

OWNER'S CONSENT AND DEDICATION

THE PLAT SHOWING STREET DEDICATION AND VARIOUS EASEMENTS ON A PORTION OF THE LAND OF ASHLEY BUSINESS PARK, LLC, AS SHOWN HEREON, IS WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS AND TRUSTEES, IF ANY. THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO THE DEDICATION TO THE BOARD OF COUNTY SUPERVISORS, IN FEE SIMPLE ABSOLUTE, THE AREAS SHOWN ON THIS PLAT FOR STREET DEDICATION AND SUCH OTHER PUBLIC USES AS MAY BE IDENTIFIED BY SPECIFIC USE OF NAME OR BY THE GENERAL DESIGNATION "FOR PUBLIC USE", AND FURTHER CONSENT(S) TO THE DEDICATION TO THE SAID BOARD OF ANY EASEMENT, INDICATED ON SUCH PLAT, TEMPORARY OR PERMANENT, FOR PUBLIC RIGHTS OF PASSAGE OR EXPRESSLY IDENTIFIED FOR THE INSTALLATION OF STORM DRAINAGE ULTIMATELY TO BE OWNED, OPERATED OR MAINTAINED BY ANY PUBLIC AUTHORITY AND FURTHER DEDICATE TO THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY AS SHOWN HEREON.

ASHLEY BUSINESS PARK, LLC,
a Virginia limited liability company

BY: [Signature] 7/25/06
DATE:

TITLE: MANAGING MEMBER
(PRINT)

NOTARY'S CERTIFICATE

CITY/COUNTY OF Prince William
COMMONWEALTH OF VIRGINIA

I, THE UNDERSIGNED NOTARY PUBLIC DO HEREBY CERTIFY THAT
Mary Ann Althoff
WHOSE NAME(S) IS SIGNED TO THE FOREGOING OWNER'S CONSENT APPEARED
AND ACKNOWLEDGED THE SAME BEFORE ME THIS 25th DAY OF July, 2006

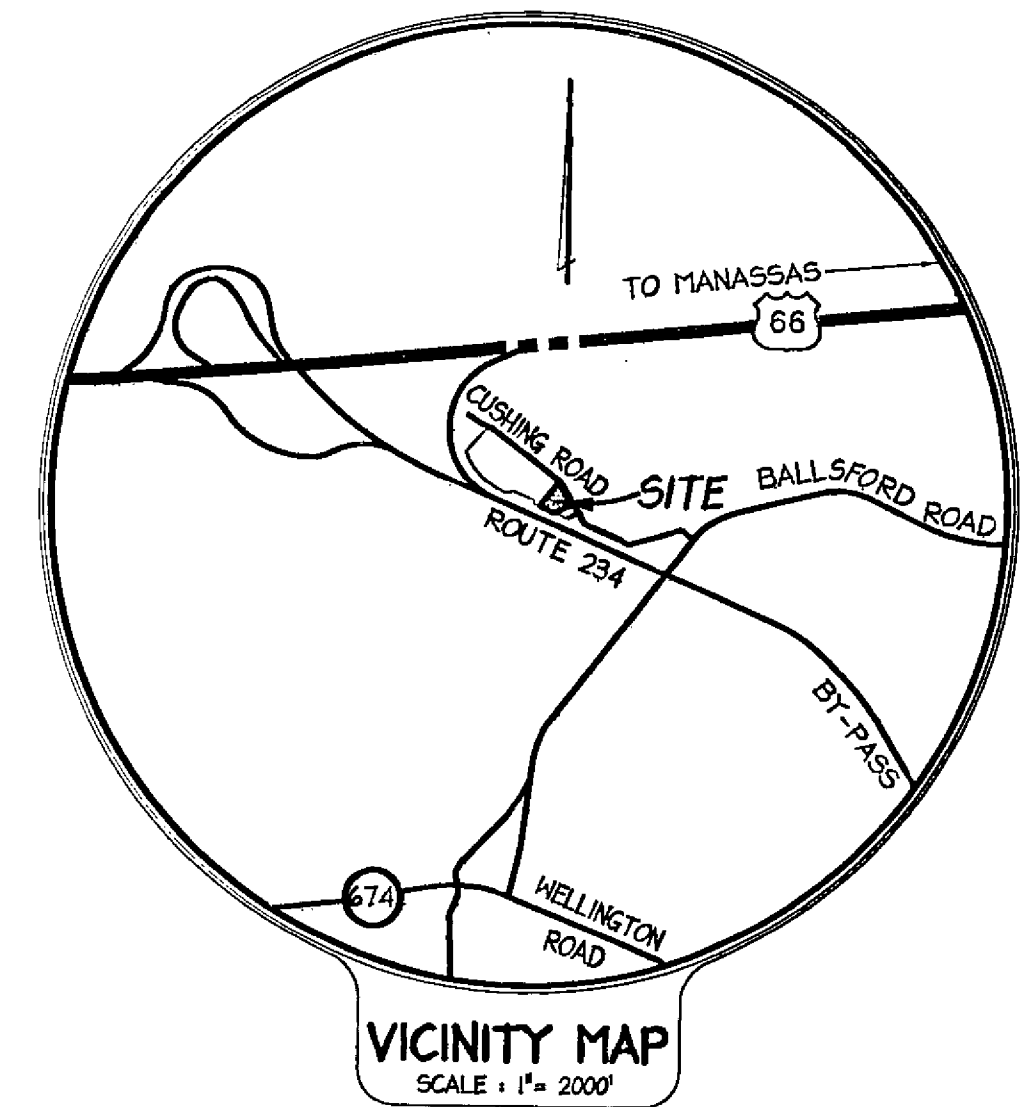
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 09-30-09

NOTES:

- 1.) THE GEOGRAPHICAL PARCEL IDENTIFICATION NUMBER (G.P.I.N.) FOR THE PROPERTY SHOWN HEREON IS 7597-03-1362 AND IS ZONED M2.
- 2.) THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS 1983) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SUBDIVISION TO PWC MONUMENT 023 BROADRUN. THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCE TO DERIVE THE REFERENCE COORDINATES IS 0.99993676. 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 THE VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR THE CONVERSION OF THE MONUMENT IS THE INTERNATIONAL FOOT OR 1"=0.3048 METER. HOWEVER THE COORDINATES SHOWN ARE ON STATE PLANE GRID.
- 3.) THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE, STORM WATER MANAGEMENT, AND BEST MANAGEMENT PRACTICE FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT TO ENSURE THAT THEY FUNCTION PROPERLY.

SUBJECT TO OTHER LIMITATIONS, THE FEE TITLE OWNER MAY LANDSCAPE THE EASEMENT TO INCLUDE VEGETATION, SIGNS AND FENCES, PROVIDED THAT DRAINAGE AND THE COUNTY'S OR THE OWNERS ABILITY TO ACCESS THE EASEMENT IS NOT COMPROMISED AND THAT THE COUNTY IS NOT IN ANY WAY RESPONSIBLE FOR THE REPAIRS OF THESE LANDSCAPE ITEMS EVEN IF DAMAGED BY COUNTY FORCES.
- 4.) LAND DESIGNATED AS BUFFER AREA SHALL BE LANDSCAPED AND MAY ONLY BE USED FOR STRUCTURES, USES, OR FACILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE DCSM.
- 5.) THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH AN APPROVED LANDSCAPE/PLANTING PLAN SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE APPROVED PLANT MATERIAL AS REQUIRED BY THE ORDINANCE.
- 6.) NO PRIVATE SIGNS, BUILDINGS, FENCES OR SIMILAR STRUCTURES WILL BE CONSTRUCTED WITHIN A STORM DRAINAGE EASEMENT UNLESS AN ENCROACHMENT AGREEMENT HAS BEEN EXECUTED BETWEEN THE OWNER AND THE PRINCE WILLIAM COUNTY DEPARTMENT OF PUBLIC WORKS.
- 7.) THERE IS A BLANKET EASEMENT FOR STORM DRAINAGE, WATER LINE AND A BLANKET INGRESS-EGRESS EASEMENT FOR PRINCE WILLIAM COUNTY, PRINCE WILLIAM COUNTY SERVICE AUTHORITY AND OTHER EMERGENCY VEHICLES OVER THE PRIVATE STREETS AND LIMITS OF SAID EASEMENTS AS SHOWN HEREON.
- 8.) NO USE SHALL BE MADE OF, NOR SHALL ANY DISTURBANCE, MODIFICATIONS OR IMPROVEMENTS BE MADE IN THE PERMANENT CONSERVATION AREAS FOR 100% BMP CREDIT (PCA) WITHOUT SPECIFIC AUTHORIZATION FROM THE DEPARTMENT OF PUBLIC WORKS.
- 9.) SIGHT DISTANCE EASEMENT TO BE MAINTAINED FREE AND CLEAR OF ALL OBSTRUCTIONS TO THE LINE OF SIGHT BY THE FEE PROPERTY OWNER.



AREA TABULATION

ORIGINAL AREA G.P.I.N. 7597-03-1362	1.22987 ACRES
STREET DEDICATION DEDICATION TO PUBLIC STREET PURPOSES.....	0.07280 ACRES
RESIDUE AREA G.P.I.N. 7597-03-1362	1.15707 ACRES

Instr: 200709060101488 Pg: 1 OF 2
Prince William County, VA
08/06/2007 8:50:45AM
Wendy Jones, Clerk

Filed with Instrument Number:
200709060101488

APPROVED

AUG 08 2007

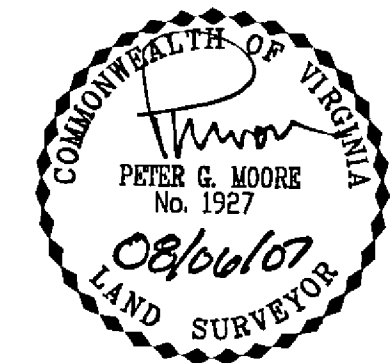
OFFICE OF PLANNING

[Signature]

SURVEYOR'S CERTIFICATE

I, PETER G. MOORE, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN THE NAME OF ASHLEY BUSINESS PARK, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS RECORDED IN INSTRUMENT NUMBER 200606280096884, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND SHOWN HEREON LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT, THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY OF THE SAME AND ALL COURSES ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 GRID NORTH AND SHOULD MY SERVICES BE RETAINED FOR THE PURPOSES OF SETTING IRON PIPES, SAID IRON PIPES WILL BE SET IN ACCORDANCE WITH THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL, SECTION 120.00 AND THE SUBDIVISION ORDINANCE.



PLAT SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
ON THE LAND OF
ASHLEY BUSINESS PARK, LLC
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1" = 30' DATE: JULY 17, 2006
Dewberry & Davis LLC
A Dewberry Company
ENGINEERS/PLANNERS/SURVEYORS
10525 BATTLEVIEW PARKWAY

DRAFTED BY: C.T. SPARKS
CHECKED BY:
P:\PROJECT\78050022\CAD\COMP\050022-PLATS-VADWG\RP-1634-SH1.DWG

PLAN #06-00490 R00 505

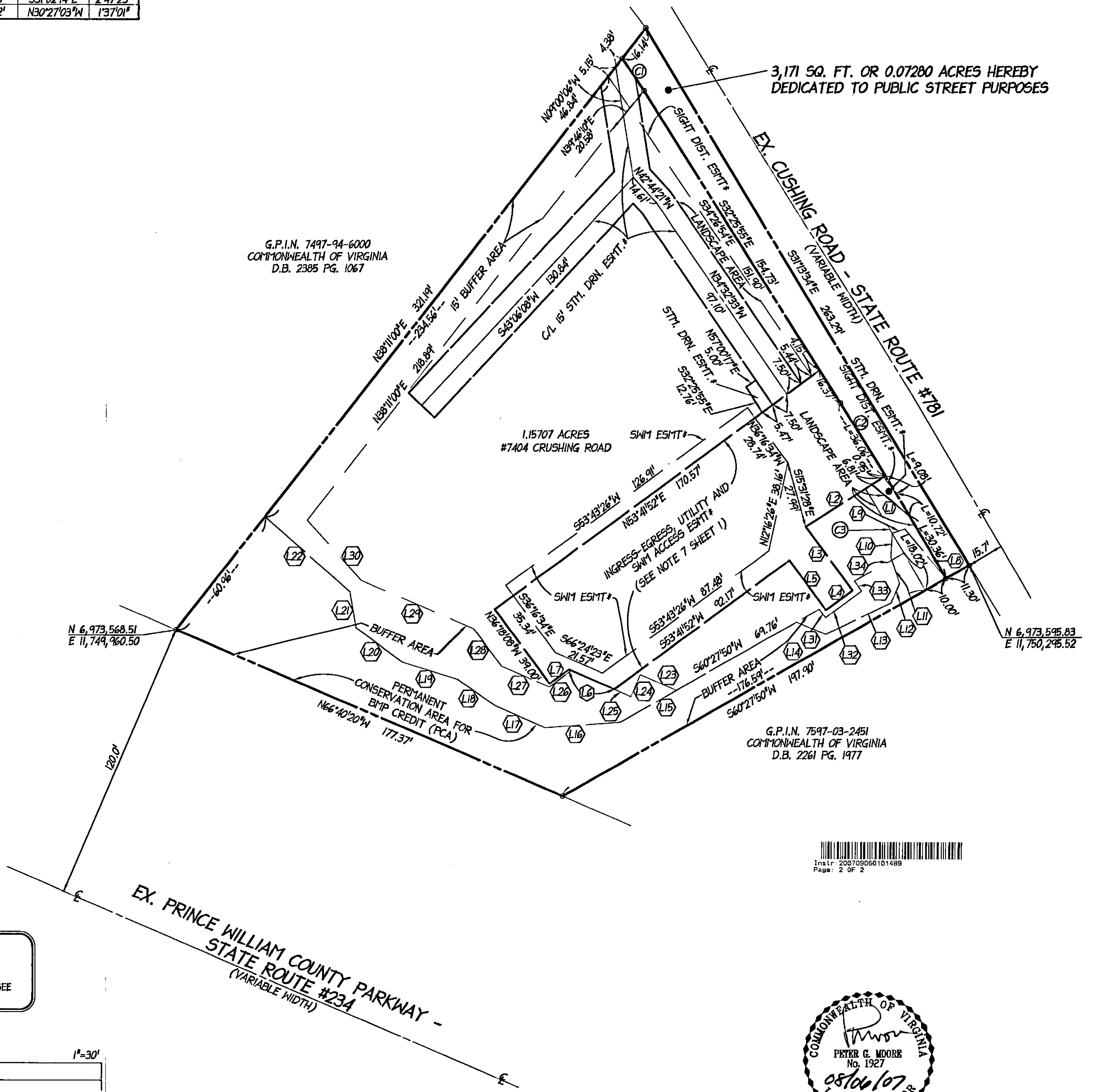
SHEET 1 OF 2
MAN. RP-1634

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHD. BEARING	DELTA
C1	272.00'	16.34'	8.17'	16.34'	S34°09'12"E	3°26'33"
C2	1772.00'	86.28'	43.15'	86.27'	S31°02'14"E	2°47'23"
C3	1762.00'	49.72'	24.86'	49.72'	N30°27'03"W	1°37'01"

LINE TABLE

LINE	BEARING	DIST.
L1	N50°04'11"W	20.77'
L2	S57°34'05"W	40.00'
L3	S36°18'08"E	33.41'
L4	S53°41'52"W	14.00'
L5	N36°18'08"W	26.00'
L6	N66°40'20"W	20.86'
L7	S53°41'52"W	10.03'
L8	N39°41'18"W	27.13'
L9	S72°06'23"W	5.57'
L10	S03°18'25"W	10.12'
L11	S18°04'46"E	11.86'
L12	S23°53'55"W	8.94'
L13	S64°23'58"W	30.69'
L14	N67°30'46"W	13.35'
L15	S60°27'50"W	85.67'
L16	S85°45'40"W	32.16'
L17	N66°12'49"W	22.68'
L18	N55°01'05"W	19.48'
L19	N72°50'32"W	24.22'
L20	N52°55'59"W	24.50'
L21	N09°41'08"W	15.44'
L22	N48°16'40"W	47.91'
L23	N66°40'20"W	16.59'
L24	S23°19'40"W	10.00'
L25	N66°40'20"W	27.39'
L26	S53°41'52"W	11.59'
L27	N66°40'20"W	21.81'
L28	N36°18'08"W	19.78'
L29	N66°40'20"W	51.45'
L30	N41°35'04"W	34.41'
L31	S36°18'08"E	4.39'
L32	N53°41'52"E	19.00'
L33	N36°18'08"W	5.16'
L34	N60°27'50"E	24.03'



G.P.I.N. 7497-94-6000
COMMONWEALTH OF VIRGINIA
D.B. 2385 PG. 1067

G.P.I.N. 7597-03-2451
COMMONWEALTH OF VIRGINIA
D.B. 2261 PG. 1977

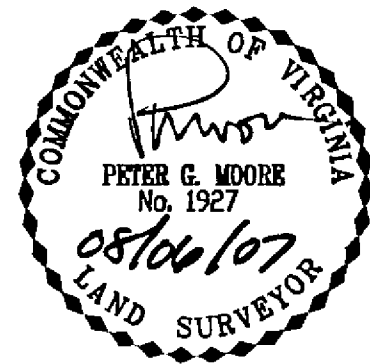
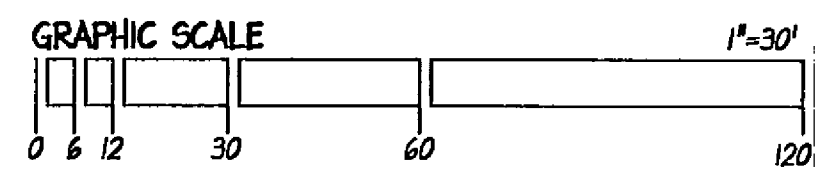
APPROVED

AUG 08 2007

OFFICE OF PLANNING
Cow F. A. Smith



* - DENOTES HEREBY GRANTED
FOR ALL APPLICABLE EASEMENT NOTES SEE SHEET 1



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