

1. THE PROPERTY SHOWN HEREON IS LOCATED ON LOUDOUN COUNTY ASSESSMENT PIN: 206-19-1366 AND IS ZONED PD-CC-CC AND TR-3LF AND AI (AIRPORT IMPACT OVERLAY DISTRICT) PER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF VAN METRE WHITMAN FARM COMMERCIAL, L.L.C., AS ACQUIRED IN INSTRUMENT 20170502--0026275 AND LAST MODIFIED IN INSTRUMENT 20190117--0002650, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
3. BOUNDARY AND NORTH MERIDIAN INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS AND/OR PLATS OF RECORD AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA AND THAT ALL THE COURSES ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS) NORTH ZONE.
4. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. THE PROPERTIES SHOWN HEREON LIES IN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500--YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR LOUDOUN COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51107C0370 D, EFFECTIVE DATE: JULY 5, 2001.
6. THE INGRESS-EGRESS EASEMENT SHOWN HEREON IS PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT IS NOT INTENDED FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE COUNTY AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.
7. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LIGHTING FACILITIES, SIDEWALKS, TRAILS (INCLUDING SIDEWALKS WITHIN ANY RIGHT OF WAY THAT IS NOT ACCEPTED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION).
8. THE YARD AND SETBACK LINES ARE FOR DEPICTION OF CURRENT ORDINANCE REQUIREMENTS ONLY AND MAY BE SUBJECT TO CHANGE. (75' BUILDING SETBACK, 35' PARKING SETBACK FOR BRADDOCK ROAD, ROUTE 620 AND GUM SPRING ROAD, ROUTE 659).
9. THE FOLLOWING LAND DEVELOPMENT APPLICATIONS ARE ASSOCIATED WITH THIS PLAT:

ESMT-2005-0010	-	APPROVED	7/8/05	VSPM-2014-1333	-	APPROVED	6/4/15
ESMT-2005-0062	-	APPROVED	8/1/05	CPAP-2014-0051	-	APPROVED	1/23/17
ZMAP-2014-0006	-	APPROVED	11/4/15	CPAP-2016-0025	-	APPROVED	5/30/17
ZMAP-2014-0008	-	APPROVED	11/4/15	CPAP-2016-0036	-	APPROVED	3/28/18
SPEX-2014-0013	-	APPROVED	11/4/15	CPAP-2014-0044	-	APPROVED	6/22/18
SPEX-2014-0019	-	APPROVED	9/9/15	ESMT-2018-0029	-	APPROVED	10/19/18
SPEX-2014-0014	-	APPROVED	11/4/15	CPAP-2018-0004	-	APPROVED	11/29/18
CMPT-2014-0005	-	APPROVED	9/9/15	DEDI-2018-0025	-	APPROVED	01/15/19
BLAD-2015-0071	-	APPROVED	5/6/16	SPAR-2018-0021	-	APPROVED	02/28/19
SBRD-2016-0023	-	APPROVED	9/6/17				
DEDI-2017-0051	-	APPROVED	7/25/18				

LINE	BEARING	DISTANCE
L1	S 53°54'12" E	12.50'
L2	N 29°12'16" E	1.50'
L3	S 28°38'10" W	21.19'
L4	S 03°24'00" E	35.91'
L5	N 44°08'48" W	33.86'
L6	S 51°59'44" W	49.88'
L7	S 03°47'32" E	28.91'
L8	S 12°04'03" E	30.35'
L9	S 03°47'32" E	42.94'
L10	S 58°53'08" W	27.67'
L11	S 86°22'20" W	3.61'
L12	N 87°14'47" E	35.50'
L13	N 80°09'18" E	47.48'
L14	S 86°31'28" W	60.24'
L15	S 03°47'32" E	76.62'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	2844.79'	345.23'	N 00°09'05" W	345.02'	6°57'11"	172.83'
C2	46.00'	57.71'	S 39°35'30" E	54.00'	71°53'08"	33.35'
C3	32.62'	50.91'	N 16°04'50" W	45.90'	89°25'48"	32.30'
C4	101.00'	56.47'	S 12°37'05" W	55.74'	32°02'10"	29.00'
C5	24.00'	27.58'	N 36°42'50" W	26.09'	65°50'30"	15.54'
C6	24.00'	16.85'	N 16°19'19" E	16.51'	40°13'41"	8.79'
C7	22.00'	34.56'	N 48°47'32" W	31.11'	90°00'00"	22.00'
C8	225.00'	77.72'	S 13°41'14" E	77.33'	19°47'25"	39.25'
C9	275.00'	99.97'	S 13°10'05" E	99.42'	20°49'44"	50.54'
C10	99.14'	26.13'	S 04°43'04" W	26.05'	15°05'57"	13.14'
C11	74.50'	20.35'	N 04°26'38" E	20.28'	15°38'50"	10.24'
C12	5.00'	7.68'	S 48°46'03" E	6.94'	87°58'21"	4.83'
C13	292.5000'	69.9443'	N 13°41'14" W	69.5972'	19°47'25"	35.3241'
C14	297.5000'	108.1504'	N 13°10'05" W	107.5559'	20°49'44"	54.6787'
C13	202.50'	69.94'	N 13°41'14" W	69.60'	19°47'25"	35.32'
C14	297.50'	108.15'	S 13°10'05" E	107.56'	20°49'44"	54.68'
C15	34.00'	22.34'	S 47°27'39" W	21.94'	37°38'58"	11.59'
C16	93.90'	53.14'	N 12°25'17" E	52.44'	32°25'38"	27.30'
C17	19.00'	10.28'	S 19°17'11" E	10.15'	30°59'19"	5.27'
C18	50.00'	28.30'	S 12°25'19" W	27.92'	32°25'42"	14.54'

	EX. STORMWATER MANAGEMENT ACCESS EASEMENT INSTR. 20181024-0061913 (HEREBY VACATED)
	EX. TREE CONSERVATION EASEMENT INSTR. 20170906-0055600
	APPROX. LOC. EX. NOVEC EASEMENT D.B. 1312, PG. 716
	EX. NOVEC EASEMENT INSTR. 20050711-0074370
	EX. INGRESS-EGRESS EASEMENT INSTR. 20180726-0043334 (HEREBY VACATED)
	EX. INGRESS-EGRESS EASEMENT INSTR. 20190117-0002650 (HATCHED PORTION HEREBY VACATED)
	EX. 14' PUBLIC ACCESS EASEMENT INSTR. 20180726-0043334
	EX. SIGHT DISTANCE EASEMENT INSTR. 20190117-0002650
	EX. STORM DRAINAGE EASEMENT INSTR. 20180726-0043334
	EX. STORM DRAINAGE EASEMENT INSTR. 20181024-0061913
	EX. STORM DRAINAGE EASEMENT INSTR. 20190117-0002650
	EX. STORMWATER MANAGEMENT EASEMENT INSTR. 20181024-0061913
	EX. SANITARY SEWER EASEMENT INSTR. 20180726-0043334
	EX. SANITARY SEWER EASEMENT INSTR. 20190117-0002650
	EX. SIDEWALK EASEMENT (HEREBY VACATED) INSTR. 20190117-0002650
	APPROX. LOC. EX. AT&T OF VIRGINIA EASEMENT D.B. 458, PG. 275
	EX. 10' WATERLINE EASEMENT INSTR. 20180726-0043334
	EX. 10' WATERLINE EASEMENT INSTR. 20190117-0002650
	EX. 10' WATERLINE EASEMENT INSTR. 2019_____-_____
	EX. VDOT TRAFFIC SIGNAL EASEMENT INSTR. 20170807-0048867 INSTR. 20171004-0062327
	EX. TRAFFIC SIGNAL EASEMENT INSTR. 20050711-0074371
	ACCESS EASEMENT
	INGRESS-EGRESS EASEMENT
	SIDEWALK EASEMENT

SCALE: 1" = 2000'

THIS PROPERTY IS PROXIMATE TO THE WASHINGTON DULLES INTERNATIONAL AIRPORT LDN-60 1 MILE BUFFER. DUE TO SUCH PROXIMITY, THE PROPERTY MAY BE SUBJECT TO AIRCRAFT OVERFLIGHTS AND NOISE DUE TO AIRCRAFT. LDN LINES ARE BASED ON INFORMATION CONTAINED IN THE LOUDOUN COUNTY REVISED GENERAL PLAN, AMENDED JANUARY 14, 2003.

LAND DEVELOPMENT APPLICATION
NUMBER SBPR-2019-

DIRECTOR,
DEPT. OF BUILDING & DEVELOPMENT

DATE _____

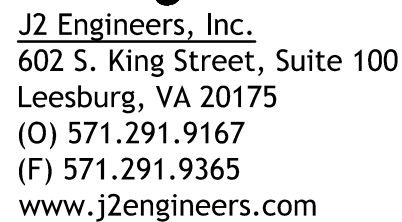
LOT 1	39,856 S.F. OR 0.91496 AC.
LOT 2	155,550 S.F. OR 3.57094 AC.
LOT 3	63,445 S.F. OR 1.45651 AC.
LOT 4	66,668 S.F. OR 1.53049 AC.
LOT 5	90,655 S.F. OR 2.08115 AC.
LOT 6	6,155 S.F. OR 0.14129 AC.
OPEN SPACE PARCEL-A	22,956 S.F. OR 0.52700 AC.
OPEN SPACE PARCEL-B	209,689 S.F. OR 4.81379 AC.
TOTAL	654,974 S.F. OR 15.03613 AC.
PIN 206-19-1366	654,974 S.F. OR 15.03613 AC.

I, ERIC W. ERICKSON, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF VAN METRE WHITMAN FARM COMMERCIAL, L.L.C., AS ACQUIRED IN INSTRUMENT 20170502--0026275 AND LAST MODIFIED IN INSTRUMENT INSTR. 20190117--0002650, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THIS PLAT IS THE RESULT OF A COMPILATION FROM DEEDS AND/OR PLATS RECORDED AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA AND THAT ALL THE COURSES ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS) NORTH ZONE.



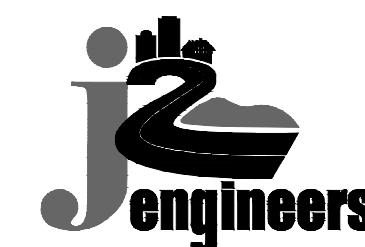
NOT FOR RECORDATION

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PRELIMINARY/RECORD PLAT
ON
WHITMAN PROPERTY SOUTH
DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

PLAT NO.	VM1706.3002 Subdivision
DATE	April 10, 2019
DRAWING SCALE	AS NOTED
DRAWN BY	SBN
APPROVED BY	

SHEET **1** OF **5**

[illegible]

PRELIMINARY/RECORD PLAT
ON
WHITMAN PROPERTY SOUTH
DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

APPROVED BY

SHEET 3 OF 5

