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

OWNER'S SIGNATURE PRINT NAME

NOTARY CERTIFICATE

___, CITY/COUNTY OF __ COMMONWEALTH/STATE OF ___ TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS ____ DAY OF

Filed with Instrument Number 201803230020050

616+00

LCONSTRUCTION &

IF ANY. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.

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,

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

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.

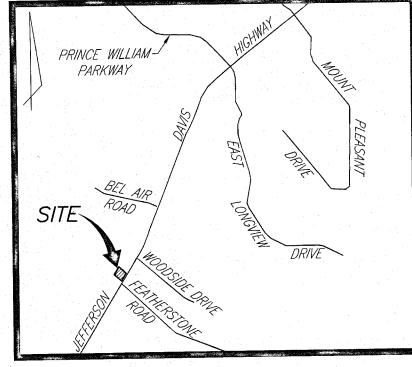
DENOTES THAT PORTION OF THE EXISTING STORM WATER MANAGEMENT EASEMENT AS RECORDED IN DEED BOOK 1116 AT PAGE 158 AND MD 45 AT PAGES 117-119 THAT LIES WITHIN THE STREET DEDICATION SHOWN HEREON HEREBY VACATED.

DENOTES THAT PORTION OF THIS EXISTING PERMANENT SIDEWALK AND SIGNALIZATION EASEMENT AS RECORDED IN INSTRUMENT #201208300083389 THAT LIES WITHIN THE STREET DEDICATION SHOWN △ HFRFON 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.

N 6,917,702.47



VICINITY MAP SCALE: 1"=2,000"

SITE AREA TABULATION

TOTAL SITESTREET DEDICATION	3,809 SQ.	F10.08/4	ACKE
REMAINING AREA			

AREA TABULATION

STREET DEDICATION	3,809 SQ.	FT.
STORM DRAINAGE EASEMENT	1.0.32 50.	FT.
STORM DRAINAGE EASEMENT	1 716 50	FT
JOINT-USE UTILITY EASEMENT.	1,740 00.	77.
TEMPORARY CONSTRUCTION EASEMENT	2,618 SQ.	F1.
TEMPORARY CONSTRUCTION FOR ENTRANCES	1,535 SQ.	FT.
AND PARKING LOTS EASEMENT		

BEARING DISTANCE 20.15 S31°38'10"W L1. 75.25 S30°06'31"W N59°53'29"W 4.00' 68.82' S30°06'31"W L4 29.76 S81°26'35"W L5 14.94 N59°42'15"W 16 46.76 N20°30'31"E L7 15.86 N79°49'25"E 18. 91.11' N41°29'05"E *L9 85.52* [′] N31°38′10″E 29.15 N45°50'52"W 7.47' N44°09'07"E L12 *35.38* [′] N40°08'57"E S66°33'12"E 8.88' L14 10.74 N40°08'57"E N31°34′26″E 34.63 L16 15.54 N79°49'25"E L17

LINE TABLE

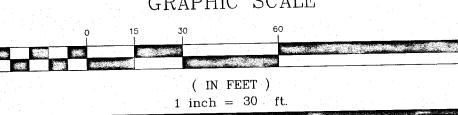
L18 N18°13'45"W 29.77'

PLAT SHOWING STREET DEDICATION AND VARIOUS EASEMENTS ON THE LAND OF

KFC U.S. PROPERTIES,

WOODBRIDGE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA SCALE: 1"=30' MARCH 20, 2017 SHEET 1 OF 1

GRAPHIC SCALE



MY COMMISSION EXPIRES

NOTARY REGISTRATION NUMBER

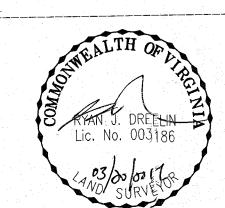
SURVEYOR'S CERTIFICATE

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



G.P.I.N. 8391-47-4055 KFC U.S. PROPERTIES, INC. #14514 JEFFERSON DAVIS HIGHWAY RFMAINING AREA = 32,863 SQ. FT. = 0.7545 ACRE TEMPORARY CONSTRUCTION FOR-FNTRANCES AND PARKING LOTS ESMT. (HEREBY GRANTED) TEMPORARY-STORM DRAINAGE ESMT. (SEE NOTE 4) CONSTRUCTION ESMT. (HEREBY GRANTED) (HEREBY GRANTED) JOINT-USE-42.89' N37'01'51"E N33'06'55"E G.P.I.N. 8391-47-5172 (SEE NOTE 4) UTILITY ESMT. RONALD K. BALL, TRUSTEE (HEREBY GRANTED) STA 616+37.59 JUDITH A. BALL, TRUSTEE OFFSET 94.24 G.P.I.N. 8391-47-3444 FEATHERSTONE MHC, LLC *-11.50*′ L2 (TOTAL) 33.59' `>-16.95' S30°19'06"W 189.31'\ VEX. PRIVATE TEMPORARY GRADING ESMT. N 6,917,411.34 FOR BENEFIT OF G.P.I.N. 8391-47-5172 -EX. STORM WATER MANAGEMENT ESMT. –3.809 SQ. FT. HEREBY E 11,834,425.70 DEDICATED FOR PUBLIC (D.B. 1116, PG. 158 AND (D.B. 1333, PG. 219) STREET PURPOSES M.D. 45, PGS. 117-119) EX. INGRESS-EGRESS ESMT. EX. 15' WATERLINE ESMT. (SEE NOTE 7) (D.B. 1116, PG. 158 AND (D.B. 1116, PG. 158 AND M.D. 45, PG. 117-119) M.D. 45, PGS. 117-119) - EX. PERMANENT SIDEWALK AND SIGNALIZATION ESMT. (SEE NOTE 9) (SEE NOTE 10) (INSTR. #201208300083389)(SEE NOTE 8) 619+00 618+00 617+00

> JEFFERSON DAVIS HIGHWAY U.S. ROUTE NO. 1

N30°06'31"E

(WIDTH VARIES)

14-122

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and the second

Acres and the

et Manager and