COUNTY OF FAIRFAX COUNTY OF LOUDOUN CITY OF ALEXANDRIA OWNERS CONSENT AND DEDICATION OWNERS CONSENT AND DEDICATION OWNERS CONSENT AND DEDICATION THE FORM OF PLAT SHOWING TEMPORARY CONSTRUCTION & GRADING AND THE FORM OF PLAT SHOWING TEMPORARY CONSTRUCTION & GRADING AND THE FORM OF PLAT SHOWING TEMPORARY CONSTRUCTION & GRADING AND STORM EASEMENTS OF THE FOLLOWING DESCRIBED BIRMINGHAM GREEN STORM EASEMENTS OF THE FOLLOWING DESCRIBED BIRMINGHAM GREEN STORM EASEMENTS OF THE FOLLOWING DESCRIBED BIRMINGHAM GREEN PROPERTY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE PROPERTY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE PROPERTY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, II DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, II DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF **AUTHORIZED REPRESENTATIVE: AUTHORIZED REPRESENTATIVE:** AUTHORIZED REPRESENTATIVE: TITLE: TITLE: SIGNATURE: SIGNATURE: SIGNATURE: DATE: DATE: **NOTARY CERTIFICATE** NOTARY CERTIFICATE NOTARY CERTIFICATE , A NOTARY PUBLIC IN AND FOR THE , A NOTARY PUBLIC IN AND FOR THE , A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA AT LARGE WHOSE COMMISSION WILL EXPIRE COMMONWEALTH OF VIRGINIA AT LARGE WHOSE COMMISSION WILL EXPIRE COMMONWEALTH OF VIRGINIA AT LARGE WHOSE COMMISSION WILL EXPIRE DO HEREBY CERTIFY THAT DO HEREBY CERTIFY THAT DO HEREBY CERTIFY THAT NAME(S) JUST SIGNED TO THE FOREGOING OWNERS CONSENT AND NAME(S) JUST SIGNED TO THE FOREGOING OWNERS CONSENT AND NAME(S) JUST SIGNED TO THE FOREGOING OWNERS CONSENT AND HAVE ACKNOWLEDGED BEFORE ME IN MY DEDICATION DATED DEDICATION DATED HAVE ACKNOWLEDGED BEFORE ME IN MY DEDICATION DATED HAVE ACKNOWLEDGED BEFORE ME IN MY STATE. AFORESAID GIVEN UNDER MY HAND THIS DAY OF STATE. AFORESAID GIVEN UNDER MY HAND THIS DAY OF STATE, AFORESAID GIVEN UNDER MY HAND THIS DAY OF NOTARY PUBLIC NOTARY PUBLIC NOTARY PUBLIC COUNTY OF FAUQUIER COUNTY OF PRINCE WILLIAM OWNERS CONSENT AND DEDICATION OWNERS CONSENT AND DEDICATION THE FORM OF PLAT SHOWING TEMPORARY CONSTRUCTION & GRADING AND THE FORM OF PLAT SHOWING TEMPORARY CONSTRUCTION & GRADING AND STORM EASEMENTS OF THE FOLLOWING DESCRIBED BIRMINGHAM GREEN STORM EASEMENTS OF THE FOLLOWING DESCRIBED BIRMINGHAM GREEN PROPERTY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE PROPERTY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE VICINITY MAP DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. II DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF SCALE: 1"=2.000 **AUTHORIZED REPRESENTATIVE: AUTHORIZED REPRESENTATIVE:** TITLE: **TEMPORARY GRADING** STORMDRAIN EASEMENT AND CONSTRUCTION LINE TABLE SIGNATURE: DATE: SIGNATURE: **EASEMENT LINE TABLE** LINE BEARING DISTANCE **NOTARY CERTIFICATE** NOTARY CERTIFICATE LINE BEARING DISTANCE SD1 S56° 32' 53"E 18.23' A NOTARY PUBLIC IN AND FOR THE , A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA AT LARGE WHOSE COMMISSION WILL EXPIRE COMMONWEALTH OF VIRGINIA AT LARGE WHOSE COMMISSION WILL EXPIRE S33° 36' 55"W 86.93' L1 DO HEREBY CERTIFY THAT DO HEREBY CERTIFY THAT SD2 S33° 27' 07"W 20.00' NAME(S) JUST SIGNED TO THE FOREGOING OWNERS CONSENT AND NAME(S) JUST SIGNED TO THE FOREGOING OWNERS CONSENT AND L2 S56° 23' 05"E 19.97' DEDICATION DATED HAVE ACKNOWLEDGED BEFORE ME IN MY DEDICATION DATED HAVE ACKNOWLEDGED BEFORE ME IN MY N56° 32' 53"W 18.29' STATE, AFORESAID GIVEN UNDER MY HAND THIS DAY OF STATE. AFORESAID GIVEN UNDER MY HAND THIS DAY OF L3 S33° 27' 25"W 189.82' NOTARY PUBLIC NOTARY PUBLIC S36° 08' 17"W 140.37' S17° 40' 06"W 40.39' S33° 59' 56"W 25.76 L7 S71° 10' 26"W 30.54 LANDS OF COUNTIES OF FAIRFAX, FAUQUIER AND PRINCE WILLIAM ETAL SMITH CORPORATION 30' SCREENING BUFFER S33° 29' 14"W 69.41' D.B. 1112 PG. 1573 INSTR.# 200511160198469 ---EX. 10' CEMETERY ACCESS EASEMENT S36° 40' 40"W 220.51' INSTR.# 200511160198469 BIRMINGHAM GREEN ASSISTED LIVING 8605 CENTREVILLE ROAD STARR ENTERPRISES, L.C. -EX. CITY OF MANASSAS PARK 9026 EUCLID AVE 15' WATER EASEMENT GPIN #7896-13-6884 DB 1900 PG 0283 DB 1846 PG 712 -25' BUFFER AROUND EX. CEMETERY PROP. 20' STORM INSTR.# 200511160198469 **EASEMENT** S 33°36'55" W 1397.79 PROP. VARIABLE WIDTH-197,15 385.10 TEMPORARY CONSTRUCTION CONSTRUCTION AND AND GRADING EASEMENT **GRADING EASEMENT EUCLID AVENUE** (110' RIGHT-OF-WAY)

THE COUNTY SCHOOL BOARD OF PRINCE WILLIAM COUNTY, VIRGINIA D.B. 594 PG. 461

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 UNDERLY!NG 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 DCSM.
- 7. THE PRIVATE STREETS SERVING THIS DEVELOPMENT ARE PRIVATE AND

ARE NOT ELIGIBLE FOR ACCEPTANCE INTO THE STATE STREET SYSTEM.
THE PRIVATE STREETS SERVING THIS DEVELOPMENT WILL BE MAINTAINED
BY THE FEE OWNER, ITS SUCCESSORS OR ASSIGNS. MAINTENANCE OF THE
ROADS, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY.

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 STRUCTIJRES, 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

DEED BOOK 1119, PAGE 0617 ALL AMONG THE LAND RECORDS WILLIAM COUNTY, VIRGINIA.

ROBERT C. HARR, JR.

Lic. No. 3111

ROBERT C. HARR, JR.

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

■ NEW JERSEY ■ PENNSYLVANIA ■ NEW YORK ■ VIRGINIA ■ MASSACHUSETTS ■ MARYLAND ■ FLORIDA



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VA PROFESSIONAL LAND SURVEYOR No. 3111