

Yellow - Birmingham Green Parcel Blue - Conner Drive



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Exhibit A

AGREEMENT OF CONVEYANCE

THIS AGREEMENT OF CONVEYANCE (the "Agreement"), is made this ____ day of _____, 2018, by and between the **CITY OF MANASSAS PARK**, a Virginia municipal corporation (the "City") and the **BOARD OF SUPERVISORS OF FAUQUIER COUNTY, VIRGINIA**, the **BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA**, the **BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**, the **BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA**, and the **CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA**, as tenants in common (collectively, the "Owners"), and **NORTHERN VIRGINIA HEALTH CENTER COMMISSION**, a Virginia public body corporate ("NVHCC").

WITNESSETH

WHEREAS, the Governing Body of the City has determined that the Conner Drive Roadway Improvements Project, VDOT Project Number U000-152-R76, UPC Number 101302 (the "Project") is necessary to provide for the health, safety, and welfare of its citizens; and

WHEREAS, the Owners own as tenants in common certain real property situate partially in Prince William County and partially in the City of Manassas Park, Virginia, known as Lot 2, **NORTHERN VIRGINIA HEALTH CARE CENTER** (the "Property"), identified by Prince William County GPIN 7896-13-6884 and located at 8599 Centreville Road, Manassas, Virginia, as the same appears duly subdivided, platted and recorded on a plat recorded as Instrument No. 200511160198470, and attached to that certain Deed of Subdivision, Dedication and Easement recorded as Instrument No. 200511160198469, having acquired the Property by a Deed recorded in Deed Book 1119, at Page 617, all among the land records of Prince William County, Virginia; the Property being held and administered by NVHCC by ground lease from the Owners for the

operation of the Northern Virginia Healthcare Center and associated healthcare facilities on the campus known as “Birmingham Green”; and

WHEREAS, the design and location of the Project is such that 15,937 square feet of the Property is necessary for right-of-way, 1,164 square feet of the Property is necessary for a permanent storm drainage easement, 1,071 square feet of the Property is necessary for a permanent utility easement, and 15,457 square feet of the Property is necessary for temporary construction easements, all for the construction of the Project.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings expressed in this Agreement, the Owners, with the consent of NVHCC, agree to convey and the City agrees to acquire certain hereinafter described property interests, all in accordance with the terms and conditions set forth herein.

1. **PROPERTY:** The property interests which are the subject of this Agreement consist of 15,937 square feet of the Property that is necessary for right-of-way, 1,164 square feet of the Property that is necessary for a permanent storm drainage easement, 1,071 square feet of the Property that is necessary for a permanent utility easement, and 15,457 square feet of the Property that is necessary for temporary construction easements (collectively, the “Property Interests”), all for the construction of the Project, and all as more particularly shown and described on the plat dated August 16, 2017, and revised through June 5, 2018, titled “PLAT SHOWING DEDICATION, VACATIONS AND VARIOUS EASEMENTS ON LOT 2 NORTHERN VIRGINIA HEALTH CARE CENTER INSTRUMENT NO. 200511160198469”, and prepared by Bowman Consulting Group, Ltd. of Chantilly, Virginia (the “Plat”), which Plat is attached hereto as Exhibit A. The Property Interests are further described on the Plan Sheet titled “Conner Drive Improvements”, dated August 16, 2017 and prepared by Bowman Consulting (the “Plan”), which Plan is attached hereto as Exhibit B.

2. **COMPENSATION:** Fair and just compensation for the Property Interests will be \$100,000.00, and includes compensation in full for the right-of-way in fee, all easements, and any and all damages, which compensation is to be paid, in cash or equivalent, to the Northern Virginia

Healthcare Center upon final settlement and recordation of the Deed (as defined below) and the Plat.

3. OTHER CONDITIONS OF PURCHASE:

a. Upon execution of this Agreement by all parties, the City, its employees, officers, agents and contractors will have the right to enter the Property to conduct environmental site evaluations, tests, surveys and any other studies or operations the City deems necessary to construct the Project.

b. NVHCC represents to the City that it has no results of engineering tests, soil boring, or other documents in its possession or control related to the engineering, soil, water, or topographic conditions of the Property.

c. NVHCC covenants that, to its actual knowledge, no toxic or hazardous waste or materials or substances are located or have been deposited on the Property. In the event that it is determined that such conditions exist, the City may terminate or rescind this Agreement without further obligation.

d. The compensation set out in Section 2 above is for the property interests acquired and any and all resulting damages to the residue of the Property (as those terms are commonly defined or used in the context of condemnation proceedings), including all damage to vegetation existing on the Property within the easement areas as a result of the road construction.

e. NVHCC, or its successor(s), may in the future apply to the Virginia Department of Transportation to allow full movement from and to southbound Route 28 at the median break at Conner Drive; NVHCC acknowledges that any additional intersection improvements that may be required will be at no cost to the City.

f. The City will provide two commercial entrances onto Conner Drive from the Property, one at Sandstone Way and one at Hamilton Court, as part of the Project. The City will extend the utility pole “bump outs” all of the way to the entrances and then a short distance on the other side of the entrances to provide adequate sight distance and to prevent residents from parking adjacent to the entrances and limiting sight distance.

g. The City acknowledges that the Owners and NVHCC are proceeding with this Agreement and the conveyance of the interests set forth in the Deed in reliance on that certain Zoning Determination letter from Michelle Barry, AICP, Planning and Zoning Administrator for the City, dated August 31, 2017, which confirms the City will not prohibit access to the Property from Conner Drive over that portion of the Property lying within the City's jurisdiction between Connor Drive and the portion of the Property located within Prince William County, Virginia, regardless of any difference in the zoning of the portion of Property located within the City and the zoning of the portion of the Property located within Prince William County, Virginia.

h. The City will prepare a deed in substantially the form as the deed attached hereto as Exhibit C (the "Deed") and will be responsible for closing and recording costs.

4. **DEED:** The Owners, with the consent of NVHCC by its signature below, will convey the Property Interests by the Deed, subject to any existing easements and other encumbrances of record, and subject to the City's assumption of maintenance, repair and replacement obligations with respect to all storm drainage facilities and appurtenances installed on the Property as part of the Project.

5. **TITLE CHARGES:** Examination of title, conveyancing, notary fees, and recording charges, and other customary charges, including the grantor's tax, shall be paid by the City. Any existing judgments and liens on the Property, as well as any fees required to release any such judgments and liens, will be paid by NVHCC from the compensation paid to NVHCC by the City for this acquisition.

6. **ADJUSTMENTS AND POSSESSION:** All taxes are to be adjusted as of the date of settlement. Possession will be given to the City at settlement.

7. **EMINENT DOMAIN:** In the event the Property Interest or any portion thereof are condemned or taken by any authority or agency (other than the City) having the power of eminent domain, the City will have a right at its option to terminate this Agreement by written notice to NVHCC. The City may, however, elect to make settlement on all of the Property Interests other than those which are the subject of such condemnation proceeding,

in accordance with the terms of this Agreement, with the price to be adjusted on a pro rata per acre basis.

8. **ENTIRE AGREEMENT:** This Agreement, when executed by the parties, contains the final and entire agreement between them. No parties shall be bound by any terms, conditions, statements or representations, oral or written, not herein contained.

9. **SURVIVAL.** The covenants, warranties and indemnities contained in this Agreement shall survive settlement of the matters herein and the termination of this Agreement for a period of three (3) years following the date first set forth above and shall not be merged into the Deed.

10. **ATTORNEYS' FEES.** If any legal action is commenced by any party to enforce any provision of this Agreement the losing party will pay to the prevailing party all actual expenses incurred by the prevailing party including costs and reasonable attorneys' fees.

11. **TIME OF THE ESSENCE.** Time is of the essence with regard to each and every time period set forth herein. Failure of a party hereunder to insist on strict compliance hereunder shall not constitute a waiver of any other terms or conditions hereunder.

12. **ELECTRONIC DELIVERY.** The parties hereto agree that this Agreement shall be deemed validly executed, accepted and ratified by a party if the party executes this Agreement and delivers a copy of the executed Agreement to the other party by any electronic means.

13. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which, taken together, shall be deemed one and the same instrument.

14. **GOVERNING LAW.** This Agreement and all matters arising with regard to this Agreement, the parties hereto and the Property shall be governed and construed in all respects in accordance with the laws of the Commonwealth of Virginia, regardless of conflicts of laws principles. Any action at law, suit in equity, or judicial proceeding for the enforcement of this Agreement or any provisions thereof shall be instituted and maintained only in a court of

competent jurisdiction in Prince William County, Virginia.

WITNESS the following signatures and seals:

BOARD OF SUPERVISORS OF FAUQUIER
COUNTY, VIRGINIA

By: _____(SEAL) Name: _____ Title: _

COMMONWEALTH OF VIRGINIA COUNTY
OF FAUQUIER, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 2018,
by _____, Chairman of the Board of Supervisors of Fauquier
County.

Notary Public

My Commission expires: _____
Notary Registration No.: _____

BOARD OF SUPERVISORS OF LOUDOUN
COUNTY, VIRGINIA

By: _____(SEAL) Name: _____ Title: _

COMMONWEALTH OF VIRGINIA COUNTY
OF LOUDOUN, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 2018,
by _____, Chairman of the Board of Supervisors of Loudoun
County.

Notary Public

My Commission expires: _____
Notary Registration No.: _____

BOARD OF SUPERVISORS OF FAIRFAX
COUNTY, VIRGINIA

By: _____(SEAL) Name: _____ Title: _

COMMONWEALTH OF VIRGINIA COUNTY
OF FAIRFAX, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 2018,
by _____, Chairman of the Board of Supervisors of Fairfax
County.

Notary Public

My Commission expires: _____

Notary Registration No.: _____

BOARD OF COUNTY SUPERVISORS OF
PRINCE WILLIAM COUNTY, VIRGINIA

By: _____(SEAL) Name: _____ Title: _

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 2018,
by _____, Chairman of the Board of County Supervisors of
Prince William County.

Notary Public

My Commission expires: _____
Notary Registration No.: _____

CITY MANAGER OF THE CITY OF
ALEXANDRIA, VIRGINIA

By: _____(SEAL) Name: _____ Title: _

COMMONWEALTH OF VIRGINIA CITY
OF ALEXANDRIA, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____,
2018, by _____, City Manager of the City of Alexandria, Virginia.

Notary Public

My Commission expires: _____
Notary Registration No.: _____

CITY OF MANASSAS PARK, VIRGINIA

By:

Jeanette Rishell, Mayor

COMMONWEALTH OF VIRGINIA
CITY OF MANASSAS PARK, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____,
2018, by Jeanette Rishell, Mayor of the City of Manassas Park, Virginia.

Notary Public

My Commission expires: _____

Notary Registration No.: _____

Agreed to and consented by:

NORTHERN VIRGINIA HEALTH CENTER
COMMISSION,
A Virginia public body corporate:

By: _____

Denise Chadwick Wright

Its: President & CEO

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 2018,
by Denise Chadwick Wright, President & CEO of Northern Virginia Health Center Commission.

Notary Public

My Commission expires: _____

Notary Registration No.: _____

Prepared under the supervision of and return to:
Dean Crowhurst, City Attorney (VSB No. 46781)
City of Manassas Park
One Park Center Court
Manassas Park, VA 20111

GPIN: 7896-13-6884

Consideration: \$ 100,000.00

Exempt from recordation taxes and fees pursuant to Sections 58.1-811(A)(3), 58.1-811(C)(5), 42.1-70, 17.1-266, and 17.1-279(E) of the Code of Virginia.

DEED OF DEDICATION, EASEMENTS AND VACATIONS
ROAD PROJECT

THIS DEED OF DEDICATION, EASEMENTS AND VACATIONS (this "Deed") is entered into on _____, 2019, by and between the **BOARD OF SUPERVISORS OF FAUQUIER COUNTY, VIRGINIA**, the **BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA**, the **BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**, the **BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA**, and the **CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA**, **GRANTORS** (collectively, the "Owner"); the **BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA**, **GRANTEE** ("Prince William County"); the **UPPER OCCOQUAN SERVICE AUTHORITY**, formerly known as **UPPER OCCOQUAN SEWAGE AUTHORITY**, **GRANTOR** ("UOSA"); the **NORTHERN VIRGINIA ELECTRIC COOPERATIVE**, a Virginia corporation, **GRANTEE** ("NOVEC"); and the **CITY OF MANASSAS PARK, VIRGINIA**, **GRANTOR** and **GRANTEE** ("Manassas Park").

RECITALS

R-1. The Owner is the owner of certain real property situate in Manassas Park, Virginia, known as Lot 2, **NORTHERN VIRGINIA HEALTH CARE CENTER** (the "Property"), with GPIN 7896-13-6884, as shown on the plat recorded as Instrument No. 200511160198470, and attached to the Deed of Subdivision, Dedication and Easement recorded as Instrument No. 200511160198469, having acquired the Property by deed recorded in Deed Book 1119, at Page 617, all among the land records of Prince William County, Virginia (the "Land Records").

R-2. Manassas Park's Governing Body has approved public use vehicular and pedestrian transportation improvements to Conner Drive (the "Project"), which improvements require Manassas Park to acquire a portion of the Property for right-of-way and easements, as more particularly shown and described on a plat dated August 16, 2017, amended through June 5, 2018, titled "**PLAT SHOWING DEDICATION, VACATIONS, AND VARIOUS EASEMENTS ON LOT 2 NORTHERN VIRGINIA HEALTH CARE CENTER INSTRUMENT NUMBER 200511160198469**", and prepared by Bowman Consulting Group Ltd. of Chantilly, Virginia (the "Plat"), a copy of which is attached to, incorporated in, and recorded with this Deed.

R-3. It is the desire and intent of the Owner and Manassas Park to vacate and abandon that portion of the existing water easement and right-of-way shown on the Plat and labeled thereon as

"EX. 15' CITY OF MANASSAS PARK WATER EASEMENT D.B. 1846, PG. 712 PORTION OF WATER EASEMENT IN STREET DEDICATION HEREBY VACATED." (the "Existing Water Easement"), being a portion of the water easement and right-of-way acquired by Manassas Park by deed recorded Deed Book 1846, at Page 712, among the Land Records.

R-4. It is the desire and intent of the Owner and Prince William County to vacate and abandon those portions of the existing storm drainage easement and right-of-way and the existing stormwater management pond easement and right-of-way shown on the Plat and labeled thereon as "EX. STORM DRAINAGE AND SWM POND EASEMENT D.B. 1846, PG. 712 PORTION OF STORM DRAINAGE AND SWM EASEMENT IN STREET DEDICATION HEREBY VACATED." (the "Existing Storm Easements"), being portions of the storm drainage and stormwater management pond easements and rights-of-way acquired by Prince William County by deed recorded Deed Book 1846, at Page 712, among the Land Records.

R-5. It is the desire and intent of the Owner and UOSA to vacate and abandon those portions of the existing force main easement and right-of-way and the existing sanitary sewer easement and right-of-way shown on the Plat and labeled thereon as "EX 15' UOSA PERMIT FOR FORCE MAIN D.B. 728, PG. 463 PORTION OF FORCE MAIN EASEMENT IN STREET DEDICATION HEREBY VACATED." and "EX. 20'X30' UOSA SANITARY SEWER EASEMENT D.B. 967, PG. 142 PORTION OF SANITARY SEWER EASEMENT IN STREET DEDICATION HEREBY VACATED." (the "Existing UOSA Easements"), being portions of the force main and sanitary sewer easements and rights-of-way acquired by UOSA by deeds recorded in Deed Book 728, at Page 463, and in Deed Book 967, at Page 142, respectively, among the Land Records.

R-6. It is the desire and intent of the Owner to convey right-of-way and grant easements for the Project, subject to the conditions set forth in this Deed.

NOW, THEREFORE, WITNESSETH, that for and in consideration of the foregoing Recitals, each of which is hereby incorporated into this Deed by this reference as if set forth herein in its entirety, and the sum of \$100,000.00 paid by Manassas Park to Northern Virginia Healthcare Center, receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

DEDICATION

The Owner hereby dedicates to public street purposes and conveys to Manassas Park, in fee simple, the 15,937 square feet of the Property labeled on the Plat as "15,937 S.F. OR 0.36586 AC. HEREBY DEDICATED FOR PUBLIC STREET PURPOSES". This dedication is made in accordance with the statutes made and provided therefore.

STORM DRAINAGE EASEMENT

The Owner hereby grants and conveys unto Manassas Park a storm drainage easement and right-of-way for the purpose of installing, constructing, operating, maintaining, repairing, adding to, altering or replacing present or future storm drainage and appurtenant facilities for the collection of storm drainage and its transmission through, upon and across the Property, in the

location as being more particularly bounded and described on the Plat as "STORM DRAINAGE EASEMENT HEREBY DEDICATED" (the "Storm Drainage Easement").

The Storm Drainage Easement is subject to the following conditions:

1. All storm drainage and appurtenant facilities which are installed in the easement and right-of-way shall be and remain the property of Manassas Park.

2. Manassas Park and its agents shall have full and free use of the easement and right-of-way for the purposes named, and shall have all rights and privileges reasonably necessary to the exercise and enjoyment of the easement and right-of-way, including the right of access to and from the right-of-way and the right to use adjoining land of the Owner where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual installation, construction, operation, maintenance, repair, addition to, alteration or replacement of said storm drainage and appurtenant facilities; and further, this right shall not be construed to allow Manassas Park to erect any building, structure or facility of a permanent nature on such adjoining land.

3. Manassas Park and its agents shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in or reasonably near the easement and right-of-way, deemed by it to interfere with the proper and efficient installation, construction, operation, maintenance, repair, addition to, alteration or replacement of said storm drainage and appurtenant facilities; provided, however, that Manassas Park at its own expense shall restore, as nearly as possible, the premises to their original condition, such restoration to include the backfilling of trenches, the replacement of shrubbery, and the reseeding or resodding of lawns or pasture areas, but not the replacement of structures, trees or other obstructions.

4. The Owner reserves the right to make any use of the easement and right-of-way that is not inconsistent with the rights herein conveyed, or interfere with the use of the easement and right-of-way by Manassas Park for the purposes named; provided, however, that no use shall be made of the easement and right-of-way that will interfere with the natural drainage and no improvement shall be constructed in the easement area without specific written authorization from Manassas Park.

TEMPORARY CONSTRUCTION EASEMENTS

The Owner hereby grants and conveys to Manassas Park grading and temporary construction easements and rights-of-way for the purpose of performing surveying, grading, construction, reconstruction, and maintenance work and activities on, through and across the Property to establish a new and permanent grade thereon, in the locations as being more particularly bounded and described on the Plat as "TEMPORARY CONSTRUCTION EASEMENT HEREBY DEDICATED" (the "Temporary Construction Easements").

The Temporary Construction Easements are subject to the following terms and conditions:

1. Manassas Park and its agents shall have full and free use of the easements and

rights-of-way for the purposes named during the construction of the Project, and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easements and rights-of-way, including the right of reasonable access to and from the rights-of-way and the right to use adjoining land of the Owner where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual surveying, grading, construction, reconstruction, and maintenance of the easement area; and further, this right shall not be construed to allow Manassas Park to erect any building, structure or facility of a permanent nature on such adjoining land.

2. Manassas Park and its agents shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in or reasonably near the easements and rights-of-way, deemed by Manassas Park to interfere with the proper and efficient surveying, grading, construction, reconstruction, and maintenance of the Project; provided, however, that Manassas Park at its own expense shall restore, as nearly as possible, the premises to their original condition, such restoration to include the backfilling of trenches, the replacement of shrubbery, and the reseeding or resodding of lawns or pasture areas, but not the replacement of structures or other obstructions.

3. The Owner reserves the right to make any use of the easements and rights-of-way that is not inconsistent with the rights herein conveyed or that do not interfere with the use of the easements and rights-of-way by Manassas Park for the purposes named; provided, however, that no use shall be made of the easements and rights-of-way and no improvement shall be constructed in the easement areas without specific written authorization from Manassas Park.

4. The easement shall terminate upon completion of the Project; provided, however, that the Owner covenants not to modify the grade established as part of the Project without the prior written approval of Manassas Park.

UTILITY EASEMENT

The Owner hereby grants and conveys unto NOVEC, for a period commencing on the date of this Deed and expiring on the date of expiration of the NOVEC's franchise agreement with Manassas Park dated June 15, 1993, or the date of expiration of any subsequent franchise agreement between NOVEC and Manassas Park, a utility easement and right-of-way for the purposes of installing, laying, constructing, operating, repairing, altering and maintaining overhead pole lines and/or underground conduit and cable lines for transmitting and distributing electric power, and for telephone, television and other communication purposes, including all wires, poles, cables, switchgear, transformers, transformer enclosures, meters, ground connections and supports for lights and streetlights, and accessory equipment desirable in connection therewith, over, under, upon and across the Property, in the location as being more particularly bounded and described on the Plat as "UTILITY EASEMENT HEREBY DEDICATED" (the "Utility Easement").

The Utility Easement is subject to the following conditions:

1. All facilities which are installed in the easement and right-of-way shall be and remain the property of NOVEC, its successors and assigns. NOVEC shall have the right to make such changes, alterations, substitutions, additions in and to or extensions of its facilities as it may from time to time in its sole discretion deem advisable, including but not limited to the right to increase or decrease the number and amount of facilities and the right to increase or decrease the voltage carried by said facilities.

2. NOVEC shall have full and free use of the easement and right-of-way for the purposes named and shall have all rights and privileges reasonably necessary to the exercise of the easement and right-of-way, including, without limitation, the right of access to and from the right-of-way and the right to use the land of the Owner adjoining the easement and right-of-way when necessary; provided, however, that the right to use the adjoining land of the Owner shall be exercised only during periods of actual construction, inspection or maintenance and that this right shall not be construed to allow NOVEC to erect any building or structure of a permanent nature on such adjoining land.

3. NOVEC shall have the right to trim, cut and remove trees, shrubbery, vegetation, fences, structures and other obstructions or facilities within or abutting the easement and right-of-way, including the trimming or removal of those trees outside of the easement and right-of-way, which in falling may endanger NOVEC's above ground facilities, deemed by NOVEC in its professional judgment to interfere with the proper construction, operation, inspection, maintenance and modification of the facilities within the easement and right-of-way; provided, however, that NOVEC shall (i) trim, cut or remove trees, shrubbery or vegetation only to the extent necessary to permit the proper construction, operation, inspection, maintenance or modification of its facilities, and (ii) restore as nearly as practicable to their original condition all land and premises within or adjoining the easement and right-of-way which is or are disturbed by the construction, operation, inspection, maintenance or modification of the facilities. Such restoration shall include the backfilling of trenches, the reseedling or resodding of lawns and common areas, and the repavement of paved areas, but not the replacement of structures, trees or other obstructions located within the easement area. No building, structure, facility or other obstruction may be erected, installed or maintained within the easement and right-of-way without the prior, written consent of NOVEC.

4. NOVEC shall indemnify, defend and hold the Owner, its elected officials, officers, employees and agents harmless from and against any and all costs, losses, claims, actions, and damages arising out of any damage to other utilities caused by NOVEC in the exercise of its rights or privileges under this Deed.

EASEMENT VACATIONS

Manassas Park does hereby vacate, release, and extinguish all of its right, title and interest in and to the Existing Water Easement as more particularly bounded and described on the Plat and shown thereon.

Prince William County does hereby vacate, release, and extinguish all of its right, title and interest in and to the Existing Storm Easements as more particularly bounded and described on the Plat and shown thereon.

UOSA does hereby vacate, release, and extinguish all of its right, title and interest in and to the Existing UOSA Easements as more particularly bounded and described on the Plat and shown thereon.

GENERAL PROVISIONS

The parties agree that the agreements and covenants stated above are not covenants personal to the Owner but are covenants running with the land, which are and shall be binding upon the Owner, its heirs and representatives, as owner of the Property.

The Owner, by the execution of this instrument, acknowledges that the plans for the Project as they affect the Property have been fully explained to the Owner or its authorized representative.

The Owner covenants that it is seized of and has the right to convey, grant and dedicate the easements and rights-of-way, rights and privileges set forth herein, that Manassas Park and NOVEC shall have quiet and peaceable possession, use and enjoyment of the easements and rights-of-way, rights and privileges, and that that the Owner shall execute such further assurances thereof as may be required.

The Owner covenants and agrees for itself, its heirs, successors and assigns, that the consideration stated above shall be in lieu of any and all claims to compensation for land and for damages, if any, to the remaining lands of the Owner, which may result by reason of the use to which Manassas Park will put the land subject to the Easement, including any drainage facilities that may be necessary.

This Deed is made in accordance with the statutes made and provided in such cases; with the approval of the proper authorities of Manassas Park, Virginia, as shown by the signatures affixed to this Deed and the Plat, and is with the free consent and in accordance with the desire of the Owner, as owner and proprietor of the Property.

This document may be executed in counterparts, which, taken together, shall constitute one and the same instrument.

SIGNATURES ON FOLLOWING PAGES

BOARD OF SUPERVISORS OF FAUQUIER
COUNTY, VIRGINIA

By: _____ (SEAL)
Name: _____
Title: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF FAUQUIER, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
2019, by _____, Chairman of the Board of Supervisors of Fauquier
County.

Notary Public

My Commission expires: _____
Notary Registration No.: _____

BOARD OF SUPERVISORS OF LOUDOUN
COUNTY, VIRGINIA

By: _____(SEAL)
Name: _____
Title: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
2019, by _____, Chairman of the Board of Supervisors of Loudoun
County.

Notary Public

My Commission expires: _____
Notary Registration No.: _____

BOARD OF SUPERVISORS OF FAIRFAX
COUNTY, VIRGINIA

By: _____ (SEAL)

Name: _____

Title: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____,
2019, by _____, Chairman of the Board of Supervisors of Fairfax
County.

Notary Public

My Commission expires: _____

Notary Registration No.: _____

BOARD OF COUNTY SUPERVISORS OF
PRINCE WILLIAM COUNTY, VIRGINIA

By: _____(SEAL)
Name: _____
Title: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
2019, by _____, Chairman of the Board of County Supervisors of
Prince William County.

Notary Public

My Commission expires: _____
Notary Registration No.: _____

CITY MANAGER OF THE CITY OF
ALEXANDRIA, VIRGINIA

By: _____(SEAL)
Name: _____
Title: _____

COMMONWEALTH OF VIRGINIA
CITY OF ALEXANDRIA, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____,
2019, by _____, City Manager of the City of Alexandria, Virginia.

Notary Public

My Commission expires: _____
Notary Registration No.: _____

UPPER OCCOQUAN SERVICE AUTHORITY,
formerly known as UPPER OCCOQUAN
SEWAGE AUTHORITY

By: _____ (SEAL)

Name: _____

Title: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
2019, by _____, as _____ of the Upper
Occoquan Service Authority, formerly known as Upper Occoquan Sewage Authority, on behalf of
the authority.

Notary Public

My Commission Expires: _____

NORTHERN VIRGINIA ELECTRIC
COOPERATIVE

By: _____ (SEAL)
Name: _____
Title: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM, to-wit:

The foregoing instrument was acknowledged before me this _____ day of _____,
2019, by _____, as _____ of the Northern
Virginia Electric Cooperative, on behalf of the corporation.

Notary Public

My Commission Expires: _____

BOARD OF COUNTY SUPERVISORS OF
PRINCE WILLIAM COUNTY, VIRGINIA

By: _____(SEAL)
Name: _____
Title: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____,
2019, by _____, Chairman of the Board of County Supervisors of
Prince William County.

Notary Public

My Commission expires: _____
Notary Registration No.: _____

APPROVED AS TO FORM:

County Attorney

CITY OF MANASSAS PARK, VIRGINIA

By: _____
Jeanette Rishell, Mayor

COMMONWEALTH OF VIRGINIA
CITY OF MANASSAS PARK, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____,
2019, by Jeanette Rishell, Mayor of the City of Manassas Park, Virginia.

Notary Public

My Commission expires: _____
Notary Registration No.: _____

APPROVED AS TO FORM:

Dean H. Crowhurst, City Attorney

EASEMENT AREA TABULATION

TEMPORARY CONSTRUCTION EASEMENT	15,457 S.F.	OR 0.35484 AC.
UTILITY EASEMENT	1,071 S.F.	OR 0.02459 AC.
STORM DRAINAGE EASEMENT	1,164 S.F.	OR 0.02672 AC.
TOTAL	17,692 S.F.	OR 0.40615 AC.

AREA TABULATION

LOT 2	1,837,273 S.F.	OR 42.17798 AC.
STREET DEDICATION	15,937 S.F.	OR 0.36586 AC.
LOT 2 RESERVE	1,821,336 S.F.	OR 41.81212 AC.

EASEMENT LEGEND

- (SD) STORM DRAINAGE EASEMENT
HEREBY DEDICATED
- (TC) TEMPORARY CONSTRUCTION EASEMENT
HEREBY DEDICATED
- (U) UTILITY EASEMENT
HEREBY DEDICATED
- (W) EX. 15' CITY OF MANASSAS PARK WATER EASEMENT
D.B. 1846, PG. 712
STREET DEDICATION HEREBY VACATED.
- (FM) EX. 15' UOSA PERMIT FOR FORCE MAIN
D.B. 728, PG. 463
PORTION OF FORCE MAIN EASEMENT IN
STREET DEDICATION HEREBY VACATED.
- (SD) EX. STORM DRAINAGE AND SWM POND EASEMENT
D.B. 1846, PG. 712
STREET DEDICATION HEREBY VACATED.
- (SD) EX. 20' UOSA SANITARY SEWER EASEMENT
D.B. 867, PG. 142
STREET DEDICATION HEREBY VACATED.
- (E) EX. NOVEC & GTE-SOUTH VARIABLE WIDTH EASEMENT
SPRING VACATED, T. 2023-071-W, RM-201-5-201
STREET DEDICATION HEREBY VACATED.

CURVE TABLE

CURVE	HAZUS	ARC	CHORD	DELTA	TANGENT
C1	2493.87	175.46	3430.78	175.45	63.74
C2	2032.53	148.87	3243.07	148.87	57.71
C3	2032.53	148.87	3243.07	148.87	57.71

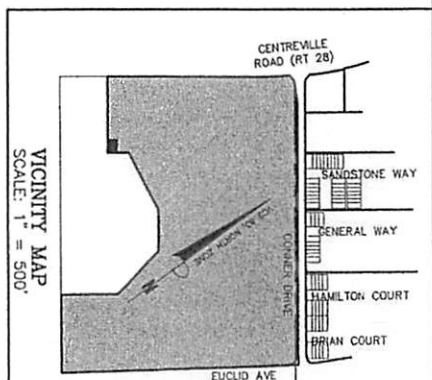
ENGINEER'S CERTIFICATE

I, ROY MAUGH, A DUTY LICENSED ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE PREPARED AND BELIEVE TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IS THE PROPERTY OF THE COUNTY OF FAUQUIER, VIRGINIA, THE COUNTY OF LOUDOUN, VIRGINIA, AND THE CITY OF ALEXANDRIA, VIRGINIA, PURSUANT TO THE RECORDS OF THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

ROY MAUGH
LICENSE NUMBER 016663

NOTES

1. THE PROPERTY IDENTIFIED HEREON IS IDENTIFIED AS PRINCE WILLIAM COUNTY GPR: 788-13-0684, AND IS ZONED R4 & A-1.
2. THE PROPERTY SHOWN HEREON CURRENTLY STANDS IN THE NAME OF THE COUNTY OF FAUQUIER, VIRGINIA, THE COUNTY OF LOUDOUN, VIRGINIA, AND THE CITY OF ALEXANDRIA, VIRGINIA, AND IS RECORDED IN THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA, PAGE 617 ALONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION AS SHOWN HEREON WAS OBTAINED FROM EXISTING LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA, AND IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY BY THIS FIRM.
4. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE, THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.
5. THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR PRINCE WILLIAM COUNTY, VIRGINIA AND INCORPORATED AREAS, EFFECTIVE DATE JANUARY 5, 1995.
6. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT



PLAT SHOWING DEDICATION, VACATIONS, AND VARIOUS EASEMENTS ON

LOT 2
NORTHERN VIRGINIA HEALTH CARE CENTER
INSTRUMENT NUMBER 200511160198469
COLES MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA
AND CITY OF MANASSAS PARK, VIRGINIA

SCALE: N/A

DATE: AUGUST 16, 2017

Bowman Consulting Group, Ltd.	
14000 Thompson Pike, Suite 200	Phone: 703-444-3300
Chapel Hill, NC 27615	Fax: 703-444-3300
www.bowmanconsulting.com	
DWG: P-1001 - Western Pk. Survey - 0-001 (S&W) - Cover Dwg. (Scale) 1"=50'-00" (S&W)	BY: SS
BDC PROJECT NO: 0201-01-002	CHECK: QC:
COUNTY REF. NO.	SHEET 1 OF 5

BOWMAN CONSULTING		PROJECT NO. 82591-01-002		TASK: 1		COUNTY REF. NO.	
DATE: AUGUST 18, 2017		SCALE: 1" = 30'		REVISION		6/5/18 ADDED UTILITY ESM.1	
NORTHERN VIRGINIA HEALTH CARE CENTER LOT 2 ON PLAT SHOWING DEDICATION, VACATIONS, AND VARIOUS EASEMENTS		INSTRUMENT NUMBER 200511160198469 COLES MACSTERAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA AND CITY OF MANASSAS PARK, VIRGINIA		OWNER: R-1 (2011) - Prince William Park 544228-01-002 (2011) OWNER: Prince William Park 544228-01-002 (2011) OWNER: Prince William Park 544228-01-002 (2011)		DRAWN BY: J. W. WILSON CHECKED BY: J. W. WILSON DATE: 8/18/17	



CURVE	RADIUS	ARC	CHORD	DELTA	TANGENT
1	2001.00'	14.89'	14.89'	0.2519	1.44'
2	1713.00'	3.42'	0.2343'	1.71'	
3	2440.00'	3.42'	0.2343'	1.71'	
4	2440.00'	123.48'	123.48'	2.3302'	62.74'

CURVE TABLE

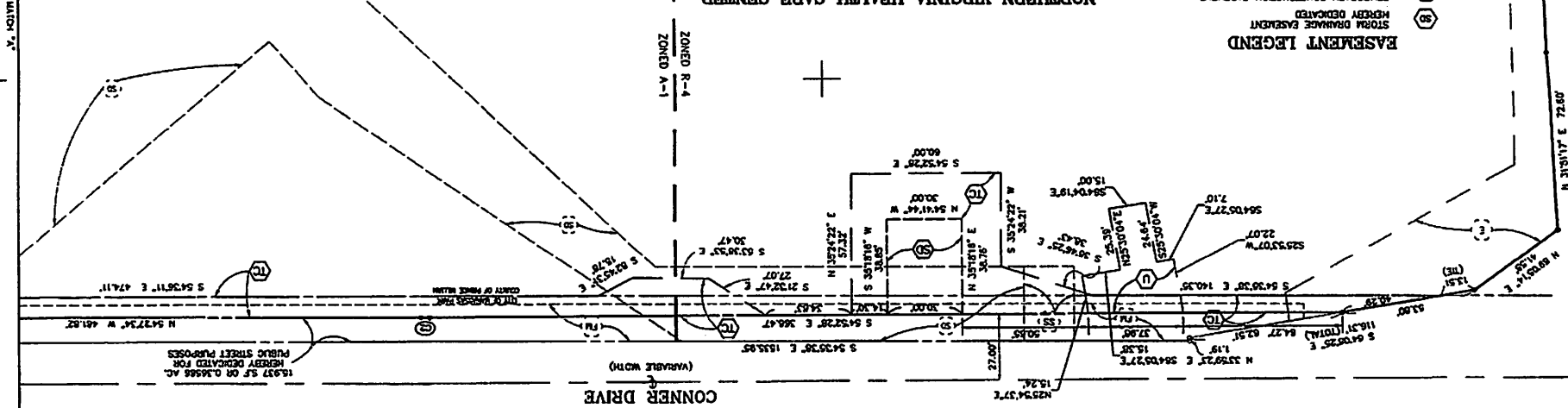
- EASEMENT LEGEND**
- (S) STORM DRAINAGE EASEMENT
 - (T) TEMPORARY CONSTRUCTION EASEMENT
 - (H) HIGHWAY EASEMENT
 - (U) UTILITY EASEMENT
 - (W) WATER EASEMENT
 - (F) FORCE MAIN EASEMENT
 - (P) PORTION OF FORCE MAIN EASEMENT
 - (S) STREET DEDICATION HIGHWAY VACATED
 - (S) STREET DEDICATION AND SWA POND EASEMENT
 - (S) PORTION OF STORM DRAINAGE AND SWA EASEMENT
 - (S) PORTION OF 1846, PG. 712
 - (S) EX. 20X30' USA SANITARY SEWER EASEMENT
 - (S) EX. 20X30' USA SANITARY SEWER EASEMENT
 - (S) PORTION OF SANITARY SEWER EASEMENT IN STREET
 - (S) DEDICATION HIGHWAY VACATED
 - (S) EX. NOVEC & CITE-SOUTH VARIABLE WIDTH EASEMENT
 - (S) PORTION OF NOVEC & CITE-SOUTH EASEMENT IN STREET
 - (S) SHOWN ON VDOT PROJ. # 0025-076-VL RW-201, C-501

ZONED R-4
ZONED A-1

**NORTHERN VIRGINIA HEALTH CARE CENTER
LOT 2**

RESIDUE 1,821.336 S.F. OR 41.81212 AC.

D.B. 1846, PG. 712
OPIN: 7896-13-6884
ZONED: R-4 & A-1



CENTREVILLE ROAD
(VARIABLE WIDTH)

N 31°11'17" E 72.60'

N 35°53'31" E 638.43'

OWNERS STATEMENT

THE PLATTING AND DEDICATION OF THE FOLLOWING DESCRIBED LAND, IN THE NAME OF THE COUNTY OF PRINCE WILLIAM, VIRGINIA, THE COUNTY OF LOUDOUN, VIRGINIA, THE COUNTY OF PRINCE WILLIAM, VIRGINIA, THE COUNTY OF FAYETTE, VIRGINIA AND THE CITY OF ALEXANDRIA, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS OR TRUSTEES IF ANY.

CITY MANAGER OF THE CITY OF ALEXANDRIA, VIRGINIA

BY: _____ (SEAL)
NAME: _____
TITLE: _____

NOTARY CERTIFICATE

COMMONWEALTH OF VIRGINIA CITY OF ALEXANDRIA, TO WIT:

I, _____ A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA,

DO HEREBY CERTIFY THAT _____ COUNTY, WHOSE COMMISSION WILL EXPIRE ON _____,

DO HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE

FOREGOING OWNER'S DEDICATION DATED _____ WAS APPROVED BY THE SAME BEFORE ME IN MY STATE AND COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC _____ NOTARY PUBLIC LICENSE NO. _____



PLAT SHOWING
DEDICATION, VACATIONS, AND VARIOUS EASEMENTS
ON
LOT 2
NORTHERN VIRGINIA HEALTH CARE CENTER
INSTRUMENT NUMBER 200511160198489
COLES WACESTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA
AND CITY OF MANASSAS PARK, VIRGINIA

SCALE: N/A DATE: AUGUST 16, 2017

REVISION		DATE	
1		8/16/2017	
2		8/16/2017	
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100		8/16/2017	

OWNERS STATEMENT

THE PLATTING AND DEDICATION OF THE FOLLOWING DESCRIBED LAND, IN THE NAME OF THE COUNTY OF FAUQUIER, VIRGINIA, THE COUNTY OF LOUDOUN, VIRGINIA, THE COUNTY OF PRINCE WILLIAM, VIRGINIA, THE COUNTY OF FAYETTE, VIRGINIA AND THE CITY OF ALEXANDRIA, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS OR TRUSTEES IF ANY.

BOARD OF SUPERVISORS OF
FAUQUIER COUNTY, VIRGINIA

BY: _____ (SEAL)
NAME: _____
TITLE: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF FAUQUIER, TO WIT:

NOTARY CERTIFICATE

I, _____, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA,

DO HEREBY CERTIFY THAT _____ COUNTY, WHOSE COMMISSION WILL EXPIRE ON _____

FOREGOING OWNER'S DEDICATION DATED _____, WHOSE NAME IS SIGNED TO THE _____ HAS ACKNOWLEDGED THE SAME

BEFORE ME IN MY STATE AND COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC _____ NOTARY PUBLIC LICENSE NO. _____

+



PLAT SHOWING
DEDICATION, VACATIONS, AND VARIOUS EASEMENTS
ON

LOT 2

NORTHERN VIRGINIA HEALTH CARE CENTER

INSTRUMENT NUMBER 200511160198469

COLES MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

AND CITY OF MANASSAS PARK, VIRGINIA

SCALE: N/A

DATE: AUGUST 16, 2017

REVISION	
1	Bowman Consulting Group, Ltd.
2	Bowman Consulting Group, Ltd.
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100	Bowman Consulting Group, Ltd.

Bowman
CONSULTING
GROUP, LTD.
14000 Timberland Farm, Suite 200
Chantilly, Virginia 20151
Phone: 703.444.4000
Fax: 703.444.4000
www.bowmanconsulting.com

PROJECT NO. 2017-01-001 | TOWN | COUNTY OF FAUQUIER | SHEET 23 OF 3

THE PLATTING AND DEDICATION OF THE FOLLOWING DESCRIBED LAND, IN THE NAME OF THE COUNTY OF FAULKNER, VIRGINIA, THE COUNTY OF LANCASTER, VIRGINIA, THE COUNTY OF PRINCE WILLIAM, VIRGINIA, THE COUNTY OF FAYETTE, VIRGINIA AND THE CITY OF ALEXANDRIA, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS OR TRUSTEES IF ANY,

BOARD OF SUPERVISORS OF
LOUDOUN COUNTY, VIRGINIA

BY: _____ (SEAL)
NAME: _____
TITLE: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN, TO WIT:

A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA,
COUNTY, WHOSE COMMISSION WILL EXPIRE ON _____,

DO HEREBY CERTIFY THAT _____ WHOSE NAME IS SHOWN TO THE
FOREGOING OWNER'S DECLARATION DATED _____ HAS ACKNOWLEDGED THE SALE
BEFORE ME IN MY STATE AND COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC _____ NOTARY PUBLIC LICENSE NO. _____



PLAY SHOWING
DEDICATION, VACATIONS, AND VARIOUS EASEMENTS
ON
LOT 2
NORTHERN VIRGINIA HEALTH CARE CENTER
INSTRUMENT NUMBER 20051160198469
COLES MAKESTOWN DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA
AND CITY OF MANASSAS PARK, VIRGINIA

SCALE: N/A

DATE: AUGUST 16, 2017

[illegible]

THE PLATING A DEDICATION OF THE FOLLOWING DESCRIBED LAND, IN THE NAME OF THE COUNTY OF FAULKNER, VIRGINIA, THE COUNTY OF LOUDOUN, VIRGINIA, THE COUNTY OF PRINCE WILLIAM, VIRGINIA, THE COUNTY OF FAYETTE, VIRGINIA AND THE CITY OF ALEXANDRIA, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS OR TRUSTEES F. AMT.

BOARD OF SUPERVISORS OF
FAIRFAX COUNTY, VIRGINIA

BY: _____ (SEAL)
NAME: _____

NAME _____

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX, TO WIT:

NOTARY CERTIFICATE

I, _____ A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA

DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE

FOREGOING OWNER'S DEDICATION DATED _____ WAS ACKNOWLEDGED THE SAME
BEFORE ME IN MY STATE AND COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2018

NOTARY PUBLIC	NOTARY PUBLIC LICENSE NO.
---------------	---------------------------

**PLAY SHOWING
ON
DEDICATION, VACATIONS, AND VARIOUS EASEMENTS**

LOT 2

NORTHERN VIRGINIA HEALTH CARE CENTER

INSTRUMENT NUMBER 200511160198469

AND CITY OF MANASSAS PARK, VIRGINIA

SCALE: N/A

DATE: AUGUST 16, 2017



REVISION			
G. Bowman Consulting, GREEN, LLC 1000 PLYMOUTH RD. SUITE 200 DUNCAN, SC 29528-4200		Bowman Consulting, GREEN, LLC 1000 Plymouth Road, Suite 200 Duncan, SC 29528 Phone: 803.444.4200 Fax: 803.444.4200 info@bowmanconsulting.com	
D00 PROJECT NO: 0501-01-000 D001 JOB: 0501-01-00 [05] - Steel Plate Decking for 47'-0" x 24'-0"	T&S# COUNTY REF NO# SHEET 20 OF 3	371.55 CHK: QS:	

MATCH "B"

MATCH "B"

CONNER DRIVE

(VARIABLE WIDTH)

15.837 SF OR 0.3656 AC
HEREBY DEDICATED FOR
PUBLIC STREET PURPOSES

S 54°35'30" E 1153.85'

S 54°35'30" E 096.00'

S 68°38'55" E 17.75'

S 54°35'30" E 144.39'

CITY OF MANASSAS PARK
COUNTY OF PRINCE WILLIAM

S 62°36'19" E 36.67'

S 54°35'30" E 82.80'

S 62°36'19" E 36.67'

CITY OF MANASSAS PARK
COUNTY OF PRINCE WILLIAM

EUCLID AVE

(VARIABLE WIDTH)

S 33°32'31" W 1397.79' (TOTAL)



EASEMENT LEGEND

- (B) STORM DRAINAGE EASEMENT
HEREBY DEDICATED
- (C) TEMPORARY CONSTRUCTION EASEMENT
HEREBY DEDICATED
- (D) UTILITY EASEMENT
HEREBY DEDICATED
- (E) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
PORTION OF WATER EASEMENT IN
STREET DEDICATION HEREBY VACATED.
- (F) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
PORTION OF WATER EASEMENT IN
STREET DEDICATION HEREBY VACATED.
- (G) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
PORTION OF WATER EASEMENT IN
STREET DEDICATION HEREBY VACATED.
- (H) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
PORTION OF WATER EASEMENT IN
STREET DEDICATION HEREBY VACATED.
- (I) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
PORTION OF WATER EASEMENT IN
STREET DEDICATION HEREBY VACATED.
- (J) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
PORTION OF WATER EASEMENT IN
STREET DEDICATION HEREBY VACATED.
- (K) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
PORTION OF WATER EASEMENT IN
STREET DEDICATION HEREBY VACATED.
- (L) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
PORTION OF WATER EASEMENT IN
STREET DEDICATION HEREBY VACATED.
- (M) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
PORTION OF WATER EASEMENT IN
STREET DEDICATION HEREBY VACATED.
- (N) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
PORTION OF WATER EASEMENT IN
STREET DEDICATION HEREBY VACATED.
- (O) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
PORTION OF WATER EASEMENT IN
STREET DEDICATION HEREBY VACATED.
- (P) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
PORTION OF WATER EASEMENT IN
STREET DEDICATION HEREBY VACATED.
- (Q) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
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- (R) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
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- (S) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
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- (T) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
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- (U) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
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- (V) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
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- (W) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
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- (X) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
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- (Y) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
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- (Z) EASEMENT FOR CITY OF MANASSAS PARK WATER EASEMENT
PORTION OF WATER EASEMENT IN
STREET DEDICATION HEREBY VACATED.

NORTHERN VIRGINIA HEALTH CARE CENTER

LOT 2

RESIDUE 1,821,336 S.F. OR 41,812.12 AC.

D.B. 1846, PG. 712
OPIN: 7898-13-6884
ZONED: R-4 & A-1

CURVE TABLE

CURVE	BEARING	ARC	CHORD	DELTA	WARRANT
C1	249.87°	126.48'	126.48'	73.50°	62.74'
C2	413.33°	3.42'	3.42'	0.24°	1.71'
C3	2627.00°	14.89'	3.54°07'2"	0.24°	1.71'



REVISION

1	Original
2	Revised
3	Revised
4	Revised
5	Revised
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100	Revised

Bowman
CONSULTING

Surveying & Mapping, Inc.
16007 Tuckermans Lane, Suite 200
Chantilly, Virginia 20151
Phone: 703-444-2200
Fax: 703-444-2200
www.bowmanconsulting.com

DATE: AUGUST 16, 2017

PROJECT NO: 2017-01-001

COUNTY: PRINCE WILLIAM

SHEET 5 OF 5