

NOTES

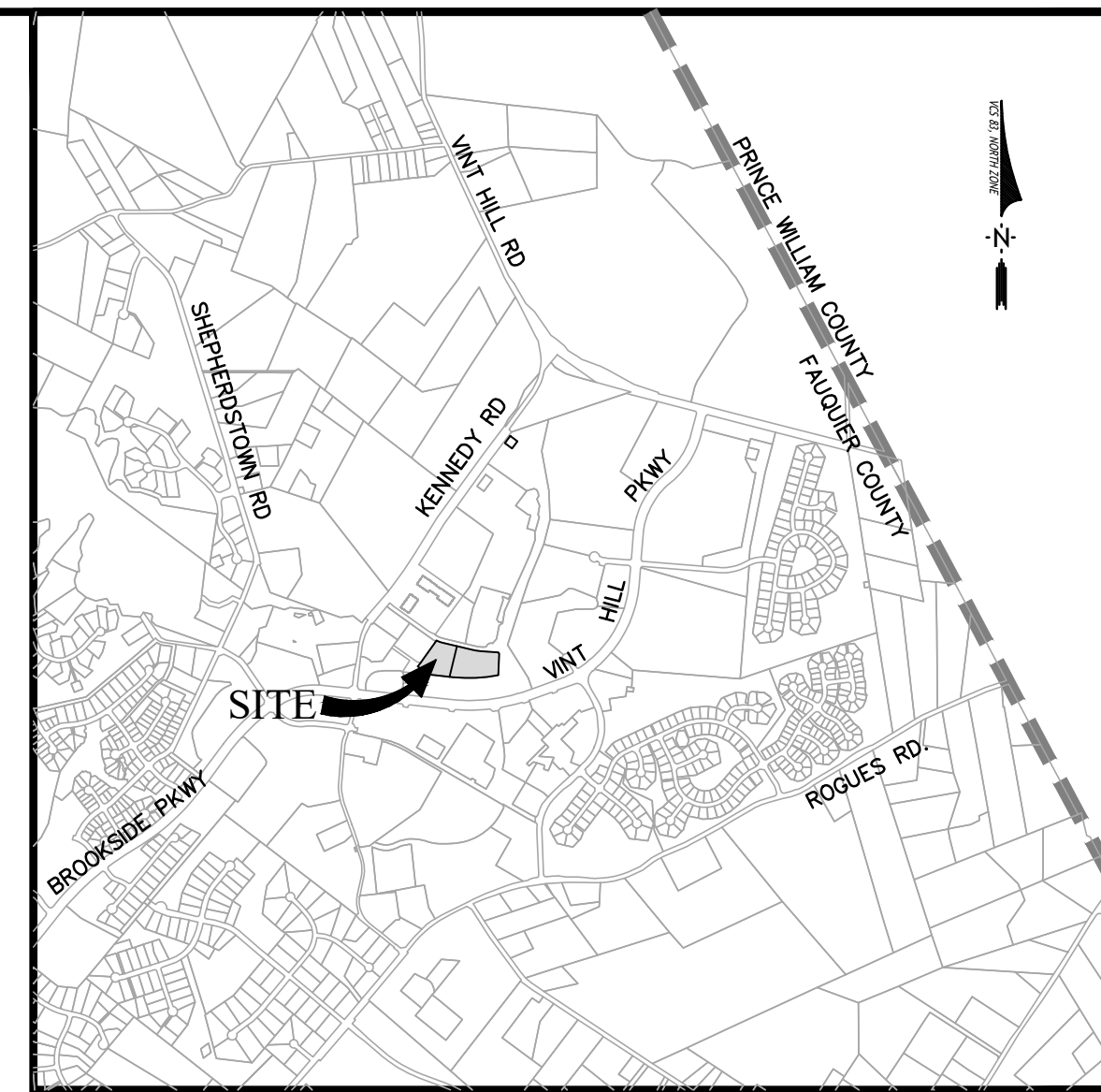
1. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS PIN 7915-66-7097 AND PIN 7915-75-1909 AND ARE ZONED PCID(PLANNED COMMERCIAL INDUSTRIAL DEV).
2. THE PROPERTIES AND BOUNDARY INFORMATION SHOWN HEREON ARE NOW IN THE NAME OF ECH-VINT HILL ASSOCIATES, LLC AS ACQUIRED IN D.B. 1594, PG. 548 AND LAST MODIFIED IN A BOUNDARY LINE ADJUSTMENT AS RECORDED IN D.B. 1640, PG. 35, ALL AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA, AND THAT THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) OF 1983, NORTH ZONE.
3. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
4. THE PROPERTIES SHOWN HEREON LIE ON AND ZONE "X" (NO SCREEN) ON FEMA FLOOD INSURANCE RATE MAP FOR FAUQUIER COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51061C 0335 C, DATED FEBRUARY 6, 2008.
5. THIS SURVEY DOES NOT ADDRESS WETLANDS, TOXIC OR CONTAMINATED WASTE OR SOIL CONDITIONS NOR HAVE ANY REPORTS, STUDIES, ETC.. BEEN FURNISHED TO THIS SURVEYOR OTHER THAN THOSE NOTED.

OWNER:
ECH-VINT HILL ASSOCIATES, LLC
21 DUPONT CIRCLE NW, #410
WASHINGTON, DC 20036

AREA TABULATION

PIN: 7915-66-7097: 3.2529 ACRES
AREA ADJUSTED: -0.6725 ACRES
NEW AREA: 2.5804 ACRES

PIN: 7915-75-1909: 2.8802 ACRES
AREA ADJUSTED: +0.6725 ACRES
NEW AREA: 3.5527 ACRES



VICINITY MAP
SCALE: 1"=2,000'

OWNER'S CONSENT STATEMENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND IDENTIFIED AS THE PROPERTY OF ECH-VINT HILL ASSOCIATES, LLC IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

CERTIFICATE OF ACKNOWLEDGEMENT
CITY/COUNTY OF _____
COMMONWEALTH/STATE OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,

BY _____

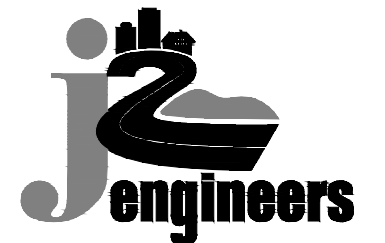
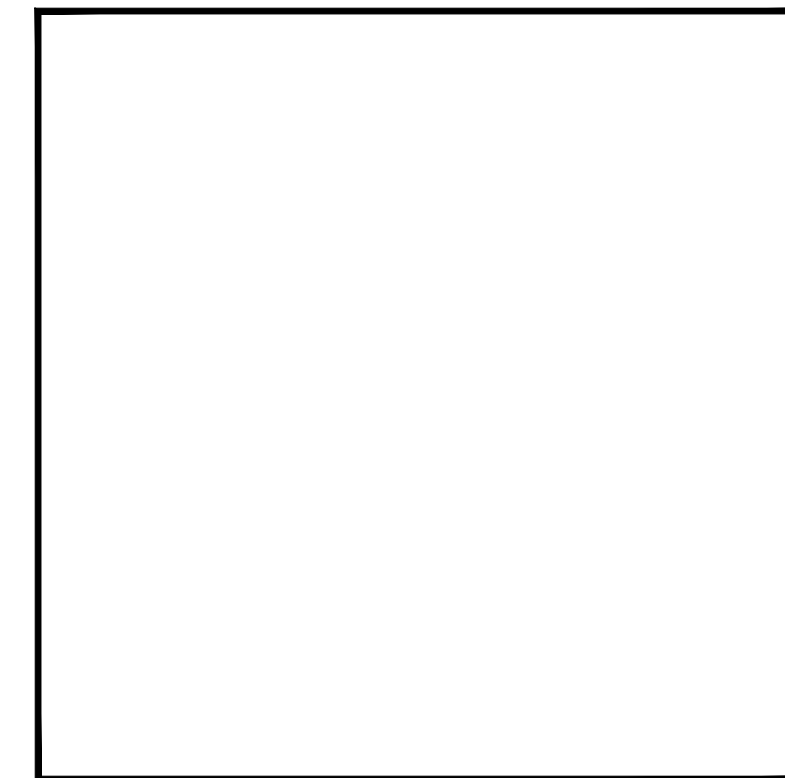
NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

EASEMENT LEGEND

- < E > APPROX. LOC. EX. VEPCO EASEMENT D.B. 1152, PG. 511
- < G1 > EX. 20' COLUMBIA GAS EASEMENT D.B. 1153, PG. 308
- < SD > EX. STORM DRAIN EASEMENT D.B. 1511, PG. 2271
- < W > EX. WATERLINE EASEMENT D.B. 1550, PG. 2146
- < SS1 > EX. 20' FCWSA UTILITY EASEMENT D.B. 1092, PG. 1728
- < SS2 > EX. 20' FCWSA UTILITY EASEMENT D.B. 1534, PG. 997
- [Pattern] EX. EASEMENT IMPACTED AREA #5 D.B. 851, PG. 433 D.B. 1042, PG. 2318

APPROVAL BLOCK



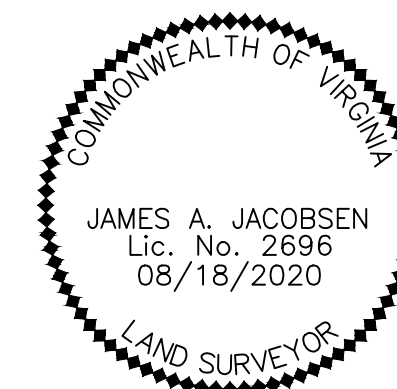
J2 Engineers, Inc.
17739 Main Street, Suite 180
Dumfries, VA 22026
(O) 703.361.1550
(F) 703.956.6845
www.j2engineers.com

No.	DATE	DESCRIPTION
1	2020-08-18	COUNTY COMMENTS

PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
ON THE LANDS OF
ECH-VINT HILL ASSOCIATES, LLC
VINT HILL LANDBAY K PHASE 11
SCOTT MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

SURVEYOR'S CERTIFICATE

I, JAMES A. JACOBSEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT. I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON LIES IN THE NAME OF ECH-VINT HILL ASSOCIATES, LLC, AS ACQUIRED IN D.B. 1594, PG. 548 AND LAST MODIFIED IN A BOUNDARY LINE ADJUSTMENT AS RECORDED IN D.B. 1640, PG. 35, ALL AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.



PLAT NO.	PLLH2004.3000 BLA - Lot 8A-2 & 9A-1.dwg
DATE	July 28, 2020
DRAWING SCALE	AS NOTED
DRAWN BY	SNB
APPROVED BY	



ICE PROPERTIES, LLC
 PIN: 7915-66-4189
 D.B. 1572, PG. 1131

HAC INVESTMENTS, LLC
 PIN: 7915-66-3476
 D.B. 1568, PG. 715

ECH-VINT HILL ASSOCIATES, LLC
 PIN: 7915-77-7044
 D.B. 1594, PG. 548

BURROUGH DRIVE
 (PRIVATE ROAD)

ECH-VINT HILL ASSOCIATES
 PIN: 7915-76-2583
 D.B. 1594, PG. 548

ECH-VINT HILL ASSOCIATES, LLC
 PIN: 7915-77-7044
 D.B. 1594, PG. 548

N 35°27'03" E
 53.37'

N 54°32'52" W
 157.23'

LOT 8A-2
 PIN: 7915-66-7097
 112,403 S.F.
 2.5804 AC.

LOT 9A-1
 PIN: 7915-75-1909
 154,757 S.F.
 3.5527 AC.

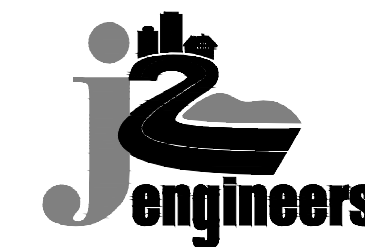
ECH-VINT HILL ASSOCIATES, LLC
 PIN: 7915-77-7044
 D.B. 1594, PG. 548

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 PIN: 7915-77-7044
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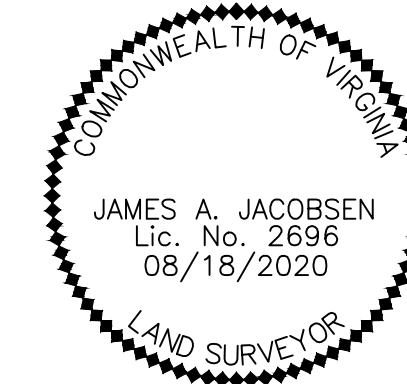


CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	324.00'	78.00'	S 69°28'12" E	77.81'	13°47'38"	39.19'
C2	624.00'	104.61'	S 81°10'11" E	104.49'	9°36'20"	52.43'
C3	1695.00'	505.94'	N 87°30'42" E	504.07'	17°06'08"	254.87'



J2 Engineers, Inc.
 17739 Main Street, Suite 180
 Dumfries, VA 22026
 (O) 703.361.1550
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 www.j2engineers.com



No.	DATE	DESCRIPTION	REVISIONS
1	2020-08-18	COUNTY COMMENTS	

PLAT SHOWING
 BOUNDARY LINE ADJUSTMENT
 ON THE LANDS OF
ECH-VINT HILL ASSOCIATES, LLC
VINT HILL LANDBAY K PHASE 11
 SCOTT MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

PLAT NO. PLLH2004.3000 BLA - Lot 8A-2 & 9A-1.dwg

DATE July 28, 2020

DRAWING SCALE 1"=50'

DRAWN BY SBN

APPROVED BY

SHEET 2 OF 2