

**COUNTY OF FAIRFAX OWNERS CONSENT AND DEDICATION**

THE FORM OF PLAT SHOWING TEMPORARY CONSTRUCTION & GRADING AND STORM EASEMENTS OF THE FOLLOWING DESCRIBED BIRMINGHAM GREEN PROPERTY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

AUTHORIZED REPRESENTATIVE: \_\_\_\_\_ TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**NOTARY CERTIFICATE**

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA AT LARGE WHOSE COMMISSION WILL EXPIRE ON \_\_\_\_\_ DO HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME(S) JUST SIGNED TO THE FOREGOING OWNERS CONSENT AND DEDICATION DATED \_\_\_\_\_ HAVE ACKNOWLEDGED BEFORE ME IN MY STATE, AFORESAID GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

**COUNTY OF LOUDOUN OWNERS CONSENT AND DEDICATION**

THE FORM OF PLAT SHOWING TEMPORARY CONSTRUCTION & GRADING AND STORM EASEMENTS OF THE FOLLOWING DESCRIBED BIRMINGHAM GREEN PROPERTY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

AUTHORIZED REPRESENTATIVE: \_\_\_\_\_ TITLE: \_\_\_\_\_

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NOTARY PUBLIC

**CITY OF ALEXANDRIA OWNERS CONSENT AND DEDICATION**

THE FORM OF PLAT SHOWING TEMPORARY CONSTRUCTION & GRADING AND STORM EASEMENTS OF THE FOLLOWING DESCRIBED BIRMINGHAM GREEN PROPERTY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

AUTHORIZED REPRESENTATIVE: \_\_\_\_\_ TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**NOTARY CERTIFICATE**

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NOTARY PUBLIC

**COUNTY OF FAUQUIER OWNERS CONSENT AND DEDICATION**

THE FORM OF PLAT SHOWING TEMPORARY CONSTRUCTION & GRADING AND STORM EASEMENTS OF THE FOLLOWING DESCRIBED BIRMINGHAM GREEN PROPERTY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

AUTHORIZED REPRESENTATIVE: \_\_\_\_\_ TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**NOTARY CERTIFICATE**

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA AT LARGE WHOSE COMMISSION WILL EXPIRE ON \_\_\_\_\_ DO HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME(S) JUST SIGNED TO THE FOREGOING OWNERS CONSENT AND DEDICATION DATED \_\_\_\_\_ HAVE ACKNOWLEDGED BEFORE ME IN MY STATE, AFORESAID GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

**COUNTY OF PRINCE WILLIAM OWNERS CONSENT AND DEDICATION**

THE FORM OF PLAT SHOWING TEMPORARY CONSTRUCTION & GRADING AND STORM EASEMENTS OF THE FOLLOWING DESCRIBED BIRMINGHAM GREEN PROPERTY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

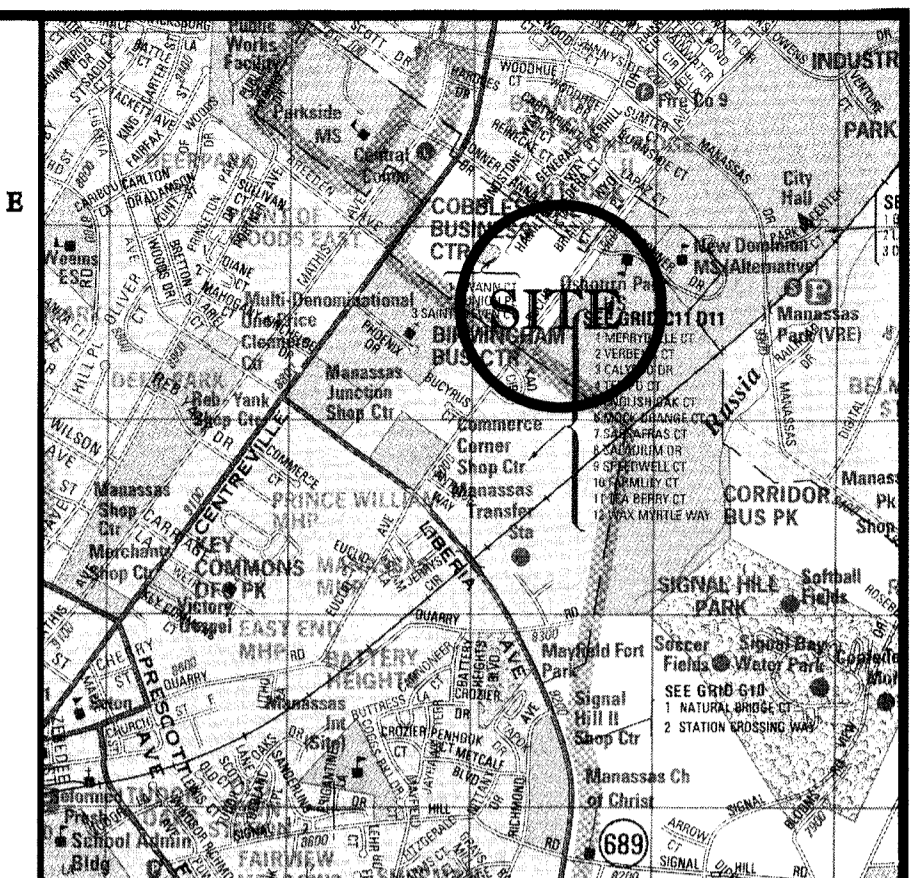
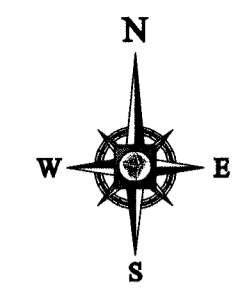
AUTHORIZED REPRESENTATIVE: \_\_\_\_\_ TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**NOTARY CERTIFICATE**

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA AT LARGE WHOSE COMMISSION WILL EXPIRE ON \_\_\_\_\_ DO HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME(S) JUST SIGNED TO THE FOREGOING OWNERS CONSENT AND DEDICATION DATED \_\_\_\_\_ HAVE ACKNOWLEDGED BEFORE ME IN MY STATE, AFORESAID GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

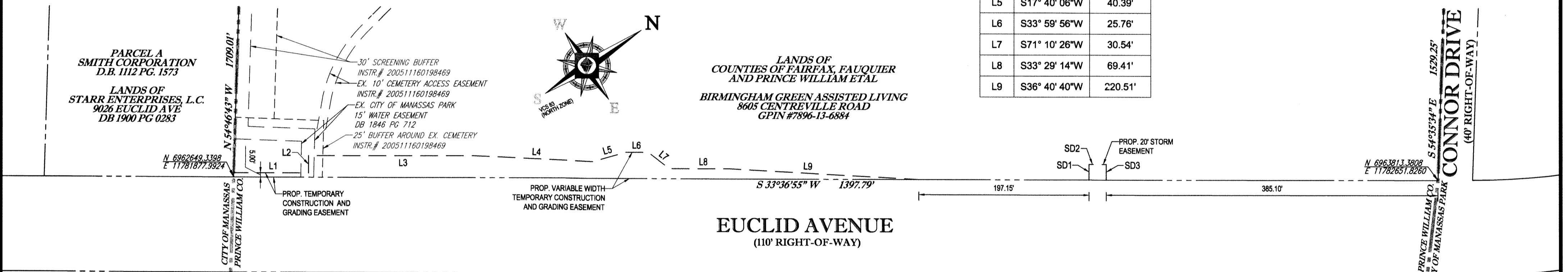
NOTARY PUBLIC



VICINITY MAP  
SCALE: 1"=2,000'

LINE	BEARING	DISTANCE
L1	S33° 36' 55"W	86.93'
L2	S56° 23' 05"E	19.97'
L3	S33° 27' 25"W	189.82'
L4	S36° 08' 17"W	140.37'
L5	S17° 40' 06"W	40.39'
L6	S33° 59' 56"W	25.76'
L7	S71° 10' 26"W	30.54'
L8	S33° 29' 14"W	69.41'
L9	S36° 40' 40"W	220.51'

LINE	BEARING	DISTANCE
SD1	S56° 32' 53"E	18.23'
SD2	S33° 27' 07"W	20.00'
SD3	N56° 32' 53"W	18.29'



**NOTES**

1. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS 1983, NORTH ZONE) AND IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BOHLER ENGINEERING.
2. NO TITLE REPORT FURNISHED. ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS OR OTHER INTERESTS OF PRINCE WILLIAM COUNTY AND THE CITY OF MANASSAS PARK REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.
3. OWNER: THE COUNTIES OF FAIRFAX, FAUQUIER, PRINCE WILLIAM, AND LOUDOUN AND THE CITY OF ALEXANDRIA.
4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED AT GPIN: 7896-13-6884 AND IS ZONED A-1.
5. THE OWNER FEE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH AN APPROVED LANDSCAPE/PLANTING SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE APPROVED PLANT MATERIAL AS REQUIRED BY THE ORDINANCE.
6. LAND DESIGNATED AS BUFFER YARD SHALL BE LANDSCAPED AND MAY ONLY BE USED FOR STRUCTURES, USES, OR FACILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE DCMS.
7. THE PRIVATE STREETS SERVING THIS DEVELOPMENT ARE PRIVATE AND

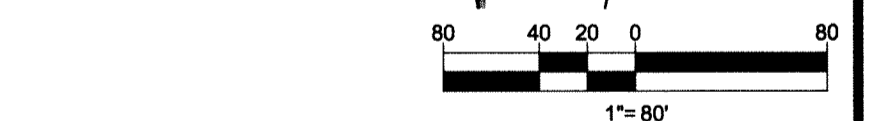
8. NO FENCES OR ANY OTHER PERMANENT STRUCTURES ARE PERMITTED ON ANY WATERLINE OR SANITARY SEWER EASEMENT WITHOUT OBTAINING PRIOR WRITTEN PERMISSION FROM THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY AND THE CITY OF MANASSAS PARK.
9. THE FEE TITLE OWNER SHALL MAINTAIN DRAINAGE, STORM WATER MANAGEMENT, AND BEST MANAGEMENT PRACTICES FACILITIES AND SYSTEMS TO ENSURE THAT THEY FUNCTION PROPERLY. THE COUNTY SHALL NOT BE RESPONSIBLE FOR REPAVING OR RESURFACING PAVED AREAS OR MAINTAINING LANDSCAPING WITHIN EASEMENTS. THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR GRASS MOWING WITH REASONABLE FREQUENCY, IF APPLICABLE, AND FOR THE REMOVAL OF DEBRIS AND OTHER MATTER THAT HAS IMPEDED OR THREATENS TO IMPEDE THE FREE FLOW OF STORM WATER.
10. THE FEE TITLE OWNER SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS OF ANY DEFECTS WITH THE STRUCTURES, PIPES AND FENCING WITHIN THE EASEMENT, OF ANY DEBRIS OR OTHER MATTER WHICH IS BEYOND THE ABILITY OF THE OWNER TO REMOVE, AND OF ANY EXCESSIVE FLOODING, SEDIMENTATION OR SOIL EROSION WITHIN THE AREA OF THE EASEMENT.
11. THE EXISTING CEMETERY, 25' CEMETERY BUFFER, AND 10' CEMETERY ACCESS EASEMENT WILL BE MAINTAINED BY THE FEE OWNER.

**SURVEYOR'S CERTIFICATE**

I, ROBERT C. HARR, JR., A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT SHOWING THE CONVEYANCE OF A STORM EASEMENT & GRANTING OF A TEMPORARY CONSTRUCTION AND GRADING EASEMENT, ALL SHOWN HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THE RECORD OWNER OF THE PROPERTIES SHOWN ON THIS PLAT IS THE COUNTIES OF FAIRFAX, FAUQUIER, PRINCE WILLIAM, ET AL. WHO OBTAINED TITLE BY DEED BOOK 1119, PAGE 0617 ALL AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

ROBERT C. HARR, JR.  
Lic. No. 3111  
PROFESSIONAL LAND SURVEYOR  
VA PROFESSIONAL LAND SURVEYOR No. 3111

3-31-14



PLAT SHOWING TEMPORARY CONSTRUCTION & GRADING AND STORM EASEMENTS ON THE LANDS OF  
**BIRMINGHAM GREEN ASSISTED LIVING**  
COLES MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VA  
SCALE: SCALE DATE: 09/09/13  
DRAWN: JLP - SHEET 1 OF 1

NO.	REVISION	DATE
1	COUNTY COMMENTS	11/18/13
2	COUNTY COMMENTS	3/21/14

**BOHLER ENGINEERING**  
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