



County of Fairfax, Virginia

MEMORANDUM

DATE: November 12, 2020

TO: Board of Supervisors

FROM: Laura Arseneau, Branch Chief
Heritage Resources and Plan Development, Planning Division, DPD

SUBJECT: Response to October 20, 2020, Board Request for analysis of options related to establishment of a Historic Overlay District for River Farm and other options for preservation

On October 20, 2020, the Board directed the Department of Planning and Development (DPD) to analyze and gather information regarding the possible creation of an expedited Historic Overlay District (HOD) for River Farm, as well as other potential options to protect the property.

Property Background

The River Farm property is in the Mount Vernon Magisterial District at 7931 East Boulevard Drive in the Alexandria portion of Fairfax County (Tax Map Parcel 102-2 ((01)) 0020). The property is in the MV-4 Wellington Community Planning Sector of the Comprehensive Plan. The Comprehensive Plan Map shows the property as planned for private recreation uses; there is no site-specific plan recommendation for the property. The property is zoned R-2 (residential use at 2 dwelling units per acre) and is also identified on the County's Inventory of Historic Sites. The property is shown in Figure 1.

The 24.69-acre property is owned by the American Horticultural Society (AHS). The AHS relocated its headquarters to the property in 1973. The property has an approved Special Exception Use from 2009 for a public benefit association (SEA 79-V-073-04).

According to current tax records, the property is developed with a two and a half story single-family dwelling that is currently used as the headquarters for the AHS and for event space. There are also various associated barns and detached structures on the property. The property has one vehicular access point along the western property line from East Boulevard



Department of Planning and Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507
Phone 703-324-1380
Fax 703-653-9447
www.fairfaxcounty.gov/planning-development

Drive. In addition, there is a Resource Protection Area located along the eastern property line and a portion of the northern property line (Figure 1).



Figure 1- Aerial View of AHS Property with Resource Protection Area Delineation

Historical Background

The River Farm property has an extensive history dating back to George Washington and has become a community landmark. It has great potential significance in the built environment, archaeological resources, existing landscape, and the use of the property by the community.

The property is listed on the Fairfax County Inventory of Historic Sites as “Wellington/George Washington’s River Farm.” Listing in the Inventory, maintained by the History Commission, is an honorific designation that offers no protection against modification or demolition of the property. The property is not listed on the National Register of Historic Places or the Virginia Landmarks Register, nor is it located within a County-designated historic overlay district.

The property was originally owned by George Washington. In 1790, construction began on the dwelling that is now known as Wellington. In 1795, George Washington gave Fanny Bassett Washington and her husband Tobias Lear, Washington's private secretary, a life estate on the property. The Lears completed construction of the dwelling, naming it Walnut Tree Farm. Following Tobias Lear's death on October 11, 1816, the property reverted to Washington family ownership.¹

In 1859, Washington's heirs sold the property to Stacy Snowden, one of the many Quakers who had come to Virginia from Pennsylvania and New Jersey in the mid-19th century. It appears that Snowden lived at his adjacent property, Collingwood, and his brother Isaac lived on Walnut Tree Farm. Local historians credit Isaac with creating the name Wellington. The Snowdens sold Wellington in 1866, and the house passed through two more owners until it was purchased by Malcolm Matheson in 1920. The Mathesons remodeled Wellington to its present form in 1924. Wellington remained in domestic use until 1973, when the property was purchased by the AHS, which uses the property as its national headquarters.²

The main house was refurbished soon after the AHS acquired Wellington. The front gates of Wellington were originally the front gates of the White House, installed in 1819 under James Monroe. They were removed in 1937 during a White House renovation and moved to Wellington.³

Although the information on file states that the current main house was built in the 1790s, there is conflicting information about the exact construction date. According to historians, the date cannot be determined without a thorough archaeological research effort and analysis. The earliest photographic evidence we have of the main house in its current location is from around 1900.

Fairfax County Park Authority Archaeology Collections Branch staff has conducted a preliminary analysis and concluded that the property has a moderate to high probability for the presence of both historic and prehistoric archaeological resources. While there are undoubtedly some areas that have been subject to disturbance, it is anticipated that there should be archaeological remains of outbuildings that would have been on the property. A Phase I systematic archaeological survey could identify those areas that are intact and disturbed. Areas with intact deposits could be evaluated for their integrity. A cultural landscape survey, to recognize and document the importance of the terraced gardens and other resources, is also recommended. The River Farm property might also contain information about the Native Americans who chose to occupy this resource-rich area, as well as evidence of the enslaved persons who would have lived and worked there.

¹ Fairfax County Inventory of Historic Sites, Site Report- "Wellington/Washington's River Farm."

² Ibid.

³ Ibid.

In addition to the historic nature of this property, this location has served as a public amenity and open space recreation area for the community. Any potential development threatens this existing well-maintained park-like setting.

Existing Easements

Deed records and online database research through the Virginia Department of Conservation and Recreation identify two existing easements on the property (Figure 2). Since the easements run with the title of the property, any sale of the property would have these easements included and the new owner would have to abide by the easement conditions.

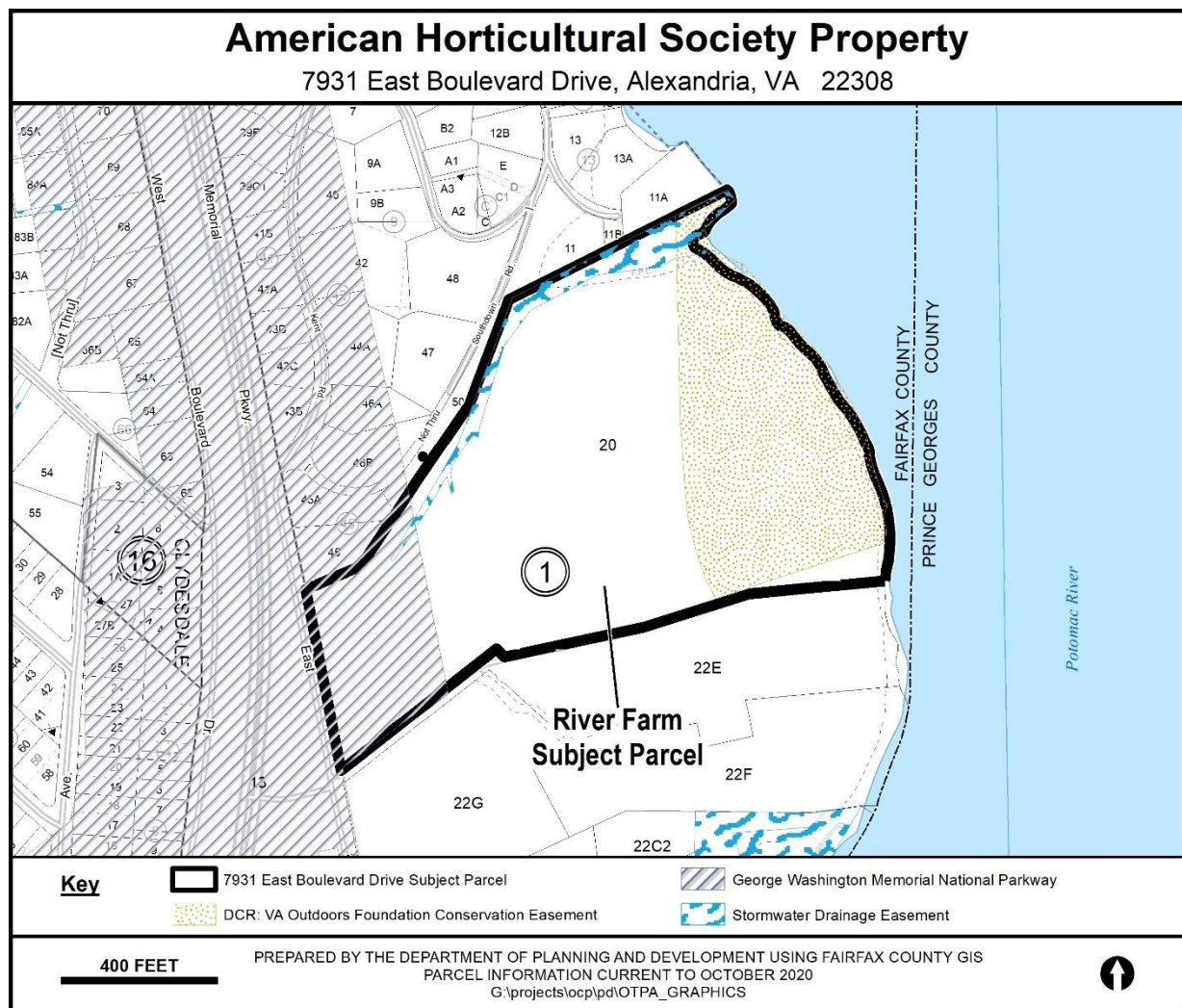


Figure 2- Existing Easements on AHS Property

The first open space easement is located on the eastern edge of the River Farm property along the Potomac River (in tan dotted area on Figure 2). The 8.15-acre easement is held by the Virginia Outdoors Foundation. This easement was placed on the property in 1978 and includes the following restrictions:

- No subdivision of the property subject to the easement.
- Management of existing trees.
- No alteration of existing topography.
- No building, structure, or mobile home in the easement area.

The entire deed of easement and all conditions can be found in Attachment 1. In addition, the Virginia Outdoors Foundation inspects the property periodically to ensure the conditions of the easement are being met.

The second open space easement, (the National Park Service (NPS) easement) generally shown in stripes in Figure 2, runs along the western edge of the River Farm property and adjacent to the George Washington Memorial Parkway. The easement encompasses 2.209 acres of the property and was placed on the property in 1979. Restrictions within this easement include:

- The encumbered part of the property is to be used as open space only.
- A driveway on and across the easement area must be approved by the Secretary of the Interior.
- The easement area cannot be subdivided.
- No signage or storage is allowed.
- Existing trees must be managed. Any tree larger than six inches in diameter and more than 30 feet in height can be removed only with written permission from the Secretary of the Interior (dead trees excluded).

The full text of the easement is included in Attachment 2.

Fairfax County Property Preservation Options

Staff has identified the following four options—other than simply relying on existing restrictions—to assist with preserving or ensuring a level of County-review of proposals to modify the property or the structures:

1. Establishment of a County Historic Overlay District
2. Establishment of a Conservation Easement
3. Public/Private Purchase
4. Downzoning

Preservation Option 1- Establishment of a County Historic Overlay District

As noted above, the property is listed in the Fairfax County Inventory of Historic Sites. The Fairfax County Zoning Ordinance contains the regulations for an historic overlay district (HOD) in Section 7-200, and the powers and duties of the Architectural Review Board (ARB) are included in Section 19-300. The ARB's responsibilities include advising the Board of Supervisors on matters related to historic preservation, making recommendations on proposed site plans, subdivision and rezoning applications, and approving any construction, reconstruction, alteration, or other work that would require a building permit for properties within an HOD. The creation of an HOD for the property would require ARB oversight and would help ensure the preservation of historic integrity, viewsheds, and the unique character of the buildings.

If the property were to be included in an HOD, the ARB, comprised of Board-appointed historic preservation professionals, would review, comment, and make a recommendation regarding any proposal to subdivide the property. In addition, the ARB would review and either approve or deny any proposed exterior modifications to any structure on the property. The ARB can review subdivision plats and grading plans to assess their overall impact on existing conditions in an HOD, on the "visual character of the district" and, on the overall historical, architectural, or archeological significance of the district.

The creation of an historic overlay district could help ensure that the historic, architectural, archaeological, and cultural resources on the River Farm property are preserved for future generations. In addition, an historic overlay district can be imposed by the county without owner approval. While the creation of an HOD would not necessarily prevent subdivision, any changes to the site would remain subject to the existing restrictions, including the easements, as well as the design guidelines and other provisions of the HOD.

Process for Establishing a Historic Overlay District

The process for establishing a new HOD is contained in Section 7-200 of the Zoning Ordinance, and is summarized below: The full text of this section of the Zoning Ordinance can be found at:

<https://www.fairfaxcounty.gov/planningdevelopment/sites/planningdevelopment/files/assets/documents/zoning/zoning%20ordinance/art07.pdf>).

1. A request to establish an HOD can be initiated by the Board of Supervisors. Owner concurrence is not required. This action would include a Comprehensive Plan Amendment, a zoning map amendment to delineate the boundary of the historic overlay district, and a zoning text amendment to include the provisions of the specific HOD.

2. Staff would prepare and submit a report evaluating the proposed HOD. The report would identify proposed “boundaries as well as the historic, architectural, archaeological, or cultural significance of buildings, structures, or sites to be protected, and describe present trends, conditions and desirable public objectives for preservation.”
3. After public hearings, the Planning Commission would make a recommendation and the Board of Supervisors would decide whether to adopt the proposed amendment and establish the HOD.

The ARB (with assistance) would formulate and adopt design guidelines for the HOD as outlined in Sect. 7-204(7) of the Zoning Ordinance.

Estimated Timeframe to Establish a Potential HOD

River Farm is a single parcel, and much historic research has already been completed. With the assistance of consultant resources for the required design guidelines, staff estimates that, with an expedited timeline, an HOD could be established in approximately four months.

Preservation Option 2- Establishment of a Conservation Easement

The property owner could impose a conservation easement on the property to protect the architecture of structures and to preserve the grounds. The easement could be established in coordination with a local non-profit, or a state or national entity. Easement conditions could require ARB review and approval of any future architectural modification or ground disturbance to preserve the buildings and protect viewsheds; and provide for the preservation of the property for public benefit and amenity. However, easements must be pursued and agreed upon by the owner.

There are several existing historic architectural easements and open space easements in the County. The conservation easements at the Silas Burke House and the Cross Farmhouse are examples of existing conservation easements with historic architectural and open space conditions.

The Silas Burke House, located in Burke, has a conservation easement for both historic architecture/facade elements and open space preservation; both easements are recorded and run with the land. The property owner developed a continuing care facility on-site and granted the easements to the County. The architectural easement includes preserving interior and exterior character defining features, meeting preservation industry standards, and annual reviews (Attachment 3). The open space easement preserves the open space around the historic house and the outbuildings, and restricts any construction that would obstruct viewsheds, including landscaping.

The Cross Farmhouse, located in Chantilly, has a conservation easement established in 2001. The purpose of the easement was to preserve and maintain the existing grounds and viewsheds, as well as to preserve the exterior appearance of the existing farmhouse. The property was developed with several multi-family residential dwellings after approval of rezoning case RZ 2000-SU-008, but the farmhouse and the immediate area around it were preserved with this easement. The easement conditions include prohibiting changes to the exterior of the farmhouse or grounds without authorization from the County, ensuring the owner maintains the easement area, and ensuring the owner maintains the appearance of the farmhouse before selling, among other conditions (Attachment 4).

Preservation Option 3- Public/Private Purchase of Property with Goal of Preservation of House and Public Amenity

The County, alone or in combination with other interested parties, could purchase the property with the goal of preserving the house and public amenities. Preservation could be accomplished through the placement of an easement or other agreement that preserves the open space, the historic structures, and other attributes of the site. Ideally, the County would work closely with any potential owner to discuss the goals of the County for the property including preservation of historic resources and continuation of the property as a public amenity.

As stated previously, a private property owner ultimately has the final decision in agreeing to easements on the property.

Preservation Option 4- Downzoning

While the Board has the theoretical option to authorize a Board's-own-motion rezoning of the property to a lower-density zoning district (e.g., R-E, 0.5 dwelling units per acre), such a step would require significant additional study and discussion with the Board and would not ensure preservation.

We hope that this responds to the Board's request. If you have any questions or require any additional information, please contact Laura Arseneau at 703-324-1380 or Laura.Arseneau@fairfaxcounty.gov.

Attachments:

1. National Park Service Easement Language and Deed
2. Virginia Outdoors Foundation Easement Language and Deed
3. Silas Burke House Easement Language Excerpt
4. Cross Farmhouse Easement Language Excerpt

River Farm
November 12, 2020
Page 9

cc: Bryan Hill, County Executive
Rachel Flynn, Deputy County Executive
William Hicks, Director, Land Development Services
Kirk Kincannon, Director, Park Authority
Barbara Byron, Director, Department of Planning and Development
Leanna O'Donnell, Planning Division Director, Department of Planning and
Development
David Stoner, Deputy County Attorney, Office of the County Attorney

DEED BOOK 5421 P 641

23796

DEED OF EASEMENT

THIS DEED OF EASEMENT, made this 18 day of January, 1979, between the /American Horticultural Society, a non-profit corporation, created and existing under the laws of the District of Columbia, herein called Grantor, and the /United States of America, herein called the Grantee.

W I T N E S S E T H

WHEREAS, The Act of August 8, 1953, 67 Stat. 495, 16 U.S.C. 1b (7) (1964), enacted for the preservation and protection of National Parkland and for other purposes, authorizes the Secretary of the Interior to acquire scenic easements by donation or other appropriate means and to enter into agreements and covenants with property owners and others for the preservation of the scenic values of the National Parks and its roadways; and,

WHEREAS, The George Washington Memorial Parkway which was authorized for construction under the authority of the Act of June 6, 1924, and the Act of May 29, 1930, to extend on either side of the Potomac to Great Falls, is such a roadway to-wit said Act of August 8, 1953, is applicable; and,

WHEREAS, The Grantors are the owners in fee simple of certain land in Fairfax County, Virginia, over which the Secretary of Interior has determined it to be in the best interest of the United States of America to acquire a scenic easement; and,

WHEREAS, The Grantor is the owner of the fee of improved real estate property known as River Farm located in the Mount Vernon Magisterial District, Fairfax County, Virginia, designated for purposes of assessment and taxation on the Fairfax County Assessment Map as 102-2-01-0019 and 102-2-01-0020; and,

WHEREAS, The Grantor desires to assure that portions of the said property will be protected in perpetuity and preserved as open space,

NOW, THEREFORE, in recognition and in furtherance of the foregoing and in consideration of the sum of Ten Dollars (\$10) and other

United States
Department of the Interior
National Park Service
National Capital Parks
1100 Ohio Drive, S. W.
Washington, D. C. 20242

valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey to the Grantee an open-space easement in gross over, and the right in perpetuity to restrict the use of real estate located in Fairfax County, Virginia, (herein called the property) and particularly described as follows:

BEGINNING at a point in the easterly line of East Boulevard Drive at a corner of Wellington Subdivision and running thence with the lines of said subdivision N 71°49'30" E 151.50 feet; thence N 41°19'30" E 62.50 feet; thence 54°26'20" E 487.50 feet to the lines of Halpin; thence 558° W along the southerly line of a 30-foot access easement; 425 feet to a point in the easterly line of East Boulevard Drive; thence with the line of said road N 4°26'20" W 498.29 feet to the point of beginning, containing 2.209 acres of land (Exhibit "A").

The restrictions hereby imposed on the use of the property by the Grantor and the acts which the Grantor, its heirs, successors and assigns so covenant to do and refrain from doing upon the property, and the restrictions which the Grantee is hereby entitled to enforce, shall be as follows:

1. The property is to be used as an open space area only, and no other use or activity is permitted except for gardens, driveways, walks, paths, lakes, and ponds, provided Grantor may not install a driveway on and across said property without approval of the Secretary of the Interior or his/her designee.
2. The property shall not be subdivided.
3. No signs, billboards or outdoor advertising structure shall be displayed on the property other than one sign not exceeding 4 feet by 4 feet for each of the following purposes: (i) to state the name of the property and the name and address of the occupant, and (ii) to advertise the property for sale or rental; provided, however, that this paragraph 4 shall not limit the Grantee's right, hereinafter described, to display on the property, at its discretion, a smallmarker or sign evidencing the ownership of the open-space easement granted herein.

4. The property shall not be used as a storage area, nor as a dump for the placement or storage of ashes, sawdust, bark, trash, rubbish, or/and other unsightly or offensive material. Grantee shall maintain and preserve the property in its natural state and keep said property free of any trash, litter, rubbish or other noxious materials.

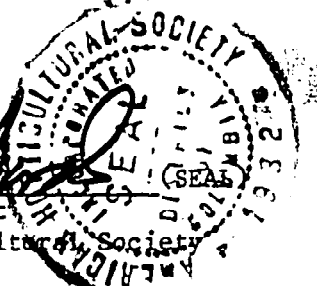
5. Existing trees shall be managed in accordance with sound forestry practices and trees may be slectively cut from time to time in such manner as will not alter the scenic character of the land. No tree larger than six(6) inches in diameter and more than thirty(30) feet in height shall be removed from this property or destroyed without written permission by the Secretary of the Interior or his/her designee; said permission not being required for the removal of dead trees or dead falls.

The Grantee and its representative may enter the property from time to time for the purpose only of inspection and enforcement of the terms of the open-space easement granted herein.

Although this open-space easement in gross will benefit the public in the ways recited above, nothing herein shall be construed to convey a right to the public of access or use of the property and the Grantor, its heirs, successors and assigns shall retain exclusive right to such access and use, subject only to the provisions herein recited.

WITNESS the following signatures and seals:

Thomas W. ...
Exec. Vice President
The American Horticultural Society
Grantor



Accepted:
NATIONAL PARK SERVICE

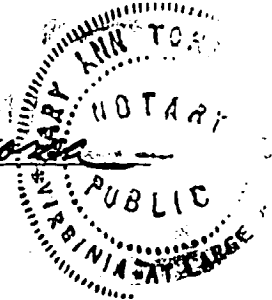
By *Maurus J. ...*
Regional Director
National Capital Region

STATE OF VIRGINIA)
) To-Wit:
COUNTY OF FAIRFAX)

I, Mary Ann Torregrossa, a Notary Public in and for
the jurisdiction aforesaid, hereby certify that Thomas W. Richards
~~Executive Vice~~
Executive Vice
President, The American Horticultural Society, whose name is signed to
the foregoing easement bearing date the 11 day of Jan., 1979, has
achnowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 11 day of Jan, 1979
My commission expires 7-28-81

Mary Ann Torregrossa
Notary Public



NOTARIAL SEAL

CERTIFICATE OF ACCEPTANCE

This Deed of Conveyance from the American Horticultural Society, a
non-profit Corporation, to the United States of America is hereby
accepted this 18 day of January, 1979, for and on behalf of the
United States of America.

Marius J. Felt
Regional Director, National Capital Region



With plat attached

Recorded with certificate annexed,
Fairfax Co. Va. APR 10 1980 at 3:01

Waste: James E. Hoopes Clerk

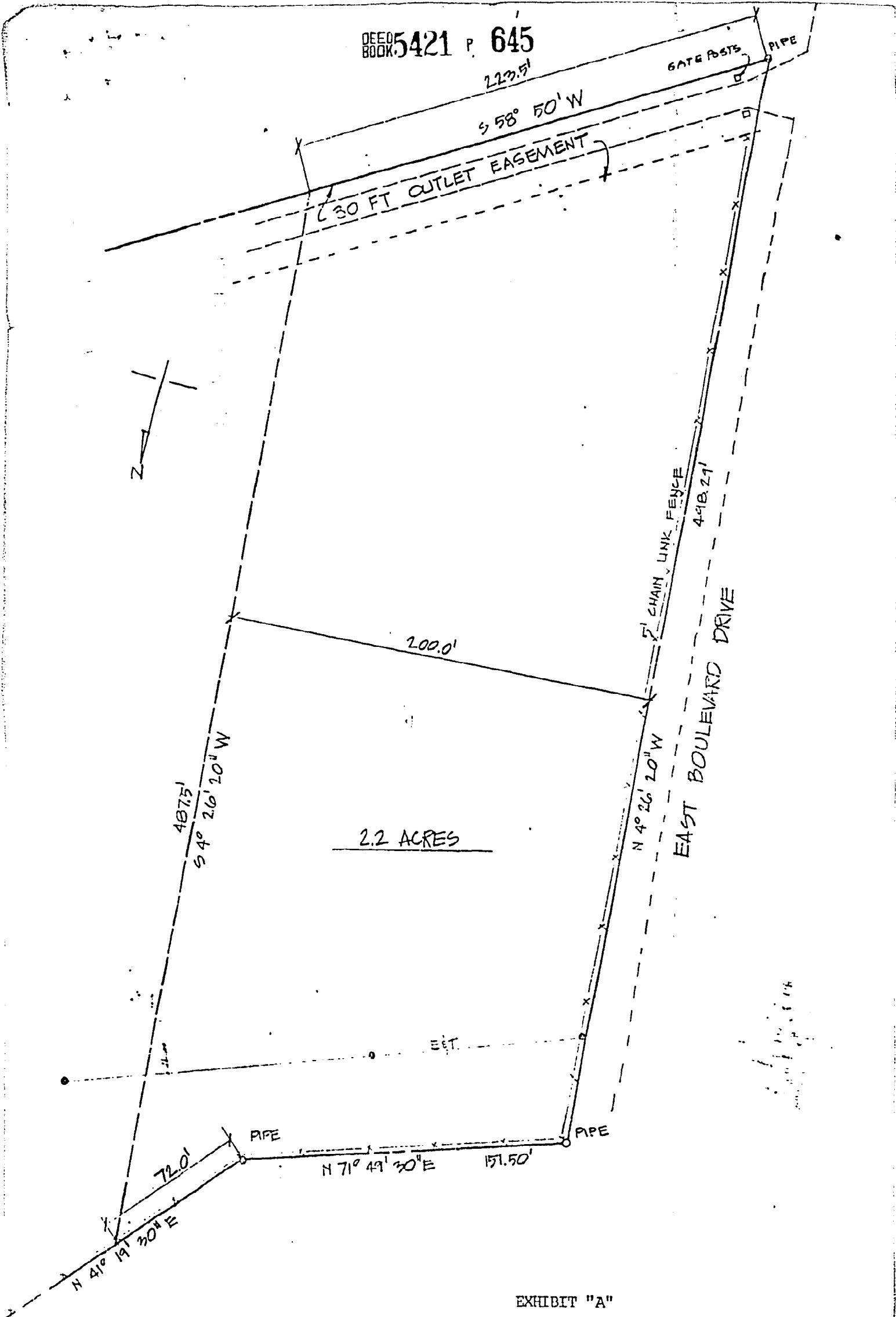


EXHIBIT "A"

EASEMENT. CONVEYED TO THE
 NATIONAL PARK SERVICE BY
 AMERICAN HORTICULTURAL SOCIETY.
 SCALE: 1" = 50'-0"
 NOV 17, 1978

72663

BOOK 5004 PAGE 83

DEED OF GIFT OF EASEMENT

THIS DEED OF GIFT OF EASEMENT, made this 22nd day of September, 1978, by and between The American Horticultural Society, herein called the Grantor, and the VIRGINIA OUTDOORS FOUNDATION, herein called the Grantee,

WITNESSETH:

WHEREAS the Open Space Land Act of 1966 declared that the preservation of open-space land serves a public purpose for the health and welfare of the citizens of the State by curbing urban sprawl and encouraging more desirable and economic development of natural resources, and authorized the use of easements in gross to maintain the character of open-space land, and

WHEREAS the Grantor is the owner of the fee of real property hereinafter described which Grantor desires preserved as open space land in the public interest,

NOR, THEREFORE, in recognition of the foregoing and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey to the Grantee an open-space easement in gross over, and the right in perpetuity to restrict the use of, the following described real estate containing 8.149 acres more or less in Mount Vernon District of Fairfax County, Virginia, herein called the Property:

BEGINNING at a point at the end of a pier on the Potomac River at a corner of Wellington Subdivision; thence with a line of the wall of the pier S 33°26' E 33.12 feet and with another line of the wall S 53°10'20" W 109.77 feet; thence with the mean low tide of the Potomac River (as found January 23, 1973) S 21°12' E 52.14 feet, S 38°54', E 44.00 feet, S 54°56' E 61.00 feet, S 41°51' E 59.00 feet, S 29°34' E 100.00 feet, S 36° 19' E 153.00 feet, S 26°02' E 194.00 feet, S 14°58' E 66.00 feet, S 0°06', E 64.00 feet, S 14°44' E 82.00 feet, S 40°15' E 12.00 feet, S 20°48' W 33.00 feet, S 2°27'E 46.00 feet and S 13°58' W 22.00 feet to a corner of Halpin; thence with the lines of Halpin S 79°04, W (Passing through an iron pipe at 29.18 feet) 450.00 feet to a point on the 4.00 foot high brickwall (known as Ha-Ha); thence north along the alignment of the 4.00 foot brickwall 462.50 feet to a point at the northern-most end of the 4.00 foot wall; thence N 03°00' W 512.50 feet to a point on the line of Weeks'; thence with the lines of Weeks N 69°39'30" E 200.00 feet to the point of beginning, containing 8.149 acres of land and known as River Farm.

The restrictions hereby imposed on use of the above described Property are in accord with the Commonwealth of Virginia's policy set forth in Chapter 13, Title 10 of the Code of Virginia, 1950, as amended, Sections 10-151 to 10-158 (Acts 1966, c.461; 1974, c.259), entitled

Virginia Outdoors Foundation
221 Government St.
Richmond, Virginia
23219

"Open Space Land Act," and the acts which the Grantor, its heirs, successors and assigns, so covenant to do and not to do upon the Property, and the restrictions which the Grantee is hereby entitled to enforce, are and shall be as follows:

1. Accumulation of trash, refuse, junk or unsightly material is not permitted on the Property.
2. Display of billboards, signs or other advertisements is not permitted on or over the Property except to state solely the name and/or address of the owners, or to advertise the sale or lease of the Property, or to advertise the sale of goods or services produced incidentally to permitted uses of the Property. Provided that no sign on the Property shall exceed four feet by four feet.
3. Subdivision of the Property is prohibited.
4. Existing trees shall be managed in accordance with sound forestry practices and trees may be selectively cut from time to time in such manner as will not alter the scenic character of the land.
5. Grading, blasting or earth removal shall not alter the topographic aspect of the Property provided that gardens, walks, and ponds may be constructed on the Property in accordance with plans approved by the Virginia Outdoors Foundation.
6. No building, structure, or mobile home shall be built or maintained on the Property.
7. Industrial or commercial activities are prohibited on the property.

Representatives of the Grantee may enter the Property only from time to time for the purpose of inspection and enforcement of the terms of the open-space easement granted herein, following receipt of permission from or after reasonable notice to the landowner of the intended entry.


Although this easement in gross will benefit the public in the ways recited above by encouraging and requiring elements of good land management, nothing herein shall be construed to convey a right to the public of access or use of the Property, and the Grantor, its heirs, successors and assigns shall retain exclusive right to access and use.

Acceptance of this conveyance by the Virginia Outdoors Foundation is authorized by Section 10-163 of the Code of Virginia and is evidenced by the signature of its chairman, Louis Clifford Schroeder, to this deed.

WITNESS the following signatures and seals:

Thomas W. Richards
 Grantor

Executive Vice-President
 The American Horticultural Society



Accepted:
VIRGINIA OUTDOORS FOUNDATION

by [Signature]
 Chairman

STATE OF VIRGINIA)
City of Richmond)

I, Carolyn C. Meness, a Notary Public in and for the jurisdiction aforesaid, hereby certify that Thomas W. Richards whose name is signed to foregoing easement bearing date of the 22nd day of September, 1978, has acknowledged the same before me in my jurisdiction aforesaid.

September, 1978. Given under my hand this 22nd day of

My Commission expires July 26, 1981.

Carolyn C. Meness
Notary Public

(NOTARIAL SEAL)

This instrument with certificate annexed, admitted to record-Office of Circuit Court Fairfax County, Va. OCT 3 1978 at 3:05 p.m.

Testes [Signature] Clerk

77°2'30"W



38°44'30"N

38°44'30"N

77°2'30"W

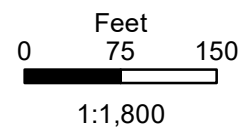
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 GCS North America 1983
 Datum: D North America 1983

Map created 04/11/2017 by ELR.
 Source data provided by VOF, VDOT .
 2015 VBMPAerial imagery © USDA.
 This map is for general reference and display purposes only.

Aerial Map AHS

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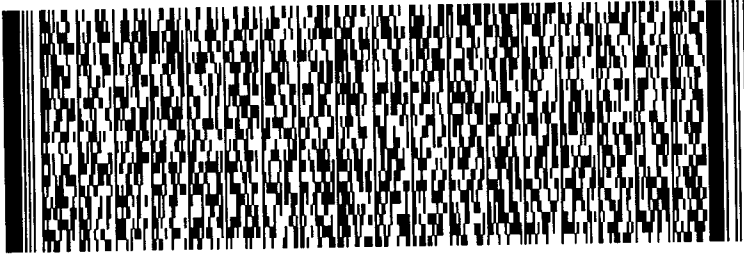
Site Visit Date: 4/12/2017



Fairfax County Circuit Court, DMZ Cover Sheet Application v2.2

Page 1 of 1

Fairfax County Circuit Court DMZ Cover Sheet Application v2.2



Consideration	0	Consideration/Actual Value %	100
Actual/Assessed	0	Tax Exemption	Amount Not Taxed
Code Section			
DEM Number		Tax Map Number	078-3- -01- -0004-
Original Book		Original Page	
Title Company	WALSH COLUCCI LUBELEY & WALSH PC		Title Case
Property Descr.	PROPERTY OF EAT SUNRISE AT SILAS BURKE LLC		Mutiple Lots? NO
Return To Party Name:	WALSH COLUCCI LUBELEY & WALSH PC	Address:	BOX 67
Certified	NO	Copies	0
		Page Range	

Instruments

EASEMENT, COVENANT

Grantor(s)

EAT SUNRISE AT SILAS BURKE, LLC_F_N

Grantee(s)

THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA_F_N

Prepared by/Return to:
Walsh Colucci Lubeley & Walsh, PC
Box 67

Tax ID: 078-3-01-0004

DEED OF EASEMENT AND COVENANTS

THIS DEED OF EASEMENT AND COVENANTS (this "Deed") is made this 3RD day of JUNE, 2016, by **EAT SUNRISE AT SILAS BURKE, LLC**, a Delaware limited liability company (the "Owner"), Grantor; and **THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**, a body corporate and politic, its successors and assigns (the "County"), Grantee.

R-1: The Owner is the owner of certain land located in Fairfax County, Virginia, containing approximately 4.9524 acres, more or less, identified as Fairfax County Tax Map #078-3-01-0004 (the "Property"), having acquired said property by virtue of a deed recorded at Deed Book 24406 at page 590 among the Land Records of Fairfax County, Virginia.

R-2: The Property is subject to an Ordinance adopted by the Fairfax County Board of Supervisors at a meeting held on July 28, 2015, granting Rezoning Application RZ 2014-SP-015, concurrent with Special Exception Application SE 2014-SP-060 (collectively, the "Rezoning").

R-3: Pursuant to the Rezoning, certain improvements are to be constructed on the Property, including a medical care facility (the "New Improvements").

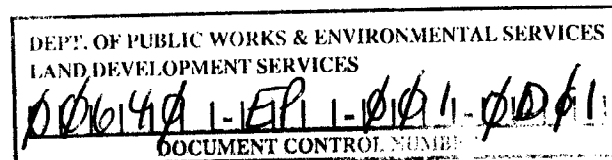
R-4: Pursuant to Proffer 6.A of the Rezoning, the Owner has provided to the County a feasibility report, attached hereto as Exhibit A and made a part hereof (the "Feasibility Report"), and the Owner and the County have worked together, as informed by the Feasibility Report, to determine the specific work to be performed.

R-5: The current improvements on the Property include a structure known as the Silas Burke House (the "House"), with accessory outbuildings consisting of an ice-house, a woodshed, and a windmill (collectively, the "Existing Improvements").

R-6: Pursuant to Proffer 6.B of the Rezoning, the Owner desires to grant certain easements to the County, relating to the Existing Improvements.

[HISTORIC AND FAÇADE EASEMENT]

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner hereby grants and conveys unto the County an historic and façade easement, upon the terms and conditions set forth below:



1. Purpose. As stated in Proffer 6.B.i, it is the purpose of this easement to preserve certain interior and exterior character-defining features of the Existing Improvements.

2. Rehabilitation. With regard to the Existing Improvements (as defined in Paragraph R-5 above) the Owner shall perform rehabilitation work in accordance with recommendations set forth in the Feasibility Report. The parties acknowledge that the extent of the work is subject to change, based upon conditions that may be discovered as the work is performed.

3. Standards: The Owner shall perform the work, and generally maintain the Existing Improvements, as rehabilitated, pursuant to the provisions set forth in the Feasibility Report, and the Secretary of the Interior's Standards for Treatment of Historic Properties (the "Standards").

4. Annual Review: The Owner shall engage a third-party consultant to conduct a walkthrough on an annual basis, and provide a report to the Director of Zoning Evaluation Division, all as more particularly set forth in Proffer 6.A.iv of the Rezoning. The Owner and the County shall work together, as informed by the annual report, in order to maintain the Standards.

5. Damage. In the event that the Existing Improvements shall be damaged or destroyed by fire, flood, windstorm, hurricane or other casualty, the Owner shall notify the County in writing within 30 days of the damage or destruction. The notice shall include information as to whether any emergency work has already been completed, and whether the Owner has a plan for repair or replacement of the damages improvements.

[OPEN SPACE EASEMENT]

THIS DEED FURTHER WITNESSETH, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner hereby grants and conveys unto the County an open space easement, in the area depicted as "Open Space & Historic Façade Easement" on the plat attached hereto as Exhibit B and made a part hereof, entitled "PLAT SHOWING DEDICATION OF OPEN SPACE EASEMENT ON THE PROPERTY OF EAT SUNRISE AT SILAS BURKE, LLC", dated June 23, 2016 and made by VIKA Virginia (the "Plat") (the "Easement Area"), subject to the following terms and conditions:

1. As stated in Proffer 6.B.ii, it is the purpose of this Easement to preserve the open space around the Silas Burke House and the outbuildings in their existing locations, protect the viewshed between Burke Lake Road and the Silas Burke House, and protect the cultural landscape and historic integrity of the House and existing structures to the greatest extent possible, and insure that the Site design and layout is limited to that shown on the GDP/SE Plat and described in the Proffers.

2. Except for improvements permitted by the Rezoning Silas Burke, and any site plan or permits issued by the County, no improvements shall be installed within the Easement Area, which shall materially obstruct the view of the House, without prior written authorization of the County.

3. The Owner shall maintain all plant materials in a commercially reasonable manner, in accordance with the Development Plan approved by the County on July 28, 2015, as part of the Rezoning, and as more particularly shown on Sheet L1 (Landscape Plan and Notes), as such Plan may be amended by the County. If the growth of any plant materials has any materially negative impact on the viewshed, the County shall send written notice to the Owner to take such actions to remove or prune such plant materials as may be reasonably necessary to correct such negative impact, subject to the time requirements set forth below.

4. In the event of any violation of the terms of this easement, the Owner shall be solely responsible for the removal of any unauthorized improvements from the Easement Area, and for the removal or pruning of plant materials, as may be applicable. Further, the County and its agents shall have the right, but not the obligation, to enter upon the Easement Area to remove any unauthorized improvements in the Easement Area, or to remove or prune plant materials, to the extent the County may deem reasonably necessary. Provided, however, the County must first provide the Owner with written notice, and a 30 day opportunity to respond to the County. The cost of such removal by the County shall be reimbursed to the County by the Owner, its successors and assigns, upon demand.

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.

This Deed shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia. This Deed may be executed in counterparts, each of which shall be deemed an original but which together shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

EAT SUNRISE AT SILAS BURKE, LLC, a
Delaware limited liability company

By: Andrew H. Coelho
Name: Andy Coelho
Title: Authorized Representative

STATE OF VIRGINIA :
COUNTY/CITY OF FAIRFAX :

The foregoing instrument was acknowledged before me this 3 day of
JUNE, 2016 by ANDREW H. COELHO, the Authorized Representative of
EAT SUNRISE AT SILAS BURKE, LLC.

[Signature]
Notary Public

My commission expires: 05-31-2019
Registration Number: 7091815

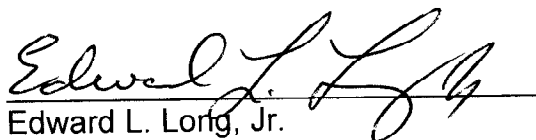
ALMA M. TOMLIN
NOTARY PUBLIC
REGISTRATION # 7091815
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
05-31-2019

Executed and approved on behalf of the Board of Supervisors of Fairfax County, Virginia, by authority granted by the said Board.

APPROVED AS TO FORM:

**THE BOARD OF SUPERVISORS OF
FAIRFAX COUNTY, VIRGINIA**



Assistant County Attorney

By: 
Name: Edward L. Long, Jr.
Title: County Executive

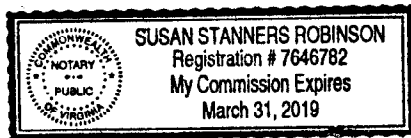
COMMONWEALTH OF VIRGINIA:

COUNTY OF FAIRFAX: to-wit

The foregoing instrument was acknowledged before me this 8th day of July, 2016, by Edward L. Long, Jr., County Executive of Fairfax County, Virginia.


Notary Public

My Commission Expires: March 31, 2019
Virginia Notary Registration #: 7646782



Executed and approved on behalf of the Board of Supervisors of Fairfax County, Virginia, by authority granted by the said Board.

APPROVED AS TO FORM:

Director, Department of Public Works & Environmental Services

Samuel K. [Signature]
Assistant County Attorney

By: *K. H. Williams*
Manager,
Site and Technical Services, LDS

COMMONWEALTH OF VIRGINIA:
COUNTY OF FAIRFAX: to-wit

The foregoing instrument was acknowledged before me this 29 day of July, 2016, by Kenneth Williams, Manager, Site and Technical Services, Land Development Services, Department of Public Works & Environmental Services.

Shari Angela Fernandez
Notary Public

My Commission expires:

11/30/20

Notary Registration Number: 7683282

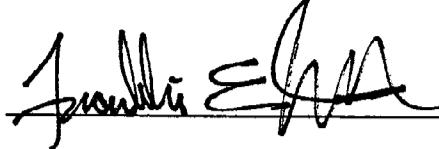


NOTES:

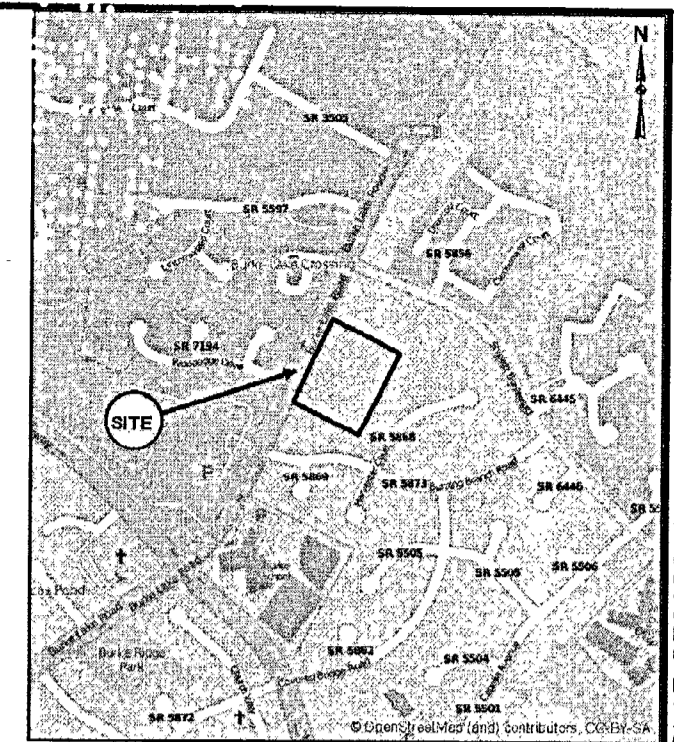
1. THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 078-3 ((01)) 0004 AND IS ZONED R-1 AND IS SUBJECT TO REZONING CASES RZ-2014-SP-015 AND SE 2014-SP-060. THIS PLAT IS PREPARED PER PROFFER 6B AND IN CONSULTATION WITH DPZ HERITAGE RESOURCE STAFF.
2. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51059C0270E FOR FAIRFAX COUNTY, VIRGINIA AND UNINCORPORATED AREAS DATED SEPTEMBER 17, 2010.
3. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83).
4. TITLE COMMITMENT PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 14-001378 WITH AN EFFECTIVE DATE OF APRIL 24, 2014 AT 8:00 A.M. HAS BEEN INCORPORATED INTO THIS PLAT. ALL KNOWN PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.
5. ENGINEERING GEOLOGY AND/OR SOIL REPORTS HAVE BEEN REVIEWED AND APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR THE PROPERTY DESCRIBED HEREIN AND ARE AVAILABLE FOR REVIEW IN THE DEPARTMENT OF PUBLIC WORKS. SITE CONDITIONS ARE OF SUCH A NATURE THAT LAND SLIPPAGE OR FOUNDATION PROBLEM POSSIBILITIES REQUIRED THE SUBMITTAL OF SOIL REPORTS. A COPY OF SAID SOIL REPORT IS AVAILABLE IN THE DEPARTMENT OF PUBLIC WORKS.
6. THERE ARE NO RPA'S LOCATED ON THIS SITE AND THE PLAT DOES NOT PROPOSE ANY ENCROACHMENTS INTO ANY RPA'S. THIS PLAT COMPLIES FULLY WITH THE AMENDMENT OF CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF FAIRFAX COUNTY.
7. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VIK A, INC ON JUNE 10, 2014.
8. ANY FUTURE EASEMENT OR AUTHORIZATION FOR ELECTRIC, CABLE, TELEPHONE OR GAS SERVICE TO BE FURNISHED TO THE PROPERTY SHOWN ON THIS PLAT SHALL COMPLY WITH THE PROVISIONS OF VIRGINIA CODE 15.2-2241(6).
9. THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY IS **1:381,503** WHICH EXCEEDS THE MINIMUM PRECISION OF 1:20,000 WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.

WETLAND NOTE:

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

SIGNATURE:  AS AGENT FOR OWNER

OWNER/DEVELOPER: EAT SUNRISE AT SILAS BURKE LLC

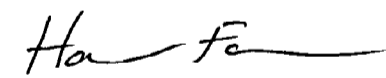


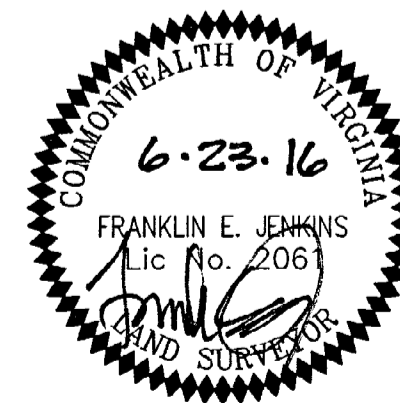
VICINITY MAP SCALE: 1"=1000'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	89.80'	47.00'	109°28'03"	66.46'	N58°51'02"E	76.75'
C2	230.66'	284.00'	46°32'06"	122.12'	N27°23'03"E	224.37'
C3	96.22'	166.00'	33°12'35"	49.50'	S67°15'24"W	94.88'
C4	37.64'	166.00'	12°59'29"	18.90'	S57°08'51"W	37.56'
C5	58.58'	166.00'	20°13'06"	29.60'	S73°45'09"W	58.27'
C6	129.69'	32.00'	232°12'53"	65.30'	N19°58'08"E	57.47'
C7	68.04'	84.29'	46°15'01"	35.99'	N26°43'33"E	66.21'
C8	60.55'	108.30'	32°01'55"	31.09'	N21°13'51"E	59.76'
C9	87.99'	154.18'	32°41'56"	45.23'	N24°20'58"E	86.80'
C10	10.37'	20.50'	28°59'06"	5.30'	N85°14'43"W	10.26'
C11	13.99'	10.00'	80°09'50"	8.42'	S69°09'58"W	12.88'
C12	44.45'	21.00'	121°15'57"	37.32'	S58°27'06"W	36.60'
C13	45.02'	50.00'	51°35'41"	24.17'	S23°36'56"W	43.52'
C14	7.12'	20.00'	20°23'52"	3.60'	S39°12'51"W	7.08'

APPROVED
 COUNTY OF FAIRFAX
 LAND DEVELOPMENT SERVICES
 ENVIRONMENTAL AND SITE REVIEW DIVISION.

BY: 
 DATE: 6/30/16



SHEET 1 OF 2
 PLAT SHOWING
**DEDICATION OF
 OPEN SPACE EASEMENT**
 ON THE PROPERTY OF
**EAT SUNRISE AT
 SILAS BURKE, LLC**
 DEED BOOK 24406 PAGE 590
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: N/A DATE: JUNE 9, 2016
 REVISED: JUNE 23, 2016



* ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIKA VIRGINIA LLC
 8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
 (703) 442-7800 ■ FAX (703) 761-2787
 WWW.VIKA.COM

EXHIBIT B

RP# 792

PLAT RECORDATION: Pg. 2014-SP-XX 2014-RP-XX 640-EP-001-1 P:/PROJECTS/7677/7677B/CADD/SURVEYS/BASE DRAWINGS/7677B-RP EASEMENT PLAT.DWG

115+00 114+00 113+00 112+00 111+00 110+00 109+00 108+00 107+00
PC: 112+80.62
113+00

BURKE LAKE ROAD - STATE ROUTE 645

VARIABLE WIDTH RIGHT-OF-WAY
40 MPH SPEED LIMIT

N24°03'44"E 463.76' (TOTAL)

N31°00'14"E
36.91'

N 6972192.2020
E 11831565.5891

IPF
(HELD)

IPF
(HELD)

TM# 078-3
((08)) 0004
N/F
JANELLE M. PORTARE, TR
DEED BOOK 24222,
PAGE 838
ZONE: R-3
USE: SINGLE FAMILY,
DETACHED

TM# 078-3 ((08)) 0002
N/F
MURALI THOTA
DEED BOOK 21067,
PAGE 774
ZONE: R-3
USE: SINGLE FAMILY,
DETACHED

TM# 078-3 ((08)) 0001
N/F
TIMOTHY S AND
THERESA M BOWERS
DEED BOOK 6716,
PAGE 226
ZONE: R-3
USE: SINGLE FAMILY,
DETACHED

TM# 078-3
((08)) 0003
N/F
SAID N & SIMA AZIMI
DEED BOOK 14863,
PAGE 187
ZONE: R-3
USE: SINGLE FAMILY,
DETACHED

10' SANITARY SEWER EASEMENT
(D.B. 4380, PG. 534)

TM# 078-3 ((08)) 0130
N/F
DARA L. & HARRY M. III, RYAN
(TRUSTEES)
DEED BOOK 15166,
PAGE 1122
ZONE: R-3
USE: SINGLE FAMILY,
DETACHED

TM# 078-3
((08)) 0129
N/F
HONG C. LUONG
DEED BOOK 23823,
PAGE 1171
ZONE: R-3
USE: SINGLE FAMILY,
DETACHED

TM# 078-3 ((08)) 0128
N/F
ANA R. SPEVAK
DEED BOOK 23082,
PAGE 117
ZONE: R-3
USE: SINGLE FAMILY,
DETACHED

TM# 078-3 ((01)) 0004
PROPERTY OF
SUZANNE S. FOWLER
DEED BOOK 14805, PAGE 1212
215,972 SF OR 4.95803 ACRES

TM# 078-3 ((08)) 0127
N/F
BRENDA J &
WILLIAM F. HOLDEN
DEED BOOK 5854,
PAGE 970
ZONE: R-3
USE: SINGLE FAMILY,
DETACHED

TM# 078-3 ((08)) 0126
N/F
NETTIE BRITO-ARIAS
DEED BOOK 18148, PAGE 1143
ZONE: R-3
USE: SINGLE FAMILY,
DETACHED

TM# 078-3 ((08)) 0125
N/F
ISRAEL A. DEPEW
DEED BOOK 21603, PAGE 246
ZONE: R-3
USE: SINGLE FAMILY,
DETACHED

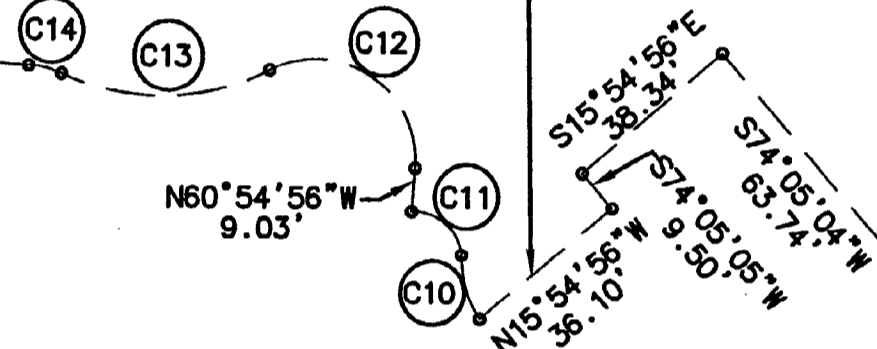
TM# 078-3 ((08)) 0124
N/F
TONY G. SOOHOO, TRUSTEE
DEED BOOK 18859,
PAGE 610
ZONE: R-3
USE: SINGLE FAMILY,
DETACHED

TM# 078-3 ((08)) 0123
N/F
MARY L. PARIS
DEED BOOK 7000,
PAGE 562
ZONE: R-3
USE: SINGLE FAMILY,
DETACHED

TM# 078-3 ((08)) G
N/F
CARDINAL GLEN
RECREATIONAL CENTER
DEED BOOK 4380, PAGE 565
ZONE: R-3
USE: PRIVATE OPEN SPACE

OPEN SPACE &
HISTORIC
FACADE EASEMENT
(HEREBY GRANTED)
PER PROFFER 6B
OF RZ 2014-SP-015

TM# 078-3 ((08)) G
N/F
CARDINAL GLEN
RECREATIONAL CENTER
DEED BOOK 4380, PAGE 565
ZONE: R-3
USE: PRIVATE OPEN SPACE



BURNING BRANCH ROAD

VCS 183

IPF
(HELD)

S26°54'11\"/>

N 6971993.0885
E 11831958.0120

SHEET 2 OF 2
PLAT SHOWING

**DEDICATION OF
OPEN SPACE EASEMENT
ON THE PROPERTY OF
EAT SUNRISE AT
SILAS BURKE, LLC**

DEED BOOK 24406 PAGE 590
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1\"/>



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

V I K A VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
WWW.VIKA.COM



Standalone Cover Sheet Version 1.0

Page 1 of 1

Fairfax County Land Records Cover Sheet - PRESERVE SEC 1

Instrument(s)

DEDICATION

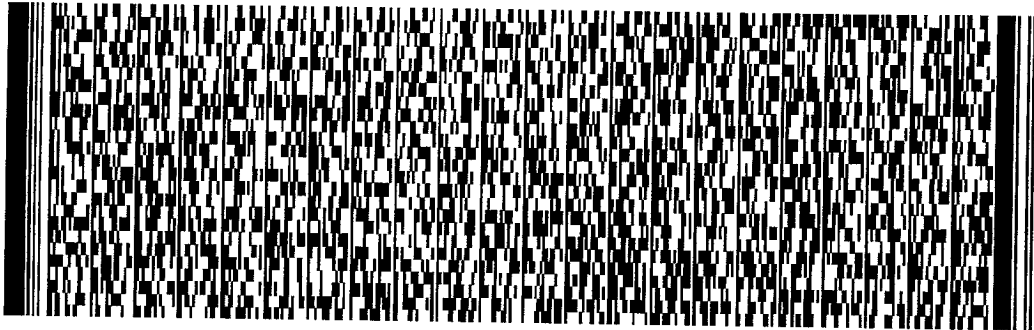
Grantor(s)

EDGEMOORE INVESTMENT GROUP LLC _F_N; HAYCRAFT, SANDRA L _I_T; KOWALSKI, MARIANN _I_N; ...

Grantee(s)

FX CO PARK AUTHORITY _F_N; FX CO WATER AUTHORITY _F_N; PRESERVE AT WYNMAR COMMUNITY ASSN INC _F_N; ...

Consideration		Consideration %	100
Tax Exemption	None	Amount Not Taxed	
DEM Number		Tax Map Number	044-4- /01/00/0011
Original Book		Original Page	
Title Company		Title Case	
Property Descr.	THE PRESERVE AT WYNMAR SEC 1		
Certified	No	Copies	0
		Page Range	

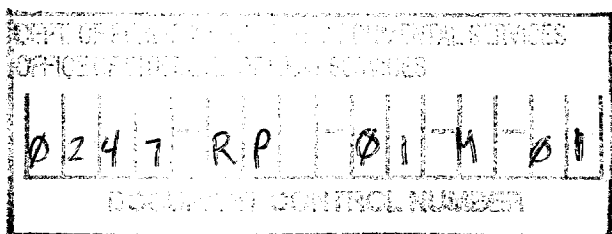


Print

THIS DEED OF SUBDIVISION, DEDICATION, EASEMENT, VACATION, RESERVATION AND CONVEYANCE is made this 15th day of November, 2000, by and between EDGEMOORE INVESTMENT GROUP, L.L.C., a Virginia limited liability company ("Edgemoore" or "Owner") (Grantor); MARIANN KOWALSKI ("Kowalski") (Grantor); SANDRA L. HAYCRAFT, Trustee ("Kowalski Trustee") (Grantor); WELLS FARGO HOME MORTGAGE, INC., Beneficiary ("Kowalski Beneficiary") (Grantor); THOMAS J. VAN LIERDE, Trustee, and TIMOTHY A. LASCKO, Trustee, either of whom may act (collectively, the "Edgemoore Trustee") (Grantor); SUNTRUST BANK, Beneficiary ("Edgemoore Beneficiary") (Grantor); THE FAIRFAX COUNTY PARK AUTHORITY, a body corporate and politic ("Park Authority") (Grantee); THE FAIRFAX COUNTY WATER AUTHORITY, a body corporate and politic ("Water Authority") (Grantee); THE PRESERVE AT WYNMAR COMMUNITY ASSOCIATION, INC., a Virginia non-stock corporation ("Association") (Grantee); and THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, a body corporate and politic ("County") (Grantee).

W I T N E S S E T H:

WHEREAS, Edgemoore is the owner of certain real property situate in Fairfax County, Virginia, with 2000 tax map numbers 44-4-((1))-11, 12, 13, ^{16,} 19, 21, 23 and 25 (collectively, the "Edgemoore Property"), as shown on the plat attached hereto and incorporated herein by this reference (File No. 99F-3063-11), dated June 8, 2000, entitled "Plat of Subdivision, The Preserve at Wynmar, Section 1," and prepared by Paciulli, Simmons & Associates of Fairfax, Virginia (the "Plat"), having acquired the Edgemoore Property by deeds recorded in Deed Book 11518, at pages



Tap map No. 44-4-((1))-11, 12, 13, 16, 19, 21, 23 & 25
 REED SMITH HAZEL & THOMAS (BOX 52) DMS

495, 498, and 501, and Deed Book 11566, at page 729, among the land records of Fairfax County, Virginia ("Land Records"); and

WHEREAS, Kowalski is the owner of certain real property situate in Fairfax County, Virginia, with tax map number 44-4-((1))-16 (the "Kowalski Property"), as shown on the Plat attached hereto and incorporated herein, having acquired the Kowalski Property by deed recorded in Deed Book 7685, at page 1938, among the Land Records; and

WHEREAS, the Edgemoore Property is subject to the lien of a certain Credit Line Deed of Trust and Security Agreement dated September 11, 2000, and recorded in Deed Book 11518, at page 516, among the Land Records, as amended by that certain First Amendment to Credit Line Deed of Trust and Security Agreement and First Amendment to Loan Agreement dated October 19, 2000, and recorded in Deed Book 11566, at page 740 (collectively, the "Edgemoore Deed of Trust"), wherein the Edgemoore Property was conveyed to the Edgemoore Trustee, in trust, to secure the repayment of a certain indebtedness payable unto the Edgemoore Beneficiary, as more specifically set forth therein; and

WHEREAS, the Kowalski Property is subject to the lien of a certain Deed of Trust dated July 9, 1998, and recorded in Deed Book 10478, at page 4111, among the Land Records ("Kowalski Deed of Trust"), wherein the Kowalski Property was conveyed to Edward T. Briner, as Trustee, in trust, to secure the repayment of a certain indebtedness payable unto Briner, Incorporated, as Beneficiary, as more specifically set forth therein, and which indebtedness has been assigned by Briner, Incorporated to the Kowalski Beneficiary, and a substitution of trustee made pursuant to that certain Deed of Appointment of Substitute Trustee

recorded in Deed Book 11601, at page 63 among the Land Records;
and

WHEREAS, it is the desire and intent of Edgemoore to subdivide the Edgemoore Property into lots, parcels and outlots, and to dedicate, grant, and convey a portion of the Edgemoore Property for public street purposes in accordance with this Deed of Subdivision, Dedication, Easement, Vacation, Reservation and Conveyance and the Plat; and

WHEREAS, it is the desire and intent of Kowalski to dedicate, grant, and convey a portion of the Kowalski Property for public street purposes and to grant and convey unto the County a storm drainage easement in the location as shown on the Plat in accordance with this Deed of Subdivision, Dedication, Easement, Vacation, Reservation and Conveyance and the Plat; and

WHEREAS, it is the desire and intent of Edgemoore to grant and convey unto the County, the Water Authority and the Association the easements in the locations as shown on the Plat; and

WHEREAS, it is the desire and intent of Edgemoore to create and establish easements for ingress and egress over and across the Edgemoore Property in the locations as shown on the Plat; and

WHEREAS, it is the desire and intent of Edgemoore to grant and convey unto the Association and the Park Authority portions of the Edgemoore Property in the locations as shown on the Plat; and

WHEREAS, it is the desire and intent of Edgemoore and the County, to vacate and release that portion of the existing sanitary sewer easement shown on the Plat and labeled thereon as "Ex. San Sewer Easement DB. 10933, PG. 1657 HEREBY VACATED" (the

"Existing Sanitary Sewer Easement"), being part of the sanitary sewer easement acquired by the County by deed recorded in Deed Book 10933, at page 1657, among the Land Records.

WHEREAS, it is the desire and intent of Edgemoore and the County, to vacate and release that portion of the existing temporary turnaround and grading easement shown on the Plat and labeled thereon as "Ex. Temporary Turnaround & Grading Easement DB. 7169 PG. 767 HEREBY VACATED (the "Existing Turnaround Easement"), being part of the temporary turnaround and grading easement acquired by the County by deed recorded in Deed Book 7169, page 767, among the Land Records.

SUBDIVISION

NOW THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Edgemoore, together with the Edgemoore Trustee, as authorized to act by the Edgemoore Beneficiary, as shown by their execution hereof, does hereby subdivide the Edgemoore Property, containing 16.4848 acres, into lots, parcels and outlots, to be known as Lots One (1) and Two (2), and Lots Seventy-Four (74) through Ninety-Three (93), inclusive, and Lot One Hundred Eight (108), and Parcels A, B, C, H and I, and Outlots A and B, Section 1, The Preserve at Wynmar, in accordance with the Plat. Outlot A shall be retained by Edgemoore and reserved for future public street purposes pursuant to Rezoning #2000-SU-008, Proffer No. 11.

DEDICATIONS

THIS DEED FURTHER WITNESSETH that in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged,

4. This easement does not constitute a covenant personal to the Owner, but is a covenant running with the land which is and shall be binding on the Owner, its heirs, personal representatives, successors and assigns.

THIS DEED FURTHER WITNESSETH that in consideration of the premises and the sum of One Dollar (\$1.00), 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 perpetual Open Space Easement over and applicable only to Lot 108, Section One, as designated on the Plat as "Open Space Easement per Proffers (See Note 11)" ("Easement Area"), for the purpose of preserving and maintaining the grounds and the exterior appearance of the existing Cross Farmhouse (the "Farmhouse") for historic and scenic purposes, made pursuant to and governed by and interpreted in accordance with the Virginia Open Space Land Act, §§ 10.1-1700 et seq. of the Code of Virginia (1950), as amended, subject to the following terms and conditions:

1. No changes to the exterior appearance of the Farmhouse or its grounds, including the removal of existing trees, shrubbery or other plants and vegetation, the removal or rehabilitation of non-historic architectural features or additions, and the construction of buildings or accessory structures, shall be made without prior written authorization of the County or its designee; provided, however, that this paragraph does not prohibit the owner of Lot 108 from performing routine maintenance of the Farmhouse and grounds, remodeling or rehabilitating interior features, connecting the Farmhouse to sewer or other public utilities, removing or trimming dead or

dying trees, shrubbery or other vegetation in accordance with accepted professional practice, planting additional landscaping, or paving the driveway.

2. The Owner of Lot 108, its successors and assigns, shall be responsible for maintaining in good condition the Easement Area, including the grounds and the existing Farmhouse and all outbuildings and facilities appurtenant thereto. The two (2) mature trees on Lot 108 shall be maintained and protected in accordance with accepted professional practice, because these trees contribute to the character of the property. In the event that any mature tree is removed in accordance with the provision herein or felled by natural causes, such tree shall be replaced by the Owner of Lot 108 with one or more trees that will, when mature, serve to maintain the character of the property.

3. The Owner of Lot 108 shall repair and/or rehabilitate the exterior of the Farmhouse prior to any sale or conveyance of the Farmhouse to a third party which is not a party to this Deed. If the Farmhouse is vacated prior to such conveyance, the Owner of Lot 108 shall stabilize and otherwise protect it from deterioration by weather or vandalism.

4. Upon the recommendation and approval of the Fairfax County History Commission, the Owner of Lot 108 shall provide and install a Fairfax County Historical Marker on or near the existing Farmhouse.

5. The County, its agents, employees, and designees shall have the right to enter onto the Easement Area to conduct inspections and to ensure compliance with the requirements of this Deed. The County, its agents and employees shall have an

easement for access to the Easement Area over and across Lot 108 for such purposes.

6. In the event of a determination by the County that there has been any violation of any provisions stated in paragraphs 1 through 5 above, by the Owner of Lot 108 at the time of such violation, his agents, employees, successors or assigns, the County, at its sole option, shall have the following rights: (a) to terminate the easement by vacation, quitclaim and release; (b) to the fullest extent allowed by law, to assess, levy and collect real estate taxes for Lot 108 for the years for which this easement has been in effect based upon the full fair market value of the Lot 108; (c) to require the Owner of Lot 108, his successors or assigns, to remedy such violation, as by the removal of improvements or the replanting of shrubbery or trees, and, in the event the Owner of Lot 108, his successors and assigns, fails to take such action to remedy such violation when required by the County, to charge the Owner of Lot 108, his successors and assigns, for the cost of remedying such violation, which charge shall be a lien upon Lot 108 and enforceable by legal action; or (d) to pursue such other remedies as may be available to the County.

7. Edgemoore and the County expressly agree that the covenants stated in paragraphs 1 through 6 above are not personal to the Owner of Lot 108, but that this Open Space Easement shall run with the land, and shall be binding upon the Owner of Lot 108 and such owner's successors, assigns, heirs, legatees, and personal representatives.

30	126.46'	575.21'	1235.47'	63.49'	126.21'	N81°03'53"E
31	134.37'	575.00'	1332.22'	67.49'	134.07'	S81°27'41"W
32	289.54'	965.00'	1711.27'	145.86'	288.45'	S15°01'02"E
33	240.61'	675.00'	2025.24'	121.59'	239.34'	N13°24'03"W
34	23.24'	185.00'	711.48'	11.63'	23.22'	S85°25'26"W
35	49.87'	340.00'	824.16'	24.98'	49.83'	S77°37'24"W
36	207.10'	410.00'	2856.29'	105.81'	204.91'	S88°33'03"W
37	389.68'	666.40'	3330.15'	200.59'	384.15'	N84°16'10"E
38	134.85'	939.00'	813.41'	67.54'	134.73'	S10°32'06"E
39	40.70'	25.00'	931.613"	26.47'	36.35'	S61°17'05"E
40	218.21'	432.00'	2856.29"	111.49'	215.90'	S88°33'03"W
41	376.82'	644.40'	3330.15"	193.97'	371.47'	N84°16'10"E
42	5.60'	25.00'	1250.19"	2.81'	5.59'	N81°06'33"E
43	260.43'	55.00'	2711.806"	53.76'	78.89'	N101°18'46"E
44	34.24'	25.00'	7827.47"	20.41'	31.62'	S73°15'04"E
45	402.55'	688.40'	3330.15"	207.21'	388.84'	S84°16'10"W
46	195.99'	388.00'	2856.29"	100.15'	183.91'	S88°33'03"W
47	40.42'	25.00'	9237.30"	26.17'	36.16'	S25°46'03"W
48	50.27'	939.00'	3704.03"	25.14'	50.27'	S22°04'43"E
49	144.35'	701.00'	1147.53"	72.43'	144.08'	S17°42'40"E
50	132.18'	601.21'	1235.47"	66.36'	131.91'	S81°03'33"W
51	173.35'	376.00'	2624.55"	88.24'	171.82'	N78°25'46"W
52	111.35'	324.00'	1941.28"	58.23'	110.80'	N78°04'02"W
53	11.42'	59.00'	1105.16"	5.73'	11.40'	S77°42'57"W
54	10.26'	53.00'	1105.16"	5.14'	10.24'	S77°42'57"W
55	9.10'	47.00'	1105.16"	4.58'	9.08'	S77°42'57"W
56	7.93'	41.00'	1105.16"	3.98'	7.92'	S77°42'57"W
57	154.68'	310.00'	2835.19"	78.98'	153.06'	N75°20'18"E
58	0.22'	549.21'	0701.23"	0.11'	0.22'	N87°21'05"E
59	154.68'	310.00'	2835.19"	78.98'	153.06'	N75°20'18"E

SOIL REPORTS. A COPY OF SAID SOIL REPORT IS AVAILABLE IN THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.



13. DENOTES EXISTING EASEMENTS HEREBY VACATED.

14. NO PLANTINGS OR STRUCTURES WHICH WOULD OBSTRUCT VISIBILITY SHALL BE PERMITTED INSIDE THE SIGHT DISTANCE EASEMENT.

15. BOUNDARY INFORMATION IS TAKEN FROM A FIELD SURVEY BY PSA, DATED APRIL, 1999.

16. PLANTING TREES AND ALL OTHER LANDSCAPING, EXCEPT GRASS AND OTHER GROUND COVERS MUST BE APPROVED BY THE DIRECTOR AND IS OTHERWISE PROHIBITED WITHIN THIS EASEMENT.

17. WATER QUALITY MANAGEMENT AREA. BMP CREDIT ALLOWED FOR OPEN SPACE. NO USE OR DISTURBANCE OF THIS AREA IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.

18. PARCELS B AND H HEREBY CONVEYED TO FAIRFAX COUNTY PARK AUTHORITY.

19. ALL EASEMENTS ON LAND CONVEYED TO FAIRFAX COUNTY PARK AUTHORITY (FCPA) BY LAND DEDICATION ARE SUBJECT TO THE PROVISIONS OF THE FCPA POLICY 301-EASEMENT-IN FORCE AT THE TIME OF CONVEYANCE. NO WORK SHALL BE PERFORMED WITHOUT FIRST OBTAINING A PERMIT OR LETTER OF AGREEMENT FROM FCPA.

20. NO USE SHALL BE MADE OF, NOR SHALL ANY IMPROVEMENTS BE MADE IN THE FLOOD PLAIN EASEMENT WITHOUT SPECIFIC AUTHORIZATION FROM FAIRFAX COUNTY.

21. ACCESS FOR MAINTENANCE OF STORM WATER MANAGEMENT FACILITY GRANTED TO THE COUNTY OF FAIRFAX.

22. ADU UNITS ARE TO BE PROVIDED IN A FUTURE SECTION.

OF MARIANN
REMAINDER O
INVESTMENT
495,499.1

WITHIN THE
SHOWN BY MI
STATE GRID
SUBDIVISION

AREA 1

LOTS (23)
STREET DEDIC,
PARCELS A,C,I
PARCELS B &
OUTLOT A
TOTAL SECTIC


DENSITY: 1.4
OPEN SPACE:
AVERAGE LOT
MINIMUM LOT

OWNER'S DEDICATION

I/WE THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON AND DESCRIBED IN THE SURVEYORS CERTIFICATE, HEREBY ADOPT THIS PLAT OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND RESERVE THE RIGHTS-OF-WAY AS INDICATED FOR CONSTRUCTION, MAINTENANCE, OPERATION OF STREETS AND SEWER. ALL WETLAND PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES. IRON PIPE WILL BE SET AT ALL LOT CORNERS IN ACCORDANCE WITH THE FAIRFAX COUNTY SUBDIVISION ORDINANCE.

OWNER  DATE 8/10/2008

FINAL PLAT

RECOMMENDED FOR APPROVAL
FAIRFAX COUNTY
SITE REVIEW PARCHON CHENG


APPROVED

FOR
BOARD OF SUPERVISORS
FAIRFAX COUNTY, VIRGINIA


APPROVAL VOID IF PLAT IS NOT
OFFERED FOR RECORD ON OR
BEFORE _____

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

STATEMENT OF PUBLIC WORKS
AND ENGINEERING SERVICES
OFFICE OF THE ENGINEER
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  Date 8/11/08

APPROVED
COUNTY OF FAIRFAX
OFFICE OF BUILDING CODE SERVICES
PERMIT DIVISION-SITE PERMITS SECTION
STREET ADDRESS FUNCTION

By  Date 11/6/08

APPROVE
COUNTY OF FAIRFAX
OFFICE OF SITE DEVELOPMENT
SANITARY SEWER SECT

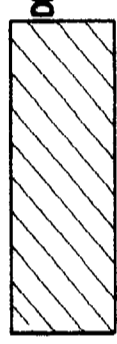
By  Date 2/16/09

SURVY
 I, TAND
 COMMISSIONER
 MY NEIGHBORHOOD
 AS FOLLOWS

OF MARIAN
 REMAINS
 INVESTMENT
 499,499

WITHIN THE
 SHOWN BY
 STATE OF
 SUBDIVISION

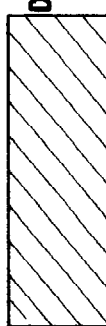
NOTES:

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5. PURCHASERS OF LOTS SERVED BY COMMON DRIVES AUTOMATICALLY ASSUME AN OBLIGATION FOR MAINTENANCE OF THE COMMON DRIVEWAY, WHICH OBLIGATION IS A CONDITION OF THEIR OWNERSHIP OF THE PROPERTY AND WHICH RUNS WITH THE LAND.
6. PRIVATE DRIVE, PRIVATELY OWNED, PRIVATELY MAINTAINED.
7. OUTLOT A & B DO NOT MEET THE REQUIREMENTS OF THE CURRENT FAIRFAX COUNTY ORDINANCES FOR ISSUANCE OF A BUILDING PERMIT FOR A DWELLING UNIT.
8. OUTLOT A TO BE RETAINED BY EDGE MOORE INVESTMENT GROUP L.L.C. AND RESERVED FOR PUBLIC STREET PURPOSES.
9. PARCELS A, C, I AND OUTLOT B HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION.
10. 145,583 SF. HEREBY DEDICATED TO PUBLIC STREET PURPOSES.
11. OPEN SPACE EASEMENT TO PRESERVE THE EXTERIOR APPEARANCE OF THE EX. CROSS FARMHOUSE.
12. ENGINEERING GEOLOGY AND/OR SOIL REPORTS HAVE BEEN REVIEWED AND APPROVED BY THE DIRECTOR OF ENVIRONMENTAL MANAGEMENT FOR THE PROPERTY DESCRIBED HEREIN AND ARE AVAILABLE FOR REVIEW IN THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. SITE CONDITIONS ARE OF SUCH A NATURE THAT LAND SLIPPAGE OR FOUNDATION PROBLEM POSSIBILITIES REQUIRED THE SUBMITTAL OF SOIL REPORTS. A COPY OF SAID SOIL REPORT IS AVAILABLE IN THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
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18. PARCELS B AND H HEREBY CONVEYED TO FAIRFAX COUNTY PARK AUTHORITY.

CURVE TABLE

CURVE	ARC	BEARINGS	DELTA	TANG	CHORD	CHORD BEARINGS
1	129.22'	378.00'	19°41'28"	68.26'	128.88'	S28°16'12"E
2	149.37'	324.00'	28°24'55"	76.04'	148.05'	S72°25'48"E
3	108.91'	159.99'	38°00'13"	58.88'	108.82'	N89°32'38"E
4	184.43'	310.00'	34°05'12"	95.03'	181.72'	S78°05'15"W
5	182.23'	345.00'	30°15'47"	83.28'	180.11'	N89°44'18"W
6	186.72'	285.00'	32°22'53"	85.65'	184.51'	N88°40'43"W
7	19.84'	280.00'	4°18'40"	9.82'	19.63'	N87°02'00"W
8	99.84'	701.00'	8°08'40"	49.91'	99.56'	N15°53'12"W
9	35.51'	25.00'	81°22'36"	21.49'	32.80'	S82°30'10"E
10	4.74'	207.00'	1°18'46"	2.37'	4.74'	N87°27'58"E
11	4.77'	163.00'	1°40'31"	2.36'	4.77'	S88°18'50"W
12	40.52'	25.00'	92°51'30"	26.28'	36.23'	S42°03'50"W
13	14.27'	897.00'	1°10'24"	7.14'	14.27'	S03°46'43"E
14	3.63'	852.44'	0°19'07"	1.81'	3.63'	N83°28'43"W
15	44.97'	25.00'	103°04'27"	31.47'	39.15'	N88°08'30"W
16	3.67'	382.00'	0°34'51"	1.84'	3.67'	N73°42'42"E
17	37.80'	25.00'	88°09'42"	23.38'	34.15'	N38°58'17"E
18	129.73'	648.00'	11°27'11"	65.08'	129.51'	M17°53'10"W
19	57.82'	991.00'	3°19'53"	28.82'	57.61'	N21°38'49"W
20	38.24'	25.00'	87°38'19"	23.89'	34.62'	N84°08'12"W
21	37.89'	25.00'	87°03'30"	23.75'	34.44'	N28°33'03"E
22	148.00'	991.00'	8°33'24"	74.14'	147.88'	N10°42'00"W
23	40.78'	25.00'	93°24'13"	28.53'	38.39'	N63°07'24"W
24	51.82'	548.00'	5°24'30"	25.83'	51.80'	S77°28'14"W
25	80.89'	891.21'	5°48'10"	30.47'	80.86'	N77°48'00"E
26	53.02'	891.21'	5°03'09"	26.53'	53.00'	N88°16'12"E
27	48.17'	378.00'	7°20'27"	24.12'	48.14'	S88°16'12"E
28	120.28'	380.00'	19°41'28"	60.74'	119.69'	N78°04'00"W
29	161.38'	380.00'	28°24'55"	82.14'	159.94'	S72°25'48"E
30	128.46'	575.21'	12°35'47"	63.49'	128.21'	N81°05'12"E
31	134.37'	575.00'	13°32'22"	67.49'	134.07'	S81°27'41"W
32	288.54'	995.00'	17°11'27"	146.88'	288.45'	S88°45'12"E
33	240.81'	675.00'	20°25'24"	121.59'	239.34'	M17°26'10"W
34	23.24'	185.00'	7°11'48"	11.63'	23.22'	S88°28'24"W
35	48.87'	349.00'	8°24'16"	24.88'	48.83'	S77°37'24"W
36	207.10'	419.00'	28°56'28"	105.91'	204.91'	S88°16'12"E
37	388.88'	888.40'	33°30'15"	200.59'	384.15'	N84°16'10"E
38	134.85'	938.00'	8°13'41"	67.54'	134.73'	S10°32'00"E
39	40.79'	25.00'	83°16'13"	26.47'	36.35'	S81°17'00"E
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44	34.24'	25.00'	78°27'47"	20.41'	31.82'	S73°16'12"E
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46	185.99'	388.00'	28°56'28"	100.13'	183.91'	S88°16'12"E
47	40.42'	25.00'	92°37'30"	26.17'	36.16'	S88°16'12"E
48	50.27'	938.00'	3°04'03"	25.14'	50.27'	S88°16'12"E
49	144.35'	701.00'	11°47'53"	72.43'	144.09'	S72°48'12"E

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19. ALL EASEMENTS ON LAND CONVEYED TO ENBAEY COUNTY PARK



VICINITY MAP

SCALE: 1"=2000'

SURVEYOR'S CERTIFICATE

I, TAMI A. LENOX, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LAND SHOWN HEREON IS OWNED AS FOLLOWS:

PARCEL 16 IS NOW IN THE NAME OF MARIANN KOWALSKI, RECORDED IN DB.7685 AT PG.1938; AND THE REMAINDER OF THE PARCELS ARE NOW IN THE NAME OF EDGEMOORE INVESTMENT GROUP L.L.C. AND ARE RECORDED IN DB.11518 AT PG. 495, 496, 501 AND IN DB. 11566 AT PG. 729.

; AND THE LAND EMBRACED IN THIS SUBDIVISION LIES WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND IS ACCURATELY SHOWN BY METES AND BOUNDS; THAT ALL COURSES REFER TO VIRGINIA STATE GRID NORTH IN ACCORDANCE WITH THE FAIRFAX COUNTY SUBDIVISION ORDINANCE.



AREA TABULATION

PACIULLI
SIMMONS & ASSOCIATES

11212 Maples Mill Road, Suite 100 Fairfax, Virginia 22030-7404
 PH. 703.934 0000 FAX. 703.934 9787 EM fairfax@psaltd.com

SOIL REPORTS. A COPY OF SAID SOIL REPORT IS AVAILABLE IN THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

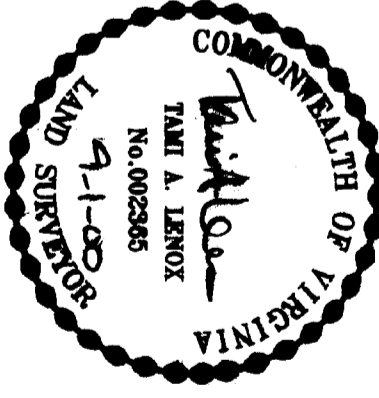


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- 20. ACCESS FOR MAINTENANCE OF STORM WATER MANAGEMENT FACILITY GRANTED TO THE COUNTY OF FAIRFAX.
- 21. ADU UNITS ARE TO BE PROVIDED IN A FUTURE SECTION.

OF MARIANN KOWALSKI, RECORDED IN DB.7685 AT PG.1938; AND THE REMAINDER OF THE PARCELS ARE NOW IN THE NAME OF EDGEWOOD INVESTMENT GROUP LLC, AND ARE RECORDED IN DB.11518AT PG. 495,498,501 AND IN DB.11566 AT PG.729.

AND THE LAND EMBRACED IN THIS SUBDIVISION LIES WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND IS ACCURATELY SHOWN BY METES AND BOUNDS; THAT ALL COURSES REFER TO VIRGINIA STATE GRID NORTH IN ACCORDANCE WITH THE FAIRFAX COUNTY SUBDIVISION ORDINANCE.



AREA TABULATION

LOTS (23)	339,339 SF.	OR	7.7902 AC.
STREET DEDICATION	145,583 SF.	OR	3.3421 AC.
PARCELS A,C,I & OUTLOT B (HOA)	114,382 SF.	OR	2.6258 AC.
PARCELS B & H (FCPA)	80,558 SF.	OR	1.8494 AC.
OUTLOT A	38,214 SF.	OR	0.8773 AC.
TOTAL SECTION 1	718,076 SF.	OR	16.4848 AC.

DENSITY: 1.41 DU/AC
 OPEN SPACE: 27.34%
 AVERAGE LOT AREA= 14,754 SF.
 MINIMUM LOT AREA= 10,400 SF.

**PLAT OF
 SUBDIVISION**

**THE PRESERVE AT WYNNMAR
 SECTION 1**

SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: 6-8-2000
 SCALE: AS SHOWN
 SITE PLAN # 247-SO-01

Engineers • Planners • Surveyors • Landscape Architects

Ref 247-SO-01
 247-RP-01-2 HGT

11212 Waples Mill Road, S

PH. 703.824.0000

FINAL PLAT

APPROVED FOR APPROVAL
 FAIRFAX COUNTY
 THE REVIEW PROCESS COMPLETED

[Signature]

APPROVED FOR

BOARD OF SUPERVISORS
 FAIRFAX COUNTY, VIRGINIA

[Signature]

PRELIMINARY PLAT IS NOT
 FILED FOR RECORD ON OR
 BEFORE

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

DEPARTMENT OF PUBLIC WORKS
 OFFICE OF SANITARY SEWERS
 FAIRFAX, VA

[Signature]

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 2/16/01

APPROVED

COUNTY OF FAIRFAX
 OFFICE OF BUILDING CODE SERVICES
 PERMIT DIVISION-SITE PERMITS SECTION
 STREET ADDRESS FUNCTION

By *[Signature]* Date 1/16/01

APPROVED

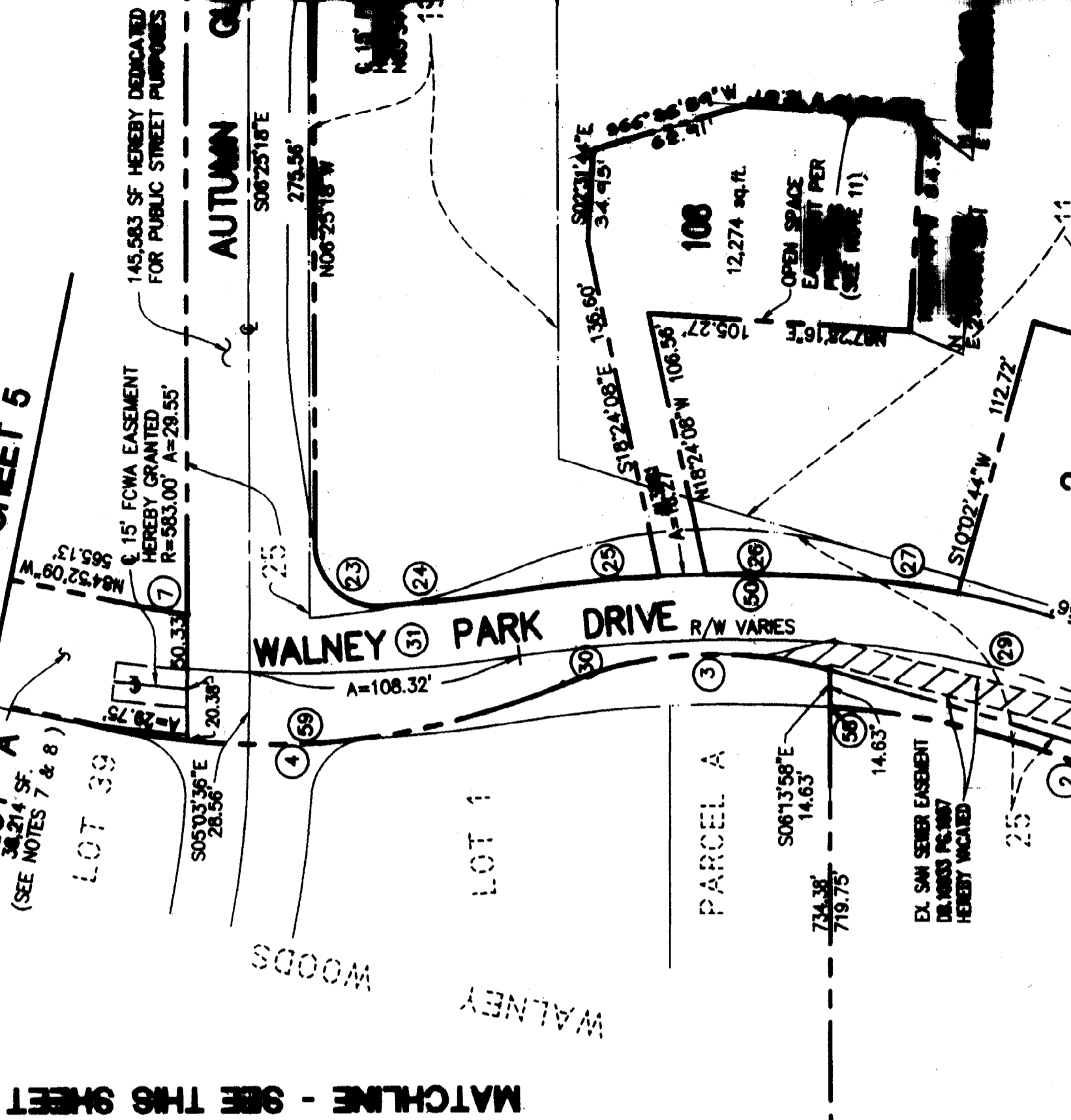
COUNTY OF FAIRFAX
 OFFICE OF SITE DEVELOPMENT SERVICES
 SANITARY SEWER SECTION

By *[Signature]* Date 2/16/01

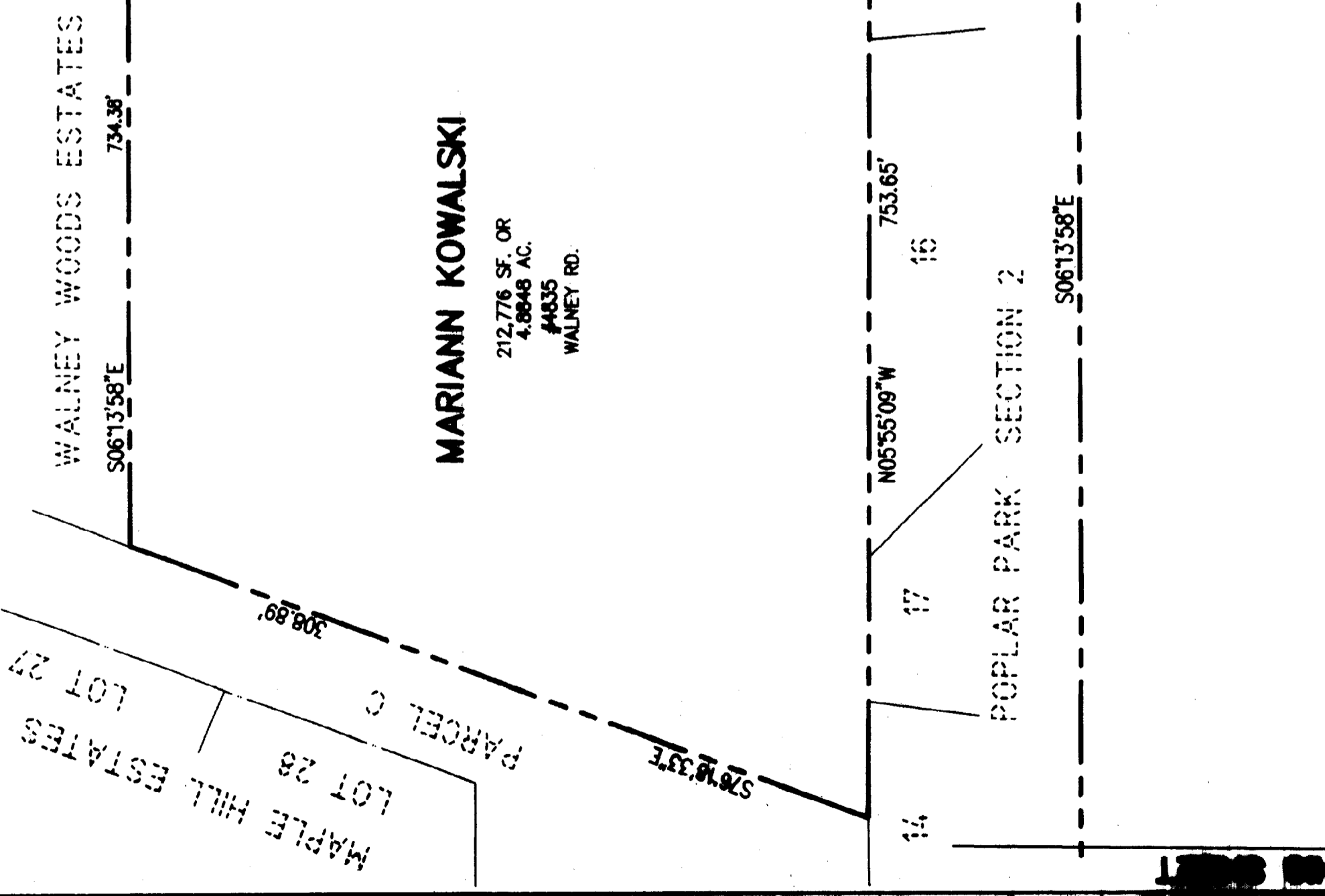
APPROVED
 COUNTY OF FAIRFAX
 OFFICE OF SITE DEVELOPMENT SERVICES
 SANITARY SEWER SECTION

By: *[Signature]*
 Date: 2/16/01

MATCHLINE - SEE SHEET 5
 OUTLOT "A"
 38,214 SF.
 (SEE NOTES 7 & 8)



MATCHLINE - SEE THIS SHEET



THIS SHEET



1212 Maples Mill Road, Suite 100 Fairfax, Virginia 22030-7404
PH. 703.934 0900 FAX. 703.934 9787 EM fairfax@psd.com

Architects

MATCHLINE SEE SHEET 3

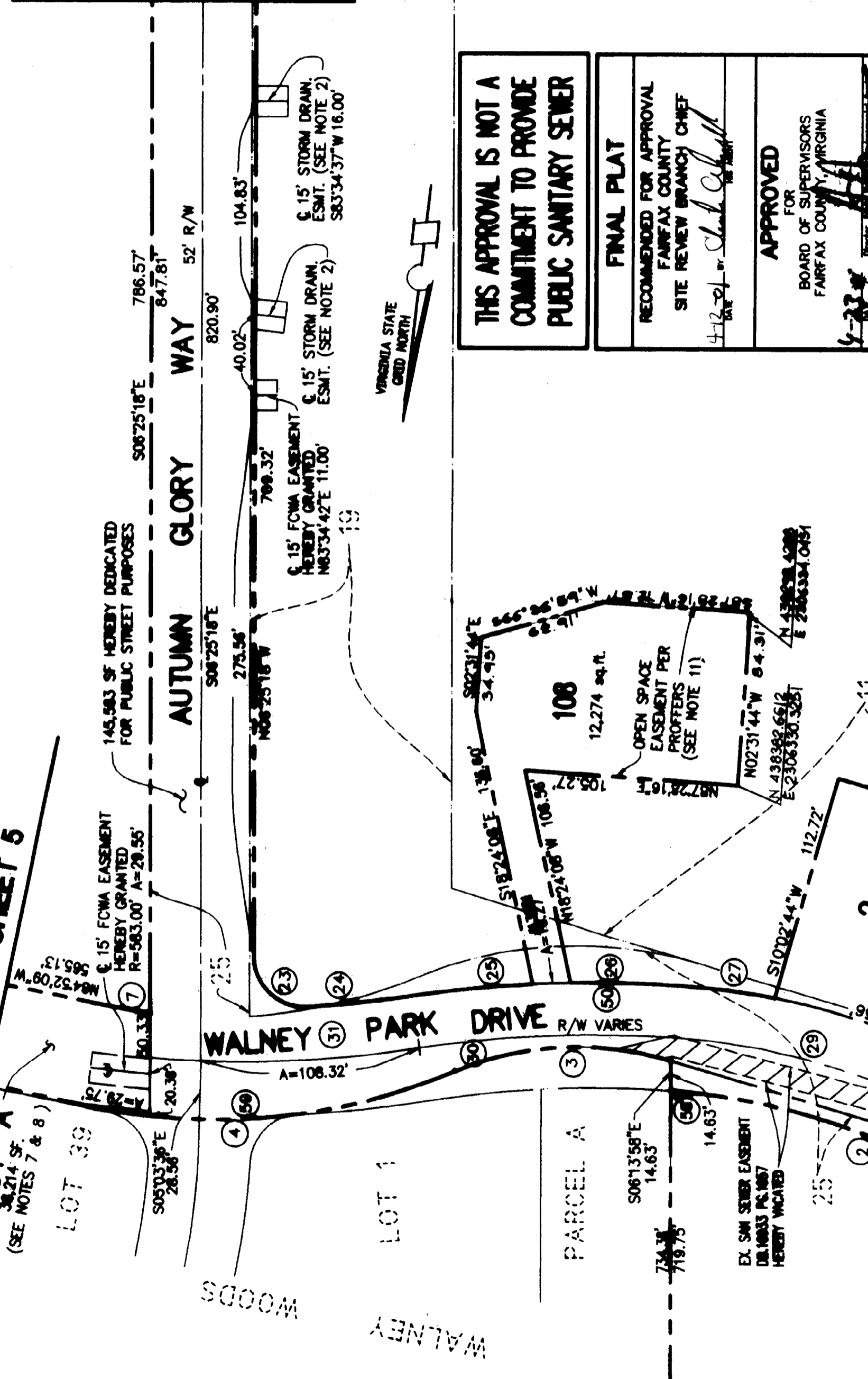
DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES
OFFICE OF SITE DEVELOPMENT SERVICES
FAIRFAX, VIRGINIA
4-1301
4-1300
All street locations and/or comments
conform to the requirements of this
office and the necessary agreements
or bonds have been received.
By: *[Signature]* Date: 2/16/01

APPROVED
COUNTY OF FAIRFAX
OFFICE OF BUILDING CODE SERVICES
PERMIT DIVISION-SITE PERMITS SECTION
STREET ADDRESS FUNCTION
By: *[Signature]* Date: 1/5/01

APPROVED
COUNTY OF FAIRFAX
OFFICE OF SITE DEVELOPMENT SERVICES
SANITARY SEWER SECTION
By: *[Signature]* Date: 2/16/01

MATCHLINE - SEE SHEET 5
OUTLOT "A"
38,214 SF.
(SEE NOTES 7 & 8)
LOT 39

MATCHLINE - SEE THIS SHEET

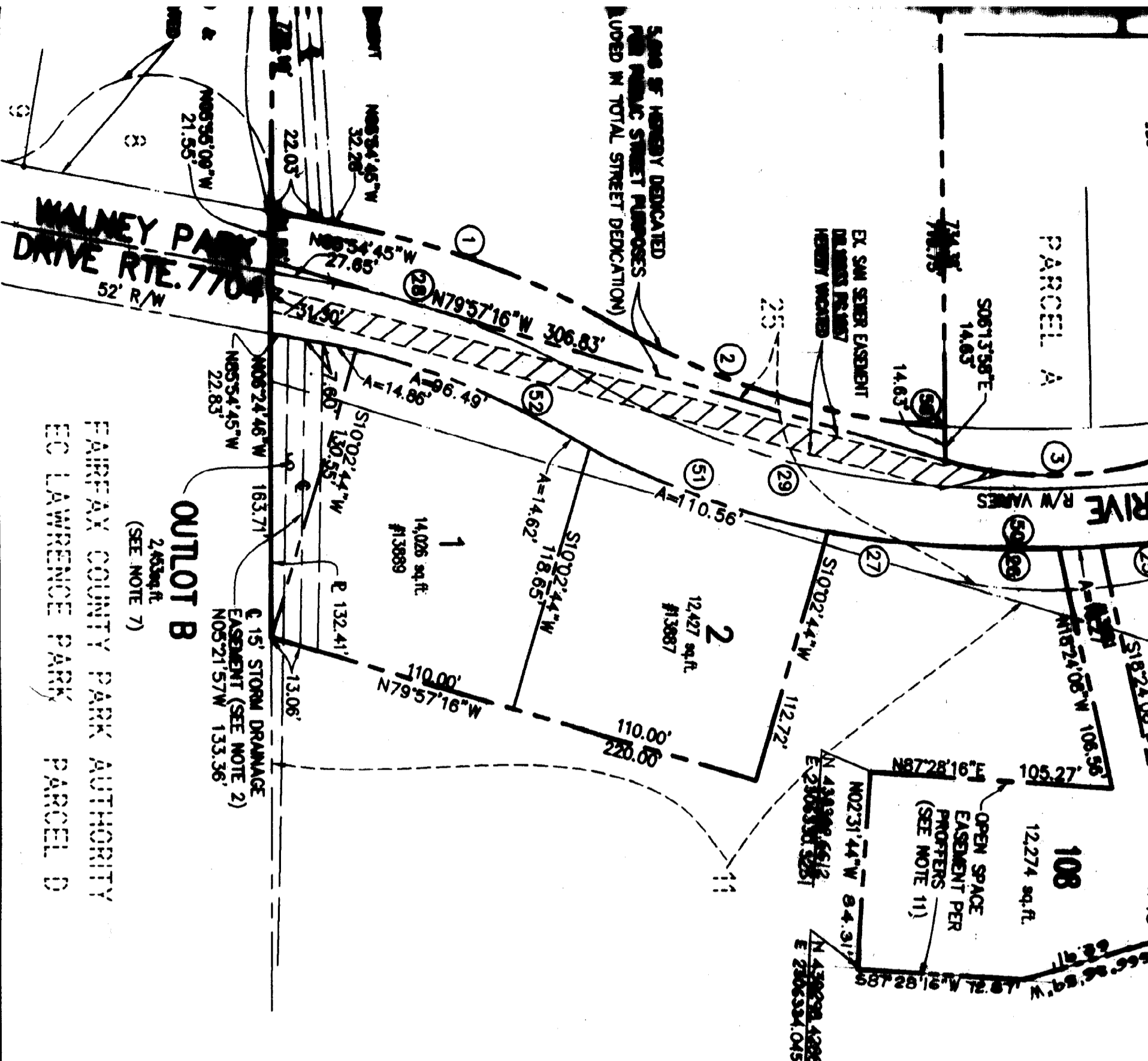


THIS APPROVAL IS NOT A
COMMITMENT TO PROVIDE
PUBLIC SANITARY SEWER

FINAL PLAT
RECOMMENDED FOR APPROVAL
FAIRFAX COUNTY
SITE REVIEW BRANCH CHIEF
4-12-01 *[Signature]*

APPROVED
FOR
BOARD OF SUPERVISORS
FAIRFAX COUNTY, VIRGINIA
4-23-01 *[Signature]*

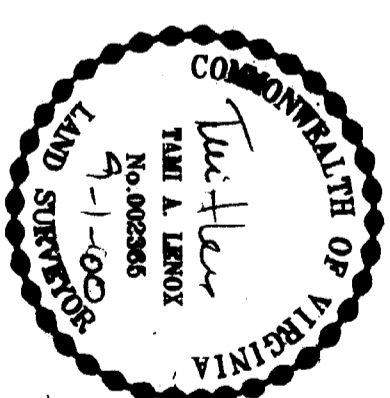




FAIRFAX COUNTY PARK AUTHORITY
 EC LAWRENCE PARK PARCEL D

OUTLOT B
 2,453 sq. ft.
 (SEE NOTE 7)

C 15' STORM DRAINAGE EASEMENT (SEE NOTE 2)
 NOS21'57"W 133.36'



**PLAT OF
 SUBDIVISION
 THE PRESERVE AT WYNNMAR
 SECTION 1**

SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: 6-8-2000
 SCALE: 1" = 50'

DRN: JH.
 CHK: TL.

J:\ACAD\3063\RP\SH14-SEC-1

<p>APPROVED FOR BOARD OF SUPERVISORS FAIRFAX COUNTY, VIRGINIA</p> <p><i>[Signature]</i></p>	<p>RECORDED FOR APPROVAL FAIRFAX COUNTY SITE REVIEW BRANCH CHIEF</p> <p><i>[Signature]</i></p>	<p>PLAT PLAT</p>
<p>APPROVAL VOID IF PLAT IS NOT OFFERED FOR RECORD ON OR BEFORE _____</p>		

SHEET 4 OF 6
 FILE NO.

Engineers • Planners • Surveyors • Landscape Architects
 Wetland Specialists • Environmental Scientists

11212 Waples Mill Rd
 PH. 703.934.0900

247-RP-01-2