



Thursday, June 8, 2023

[Redacted]

McLean, VA 22101

Attn:

Yerks Team

202-733-7302

yerks@yerks.com

Re: Feasibility Study

Project #: 23-026.01

Tax Map #: [Redacted]

[Redacted]

McLean, VA 22101

Dear [Redacted] and Yerks Team

Please find attached our completed Feasibility Study for [Redacted]. Included are the following exhibits:

- Ex. Building Setback and Zoning Exhibit
- 3 Subdivision Lot Interpretation Exhibit
- Property Soil Map
- Ex. Stormwater Management Exhibit
- Ex. Topography Exhibit
- FEMA Flood Map #51059C0160E
- Sanitary Sewer Map
- Fairfax County Property Info Summary (Front Property)
- Fairfax County Property Info Summary (Rear Property)
- Fairfax County R-1 Zoning Information
- Deed Research from Fairfax County Circuit Court Records
- Simple Subdivision Eligibility Checklist

Project # 23-026.01

Phone: (703) 214-7220 Email: team@demarr.dev Website: www.demarr.dev

DeMarr Engineering, PLLC / 2300 Wilson Blvd Ste 744 / Arlington, VA 22201

Zoning & Potential Subdivision

The front and rear properties are currently zoned R-1. The front property "Parcel A" consists of 2.8418± acres of semi-forested, occupied land. The rear property "Parcel B" consists of 1.0± acres of semi-forested land.

For R-1 zoned lots, the minimum lot area is 36,000 square feet and the minimum interior lot frontage along a public road needs to be at least 150 feet.

For existing Parcel A, the lot contains enough area for 3 lots, but with approximately 360 feet of street frontage along Chain Bridge Road, it can only be subdivided into two lots to give a minimum 150 ft of street frontage to each subdivided lot.

For existing Parcel B, the lot cannot be subdivided further due to lot area and street frontage. If Parcel B is combined with Parcel A to increase the lot area, it still cannot be subdivided due to having a 281.6 ft street "frontage" along the 20 ft Outlet Road to Georgetown Pike. To subdivide parcel B into two lots, it would need at least 300 ft of street frontage.

The original 2 lot subdivision required a public street frontage waiver for existing parcel B. Since parcel B cannot be subdivided further, it is recommended that we do not modify the property lines of parcel B when subdividing parcel A into 2 parcels.

*** NOTE:**

A WAIVER PERMITTING SUBDIVISION OF THIS PROPERTY INTO TWO LOTS, WITH ONE LOT WITHOUT PUBLIC STREET FRONTAGE, WAS GRANTED UNDER SECTION 23-2.2 OF THE FAIRFAX COUNTY CODE BY THE COUNTY EXECUTIVE ON AUGUST 10, 1976. THIS WAIVER WAS GRANTED ON THE CONDITION THAT THE OWNER OF THIS PROPERTY, HIS HEIRS, SURVIVORS, SUCCESSORS OR ASSIGNS SHALL NOT PETITION THE COUNTY FOR MAINTENANCE ON THE OUTLET ROAD UNTIL SUCH TIME AS SAID ROAD HAS BEEN DEDICATED FOR ITS FULL WIDTH AND CONSTRUCTED SO AS TO MEET COUNTY AND STATE STREET STANDARDS.

Stormwater Management (SWM)

The project will be exempt from stormwater management (SWM) quality control if the proposed impervious area is less than 18% of the total lot area and the total land disturbance is less than 1-acre. Depending on the size of the proposed house and amount of impervious area to be added, it is likely this exemption will not be achieved. Even if exemption from water quality regulations is possible, stormwater detention will still be required for site design. These SWM requirements are standard for any new home built in Fairfax County. More information on Fairfax County's Stormwater Management regulations can be found here:

<https://www.demarrengineering.com/fairfax-countys-stormwater-management-requirements/>

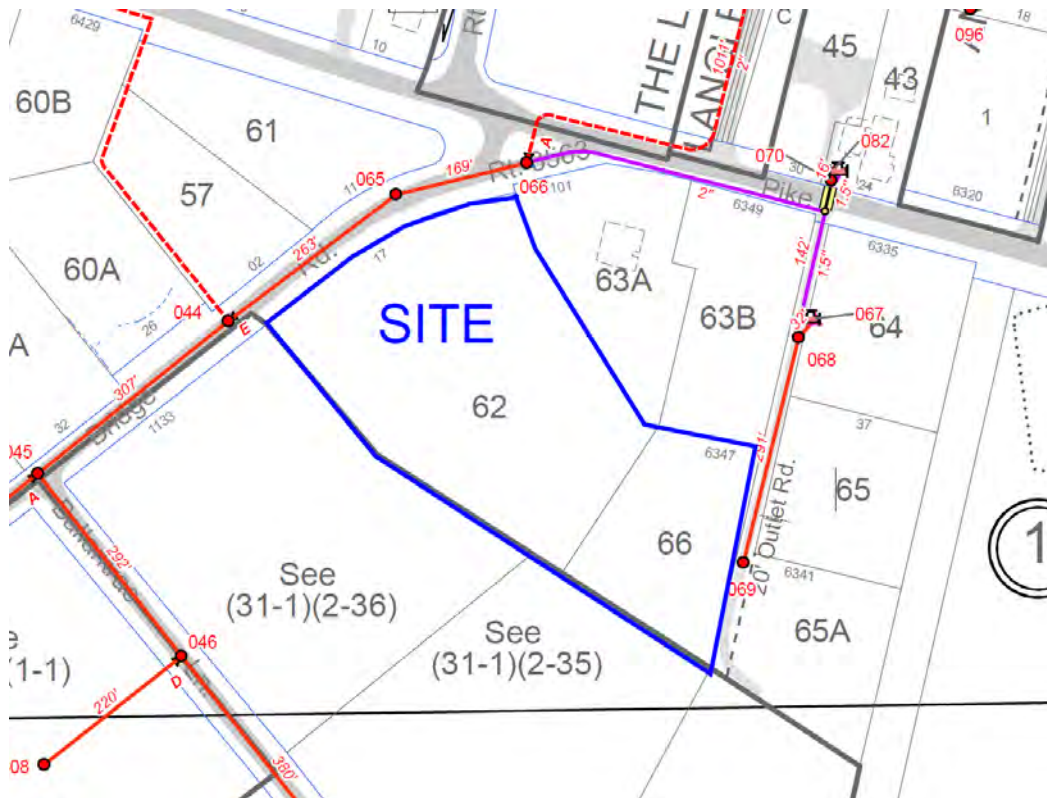
Wetlands, RPA, and Floodplain

There are no Resource Protection Areas (RPA) located on the property per Fairfax County records. There is also no federal floodplain per FEMA Flood Insurance Rate Maps. Per FEMA Flood Map #51059C0160E, the entirety of the site is in Zone X ("Areas of Minimal Flood Hazard"), see FEMA Flood Map Exhibit.



Public Sanitary Sewer Main or Septic Field

Per Fairfax County map records, a public sanitary sewer main is available to both properties. The front property can access the sanitary sewer through Chain Bridge Road. The rear property can access the sanitary sewer through either the 20' Outlet Rd to Georgetown Pike or through the sanitary sewer easement that passes through the front property to Chain Bridge Road.



Soils

We recommend that a Preliminary Geotechnical Investigation / Report be completed for bearing strength as a standard procedure. This geotechnical consulting can also serve as guidance for the septic field, foundation support, and presence of Seasonal High Groundwater. A copy of this report would be placed on the Infill Grading Plan set for reference by plan reviewers. Our preliminary research included on the attached "Soil Exhibit", shows the presence of Class IVB (105 and 107) "problem" soils in the front and rear of the project site, therefore, at a minimum Fairfax County requires a limited geotechnical investigation to be incorporated into the first submission grading plans. There is a Class II (78) "problem soil" in the front of the lot which typically has high groundwater and restrictive soil layers. There is a Class I (39) "problem soil" in the front of the lot. The developer will need to contract with a Geotechnical Engineer separately for this geotechnical investigation and report. Two geotechnical engineer recommendations are listed here: [REDACTED] or [REDACTED].

Easements

During a preliminary site records search, there is a 15-ft wide sanitary sewer easement that transitions to 10-ft wide along the south and southwest property lines. No other easements were found during our research; however, this will need to be confirmed with a Title Report.

With any property, a full Title Report with Title Insurance is recommended to identify, certify, and protect the owner's rights to the property free of restrictive easements, encroachments, or other encumbrances. If available, we would like to request a copy to review and reinforce our findings in this report.

Lot Setbacks

The three lots are considered an "Interior Lot". Parcels 1 and 2 would have a front yard facing Chain Bridge Road, the building setbacks will be a 40-ft front yard facing Chain Bridge Road, a 20-ft side yard, and a 25-ft rear yard. The building setbacks to parcel 3 would be a front yard of 40-ft facing the 20' Outlet Road, a 20-ft side yard, and a 25-ft rear yard facing lots 1 and 2. See the exhibit titled "Conceptual Subdivision Layout (3 Lots)." Access to these proposed lots would be through installing a driveway or reusing the existing driveway to Chain Bridge Road for Parcels 1 & 2 and installing a driveway for parcel 3 to connect to the 20-ft outlet road.



Conclusion

It is our professional opinion that there are no clear restrictions to prevent a simple subdivision on this property site plan approval, other than the lack of water connection in the rear lot which may be solved with a private well.

Boundary Survey

The property line exhibits shown herein are based on land record dimensions. A formal Boundary Survey will be required to confirm the property lines in the field and mark all existing property corners prior to a topographic survey for grading plan design.

Next Steps

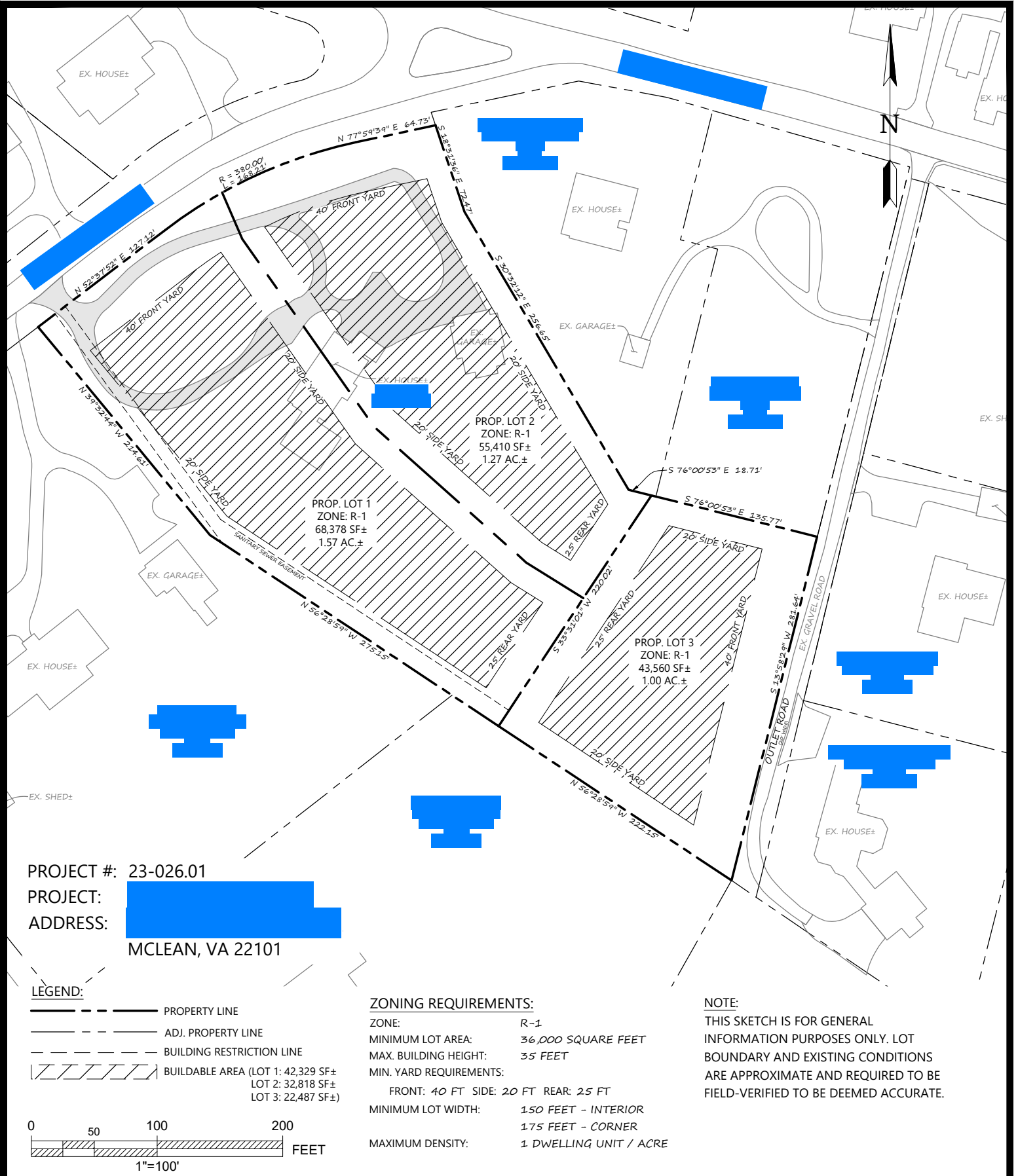
If you decide to proceed with subdividing this property, we can provide a proposal for a boundary survey and simple subdivision plat. After subdivision, we can give a proposal for Infill Grading Plan Design Plans. Please note that if you decide to proceed with subdividing Parcel A, that the existing dwelling would need to be demolished before Fairfax County would give approval to the simple subdivision.

As always, if you have any questions, feel free to contact me directly at (703) 214-0975 or team@demarr.dev. After reviewing this report of our findings, let us know if you decide to proceed with subdividing and/or developing this property. Upon your request for proposal, we will provide a formal proposal for our design service package to field survey the property, prepare the civil engineering drawings, perform site permit processing, and construction stakeout surveying.

Sincerely,

A handwritten signature in blue ink that reads "Blake D. DeMarr".

Blake D. DeMarr, P.E.
Managing Member
blake@demarr.dev

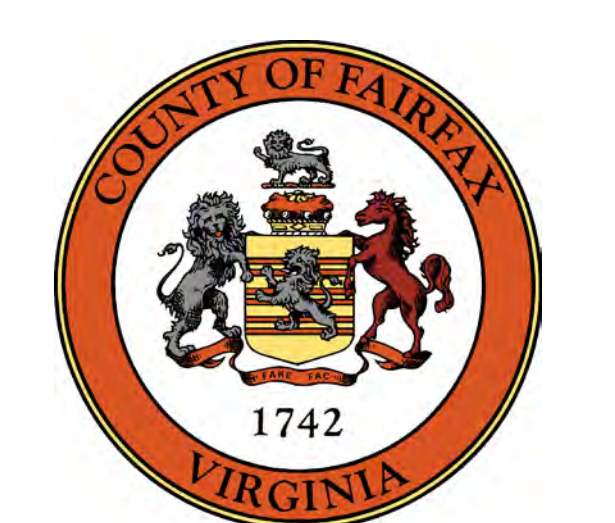
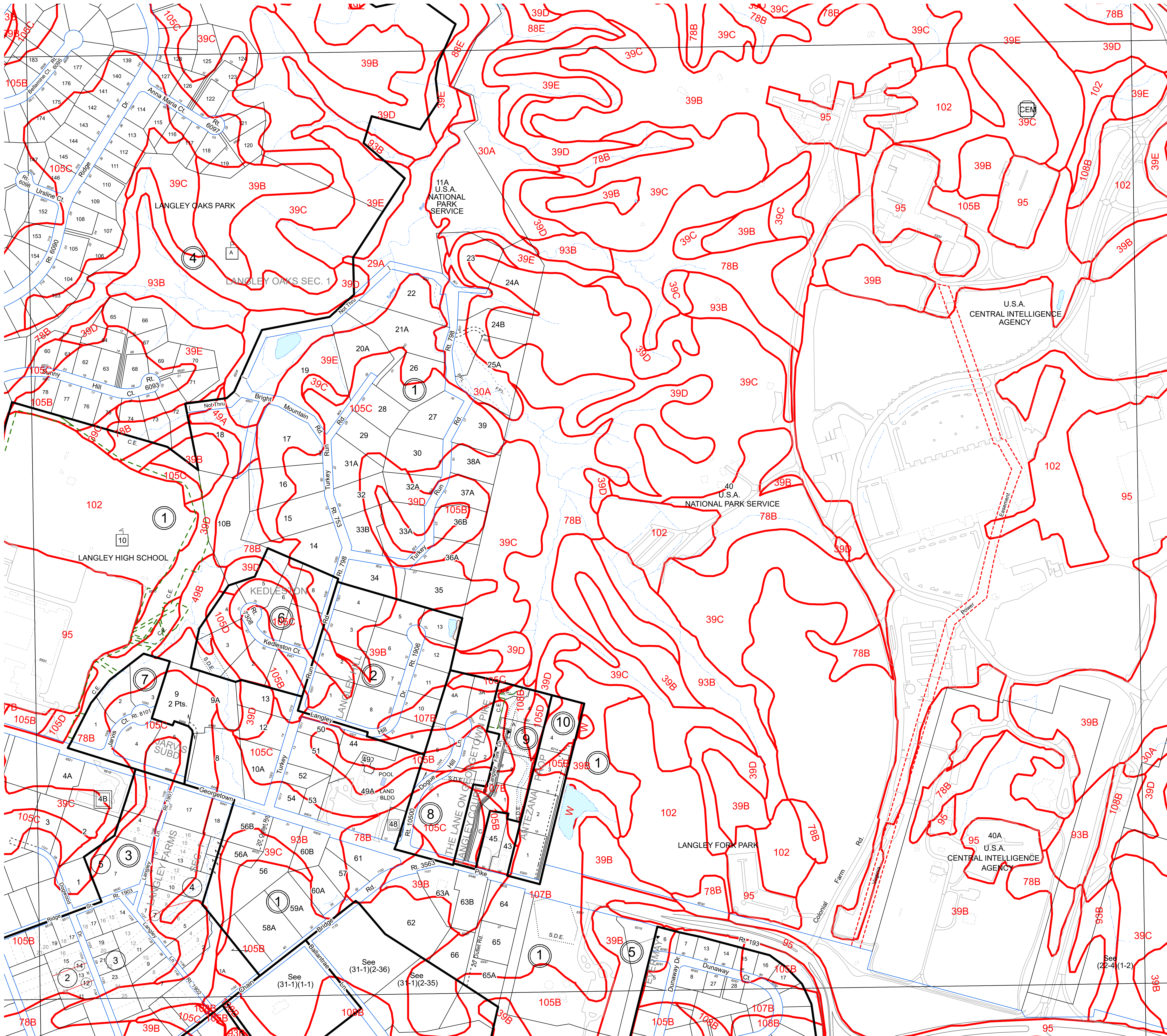


DATE: 06/08/2023
DESIGNED: AHM
DRAFTED: AHM
VERIFIED: BDD
SCALE: 1" = 100'

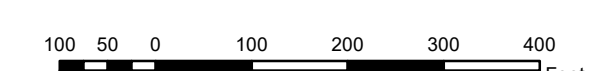
CONCEPTUAL SUBDIVISION LAYOUT (3 LOTS)

PHONE: (703) 214-7220 | EMAIL: TEAM@DEMARR.DEV

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ENGINEERING



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Map file is 50" X 75" based on USGS 1:24,000 scale
7 1/2 minute Quad, Virginia Coordinate System
values are of 1983 North Zone in U.S. feet based on
NAD 83/93 High Precision GPS Network adjustment.

National Geodetic Vertical Datum 1929

GENERAL NOTES

Soil Lines
Soil survey maps are for general planning purposes.
Soil lines are not definitive. Soils gradually phase into
one another. Characteristics of neighboring soil types
will be found within a soil's borders.

Marumco Soils
Marumco soils are variable but may contain bands
of shrinking-swelling "marine clay." Foundation
distress and slope failure are possible if precautions
are not taken during design and construction.

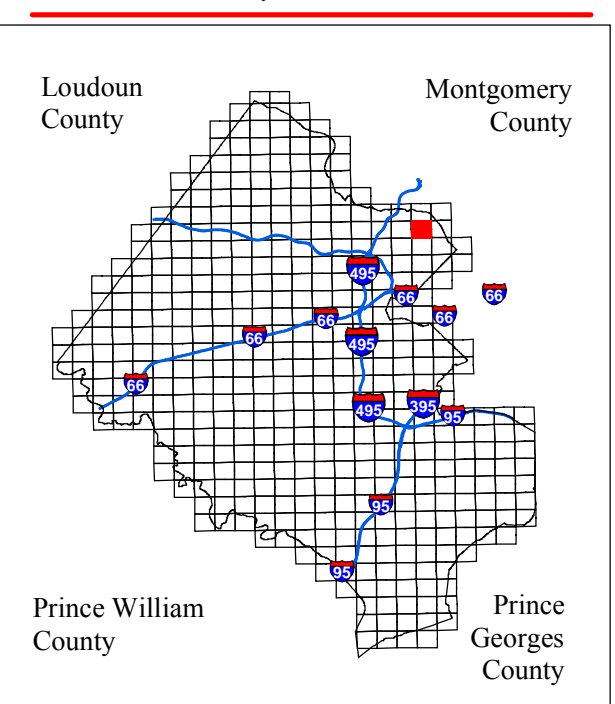
**Previously Mapped
Marine Clay**
Areas mapped as marine clay in previous soil
surveys. See precautions for Marumco Soils.

**Non-Marine Clay
High Shrink-Swell Soils**
Soils containing other shrinking-swelling clay
that can lead to foundation distress if precautions
are not taken during design and construction

**Potential Asbestos
Containing Soils**
Soils mapped over bedrock that may contain natural
asbestos. Safety precautions must be taken during
construction. Asbestos identification in map grid
49-3 may be incomplete; asbestos bedrock may be
present in parcels bordering areas of mapped
asbestos soil. For asbestos soils in Fairfax City,
please contact the City of Fairfax, Orange soils,
which overlie a majority of this geology, also
contain shrinking-swelling clays which can cause
foundation distress.

Landfill **Quarry**

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SOILS MAP 22-3

Revised to : 03 - 01 - 2018
Prepared by:

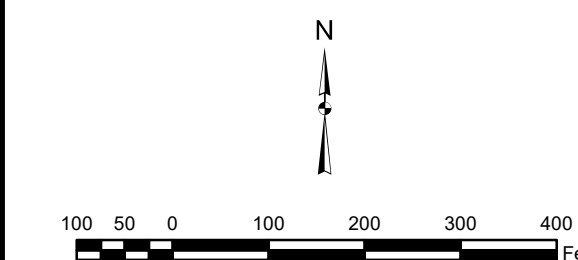
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GIS and Mapping Services Branch
12000 Government Center Parkway, Suite 117
Fairfax, Virginia 22035-0010
(703) 324-2712 FAX (703) 324-2937
Email: gis_help@fairfaxcounty.gov

For questions or comments about the content of this map
please contact the Northern Virginia Soil and Water
Conservation District
12055 Government Center Parkway, Suite 905
(703) 324-1460
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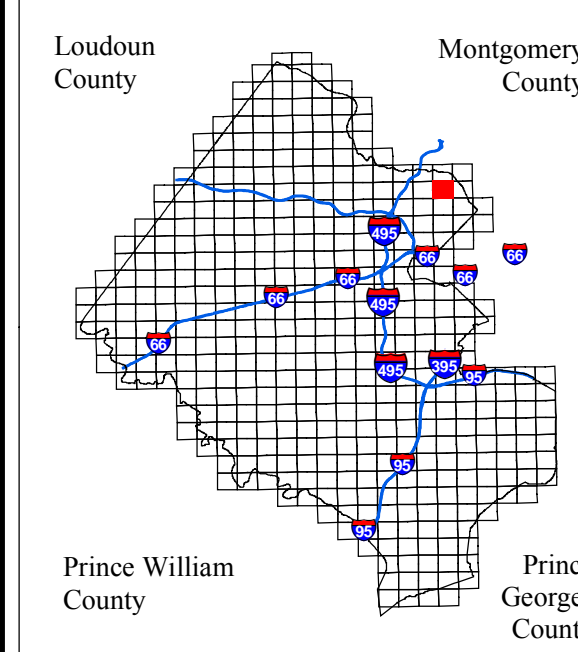


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values are of 1983 North Zone in U.S. feet based on
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National Geodetic Vertical Datum 1929

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STORMWATER

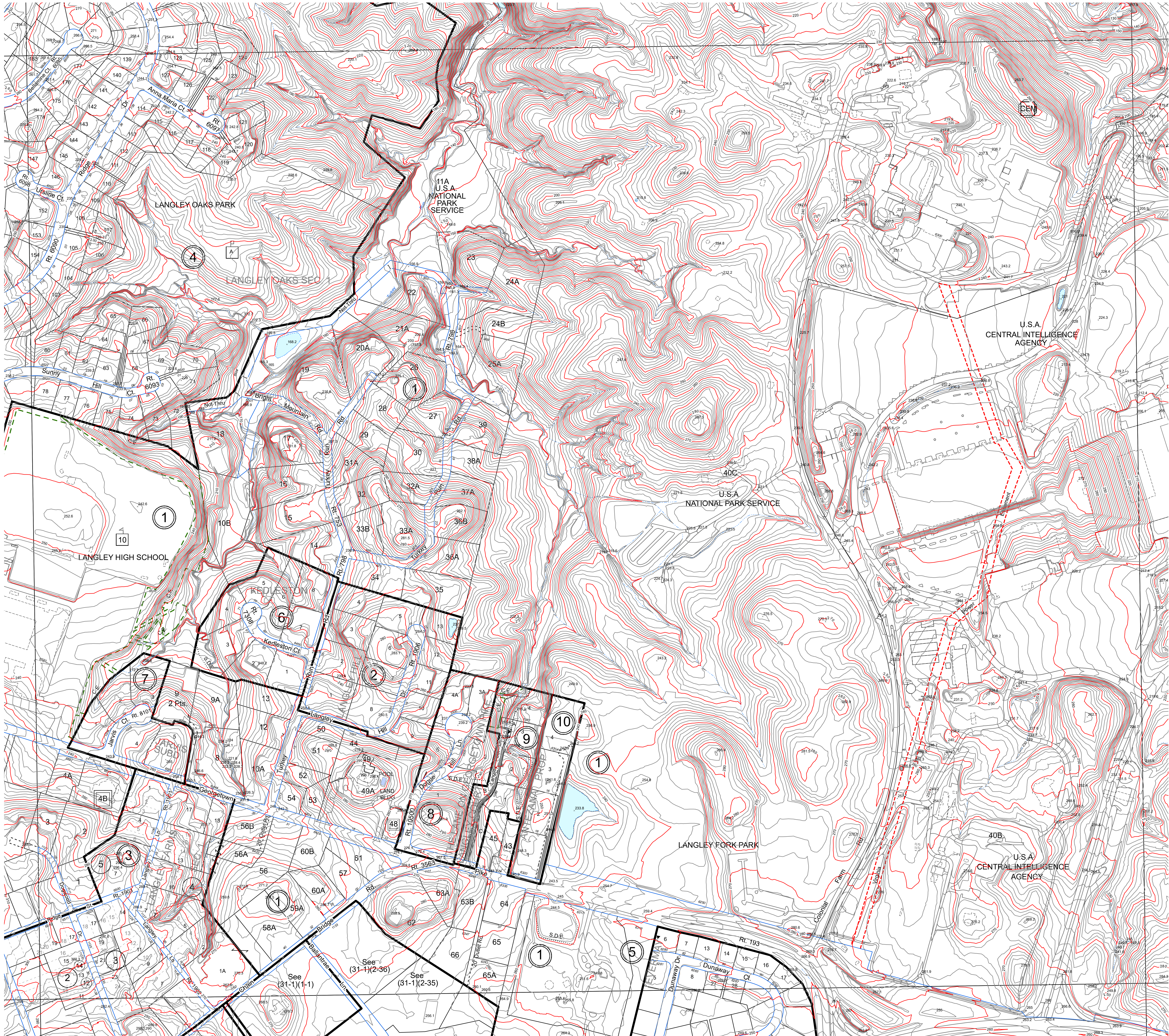
22-3

Revised to : 08 - 17 - 2017

Prepared by:
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Enterprise Services Divisions
Geographic Information Services
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DEPARTMENT OF PUBLIC WORKS
& ENVIRONMENTAL SERVICES
Stormwater Management Division
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Fairfax, Virginia 22030
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FAX (703) 877-2805

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Print Date 17 Aug 2017



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100 50 0 100 200 300 400 Feet

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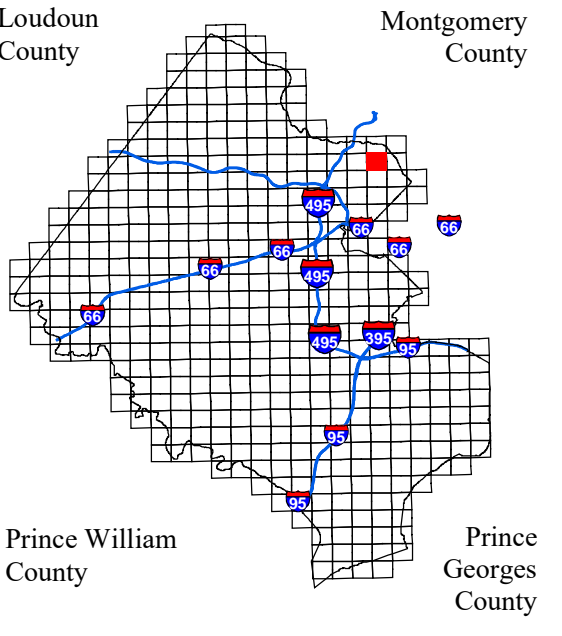
North American Vertical Datum 1988

GENERAL NOTES

MARINE CLAY DEPOSITS

The limits of the Marine Clay Deposits shown in this map are general in nature and are not to be scaled.

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PROPERTY MAP 2' CONTOUR (3/09)

22-3

Revised to : 09 - 17 - 2018

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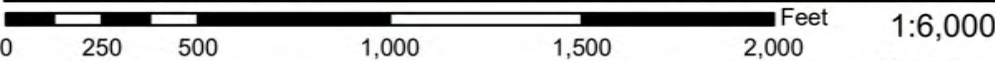
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Print Code: 20181709

National Flood Hazard Layer FIRMMette



77°9'53"W 38°56'59"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

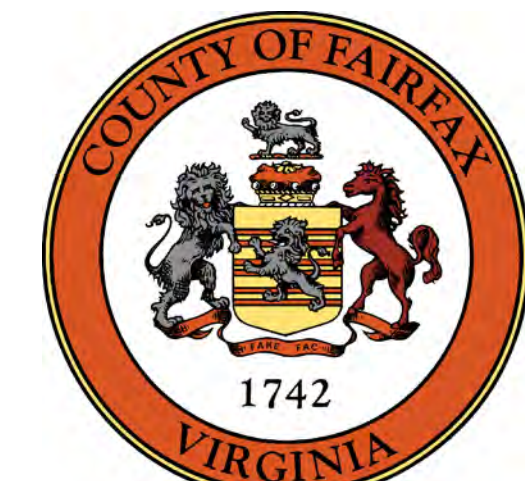


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

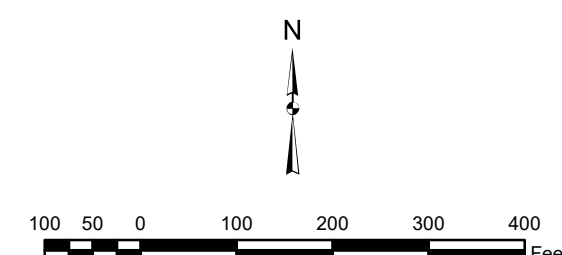
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The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/25/2023 at 2:34 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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National Geodetic Vertical Datum 1929

Legend

Sanitary Sewer - Structures

Structure Type

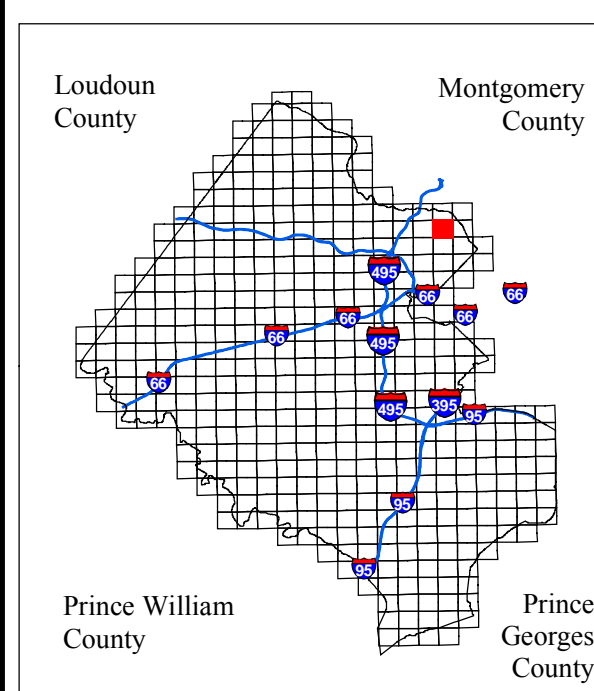
- Chambers
- Clean Outs
- Grinder Pump
- Holding Tank
- Inline Flushing
- Lamp Hole
- Meter
- Odor Control Facility
- Pump Station
- Reducer
- Siphon Inlet
- Standard Manhole
- Stub
- Terminal Flushing
- Treatment Plant
- Valve

Sanitary Sewer - Sewerlines

Line Type, Jurisdiction

- Force Main, County of Fairfax
- Gravily Lines, County of Fairfax
- Pressure Sewer, County of Fairfax
- Siphon, County of Fairfax
- Water Reuse, County of Fairfax
- Force Main, Non County
- Gravily Lines, Non County
- Pressure Lines, Non County
- Non Active Lines
- Encasements

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SANITARY SEWER

22-3

Revised to : 01 - 02 - 2019

Prepared by:

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Print Date 03 Jan 2017

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Owner

Name	
Mailing Address	MCLEAN VA 22101 2214
Book	
Page	

Parcel

Property Location	MCLEAN VA 22101 2214
Map #	
Tax District	20101
District Name	DRANESVILLE DIST. #1A
Land Use Code	Single-family, Detached
Land Area (acreage)	2.8418
Land Area (SQFT)	
Zoning Description	R-1(Residential 1 DU/AC)
Utilities	WATER CONNECTED SEWER CONNECTED GAS CONNECTED
County Inventory of Historic Sites	YES
County Historic Overlay District	Langley Fork For further information about the Fairfax County Historic Overlay Districts, CLICK HERE For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	BUILDABLE-AVERAGE LOT

Legal Description

Legal Description	

Last Refresh

Date
Data last refreshed: 23/May/2023 DB:PORA34CUR

General Information

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Commercial

Map

Structure Size

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Property Location

Map #

Tax District

District Name

Land Use Code

Land Area (acreage)

Land Area (SQFT)

Zoning Description

Utilities

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County Historic Overlay District

Street/Road

Site Description

Legal Description

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Definition Of Terms

For further information about the Fairfax County Historic Overlay Districts, [CLICK HERE](#)

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4. R-1 Residential District, One Dwelling Unit/Acre

A. Purpose

The R-1 District provides for single-family detached dwellings on large lots and allows other uses that are compatible with the low-density residential character of the district.

Figure 2102.7: R-1 District Aerial Example



B. R-1 Lot and Building Dimensional Standards

Table 2102.4: R-1 Lot and Building Standards

	Conventional	Cluster
District size, minimum	No requirement	10 acres [1]

Notes:

- [1] District size and lot width may be modified in accordance with subsection 5100.2.K.
- [2] Open space is calculated in accordance with subsection 5100.3.A(3).
- [3] Freestanding accessory structures are regulated by subsection 4102.7.A.

Table 2102.4: R-1 Lot and Building Standards

Conventional		Cluster	
Density, maximum		Approved by special exception: 1.1 du/ac If result of a proffered rezoning from a district that allows a density of less than 1 du/acre: 1 du/ac	
Open space, minimum [2]	No requirement	30 percent of the gross area	
Lot area, minimum	36,000 square feet	25,000 square feet	
A Lot width, minimum	Interior	Corner	Interior
	150 feet [1]	175 feet [1]	No requirement
Corner		Corner	
		125 feet [1]	
Single-family dwellings		Other principal uses	
Conventional		Cluster	
B Front setback, minimum	40 feet	30 feet	See Table 2102.4a below
C Side setback, minimum	20 feet	12 feet (total minimum 40 feet)	Setback equal to building height, but at least 20 feet
D Rear setback, minimum	25 feet		Setback equal to building height, but at least 25 feet
E Building height, maximum	35 feet		60 feet
Floor area ratio, maximum	No requirement	0.20 for public uses; 0.15 for uses other than residential or public	

Notes:

- [1] District size and lot width may be modified in accordance with subsection 5100.2.K.
- [2] Open space is calculated in accordance with subsection 5100.3.A(3).
- [3] Freestanding accessory structures are regulated by subsection 4102.7.A.

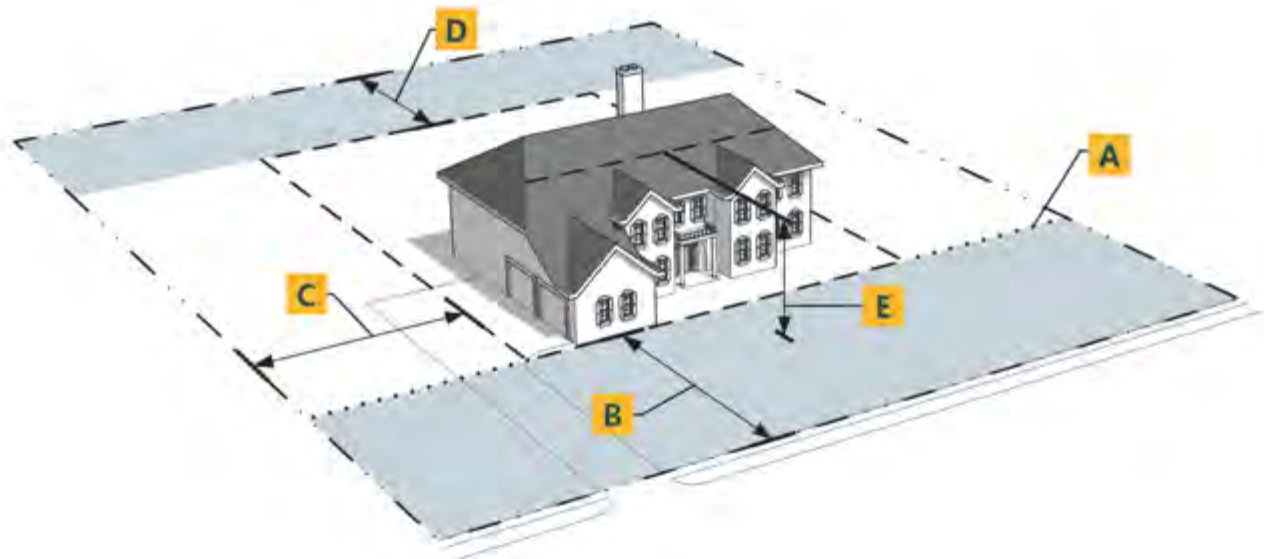
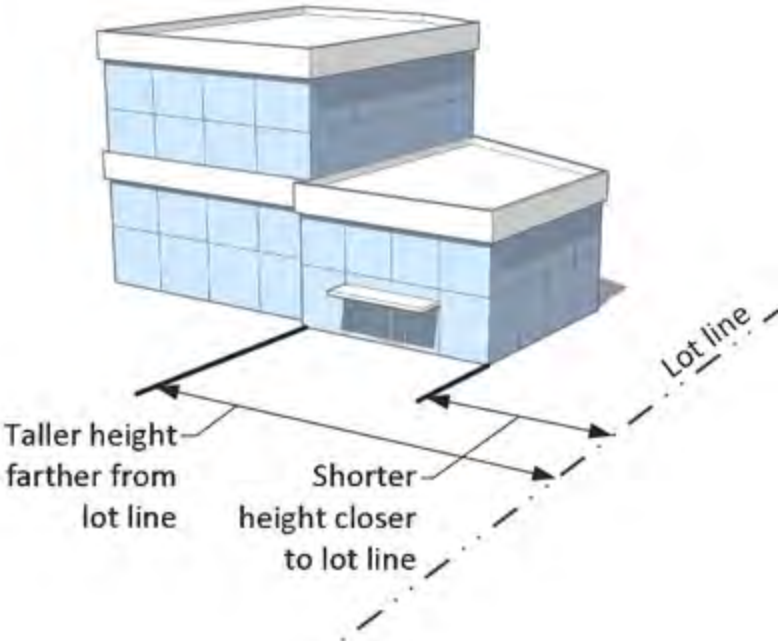
Figure 2102.8: R-1 District Lot and Building Dimensional Standards

Table 2102.4a: R-1 Setback Relative to Height

Other principal uses		
Building height, maximum (feet) [1]	Front setback, minimum (feet)	
35	40	
40	43	
45	49	
50	55	
55	61	
60	67	
Notes: [1] Maximum height of the portion of the building at the specified minimum setback.		

C. Reference to Other Standards

General regulations that may supplement the regulations above:

Use regulations	Article 4
Lot, bulk, and open space regulations	Article 5, Section 5100
Shape factor limitations	Article 5, subsection 5100.2.H
Off-street parking, loading and private street requirements	Article 6
Signs	Article 7
Site plan provisions	Article 8, subsection 8100.7



ROSECAN

BK

DEED OF CONVEYANCE

THIS DEED, made this 3rd day of September, 1991 by and between GRANDEL ASSOCIATES, a Virginia General Partnership by [REDACTED] and [REDACTED] Husband and Wife, General Partners, parties of the first part, and [REDACTED] and [REDACTED], Husband and Wife, as tenants by the entirety, parties of the second part;

WITNESSETH:

That for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars, cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, the parties of the first part do hereby grant and convey, in fee simple, with General Warranty and English Covenants of title, unto the parties of the second part, as tenants by the entirety with common law right of survivorship, all that certain lot or parcel of land together with improvements thereon lying and being situate in the County of Fairfax, State of Virginia, and more particularly described as follows:

Parcel A, containing 2.8418 acres, more or less, of a division of the [REDACTED] Property as shown on a plat attached to a Deed of Dedication recorded December 30, 1976, in Deed Book [REDACTED], at Page [REDACTED] among the land records of Fairfax County, Virginia.

AND BEING the same property conveyed to the Grantors herein under Deed dated April 16, 1985, recorded April 17, 1985, in Deed Book [REDACTED] at Page [REDACTED] among the aforesaid land records.

This conveyance is made subject to the easements, right of way, restrictions and conditions contained in the deeds forming the chain of title to this property.

Prepared pursuant to Deed of Gift
VA Code 58.1-811 (11)

Clerk: \$14.00

Prepared without the benefit of a title examination.

Tax ID. #022-3-01-00-0082
Grantee's Address:
1117 Chain Bridge Road
McLean, VA 22101
Return to:
Howard M. Bushman, Ltd.,
P.O. Box 787
Arlington, VA 22216

HOWARD M. BUSHMAN, LTD.
2330 Wilson Boulevard
P.O. Box 787
Arlington, Virginia 22216

The Grantors covenant that they had the right to convey the aforesaid property unto the Grantees; that the Grantees shall have quiet possession thereof; that the said Grantors have done no act to encumber said land and that they will execute such further assurances of the land as may be requisite.

WITNESS the following signatures and seals:

[redacted] a Virginia
General Partnership
by: [Signature]
[redacted] General Partner

[Signature]
[redacted] General Partner

STATE OF VIRGINIA)
COUNTY OF Arlington to wit:)

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify that ALBERT F. ROSECAN, General Partner, whose name is signed to the foregoing Deed, dated September 3, 1991 acknowledged the same before me in my State and County aforesaid.

Given under my hand and seal this 3rd day of September, 1991.

My commission expires: 6/30/93
[Signature]
Notary Public

STATE OF VIRGINIA)
COUNTY OF Arlington to wit:)

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify that LINDA ROSECAN, General Partner, whose name is signed to the foregoing Deed, dated September 3, 1991 acknowledged the same before me in my State and County aforesaid.

Given under my hand and seal this 3rd day of September, 1991.

My commission expires: 6/30/93
[Signature]
Notary Public

SEP 23 91

HOWARD M. BUSHMAN, LTD.
2330 Wilson Boulevard
P.O. Box 787
Arlington, Virginia 22216

RECORDED FAIRFAX CO VA
TESTE: [Signature]
CI ERK

THIS DEED OF DEDICATION, made and entered into this 27th day of December, 1976, by [REDACTED], unmarried, party of the first part; COMMONWEALTH ABSTRACT CORPORATION, Trustee, party of the second part; and ARLINGTON TRUST COMPANY, INC., Noteholder, party of the third part; and [REDACTED] and [REDACTED], Trustees, parties of the fourth part; and POTOMAC BANK AND TRUST COMPANY, Noteholder, party of the fifth part;

W I T N E S S E T H :

WHEREAS, [REDACTED] is the owner of the hereinafter described tract of land lying and being in Dranesville District, Fairfax County, Virginia, having acquired the property by a deed dated December 27, 1972 and recorded in Deed Book [REDACTED] at page [REDACTED] among the land records of Fairfax County, Virginia; and,

WHEREAS, Commonwealth Abstract Corporation, the party of the second part herein, is the trustee under a certain deed of trust from the said [REDACTED], unmarried, to secure the Arlington Trust Company, Inc., the party of the third part herein, the payment of an indebtedness more particularly described in a Deed of Trust dated April 4, 1974 and recorded in Deed Book [REDACTED] at page [REDACTED] among the land records of Fairfax County, Virginia; and,

WHEREAS, [REDACTED] and [REDACTED], the parties of the fourth part herein, are the trustees under a certain deed of trust from the said [REDACTED], unmarried, to secure the Potomac Bank and Trust Company, the party of the fifth part herein, the payment of an indebtedness more

JAMES B. LOCKWOOD

particularly described in a Deed of Trust dated May 9, 1975 and recorded as instrument number [REDACTED] among the land records of Fairfax County, Virginia.

WHEREAS, it is the desire of the said James B. Lockwood, Jr. to subdivide, plat, and dedicate the said tract of land containing 3.9310 acres as a subdivision titled "DIVISION OF THE [REDACTED] PROPERTY" as shown on a plat made by Long, Rinker and Brown, Civil Engineers and Land Surveyors, dated November 30, 1976, attached hereto and expressly made a part hereof, the said Arlington Trust Company, Inc., and Potomac Bank and Trust Company, Noteholders, and Commonwealth Abstract Corporation, John C. Wood and Marshall H. Groom, Trustees, joining herein as evidence of their consent to the deed of dedication of the said land as a subdivision.

NOW, THEREFORE, WITNESSETH:

That James B. Lockwood, Jr., as the sole owner and proprietor of the land hereinafter described, Commonwealth Abstract Corporation, Trustee, the Arlington Trust Company, Inc., Noteholder, John C. Wood and Marshall H. Groom, Trustees, and the Potomac Bank and Trust Company, Noteholder, consenting to the dedication of the said land as a subdivision in accordance with, and pursuant to, the statutes of the Commonwealth of Virginia and the ordinances of the County of Fairfax, Virginia, do now hereby subdivide and dedicate the hereinafter described parcel of land into lots described as Parcels A and B and the widening of Chain Bridge Road (Route 3563, formerly Route 123) all as shown on the plat attached hereto, made by Long, Rinker and Brown, Civil Engineers and Land Surveyors, dated November 30, 1976 and approved by the appropriate officials of the County of

Fairfax, Virginia, and do now designate the said subdivision as "DIVISION OF THE [REDACTED] PROPERTY" and do hereby certify that this subdivision is made in accordance with the said plat attached hereto, the said land being subdivided being more particularly described as follows:

BEGINNING at a pipe at the corner of [REDACTED] on the southeast side of [REDACTED] between McLean and Langley; thence with the said side of [REDACTED], N. 52° 35' E. 144.50 feet to a pipe; thence N. 56° 09' E. 87.31 feet to a pipe; thence N. 78° 00' 50" E. 133.39 feet to a pipe; thence departing from the [REDACTED], S. 18° 32' E. 83.40 feet to a pipe; thence S. 30° 32' 40" E. 256.71 feet to a pipe; thence S. 87° 00' 10" E. 154.67 feet to a pipe on the westerly side of a 20 foot outlet road; thence with the said side of the outlet road, S. 13° 59' 50" W. 281.61 feet to a pipe in the line of [REDACTED]; thence with the line of said Farms, N. 56° 30' 10" W. 497.53 feet to a pipe; thence with another line of said Farms N. 39° 29' W. 223.00 feet to the point of beginning, containing 3.931 acres.

WITNESS the following signatures and seals:

 (SEAL)
[REDACTED]

COMMONWEALTH ABSTRACT CORPORATION

By:  TRUSTEE

President

ARLINGTON TRUST COMPANY, INC.

By:  Vice President

JOHN C. WOOD, Trustee

MARSHALL H. GROOM, Trustee

POTOMAC BANK AND TRUST COMPANY

By:  President

(S E A L)

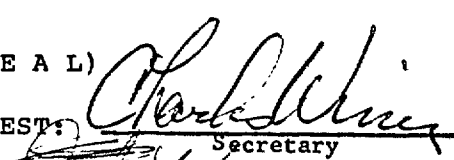
ATTEST:


Secretary


Secretary

(S E A L)

ATTEST:


Secretary

STATE OF VIRGINIA

COUNTY OF ^{ARLINGTON}~~FAIRFAX~~, to-wit:

I, AILEEN J. WEBLEY, a Notary Public in and for the State and County aforesaid, whose commission as such will expire on the 6th day of July, 1979, do hereby certify that this day personally appeared before me in my said State and County JAMES H. SIMMONDS, whose name as President of Commonwealth Abstract Corporation, is signed to the foregoing and hereunto annexed Deed of Dedication bearing date of the 27th day of December, 1976, and acknowledged the same as the act and deed of said corporation, ^{as trustee} and made oath that the corporate seal thereunto affixed is the true corporate seal of said Corporation and has been thereunto affixed by due authority.

GIVEN under my hand this 29th day of December, 1976.



Aileen J. Webley
Notary Public

STATE OF VIRGINIA

COUNTY OF FAIRFAX, to-wit:

I, the undersigned, a Notary Public for the State and county aforesaid, do certify that JAMES B. LOCKWOOD, JR., whose name is signed to the foregoing and hereunto annexed Deed of Dedication, bearing date on the 27th day of December, 1976, has this day acknowledged the same before me in my County aforesaid.

My commission expires on the 23 day of June, 1980.

GIVEN under my hand and seal this 29 day of December, 1976.

James B. Lockwood, Jr.
Notary Public

STATE OF VIRGINIA

COUNTY OF FAIRFAX, to-wit:

I, the undersigned, a Notary Public for the State and County aforesaid, do certify that JOHN C. WOOD and MARSHALL H. GROOM, TRUSTEES, whose names are signed to the foregoing and hereunto annexed Deed of Dedication, bearing date on the 27th day of December, 1976, have this day acknowledged the same before me in my County aforesaid.

My commission expires on the 23 day of June.

19 80.

Given under my hand and seal this 30 day of

19 76.

Richard L. [Signature]
Notary Public

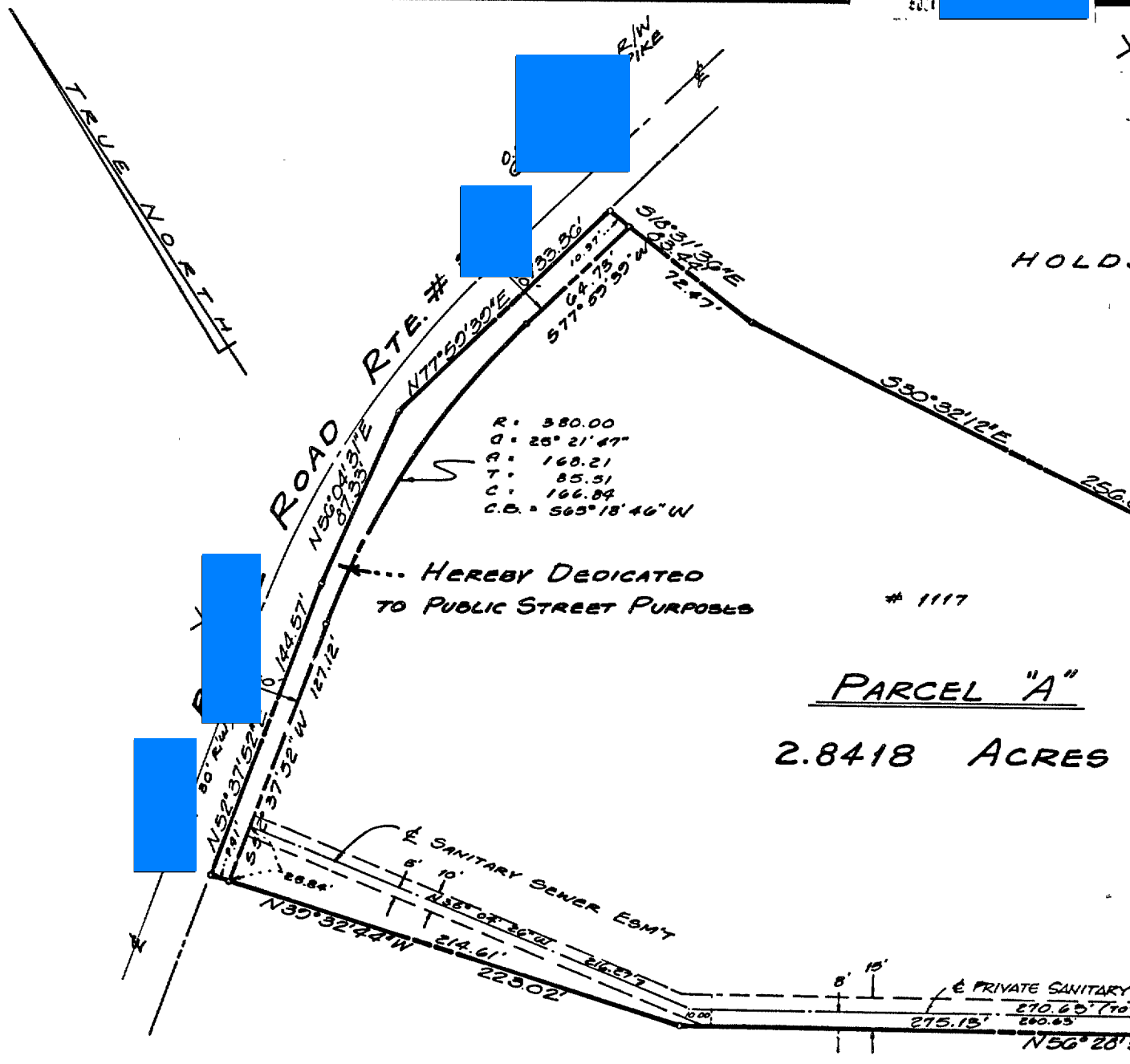


This instrument with certificate annexed, with plat attached
admitted to record-Office of Circuit Court
Fairfax County, Va. DEC 30 1976 at 1:14 PM

Teste: *James E. Hoofnagle* Clerk

878-4

2011 [redacted]



HEREBY DEDICATED
TO PUBLIC STREET PURPOSES

1117

PARCEL "A"
2.8418 ACRES

OWNERS DEDICATION

36

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, RESERVE THE RIGHTS OF WAYS AS INDICATED FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF STREETS, STORM AND SANITARY SEWERS AND AGREE THAT IRON PIPE HAVE BEEN SET AT ALL LOT CORNERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRFAX COUNTY SUBDIVISION ORDINANCE UNDER THE SUPERVISION OF AN ENGINEER OR SURVEYOR.

[Signature]

* NOTE:

A WAIVER PERMITTING SUBDIVISION OF THIS PROPERTY INTO TWO LOTS, WITH ONE LOT WITHOUT PUBLIC STREET FRONTAGE, WAS GRANTED UNDER SECTION 23-2.2 OF THE FAIRFAX COUNTY CODE BY THE COUNTY EXECUTIVE ON AUGUST 10, 1976. THIS WAIVER WAS GRANTED ON THE CONDITION THAT THE OWNER OF THIS PROPERTY, HIS HEIRS, SURVIVORS, SUCCESSORS OR ASSIGNS SHALL NOT PETITION THE COUNTY FOR MAINTENANCE ON THE OUTLET ROAD UNTIL SUCH TIME AS SAID ROAD HAS BEEN DEDICATED FOR ITS FULL WIDTH AND CONSTRUCTED SO AS TO MEET COUNTY AND STATE STREET STANDARDS.

SURVEYOR'S CERTIFICATE

I, RICHARD W. LONG, A DULY CERTIFIED SURVEYOR, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE LAND SHOWN HEREON, AND THAT THE SAME IS THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT I AM A RESIDENT OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND SHOWN HEREON IS THE ORIGINAL TRACT; THAT THIS PLAN OF SUBDIVISION IS REFERENCED TO THE TRUE MERIDIAN; AND THAT I AM A RESIDENT OF FAIRFAX COUNTY, VIRGINIA. GIVEN UNDER MY HAND THIS 1st

NO TITLE REPORT FURNISHED

803x

AREA TABULATION

PARCEL 'A'	2.8418
PARCEL 'B'	1.0000
STREET DEDICATION	0.0864
TOTAL AREA	3.9282

HOLDSWORTH

PIKE

POMELL

WALTON

530°32'12"E

256.65'

576°00'53"E

154.45'

135.77'

18.71'

1117

PARCEL "A"

18 ACRES

PARCEL 'B' *

1.0000 ACRE

PRIVATE SANITARY SEWER ECH'T

270.65' (104'6")

275.15'

N56°28'55"W

497.30'

TRAE

FARMS

35

34

SURVEYOR'S CERTIFICATE

I, RICHARD W. LONG, A DULY CERTIFIED LAND SURVEYOR IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF THE LAND ACQUIRED BY [REDACTED] JR., BY DEED DATED DECEMBER 27, 1972 AND RECORDED IN DEED BOOK [REDACTED] IN THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT; THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY OF THE SAME AND THAT ALL COURSES ARE REFERENCED TO THE TRUE MERIDIAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRFAX COUNTY SUBDIVISION ORDINANCE.

GIVEN UNDER MY HAND THIS 1st DAY OF DECEMBER, 1976.

RICHARD W. LONG



CERTIFIED CORRECT

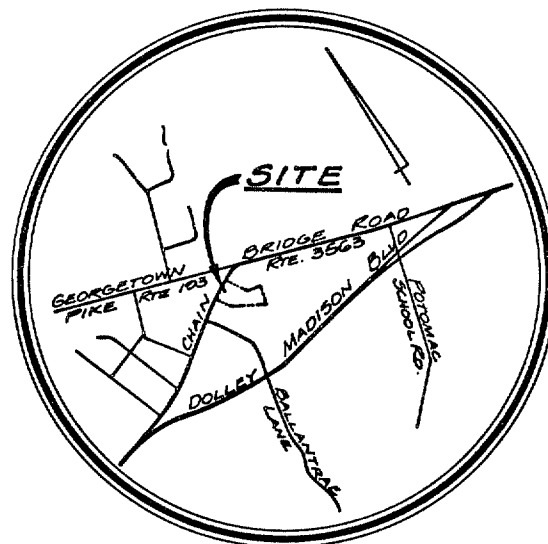
TABULATION

"A" 2.8418 Ac.
 "B" 1.0000 Ac.
 EDUCATION 0.0864 Ac.
 SEA 3.9282 Ac.

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 *J. J. K.* Date *12-22-76*



VICINITY MAP
 SCALE: 1"=2000'

NOTE:

THE PROPERTY DELINEATED ON THIS PLAT
 IS LOCATED ON FAIRFAX COUNTY ASSESSMENT
 MAP NO. 22-3 (1) PARCEL G2 AND IS ZONED
 RE-1 AS OF THE DATE OF ITS APPROVAL.

FINAL PLAT
 RECOMMENDED FOR APPROVAL
 FAIRFAX COUNTY
 PRELIMINARY ENGINEERING BRANCH CHIEF
 12-28-76 BY *O. Henderson*
 DATE HIS AGENT
 APPROVED
 FOR
 BOARD OF SUPERVISORS
 FAIRFAX COUNTY, VIRGINIA
 12-28-76 *William J. Brown*
 DATE Director of Environmental Management
 APPROVAL VOID IF PLAT IS NOT
 OFFERED FOR RECORD WITHIN
 90 DAYS AFTER DATE THEREOF.

THIS APPROVAL IS NOT A
 COMMITMENT TO PROVIDE
 PUBLIC SANITARY SEWER.

APPROVED
 COUNTY OF FAIRFAX
 DIVISION OF DESIGN REVIEW
 SANITARY SECTION
 By *James E. Dalton*
 12-9-76

PLAT SHOWING
 DIVISION OF THE

PROPERTY

DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=50'

Nov. 30, 1976
 REV. DEC. 6, 1976
 REV. DEC. 15, 1976

LONG, RINKER AND BROWN
 Surveying - Land Planning
 FAIRFAX, VIRGINIA