

OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON, AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEE(S), IF ANY. THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO THE DEDICATION TO THE BOARD OF COUNTY SUPERVISORS, IN FEE SIMPLE ABSOLUTE, ALL AREAS SHOWN ON THIS PLAT FOR ROADS AND/OR STREETS AS MAY BE IDENTIFIED BY SPECIFIC USE OF NAME OR BY THE GENERAL DESIGNATION "FOR PUBLIC USE", AND FURTHER CONSENT(S) TO THE DEDICATION OF ANY EASEMENT INDICATED ON SUCH PLAT FOR STORM DRAINAGE, TEMPORARY CONSTRUCTION, TEMPORARY CONSTRUCTION FOR ENTRANCES AND PARKING LOTS, AND FURTHER CONSENT(S) TO THE DEDICATION TO THE APPROPRIATE UTILITY COMPANY THE UTILITY EASEMENTS AS SHOWN HEREON, AND FURTHER CONSENT(S) TO THE VACATION OF THE EASEMENTS AS SHOWN HEREON.

201803230020051

Prince William County, VA
03/23/2018 02:28 PM Pgs: 1
Jacqueline C Smith, Esq., Clerk



Filed with Instrument Number
201803230020050

OWNER'S SIGNATURE

DATE

PRINT NAME

TITLE

NOTARY CERTIFICATE

COMMONWEALTH/STATE OF _____, CITY/COUNTY OF _____
TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

MATCH LINE _____ NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

NOTARY REGISTRATION NUMBER _____

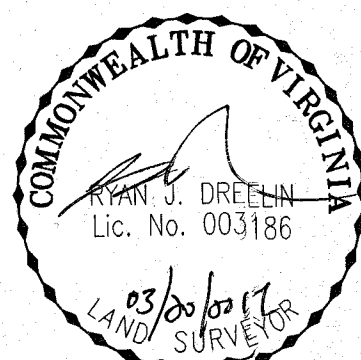
SURVEYOR'S CERTIFICATE

I, RYAN J. DREELIN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF KFC U.S. PROPERTIES, INC. AS RECORDED IN INSTRUMENT #200304070061531 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON DEEDS AND PLATS OF RECORD AND FIELD-TIED MONUMENTATION, CLOSES MATHEMATICALLY WITH A PRECISION RATIO GREATER THAN OR EQUAL TO 1:10,000 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 PER A FIELD SURVEY WHICH TIES THIS BOUNDARY TO PWC MONUMENT NO. 07 (ALLEN). IRON RODS WILL BE SET AT ALL NEW PROPERTY CORNERS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND SECTION 120.00 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.

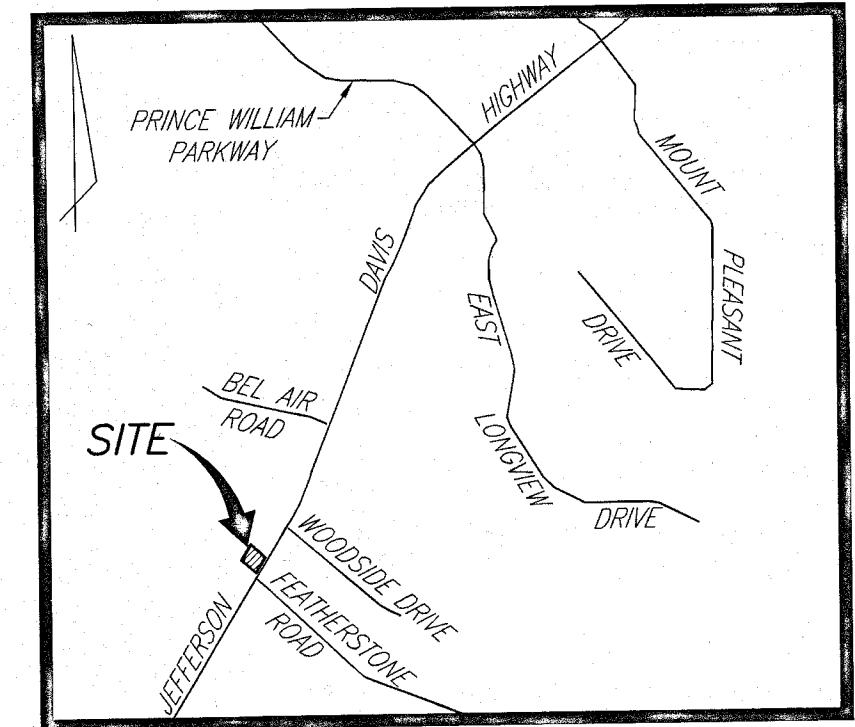
GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF MARCH, 2017.

RYAN J. DREELIN
LAND SURVEYOR
9385 DISCOVERY BOULEVARD
SUITE 200
MANASSAS, VA 20109



NOTES

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 8391-47-4055. THE PROPERTY IS ZONED B-1 AND SUBJECT TO REZONING CASE NUMBER REZ1958-000.
2. NO TITLE REPORT FURNISHED. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.
3. 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 BOUNDARY TO PWC MONUMENT NO. 07 (ALLEN). THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999400000. UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS PROJECT. THE BEARINGS SHOWN ARE REFERENCED TO THE VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR THE CONVERSION OF THE MONUMENT IS THE U.S. SURVEY FOOT OR 1' = 0.3048006096 METERS.
4. TEMPORARY CONSTRUCTION EASEMENT AND TEMPORARY CONSTRUCTION FOR ENTRANCES AND PARKING LOTS EASEMENT ARE TO BE NULL AND VOID AT SUCH TIME AS THE IMPROVEMENTS FOR JEFFERSON DAVIS HIGHWAY ARE COMPLETE.
5. THE PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION SHALL ASSUME THE TOTAL MAINTENANCE RESPONSIBILITY OF THE STORM DRAINAGE SYSTEM CONTAINED IN AN EASEMENT PROPERLY DEDICATED FOR PUBLIC USE. THE MAINTENANCE RESPONSIBILITY OF THE DEPARTMENT OF TRANSPORTATION FOR THE STORM DRAINAGE SYSTEM SHALL BE TRANSFERRED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) UPON ACCEPTANCE OF THE ROAD IMPROVEMENTS BY THE STATE.
6. THE CONSTRUCTION OF FENCES AND OTHER PERMANENT STRUCTURES/OBSTRUCTIONS IS PROHIBITED WITHIN ANY STORM DRAINAGE EASEMENT.
7. DENOTES THAT PORTION OF THE EXISTING STORM WATER MANAGEMENT EASEMENT AS RECORDED IN DEED BOOK 1116 AT PAGE 158 AND MD 45 AT PAGES 117-119 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON HEREBY VACATED.
8. DENOTES THAT PORTION OF THIS EXISTING PERMANENT SIDEWALK AND SIGNALIZATION EASEMENT AS RECORDED IN INSTRUMENT #201208300083389 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON HEREBY VACATED.
9. THAT PORTION OF THE EXISTING 15' WATERLINE EASEMENT AS RECORDED IN DEED BOOK 1116 AT PAGE 158 AND M.D. 45 AT PAGES 117-119 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON IS TO BE VACATED BY SEPARATE INSTRUMENT.
10. THAT PORTION OF THE EXISTING INGRESS-EGRESS EASEMENT AS RECORDED IN DEED BOOK 1116 AT PAGE 158 AND M.D. 45 AT PAGES 117-119 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON IS TO BE VACATED BY SEPARATE INSTRUMENT.



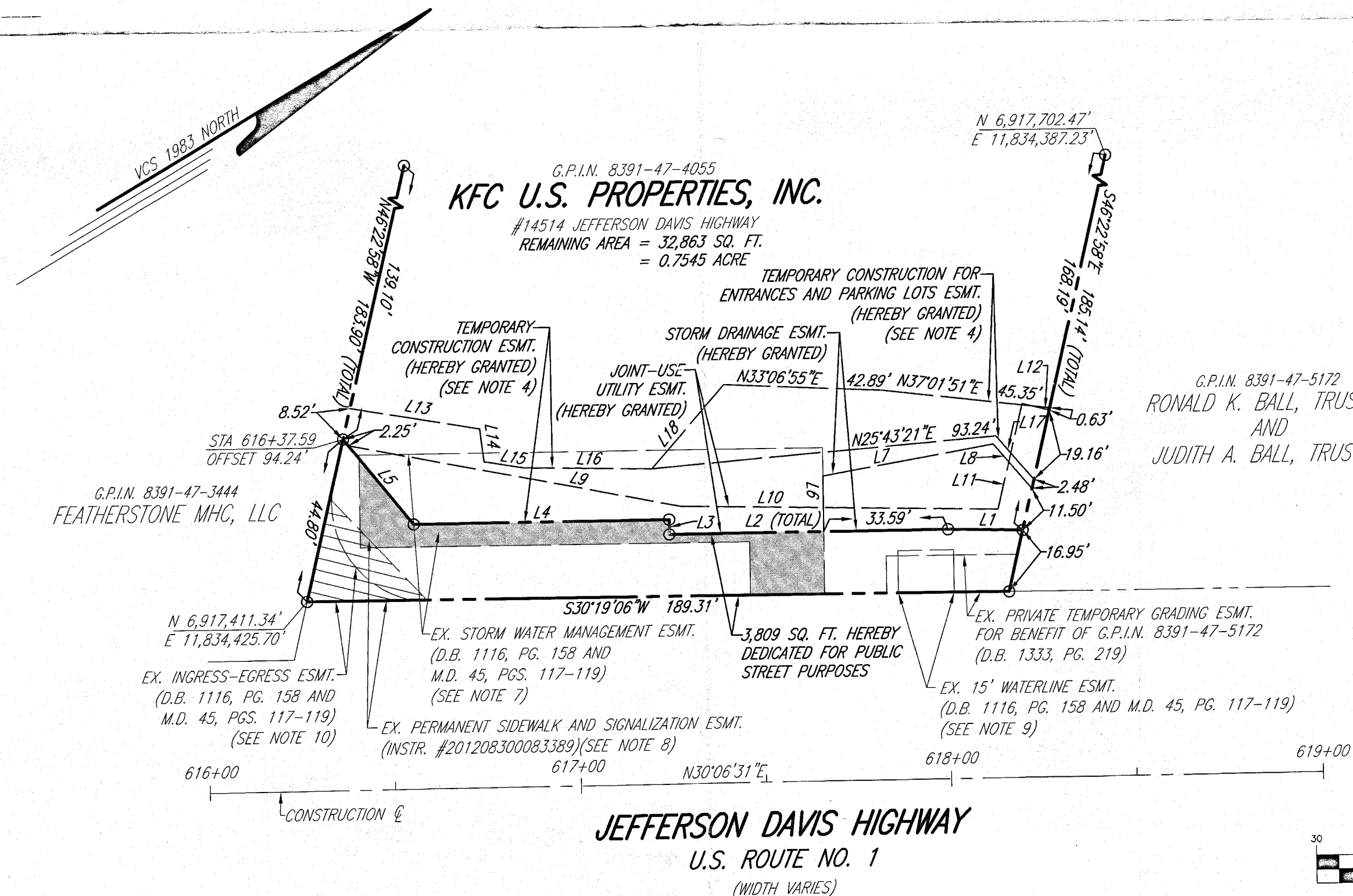
VICINITY MAP
SCALE: 1"=2,000'

SITE AREA TABULATION

TOTAL SITE	36,672 SQ. FT.	0.8419 ACRE
STREET DEDICATION	3,809 SQ. FT.	0.0874 ACRE
REMAINING AREA	32,863 SQ. FT.	0.7545 ACRE

AREA TABULATION

STREET DEDICATION	3,809 SQ. FT.
STORM DRAINAGE EASEMENT	1,032 SQ. FT.
JOINT-USE UTILITY EASEMENT	1,746 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT	2,618 SQ. FT.
TEMPORARY CONSTRUCTION FOR ENTRANCES AND PARKING LOTS EASEMENT	1,535 SQ. FT.



PLAT SHOWING
STREET DEDICATION
AND
VARIOUS EASEMENTS
ON THE LAND OF
KFC U.S. PROPERTIES, INC.
WOODBIDGE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=30' MARCH 20, 2017
SHEET 1 OF 1

GRAPHIC SCALE

