

NOTES

1. THE PRINCE WILLIAM COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBERS (G.P.I.N.) FOR THE PROPERTIES SHOWN HEREON ARE 7397-53-1670 AND 7397-53-3881; AND ARE CURRENTLY ZONED B-1.

2. THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF COMMONWEALTH OF VIRGINIA, BY DEEDS RECORDED AT INSTRUMENT # 200803120022460 AND INSTRUMENT # 200912010114239, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

3. TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER 20-4095, COMMITMENT DATE AUGUST 5, 2020.

4. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "A", NO BASE FLOOD ELEVATIONS DETERMINED WITHIN THE 100-YEAR FLOOD AND, ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 5153C0086 D, PANEL 86 OF 330, WITH AN EFFECTIVE DATE OF JANUARY 5, 1995.

5. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO PRINCE WILLIAM COUNTY MONUMENT PW11 (JARRETT).

THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.999941286. UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS SUBDIVISION. THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE "U.S. SURVEY FOOT" OR 1 METER = 39.37 INCHES.

6. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE PROPERTY.

7. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OBSERVED ON THE SURVEYED PROPERTY.

8. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

9. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

10. THE ZONING REQUIREMENTS FOR B-1 ARE AS FOLLOWS :
MINIMUM LOT SIZE : NONE
MINIMUM LOT WIDTH : NONE
MAXIMUM LOT COVERAGE : 85 PERCENT, WITH 15 PERCENT REQUIRED MINIMUM OPEN SPACE
MAXIMUM FLOOR AREA RATION : 0.40
MAXIMUM BUILDING HEIGHT : 45 FEET
ALL BUILDINGS AND STRUCTURES SHALL BE SET BACK AT LEAST 20 FEET FROM ANY STREET RIGHT OF WAY

11. A ZONING LETTER OR REPORT WAS NOT PROVIDED FOR THIS PROPERTY.

12. THE IMPROVEMENTS SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED BY THIS ON SEPTEMBER 1, 2020.

13. THE TOTAL AREA IS 90,908 SQUARE FEET OR 2.08695 ACRES.

14. EASEMENTS SHOWN ON VDOT PLAN 0066-067-112, C505.

15. AREA DEPICTED IN "DETAIL A" SHOWS APPARENT UNINTENTIONAL GAP IN OWNERSHIP OF LAND RANGING FROM 0.44' TO 0.51' BETWEEN THE SOUTHERN PROPERTY LINE OF GPIN 7397-53-1679 (FORMER LOT 1, MCDONALDS PROPERTY) AS ESTABLISHED BY A DEED OF SUBDIVISION AND EASEMENT DATED FEBRUARY 10, 1993, RECORDED IN DEED BOOK 1966 AT PAGE 39, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA; AND THE PUBLICLY DEDICATED RIGHT-OF-WAY OF LOGOS WAY, AS SHOWN ON HIGHWAY PLAN SHEET 17C, STATE HIGHWAY PROJECT 066-076-113-RW205 RECORDED WITH DEED FROM MCDONALDS CORPORATION TO THE COMMONWEALTH OF VIRGINIA RECORDED IN INSTRUMENT #200912010114239. THIS GAP REMAINS SUBJECT TO THE EXISTING 68' INGRESS EGRESS EASEMENT ESTABLISHED BY THE AFOREMENTIONED DEED OF SUBDIVISION AND DEPICTED ON PLATS RECORDED THEREWITH (MAPS 137-89 AND 137-90), SO THAT ACCESS TO GPIN 7397-53-1679 IS UNIMPAIRED.

16. THE PARCELS SHOWN HEREON, GPIN 7397-53-1670 AND GPIN 7397-53-3881, ARE CONTIGUOUS ALONG THEIR COMMON PROPERTY LINE AND THERE ARE NO GORES OR GAPS.

LEGAL DESCRIPTION

PARCEL ONE 7501 LOGOS WAY

A PORTION OF Parcel 10 - Being as shown on Sheets 4, 5, 17B & 17C of the plans for Route 66, State Highway Project 066-076-113-RW205, and beginning on the south (right) side of the Northbound Route 29 Construction Baseline from the lands of the Episcopal Protestant Church Trustees, opposite approximate Station 21+33, to the lands now or formerly belonging to John M. Rohrbaugh, opposite approximate Station 24+95, and containing 85,508.28 square feet, of land more or less.

AND BEING a portion of the same property conveyed by McDonalds Corporation, a Delaware Corporation, to the Commonwealth of Virginia by Deed dated November 3, 2009, recorded as Instrument 200912010114239 among the Land Records of Prince William County, Virginia

NOTE: ALTHOUGH THE FOREGOING CONVEYANCE WAS 85,508.28 Square feet of land area which would be 1.9363 acres, this property is currently taxed by Prince William County as 1.6477 acres. This discrepancy must be resolved and a legal description provided of the area to be conveyed, and the reason for the reduction in acreage.

PARCEL TWO 14203 Lee Highway

A PORTION OF Parcel 013-Being as shown on Sheets 5 and 17B of the plans for Route 66, State Highway Project 0066-076-113, RW205, and beginning on the south (right) side of the Northbound Route 29 Construction Baseline from the lands now or formerly belonging to the McDonalds 29 Corporation opposite approximate Station 24+4 to the lands now or formerly belonging to the Commonwealth of Virginia opposite approximate Station 27+03 and containing 38,930 square feet, more or less.

AND BEING a portion of the same property conveyed to the Commonwealth of Virginia formerly owned by 7-Eleven, Inc., formerly known as The Southland Corporation, by Certificate of Take dated March 6, 2008 recorded as Instrument 200803120022460 among the Land Records of Prince William County, Virginia

NOTE: ALTHOUGH THE FOREGOING CONVEYANCE WAS 38,930 Square feet of land area which would be .8937 acres, this property is currently taxed by Prince William County as .4410 acres. This discrepancy must be resolved and a legal description provided of the area to be conveyed, and the reason for the reduction in acreage.

TITLE EXCEPTIONS

THE FOLLOWING ARE EXCEPTIONS SHOWN INFILÉ No. 20-4095, SCHEDULE B, PART II:

A. EXCEPTIONS 1 THROUGH 5 - NOT A SURVEY MATTER

PARCEL ONE 7501 LOGOS WAY - SPECIAL EXCEPTIONS

B. EXCEPTION 1 - NOT A SURVEY MATTER

C. EXCEPTION 2 - COVENANTS AND LIMITATIONS CONTAINED IN DEED FROM MCDONALDS CORPORATION TO COMMONWEALTH OF VIRGINIA DATED NOVEMBER 3, 2009, RECORDED AS INSTRUMENT 200912010114239, INCLUDING BUT NOT LIMITED TO GRANT OF RIGHTS OF ACCESS, LIGHT OR AIR, IN LOCATIONS DESCRIBED THEREIN, AND MATTERS SHOWN ON PLATS RECORDED WITH SUCH DEED.

D. EXCEPTION 3 - EASEMENT(S) GRANTED TO C&P TELEPHONE RECORDED IN DEED BOOK 81 AT PAGE 79. EASEMENT IS NOT LOCATABLE FROM INFORMATION OF RECORD.

E. EXCEPTION 4 - EASEMENT(S) GRANTED TO VIRGINIA PUBLIC SERVICE COMPANY RECORDED IN DEED BOOK 84 AT PAGE 451. EASEMENT IS NOT LOCATABLE FROM INFORMATION OF RECORD.

F. EXCEPTION 5 - EASEMENT(S) GRANTED TO H. A. WALLACE FOR GAS PIPELINE, RECORDED IN DEED BOOK 88 AT PAGE 494. EASEMENT IS NOT LOCATABLE FROM INFORMATION OF RECORD.

G. EXCEPTION 6 - EASEMENT(S) GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 133 AT PAGE 453. EASEMENT IS NOT LOCATABLE FROM INFORMATION OF RECORD.

H. EXCEPTION 7 - MATTERS SHOWN ON PLAT RECORDED WITH DEED IN DEED BOOK 318 AT PAGE 677. SANITARY SEWER EASEMENT IS SHOWN ON THE SURVEY.

I. EXCEPTION 8 - EASEMENT(S) GRANTED TO BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA AND THE PRINCE WILLIAM SERVICE AUTHORITY BY DEED OF DEDICATION, EASEMENT AND VACATION OF EASEMENT DATED OCTOBER 30, 1992, RECORDED IN DEED BOOK 1947 AT PAGE 325 (PLATS RECORDED AS MAPS 135-78 AND 135-79). EASEMENTS ARE SHOWN ON THE SURVEY.

J. EXCEPTION 9 - STORMWATER MANAGEMENT/BMP FACILITIES MAINTENANCE AGREEMENT DATED OCTOBER 14, 1992, RECORDED IN DEED BOOK 1947 AT PAGE 337. 7397-53-1670 IS SUBJECT TO SAID AGREEMENT.

K. EXCEPTION 10 - EASEMENT(S) GRANTED AND MATTERS DEPICTED ON PLATS, RECORDED WITH DEED OF SUBDIVISION AND EASEMENT DATED FEBRUARY 10, 1993, RECORDED IN DEED BOOK 1966 AT PAGE 39 (PLATS RECORDED AS MAPS 137-89 AND 137-90). EASEMENT IS SHOWN ON THE SURVEY.

L. EXCEPTION 11 - NATURAL GAS LINE EASEMENT AGREEMENT DATED AUGUST 5, 1993, RECORDED IN DEED BOOK 2031 AT PAGE 1202. EASEMENT IS SHOWN ON THE SURVEY.

M. EXCEPTION 12 - EASEMENT(S) GRANTED TO GTE VIRGINIA BY EASEMENT DATED JUNE 11, 1993, RECORDED IN DEED BOOK 2035 AT PAGE 1967. EASEMENT IS SHOWN ON THE SURVEY.

N. EXCEPTION 13 - MATTERS SHOWN ON STATE HIGHWAY PLATS FOR STATE HIGHWAY PROJECT 0066-0076-113,R205. EASEMENTS ARE SHOWN ON THE SURVEY.

PARCEL TWO - 14203 LEE HIGHWAY

O. EXCEPTION 1 - NOT A SURVEY MATTER

P. EXCEPTION 2 - EASEMENT(S) GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY AGREEMENT DATED JUNE 18, 1951, RECORDED IN DEED BOOK 156 AT PAGE 123. EASEMENT IS SHOWN ON THE SURVEY.

Q. EXCEPTION 3 - EASEMENT(S) GRANTED TO THE COMMONWEALTH OF VIRGINIA BY DEED DATED JUNE 4, 1953, RECORDED IN DEED BOOK 172 AT PAGE 406. THERE ARE NO EASEMENTS SHOWN ON THE PLAN.

R. EXCEPTION 4 - EASEMENT(S) GRANTED TO THE COMMONWEALTH OF VIRGINIA BY DEED DATED JUNE 9, 1954, RECORDED IN DEED BOOK 178 AT PAGE 314. THERE ARE NO EASEMENTS SHOWN ON THE PLAN.

S. EXCEPTION 5 - MATTERS SHOWN ON PLAT RECORDED WITH DEED IN DEED BOOK 318 AT PAGE 677. SANITARY SEWER EASEMENT IS SHOWN ON THE SURVEY.

T. EXCEPTION 6 - COVENANT CONTAINED IN DEED DATED OCTOBER 5, 1966, RECORDED IN DEED BOOK 408 AT PAGE 204. GPIN 7397-53-3881 IS SUBJECT TO SAID RESTRICTION.

U. EXCEPTION 7 - EASEMENT(S) GRANTED TO BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY VIRGINIA, BY DEED OF DEDICATION AND EASEMENT DATED APRIL 23, 1993, RECORDED IN DEED BOOK 2030 AT PAGE 1809 (PLATS RECORDED AS MAPS 143-113 AND 143-114). EASEMENTS ARE SHOWN ON THE SURVEY.

V. EXCEPTION 8 - EASEMENT(S) GRANTED TO PRINCE WILLIAM COUNTY SERVICE AUTHORITY, BY WATER EASEMENT DATED APRIL 23, 1993, RECORDED IN DEED BOOK 2030 AT PAGE 1821 (PLATS RECORDED AS MAPS 143-115 AND 143-116). EASEMENT IS SHOWN ON THE SURVEY.

W. EXCEPTION 9 - EASEMENT(S) GRANTED TO CONTEL OF VIRGINIA D/B/A GTE VIRGINIA BY EASEMENT DATED APRIL 27, 1994, RECORDED IN DEED BOOK 2151 AT PAGE 471. EASEMENT IS LOCATED ON THE SURVEY.

TO BE CONVEYED AT SETTLEMENT AND WILL BE ADDED AS ADDITIONAL EXCEPTIONS, AS TO BOTH PARCELS:

X. EXCEPTION 1 - EASEMENTS GRANTED AND RESERVED IN QUITCLAIM DEED DATED SEPTEMBER , 2020, FROM THE COMMONWEALTH OF VIRGINIA, ACTING BY AND THROUGH THE COMMISSIONER OF HIGHWAYS, TO GAINESVILLE LAND INVESTMENTS, LLC, CONSISTING OF (I) ACCESS EASEMENT GRANTED TO TRUSTEES FOR THE PROTESTANT EPISCOPAL CHURCH IN THE DIOCESE OF VIRGINIA AND CHURCH OF THE WORLD, (II) EASEMENTS FOR SIGN AND LIGHTING RESERVED BY THE COMMONWEALTH OF VIRGINIA; AND (III) ACKNOWLEDGEMENT OF NO RIGHTS OF ACCESS, LIGHT OR AIR TO LIMITED ACCESS HIGHWAY, RECORDED AS INSTRUMENT EASEMENTS ARE SHOWN ON THE SURVEY.

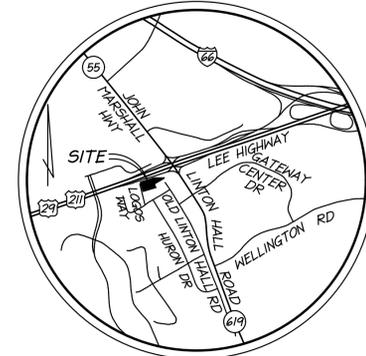
Y. EXCEPTION 2 - EASEMENT(S) GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY RIGHT OF WAY AGREEMENT DATED SEPTEMBER , 2020, RECORDED AS INSTRUMENT APPROXIMATE LOCATION OF PROPOSED EASEMENT IS SHOWN ON THE SURVEY.

Z. EXCEPTION 3 - EASEMENT(S) GRANTED TO VERIZON SOUTH, INC. BY DEED OF EASEMENT DATED SEPTEMBER , 2020, RECORDED AS INSTRUMENT EASEMENT IS SHOWN ON THE SURVEY.

AA. EXCEPTION 4 - EASEMENT(S) GRANTED TO COMCAST COMMUNICATIONS MANAGEMENT LLC, BY GRANT OF EASEMENT DATED SEPTEMBER , 2020, RECORDED AS INSTRUMENT EASEMENTS ARE SHOWN ON THE SURVEY.

BB. EXCEPTION 5 - EASEMENT(S) GRANTED TO COLUMBIA GAS OF VIRGINIA, INC. BY RIGHT OF WAY DATED SEPTEMBER , 2020, RECORDED AS INSTRUMENT EASEMENT IS SHOWN ON THE SURVEY.

CC. EXCEPTION 6 - EASEMENT(S) GRANTED TO COLUMBIA GAS OF VIRGINIA, INC. BY RIGHT OF WAY DATED SEPTEMBER , 2020, RECORDED AS INSTRUMENT EASEMENT IS SHOWN ON THE SURVEY.



VICINITY MAP

SCALE : 1" = 2000'

SURVEYOR'S CERTIFICATE

TO : GAINESVILLE LAND INVESTMENTS, LLC, AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(c), 8, 9, 11, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 1, 2020.



Signature of Kevin D. Vaughn, L.S. No. 1508, (e-mail : kvaughn@ldc-va.com)

9/15/2020 DATE

METES & BOUNDS DESCRIPTIONS

GPIN 7397-53-1670

Beginning at a point, an iron pipe set, in the southerly right of way line of Lee Highway, Route # 29 # 211, variable width public right of way, said point being the northwesterly property corner of the property of Commonwealth of Virginia, instrument # 200803120022460; thence departing Lee Highway and running with the property of Commonwealth of Virginia,

South 13°33'31" East, 139.28 feet to a point, an iron pipe found, said point being the northwesterly property corner of the property of John M. Rohrbaugh and Jeanette E. Rohrbaugh, deed book 2072, page 1748; thence departing the property of Commonwealth of Virginia and running with the property of John M. Rohrbaugh and Jeanette E. Rohrbaugh,

South 13°32'49" East, 52.04 feet to a point, an iron pipe found, said point being the northwesterly property corner of the property of a second property of John M. Rohrbaugh and Jeanette E. Rohrbaugh, deed book 927, page 134; thence departing the first property of John M. Rohrbaugh and Jeanette E. Rohrbaugh and running with the second property of John M. Rohrbaugh and Jeanette E. Rohrbaugh,

South 28°51'49" East, 44.75 feet to a point, an iron pipe found, said point being the northwesterly property corner of the property of M-F of Manassas, LLC, instrument # 200407070114547; thence departing the second property of John M. Rohrbaugh and Jeanette E. Rohrbaugh and running with the property of M-F of Manassas, LLC,

South 74°03'21" West, 317.28' to a point, an iron pipe set, said point being South 64°55'24" East, 0.82 feet from an iron rod found with a VDOT cap, said point being in the easterly line of Lot 2, subdivision of the property of Julius & Lila Branscome and John & Betty Covington, deed book 2048, page 381; thence departing the property of M-F of Manassas, LLC and running with Lot 2,

North 15°56'37" West, 225.62 feet to a point, an iron pipe found, said point being in the right of way line of the aforementioned Lee Highway; thence departing Lot 2 and running with Lee Highway the following two (2) courses and distances,

North 72°19'41" East, 303.48 feet to a point of curvature, an iron pipe set; thence

11.91 feet along the arc of a curve deflecting to the right, having a radius of 199.58 feet, and a long chord bearing and distance of North 74°02'16" East, 11.90 feet to the point of beginning, containing 71,732 square feet or 1.64673 acres of land, more or less.

GPIN 7397-53-3881

Beginning at a point, an iron pipe set, in the westerly right of way line of Old Linton Hall Road, Route # 809, variable width public right of way, said point being South 60°19'06" West, 12.27 feet from and iron rod found at the northeasterly property corner of the property of John M. Rohrbaugh and Jeanette E. Rohrbaugh, deed book 2072, page 1748; thence departing Old Linton Hall Road and running with the property of John M. Rohrbaugh and Jeanette E. Rohrbaugh,

South 60°19'06" West, 264.28 feet to a point, an iron pipe found, said point being a property corner of the property of Commonwealth of Virginia, instrument # 200912010114239; thence departing the property of John M. Rohrbaugh and Jeanette E. Rohrbaugh and running with the property of Commonwealth of Virginia,

North 13°33'31" West, 139.28 feet to a point, an iron pipe set, in the southerly right of way line of Lee Highway, Route # 29 # 211, variable width public right of way; thence departing the property of Commonwealth of Virginia and running with Lee Highway the following four (4) courses and distances,

76.64 feet along the arc of a curve deflecting to the right, having a radius of 199.58 feet, and a long chord bearing and distance of North 86°44'54" East, 76.17 feet to a point of reverse curvature, a mag nail found; thence

51.18 feet along the arc of a curve deflecting to the left, having a radius of 315.00 feet, and a long chord bearing and distance of South 86°54'15" East, 51.12 feet to a point, an iron pipe set; thence

North 88°26'29" East, 104.71 feet to a point of curvature, an iron rod found; thence

23.35 feet along the arc of a curve deflecting to the left, having a radius of 253.00 feet, and a long chord bearing and distance of North 85°47'50" East, 23.34 feet to a point, an iron rod found, said point being in the westerly right of way line of the aforementioned Old Linton Hall Road; thence departing Lee Highway and running with running with Old Linton Hall Road,

South 34°05'31" East, 12.86 feet to the point of beginning, containing 19,176 square feet or 0.44022 acres of land, more or less.

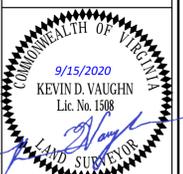
LDG LAND DESIGN CONSULTANTS 4686 DANEY HERRING AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192 PH: 703-680-6458 FX: 703-680-9475

PROPERTY OF COMMONWEALTH OF VIRGINIA INSTRUMENT # 200803120022460 INSTRUMENT # 200912010114239 BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: N/A SHEET 1 OF 2 DATE: SEPT. 1, 2020 DRAFT: DKA CHECK: KDV FILE NUMBER: 20318-1-0 80

**ALTANSPS LAND  
 TITLE SURVEY**

PROPERTY OF  
**COMMONWEALTH OF VIRGINIA**  
 INSTRUMENT # 200803120022460  
 INSTRUMENT # 200912010114239  
 BRENTSVILLE DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA



SCALE:  
 1" = 30'

SHEET **2**  
 OF **2**

DATE: SEPT. 1, 2020  
 DRAFT: CHECK:  
 DKA KDV  
 FILE NUMBER:  
 20318-1-0 80

**LEE HIGHWAY**  
 ROUTE # 29 & 211  
 (VARIABLE WIDTH PUBLIC R/W)



- LEGEND**
- IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - IPS IRON PIPE SET
  - MNF MAG NAIL FOUND
  - C&G CURB & GUTTER
  - CHH COMMUNICATION HAND HOLD
  - CHP CORRUGATED METAL PIPE
  - CJW CONCRETE JERSEY WALL
  - CSW CONCRETE SIDEWALK
  - EP EDGE OF PAVEMENT
  - GSW GRAVEL SIDEWALK
  - HCR HANDICAP RAMP
  - ICV IRRIGATION CONTROL VALVE
  - LSA LANDSCAPE AREA
  - POB POINT OF BEGINNING
  - PERM. PERMANENT
  - PGE PLAYGROUND EQUIPMENT
  - PWL PAINTED WHITE LINE
  - PYL PAINTED DOUBLE YELLOW LINE
  - SRW STONE RETAINING WALL
  - STM STORM STRUCTURE
  - TSP TIMBER STEPS
  - VEB VDOT ELECTRIC BOX
  - CLEANOUT
  - ⊕ FIRE HYDRANT
  - ⚡ GROUND LIGHT WITH ELECTRIC JUNCTION BOX
  - GUY POLE
  - ☆ LIGHT POLE
  - ⊞ MAIL BOX
  - ⊞ POST
  - ⊞ SANITARY SEWER MANHOLE
  - ↑ SIGN
  - ⊞ STORM MANHOLE
  - ⊞ TELEPHONE PEDESTAL
  - ⊞ UTILITY MARKER POST
  - ⊞ UTILITY POLE w/o LIGHT
  - ⊞ WATER VALVE
  - OH- OVERHEAD UTILITY
  - GUARD RAIL
  - SPLIT RAIL FENCE
  - x- WOOD FENCE
  - e- APPROXIMATE LOCATION UNDERGROUND ELECTRIC LINE (RED PAINT MARKS)
  - t- APPROXIMATE LOCATION UNDERGROUND TELECOMMUNICATION LINE (ORANGE PAINT MARKS)
  - w- APPROXIMATE LOCATION UNDERGROUND WATERLINE (BLUE PAINT MARKS)

**LOT 2**  
 SUBDIVISION OF  
 THE PROPERTY OF  
**JULIUS & LILA BRANSCOME**  
**JOHN & BETTY CONNOR**  
 D.B. 2048 PG. 381

GPIN : 7387-43-8947  
 N/F

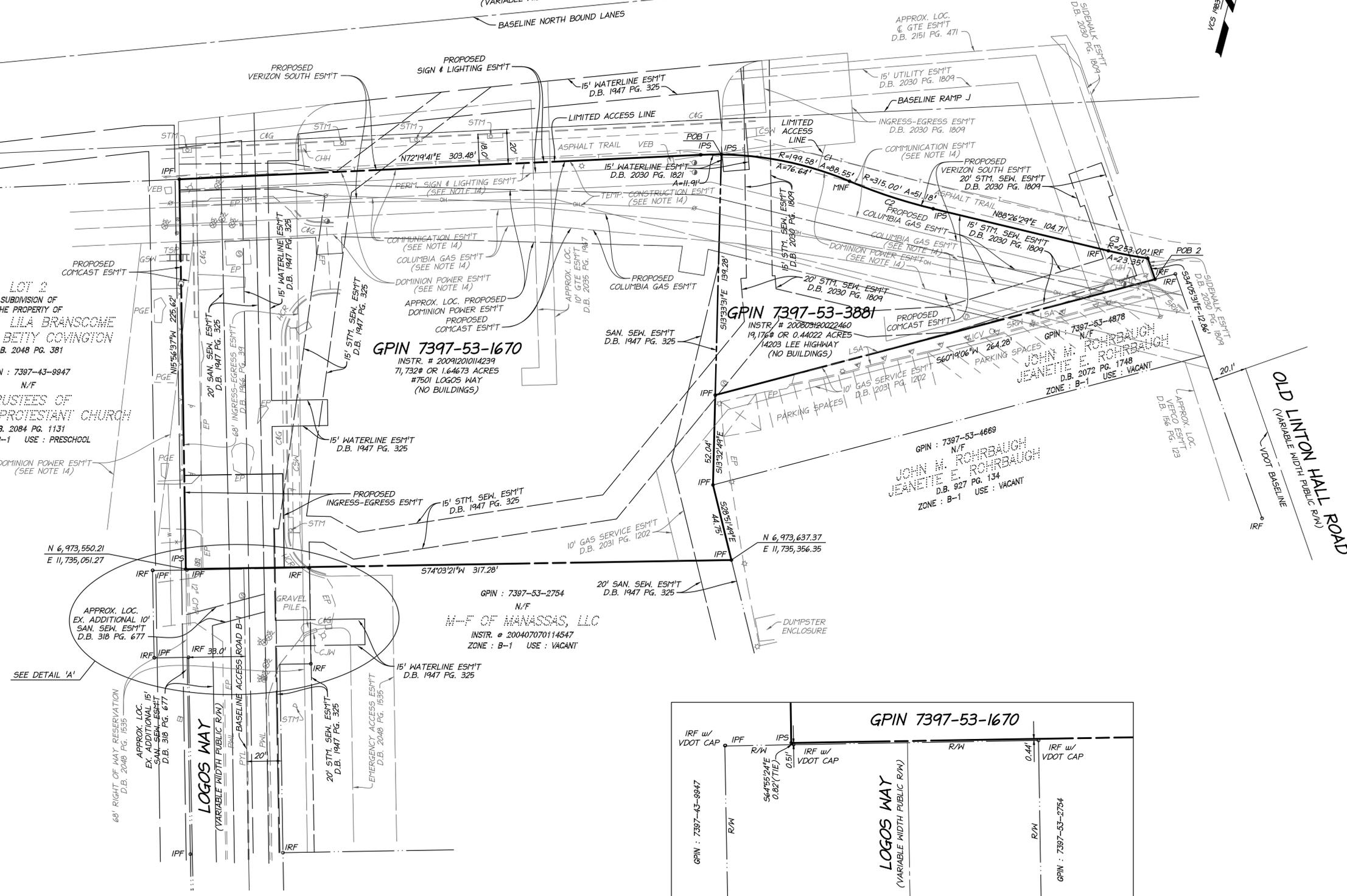
**TRUSTEES OF**  
**EPISCOPAL PROTESTANT CHURCH**  
 D.B. 2084 PG. 1131  
 ZONE : B-1 USE : PRESCHOOL

**GPIN 7397-53-1670**  
 INSTR. # 200912010114239  
 71,732# OR 1.64673 ACRES  
 #7501 LOGOS WAY  
 (NO BUILDINGS)

**GPIN 7397-53-3881**  
 INSTR. # 200803120022460  
 19,176# OR 0.44022 ACRES  
 14203 LEE HIGHWAY  
 (NO BUILDINGS)

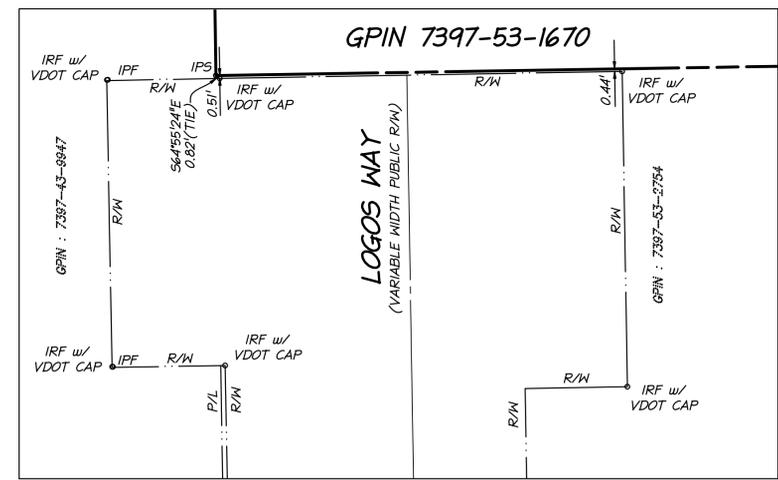
**GPIN : 7387-53-4668**  
 N/F  
**JOHN W. ROHRBAUGH**  
**JENNIFER E. ROHRBAUGH**  
 D.B. 927 PG. 134  
 ZONE : B-1 USE : VACANT

**GPIN : 7387-53-2754**  
 N/F  
**M-F OF MANASSAS, LLC**  
 INSTR. # 200407070114547  
 ZONE : B-1 USE : VACANT



**CURVE DATA**

No.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	199.58'	25°25'17"	88.55'	45.02'	87.83'	S85°02'22"W
C2	315.00'	9°18'31"	51.18'	25.64'	51.12'	S86°54'15"E
C3	253.00'	51°17'19"	23.35'	11.68'	23.34'	N85°47'50"E



**DETAIL 'A'**  
 NO SCALE

