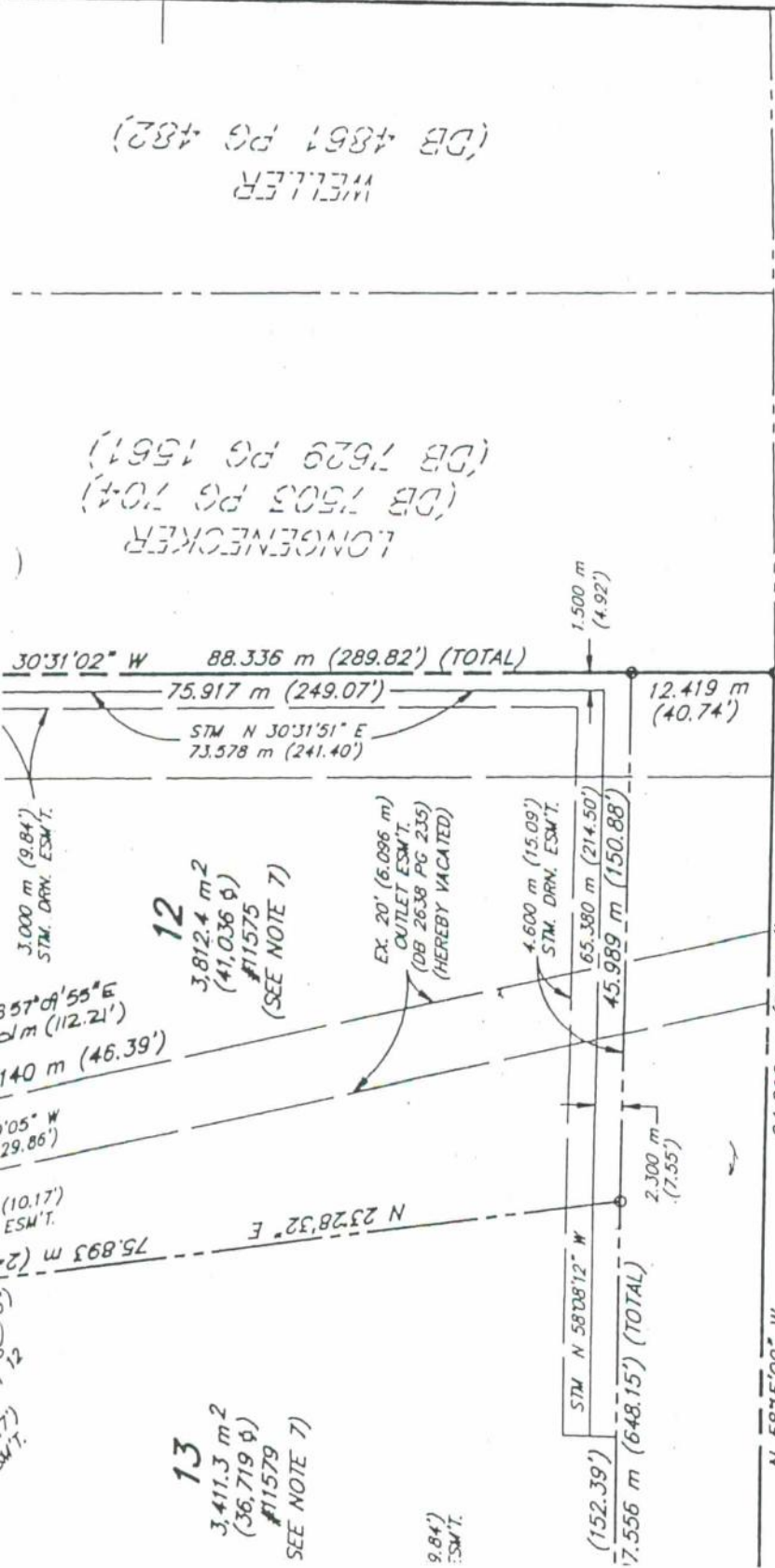
By [Signature] Date [Date]

NO. 1134

NO. 1134

BK 10694 1135

7491-RP-041



FINAL
SUBDIVISION PLAT
GREAT FALLS WOODS
SECTION ONE

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1:500 DATE: JUNE 4, 1998

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703) 449-8100 (703) 449-8108 (Fax)
BCcon@bccon.com



APPROVED
UNITY OF FAIRFAX
ION OF DESIGN REVIEW
NICAL SUPPORT BRANCH
SANITARY REVIEW

[Signature]
6/30/98

LONGENECKER
(DB 7503 PG 704)
(DB 7629 PG 1561)
WELLER
(DB 4861 PG 482)

12
3,812.4 m²
(41,036.9)
#11575
(SEE NOTE 7)

13
3,411.3 m²
(36,719.9)
#11579
(SEE NOTE 7)

SHEET 5 OF 5

VGK

97-054-21 A

EX 10694 1132

CO. # 7491-RP-

7491-SO-01

| LINE TABLE | | |
|------------|---------------|-------------------|
| # | BEARING | DISTANCE |
| L20 | N 87°09'05" E | 1.236 m (4.06') |
| L21 | N 02°50'54" W | 2.579 m (8.46') |
| L22 | N 87°09'06" E | 3.097 m (10.16') |
| L23 | S 70°10'59" E | 19.101 m (62.67') |
| L24 | S 00°55'59" W | 3.048 m (10.00') |
| L25 | S 77°45'23" W | 17.737 m (58.19') |
| L26 | S 87°09'05" W | 1.625 m (5.33') |
| L27 | N 02°50'54" W | 6.118 m (20.07') |
| L28 | S 87°09'06" W | 4.467 m (14.65') |

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 Division of Design Review
 Fairfax, Virginia

All street locations and/or assessments conform to the requirements of this office and the necessary agreements of bonds have been received.

By: *Leo RATER* Date: 8/17/98
 Date: 10-7-99

APPROVED
 COUNTY OF FAIRFAX
 DIVISION OF DESIGN REVIEW
 TECHNICAL SUPPORT BRANCH
 SANITARY REVIEW
 By: *[Signature]*
 Date: 6/30/98

APPROVED
 COUNTY OF FAIRFAX
 DIVISION OF INSPECTION SERVICES
 PERMIT BRANCH
 SITE PERMIT SECTION
 STREET ADDRESS FUNCTION
 By: *[Signature]*
 Date: 7/1/98

FINAL PLAT
 RECOMMENDED FOR APPROVAL
 FAIRFAX COUNTY
 SITE REVIEW BRANCH CHIEF
[Signature]

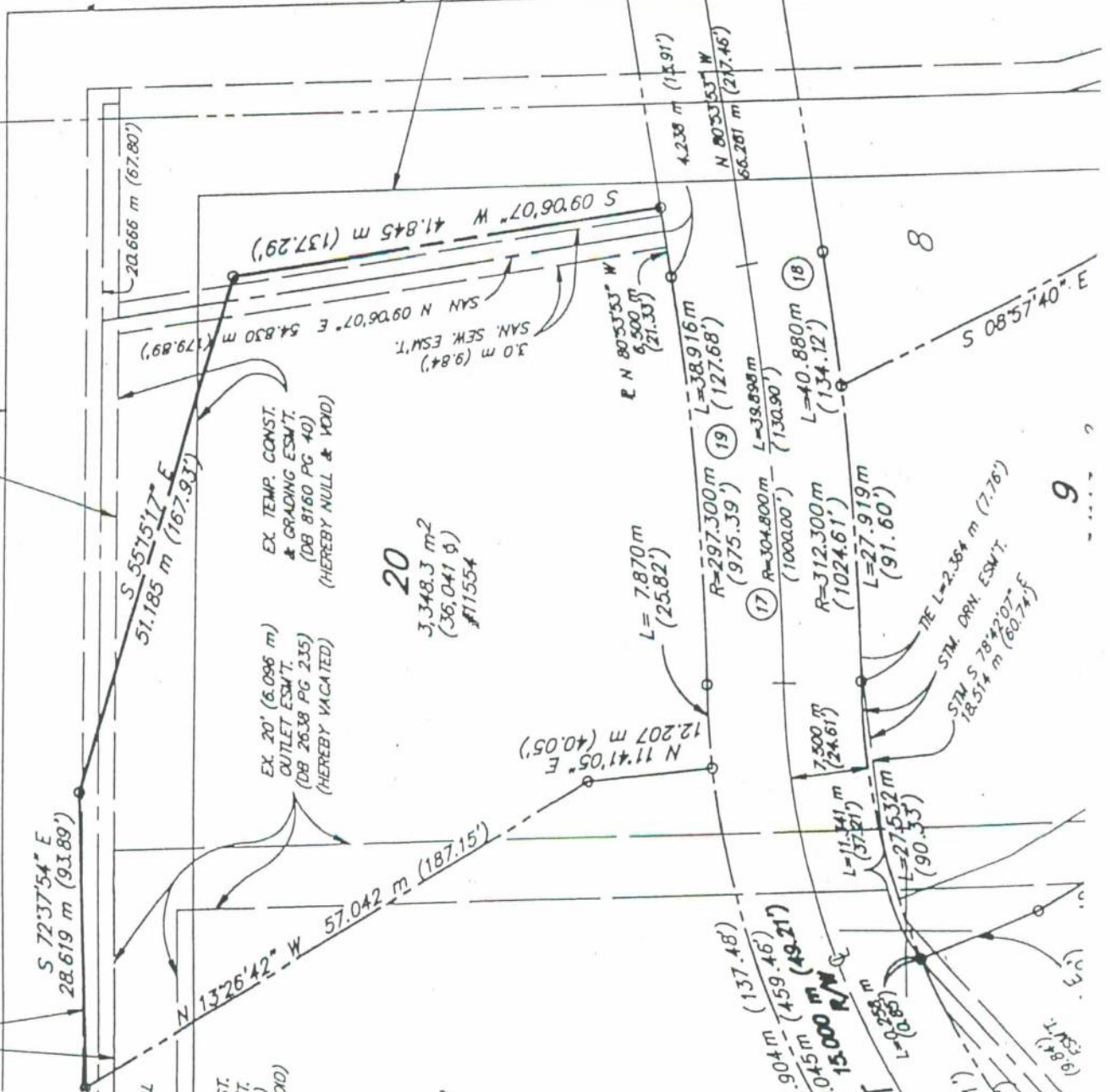
SEE SHEET 3

MATCH SHEET 3 OF 5

EX. TEMP. CONST. & GRADING ESM'T. (DB 8160 PG 48) (HEREBY NULL & VOID)

EX. 10' (3.048 m) SAN. SEW. ESM'T. (DB 8160 PG 48)

JDS, L.P.
 281)



20
 3,348.3 m²
 (36,041 sq ft)
 #11554

EX. 20' (6.096 m) OUTLET ESM'T. (DB 2658 PG 235) (HEREBY VACATED)

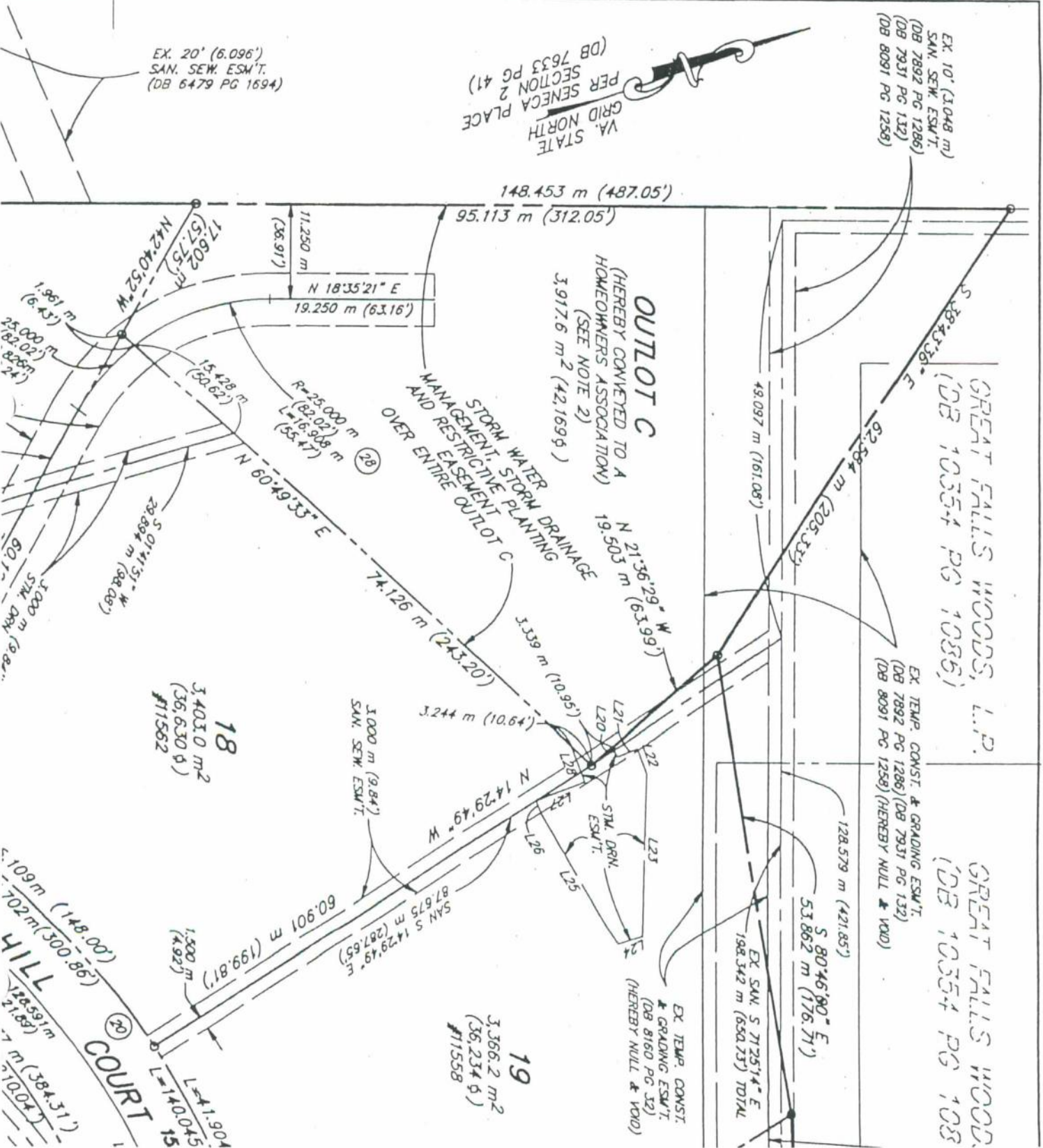
EX. TEMP. CONST. & GRADING ESM'T. (DB 8160 PG 40) (HEREBY NULL & VOID)

EX. 78' (23.77 m) SYM. DRN. ESM'T. (DB 8160 PG 48)

8

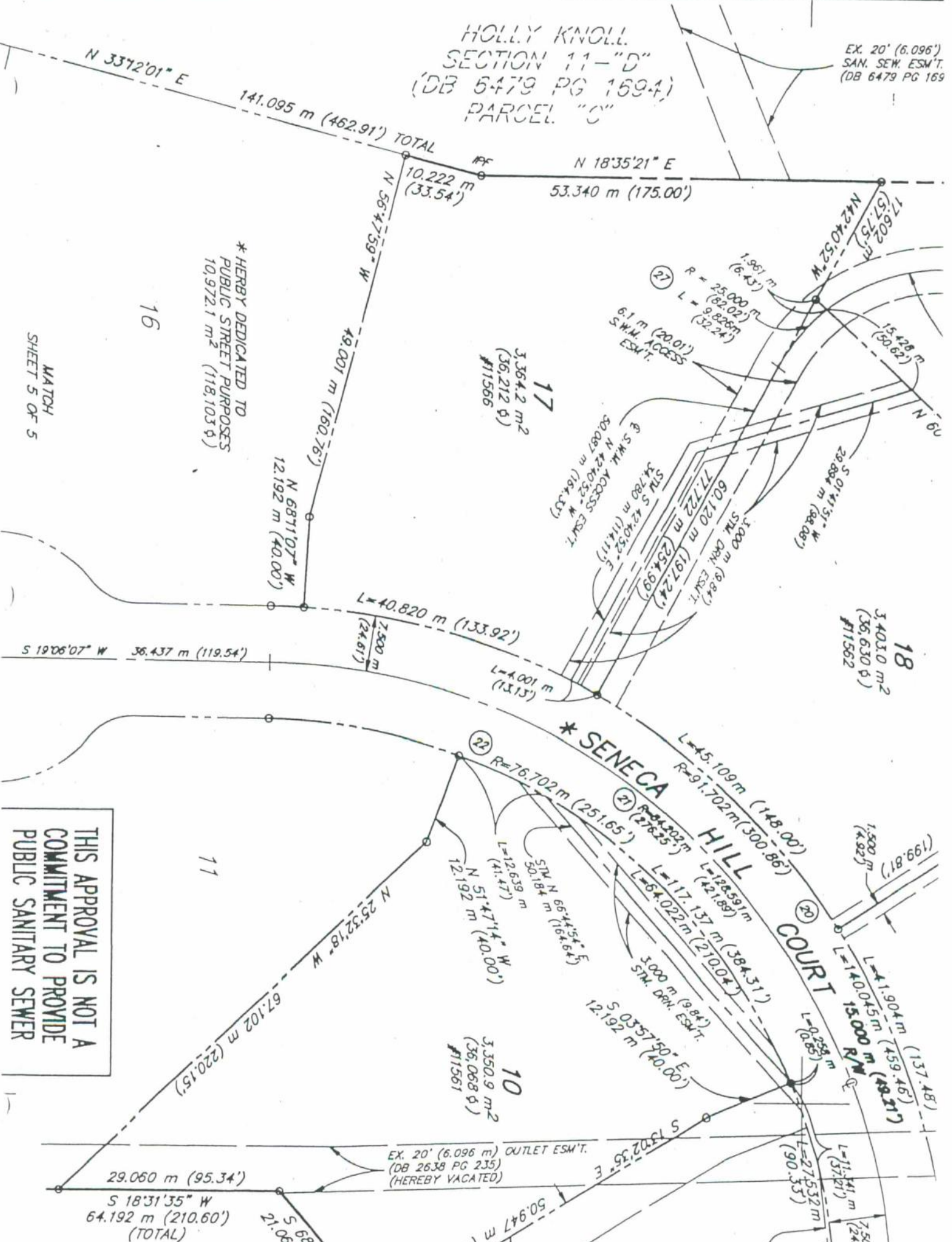
9

BK10694 1137



HOLLY KNOLL.
SECTION 11-"D"
(DB 6479 PG 169A)
PARCEL "C"

EX. 20' (6.096')
SAN. SEW. ESM'T.
(DB 6479 PG 169)



MATCH
SHEET 5 OF 5

THIS APPROVAL IS NOT A
COMMITMENT TO PROVIDE
PUBLIC SANITARY SEWER

* HERBY DEDICATED TO
PUBLIC STREET PURPOSES
10,972.1 m² (118,103 \$)

EX. 20' (6.096 m) OUTLET ESM'T.
(DB 2638 PG 235)
(HEREBY VACATED)

29.060 m (95.34')
S 18°31'35" W
64.192 m (210.60')
(TOTAL)

16

17

18

11

10

20

21

22

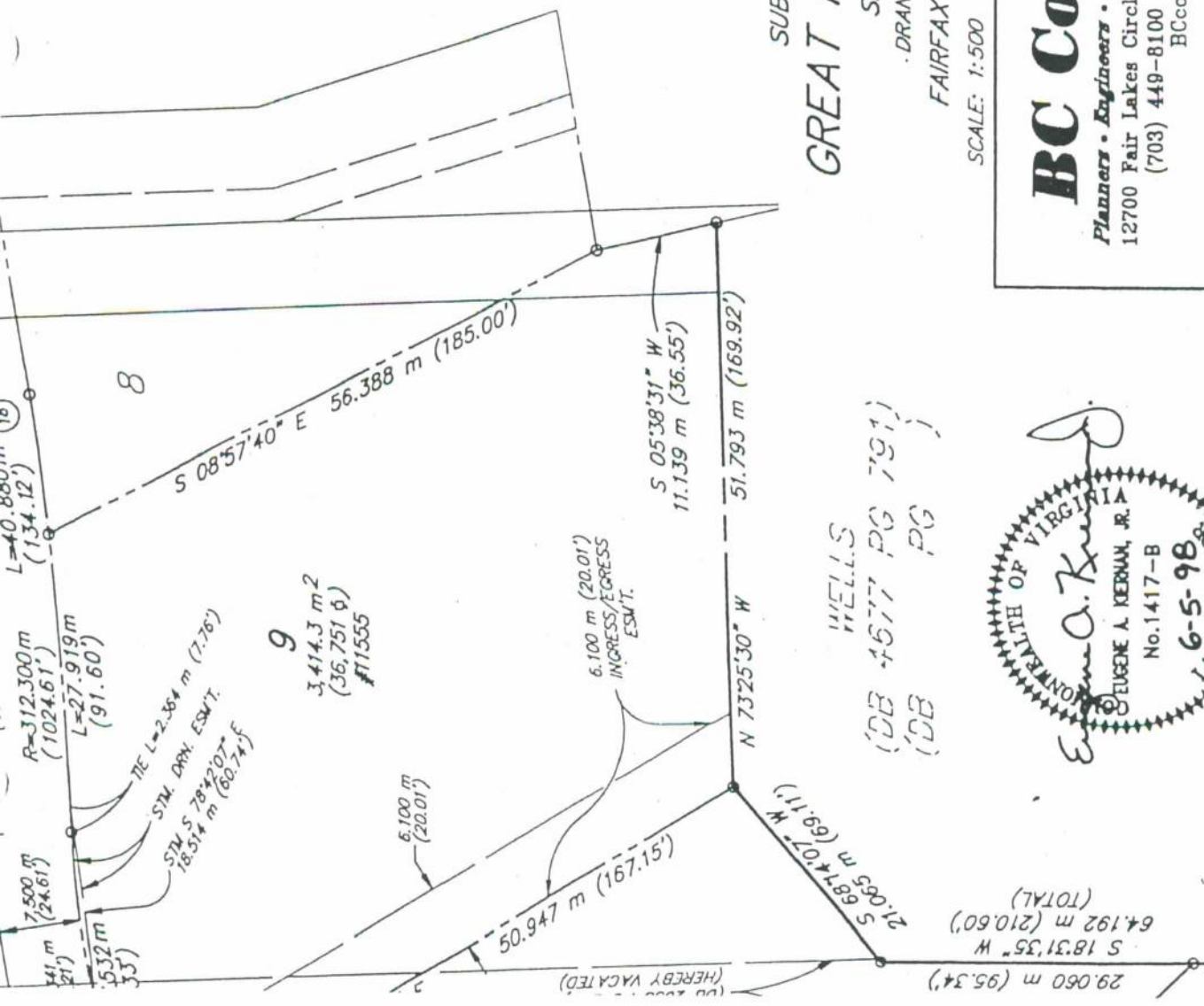
SENeca HILL COURT

BK 10694 1139

By: dd/tyc Date: 7/1/98

PERMIT BRANCH
SITE PERMIT SECTION
STREET ADDRESS FUNCTION

| | |
|--|------------------------|
| FINAL PLAT | |
| RECOMMENDED FOR APPROVAL | FAIRFAX COUNTY |
| SITE REVIEW BRANCH CHIEF | |
| DATE: <u>11/16/98</u> | BY: <u>[Signature]</u> |
| APPROVED FOR BOARD OF SUPERVISORS, FAIRFAX COUNTY, VIRGINIA | |
| DATE: <u>11-17-98</u> | BY: <u>[Signature]</u> |
| APPROVAL VOID IF PLAT IS NOT OFFERED FOR RECORD ON OR BEFORE _____ | |



FINAL SUBDIVISION PLAT
GREAT FALLS WOODS
 SECTION ONE
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1:500 DATE: JUNE 4, 1998

BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703) 449-8100 (703) 449-8108 (Fax)
 BCcon@bccon.com



30 10694 1140

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 Division of Design Review
 Fairfax, Virginia

All street locations and/or easements conform to the requirements of this office and the necessary agreements or bonds have been received.

By *[Signature]* Date 8-17-98

[Signature] Date 7-26-98

APPROVED
 COUNTY OF FAIRFAX
 DIVISION OF DESIGN REVIEW
 TECHNICAL SUPPORT BRANCH
 SANITARY REVIEW

By *[Signature]* Date 8-30-98

APPROVED
 COUNTY OF FAIRFAX
 DIVISION OF INSPECTION SERVICES
 PERMIT BRANCH
 SITE PERMIT SECTION
 STREET ADDRESS FUNCTION

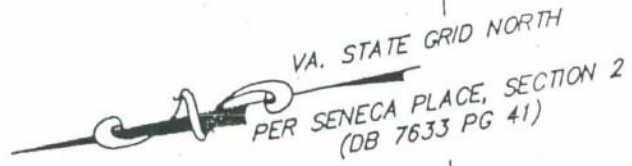
By *[Signature]* Date 7/1/98

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

AT APPROVAL CITY CHIEF

ED VISORS VIRGINIA

AT IS NOT D ON OR



SENECA ROAD ROUTE 602 (VARIABLE WIDTH)

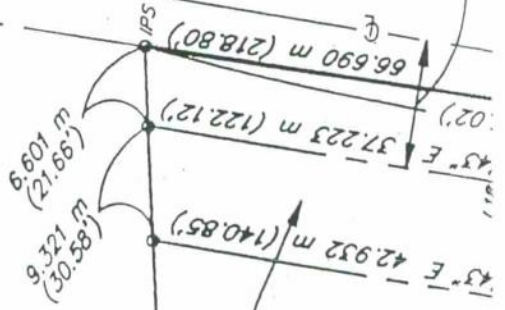
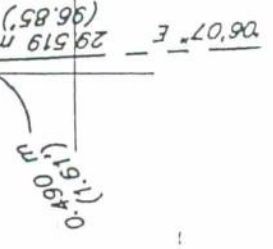
DIVISION OF THE D.J. SMITHER'S PROPERTY (DB 657 PG 140)

| # | BEARING | DISTANCE |
|-----|---------------|-------------------|
| L1 | N 09°06'07" E | 2.900 m (9.51') |
| L2 | S 80°53'53" E | 5.205 m (17.08') |
| L3 | N 09°06'02" E | 5.306 m (17.41') |
| L4 | S 62°33'18" E | 14.126 m (46.35') |
| L5 | S 09°05'53" W | 6.604 m (21.67') |
| L6 | S 52°46'54" W | 21.727 m (71.28') |
| L7 | N 09°06'04" E | 16.857 m (55.30') |
| L8 | N 80°53'53" W | 3.625 m (11.89') |
| L9 | N 79°57'51" W | 3.573 m (11.72') |
| L10 | N 2174'43" E | 3.908 m (12.82') |
| L11 | N 2470'20" W | 6.835 m (22.42') |
| L12 | N 69°23'23" W | 7.257 m (23.81') |
| L13 | N 20°36'37" E | 3.505 m (11.50') |
| L14 | N 20°36'37" E | 3.505 m (11.50') |
| L15 | S 69°23'23" E | 7.286 m (23.91') |
| L16 | N 65°55'40" E | 6.743 m (22.12') |
| L17 | N 2174'43" E | 7.286 m (23.91') |
| L18 | S 68°45'17" E | 3.505 m (11.50') |
| L19 | S 2174'43" W | 8.077 m (26.50') |

122.928 m (403.31') TOTAL

106.516 m (349.46')

S 79°56'47" E



OUTLOT B
 (SEE NOTE 2)
 388.6 m²
 (4,183 sq ft)
 (PROPERTY CONVEYED TO A HOMEOWNERS ASSOCIATION)

1
 3,489.1 m²
 (37,557 sq ft)
 #11540

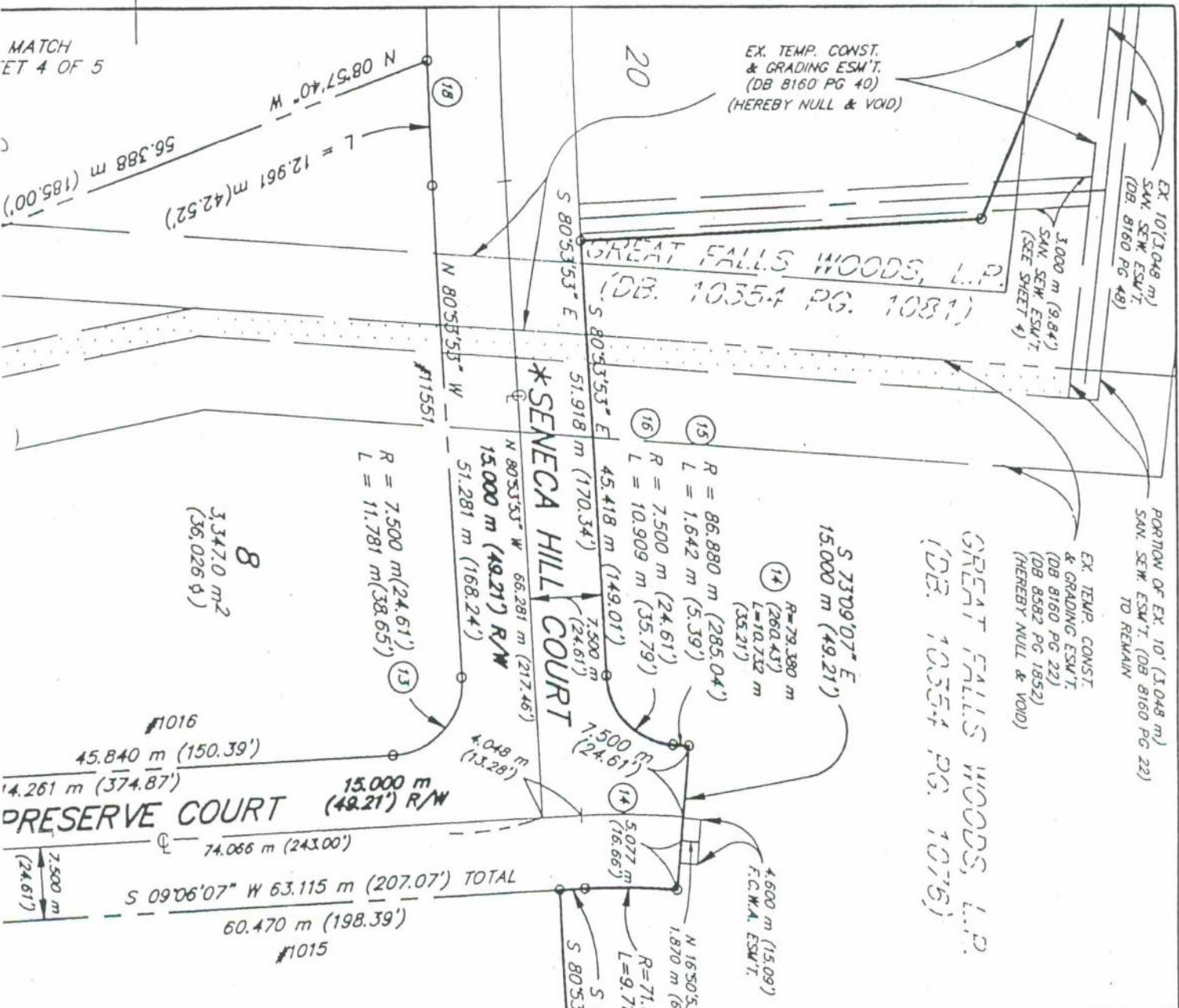
(8.68') (173.39')

0.490 m (1.61')

BK 10694 1141

PROJECT 97054 CADFILES\97054RP3.DWG 111 423013

MATCH
ET 4 OF 5



| | |
|---|-------------|
| FINAL PLAT | |
| RECOMMENDED FOR APPI FAIRFAX COUNTY | |
| SITE REVIEW BRANCH | |
| DATE | BY |
| 11/16/38 | [Signature] |
| APPROVED | |
| FOR BOARD OF SUPERVISOR FAIRFAX COUNTY, VIRG | |
| DATE | BY |
| 11-17-98 | [Signature] |
| APPROVAL VOID IF PLAT OFFERED FOR RECORD BEFORE | |

8
3,347.0 m²
(36,026 sq ft)

21
3,594.6 m²
(38,692 sq ft)

BK 10694 1142

MATCH SHEET 4 OF 5

WELLS
(DB 4677 PG 791)
(DB PG)

RR IN Pat. 1175

N 1675'49" E 87.258 m (286.28') (TOTAL)

N 7325'30" W 51.793 m (169.92')

N 0538'31" E 8.030 m (26.34')

56.388 m (185.00')
361 m (42.52')

43.998 m

(144.35')
S 8053'53" E 19.169 m (62.89') TOTAL

PORTION OF EX 10 (3,048 m) SAN. SEW. ESM'T. (DB 8160 PG 22) (DB 8582 PG 1852) (DB 8893 PG 1359) (TO BE VACATED BY SEPARATE INSTRUMENT)

N 8053'53" W

6

58.583 m (192.20')

EX TEMP. CONST. & GRADING ESM'T. (DB 8160 PG 22) (DB 8582 PG 1852) (HEREBY NULL & VOID)

3,464.7 m² (37,294 φ) #1020

54.254 m (178.00')

3,347.0 m² (36,026 φ) #1016

62.789 m (206.00')

45.840 m (150.39')
114.261 m (374.87')

* PRESERVE COURT

N 0906'07" E

N 0906'07" E 133.310 m (437.37') TOTAL

55.195 m (181.09')

7,500 m (24.61')

S 0906'07" W 6. 60.470

R=88.272 m (289.61')
L=21.011 m (68.93')

L=1.700 m (5.58')
S 0906'07" W



PORTION OF EX 10 (3,048 m) SAN. SEW. ESM'T. (DB 8160 PG 22) TO REMAIN

40.195 m (131.87')

R = 7.500 m (24.61')
L = 11.781 m (38.65')

3,346.9 m² (36,025 φ) #1021

N 8053'53" W 45.840 m (150.39')

* PRESERVE DRIVE
S 8053'53" E 45.840 m (150.39')

R = 7.500 m (24.61')
L = 11.781 m (38.65')

#11546

3,344.0 m² (36,092 φ)

N 8053'53" W 54.088 m (177.45')

S 0905'19" W 180.947 m (593.66') TOTAL

S 0906'07" W 25.426 m (83.42')

16.785 m (55.07')

16.785 m (55.07')

0.460 m (1.51')

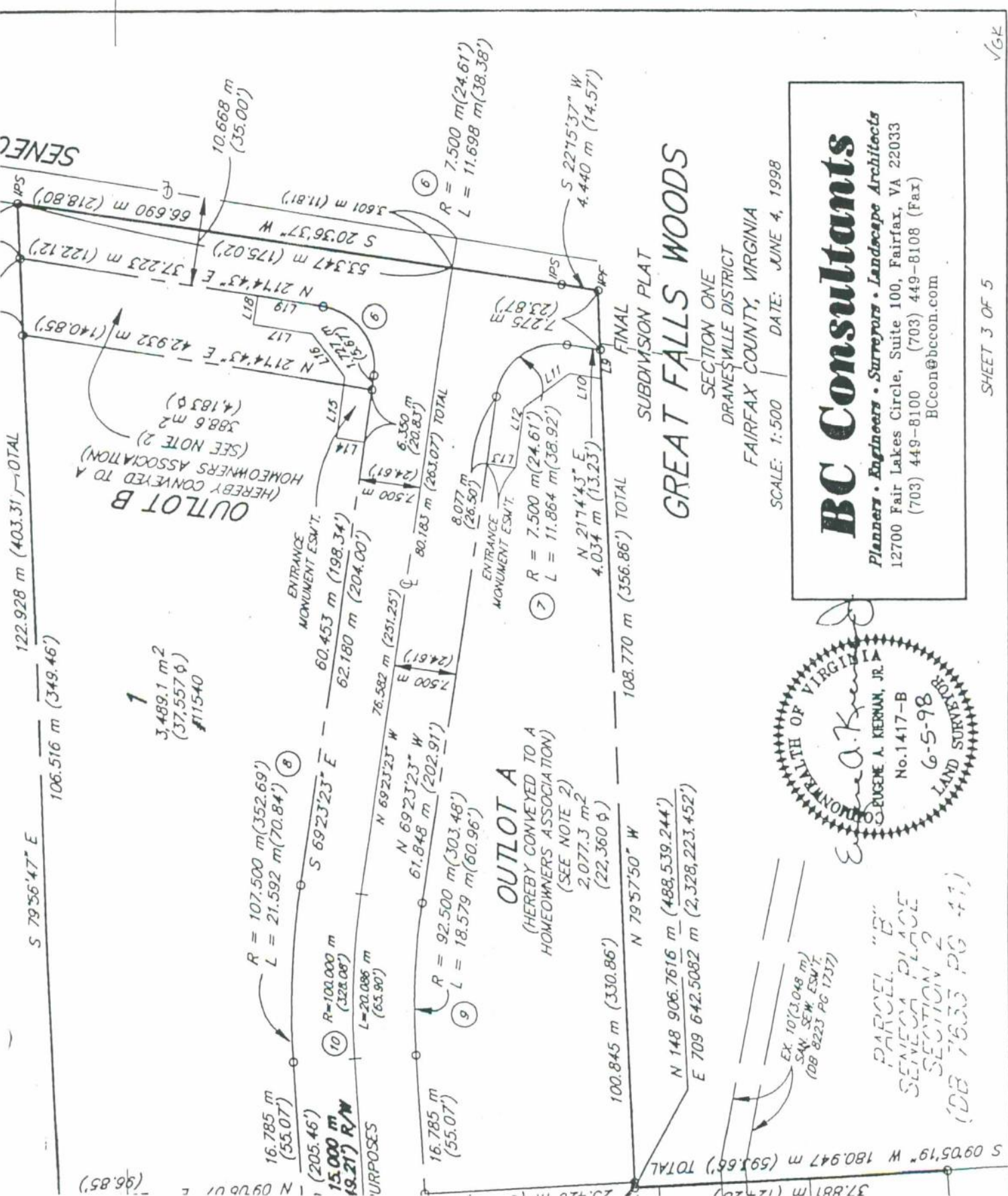
29.519 m (96.85')

(DB

5

10

7491-RP-041



EX 10 (3,048 m)
 SAN SE W, ESW 1/4
 (DB 8223 PG 1737)

PARCEL "E"
 SENECA PLACE
 SECTION 2
 SUBDIVISION 2
 (DB 7633 PG 41)

BC Consultants

Planners • Engineers • Surveyors • Landscape Architects
 12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703) 449-8100 (703) 449-8108 (Fax)
 BCcon@bcccon.com

GREAT FALLS WOODS
 SUBDIVISION PLAT
 SECTION ONE
 DRANEVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1:500 | DATE: JUNE 4, 1998

DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
Division of Design Review
Fairfax, Virginia

All street locations and/or easements conform to the requirements of this office and the necessary agreements or bonds have been received.

By *[Signature]* Date 0-17-96

APPROVED
COUNTY OF FAIRFAX
DIVISION OF DESIGN REVIEW
TECHNICAL SUPPORT BRANCH
SANITARY REVIEW
By *[Signature]*
Date 12/30/98

APPROVED
COUNTY OF FAIRFAX
DIVISION OF INSPECTION SERVICES
PERMIT BRANCH
SITE PERMIT SECTION
STREET ADDRESS FUNCTION
By *[Signature]*
Date 7/1/98

THIS APPROVAL IS NOT A
COMMITMENT TO PROVIDE
PUBLIC SANITARY SEWER

FINAL PLAT
RECOMMENDED FOR APPROVAL
FAIRFAX COUNTY
SITE REVIEW BRANCH CHIEF
By *[Signature]*
Date 11/16/98
MSB AGENT
APPROVED

* HEREBY DEDICATED TO PUBLIC
STREET PURPOSES
10,972.1 m² (118,103 ϕ)

VA. STATE GRID NORTH
PER SENECA PLACE, SECTION 2
(DB 7633 PG 41)

PARCEL "B"
SENECA PLACE
SECTION 2
(DB. 7633 PG. 41)

SENECA ROAD ROUTE 602
(VARIABLE WIDTH)

S 09°05'19" W

45'

99.803 m (327.44')

180.947

BK 10694 1145

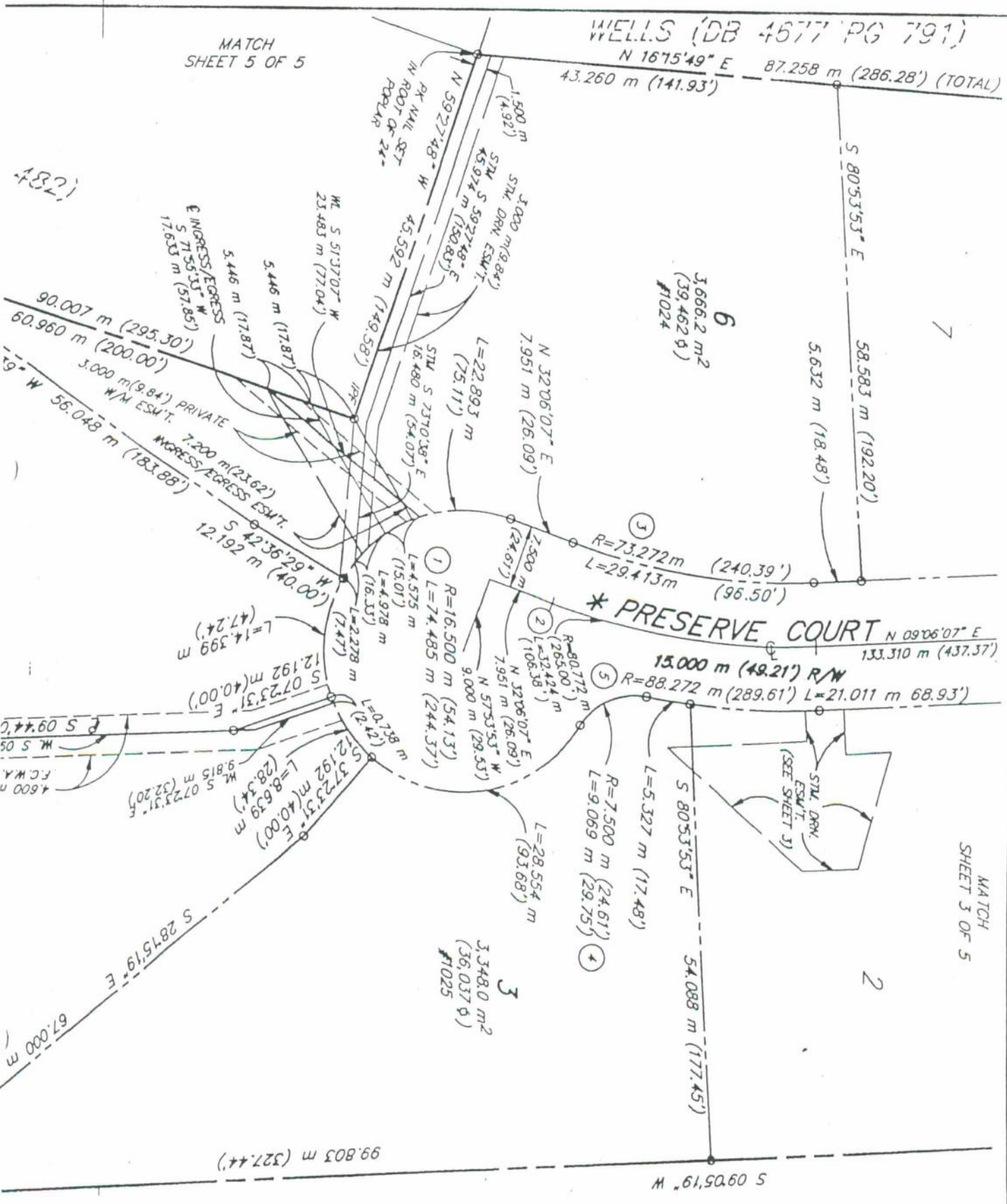
WELLS (DB 4577 PG 791)

MATCH SHEET 5 OF 5

N 1675'49" E 87.258 m (286.28') (TOTAL)
43.260 m (141.93')

PROJECT 97054 CADFILES 97054RPP2.DWG

2111 4835 1:50



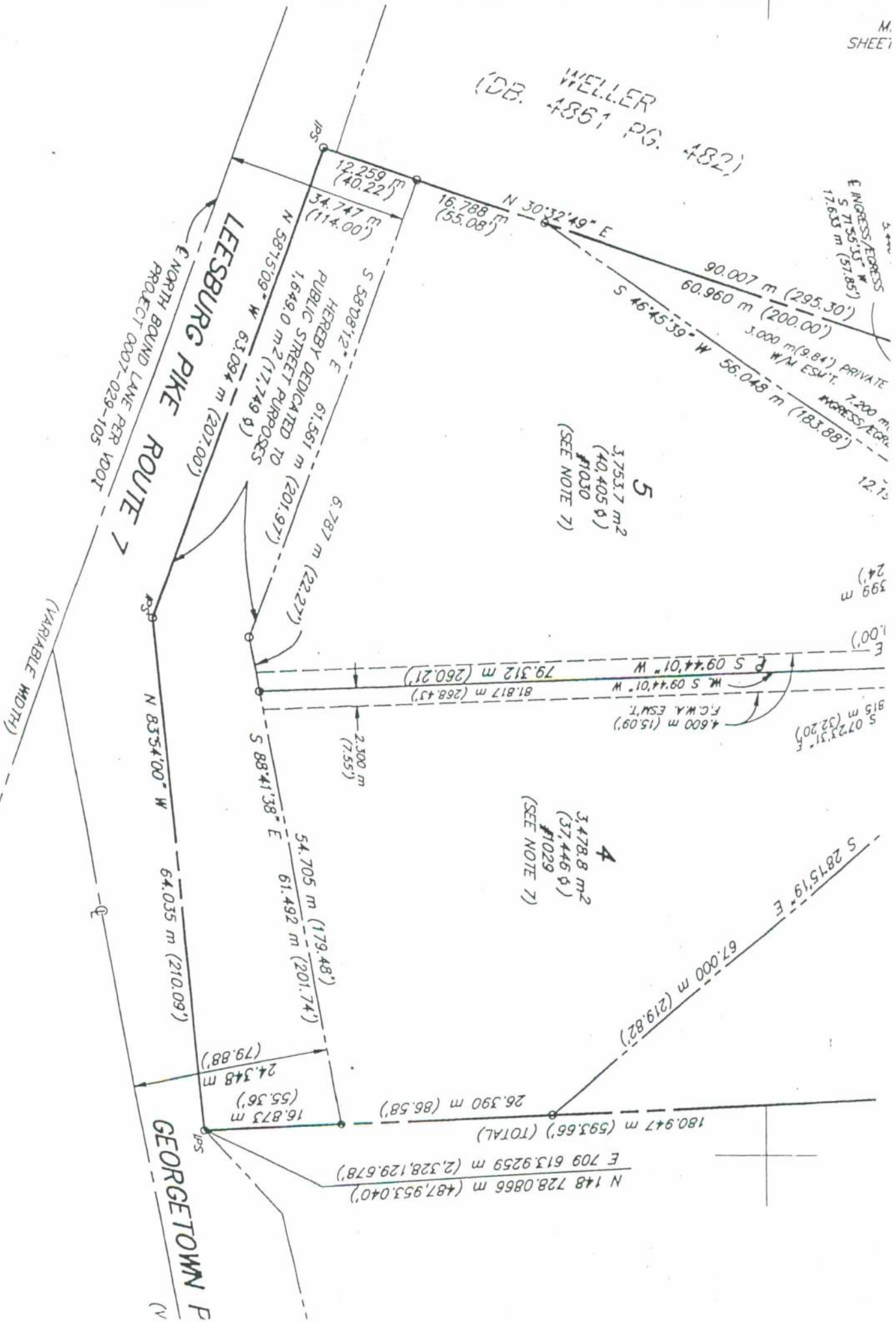
MATCH SHEET 3 OF 5

99.803 m (327.44')

S 09'05'19" W 67.000 m

482)

(DB. WELER PG. 482)
(DB. 4861 PG. 482)



NO. 1140

REF. 17

BK10694 1147

7491-RP-041

SENeca ROAD R
(VARIABLE WIDTH)

- PARCEL "B"
SENeca PLACE
SECTION 2
(DB. 7633 PG. 41)

OWN PIKE ROUTE 193
(VARIABLE WIDTH)

| | |
|--|--|
| FINAL PLAT | |
| RECOMMENDED FOR APPROVAL FAIRFAX COUNTY SITE REVIEW BRANCH CHIEF | |
| 11/16/98 DATE | BY <i>[Signature]</i> RES AGENT |
| APPROVED | |
| FOR BOARD OF SUPERVISORS FAIRFAX COUNTY, VIRGINIA | |
| 11-17-98 DATE | BY <i>[Signature]</i> Director of Professional Management DPWEX 0149/0001 |
| APPROVAL VOID IF PLAT IS NOT OFFERED FOR RECORD ON OR BEFORE _____ | |

FINAL
SUBDIVISION PLAT
GREAT FALLS WOODS
SECTION ONE
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1:500 DATE: JUNE 4, 1998



BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703) 449-8100 (703) 449-8108 (Fax)
BCcon@bccon.com

SHEET 2 OF 5

✓OK

97-054-21 A

EX 0804 1111

CO. # 7491-RP-

REF. # 7491-SD-01

OWNER'S DEDICATION

ALLS WOODS, L.P., BEING THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY ADOPT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, WAY AS INDICATED FOR CONSTRUCTION, MAINTENANCE, AND STORM DRAINAGE, SANITARY SEWERS, AND WATERLINES AND WILL BE SET AS INDICATED THUS ---0--- AND AT ALL THE SUPERVISION OF A LICENSED LAND SURVEYOR OR IN ACCORDANCE WITH THE FAIRFAX COUNTY SUBDIVISION ORDINANCE.

OWNER, L.P.

WITNESS

Eugene A. Keenan, Jr.

SURVEYOR'S CERTIFICATE

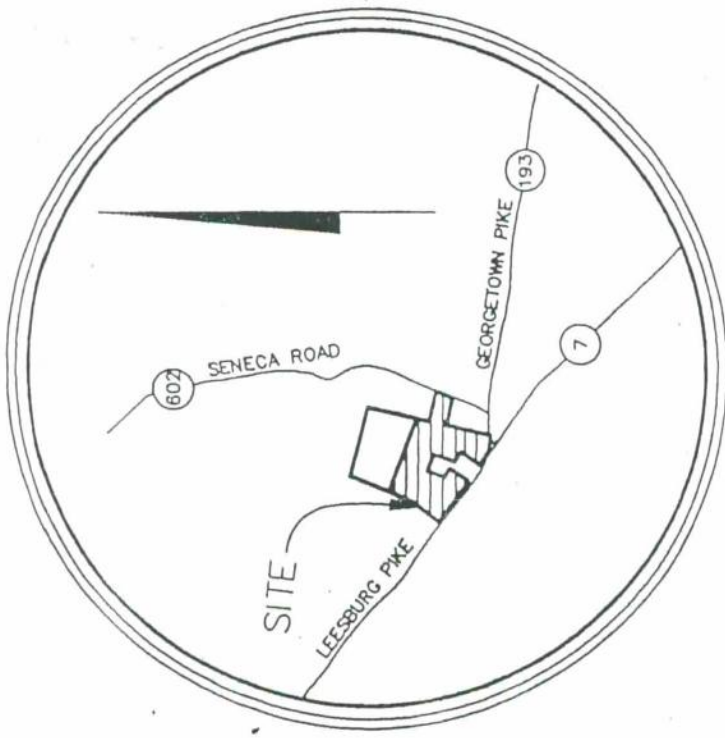
I, EUGENE A. KEENAN, JR., A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE LAND SHOWN HEREON AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A SUBDIVISION OF PART OF THE PROPERTIES DESCRIBED IN DEED BOOK 10354 PAGES 1076, 1078, 1081 AND 1086 OF THE FAIRFAX COUNTY RECORDS OF FAIRFAX COUNTY, VIRGINIA. I HEREBY CERTIFY THAT THE LAND SHOWN HEREON LIES ENTIRELY WITHIN THE ORIGINAL TRACTS, THAT THIS PLAT REPRESENTS AN ACCURATE AND COMPLETE SET OF ALL COURSES ARE REFERENCED TO VA. STATE GRID NORTH, ALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRFAX COUNTY SUBDIVISION ORDINANCE.

Eugene A. Keenan, Jr.

6-5-98

DATE

LSP#417-B



VICINITY MAP

SCALE: 1 : 24 000

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 LOTS 3, 4, 5, & 6
- SHEET 3 LOTS 1, 2, 7, 8, 21 & OUTLOTS A & B
- SHEET 4 LOTS 9, 10, 17, 18, 19, 20 & OUTLOT C
- SHEET 5 LOTS 11, 12, 13, 14, 15 & 16

APCA TARIIFICATION

| |
|-----------|
| DELTA |
| 58'38"51" |
| 3700'00" |

NOTES

- 1.) THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 6-4-((1)) PART OF PARCELS 42,43,61,62,65 & 83 AND 6-4-((3)) PARCEL 5 AND IS ZONED R-1.
- 2.) OUTLOTS A,B & C ARE HEREBY CONVEYED TO A HOMEOWNERS ASSOCIATION AND SHALL NOT BE DENUDED, DEFACED, NOR OTHERWISE DISTURBED IN ANY MANNER AT ANY TIME WITHOUT THE APPROVAL OF THE DIRECTOR, EXCEPT FOR ROUTINE MAINTENANCE AS DESCRIBED IN SECTION 2-702.5 OF THE ZONING ORDINANCE OF FAIRFAX COUNTY
- 3.) NO SOILS REPORT REQUIRED.
- 4.) NO CURRENT TITLE REPORT FURNISHED.
- 5.) ALL MONUMENTATION SHOWN AS I.P.P.S, MON, ETC... ARE FROM A BOUNDARY SURVEY BY BC CONSULTANTS DATED NOVEMBER 25, 1997.
- 6.) ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS OR OTHER INTEREST OF THE COUNTY REMAIN IN FULL FORCE AND AFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT.
- 7.) LOTS 4,5,12,13,14 AND 15 SHALL HAVE NO DIRECT VEHICULAR ACCESS TO LEESBURG PIKE ROUTE 7.

OWNER

WE GREAT FALLS WOODS, L.P. SHOWN HEREON AND DESCRIBED IN THIS PLAT OF SUBDIVISION, ESTABLISH AND GRANT THE RIGHTS-OF-WAY AS IN OPERATION OF STREETS, STORM DRAINAGE THAT IRON PIPES WILL BE LOCATED AT LOT CORNERS UNDER THE SUPERVISOR'S ENGINEER ALL IN ACCORDANCE WITH THE ORDINANCE.

FOR: GREAT FALLS WOODS, L.P.

SURVEYOR

I, EUGENE A. KIERNAN JR., A COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND BELIEVE THAT IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY OF THE BOUNDS OF THE ORIGINAL SURVEY OF THE SAME AND ALL COURTESY AND ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA SURVEYING BOARD.

WETLANDS CERTIFICATE

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE

OWNER/DEVELOPER B. W. Elzant, Vice President Great Falls Woods, L.P.

NAME

TITLE

CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|--------------------|--------------------|-------------------|--------------------|---------------|------------|
| 1 | 16,500 m (54,13') | 74,485 m (244,37') | 20,142 m (66,08') | 25,528 m (83,75') | S 82°46'42" W | 258°38'51" |
| 2 | 80,772 m (265,00') | 32,424 m (106,38') | 16,433 m (53,91') | 32,207 m (105,67') | N 20°36'07" E | 23°00'00" |

BK 10694 1149

SIGNATURE [Signature]
 OWNER/DEVELOPER BYRNE & BROS, Vice President Grant Hill, Woodley & P.
 NAME BYRNE & BROS TITLE

CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|----------------------|---------------------|--------------------|---------------------|---------------|------------|
| 1 | 16,500 m (54.13') | 74.485 m (244.37') | 20.142 m (66.08') | 25.528 m (83.75') | S 82°46'42" W | 258°38'51" |
| 2 | 80,772 m (265.00') | 32.424 m (106.38') | 16.433 m (53.91') | 32.207 m (105.67') | N 20°36'07" E | 23°00'00" |
| 3 | 73,272 m (240.39') | 29.413 m (96.50') | 14.907 m (48.91') | 29.216 m (95.85') | N 20°36'07" E | 23°00'00" |
| 4 | 7,500 m (24.61') | 9.069 m (29.75') | 5.182 m (17.00') | 8.527 m (27.98') | S 11°54'10" E | 69°17'07" |
| 5 | 88,272 m (289.61') | 21.011 m (68.93') | 10.555 m (34.63') | 20.961 m (68.77') | S 15°55'15" W | 13°38'16" |
| 6 | 7,500 m (24.61') | 11.698 m (38.38') | 7.417 m (24.35') | 10.548 m (34.61') | N 65°55'40" E | 89°21'54" |
| 7 | 7,500 m (24.61') | 11.864 m (38.92') | 7.584 m (24.88') | 10.665 m (34.99') | N 24°04'20" W | 90°38'06" |
| 8 | 107,500 m (352.69') | 21.592 m (70.84') | 10.833 m (35.54') | 21.556 m (70.72') | S 75°08'38" E | 11°30'30" |
| 9 | 92,500 m (303.48') | 18.579 m (60.96') | 9.321 m (30.58') | 18.548 m (60.85') | N 75°08'38" W | 11°30'30" |
| 10 | 100,000 m (328.08') | 20.086 m (65.90') | 10.077 m (33.06') | 20.052 m (65.79') | N 75°08'38" W | 11°30'30" |
| 11 | 7,500 m (24.61') | 11.781 m (38.65') | 7.500 m (24.61') | 10.607 m (34.80') | S 54°06'07" W | 90°00'00" |
| 12 | 7,500 m (24.61') | 11.781 m (38.65') | 7.500 m (24.61') | 10.607 m (34.80') | S 35°53'53" E | 90°00'00" |
| 13 | 7,500 m (24.61') | 11.781 m (38.65') | 7,500 m (24.61') | 10.607 m (34.80') | N 35°53'53" W | 90°00'00" |
| 14 | 79,380 m (260.43') | 10.732 m (35.21') | 5.374 m (17.63') | 10.724 m (35.18') | N 12°58'30" E | 07°44'46" |
| 15 | 86,880 m (285.04') | 1.642 m (5.39') | 0.821 m (2.69') | 1.642 m (5.39') | N 16°18'25" E | 01°04'58" |
| 16 | 7,500 m (24.61') | 10.909 m (35.79') | 6.675 m (21.90') | 9.972 m (32.72') | N 57°26'01" E | 83°20'12" |
| 17 | 304,800 m (1000.00') | 39.898 m (130.90') | 19.978 m (65.54') | 39.870 m (130.81') | N 77°08'53" W | 07°30'00" |
| 18 | 312,300 m (1024.61') | 40.880 m (134.12') | 20.469 m (67.16') | 40.851 m (134.03') | N 77°08'53" W | 07°30'00" |
| 19 | 297,300 m (975.39') | 38.916 m (127.68') | 19.486 m (63.93') | 38.889 m (127.59') | S 77°08'53" E | 07°30'00" |
| 20 | 91,702 m (300.86') | 140.045 m (459.46') | 87.786 m (288.01') | 126.827 m (416.10') | N 62°51'07" E | 87°30'00" |
| 21 | 84,202 m (276.25') | 128.591 m (421.89') | 80.606 m (264.46') | 116.454 m (382.07') | S 62°51'07" W | 87°30'00" |
| 22 | 76,702 m (251.65') | 117.137 m (384.31') | 73.427 m (240.90') | 106.092 m (348.04') | S 62°51'07" W | 87°30'00" |
| 23 | 7,500 m (24.61') | 6.717 m (22.04') | 3.603 m (11.82') | 6.495 m (21.31') | S 06°33'25" E | 51°19'04" |
| 24 | 7,500 m (24.61') | 6.717 m (22.04') | 3.603 m (11.82') | 6.495 m (21.31') | N 44°45'39" E | 51°19'04" |
| 25 | 16,500 m (54.13') | 81.393 m (267.04') | 13.211 m (43.34') | 20.625 m (67.67') | N 70°53'53" W | 282°38'08" |
| 26 | 71,880 m (235.83') | 9.718 m (31.88') | 4.866 m (15.97') | 9.711 m (31.86') | S 12°58'30" W | 07°44'46" |
| 27 | 25,000 m (82.02') | 9.826 m (32.24') | 4.977 m (16.33') | 9.763 m (32.03') | N 31°25'15" W | 22°31'14" |
| 28 | 25,000 m (82.02') | 14,908 m (55.47') | 8,792 m (28.85') | 16,587 m (54.42') | N 00°47'09" W | 38°44'59" |

THIS APPROVAL IS NOT A
 COMMITMENT TO PROVIDE
 PUBLIC SANITARY SEWER

RECOMMENDED BY: [Signature]
 DATE: 11/17/18
 BOARD OF FAIRFAX APPROVAL OFFERED BEFORE: [Signature]
 DATE: 11/17/18

APPROVED
 COUNTY OF FAIRFAX
 DIVISION OF DESIGN REVIEW
 TECHNICAL SUPPORT BRANCH
 SANITARY REVIEW
 By: [Signature]
 Date: 11/30/18

ENVIRON
 Division: [Signature]
 All street & conform to office and or bonds

