NOTES:

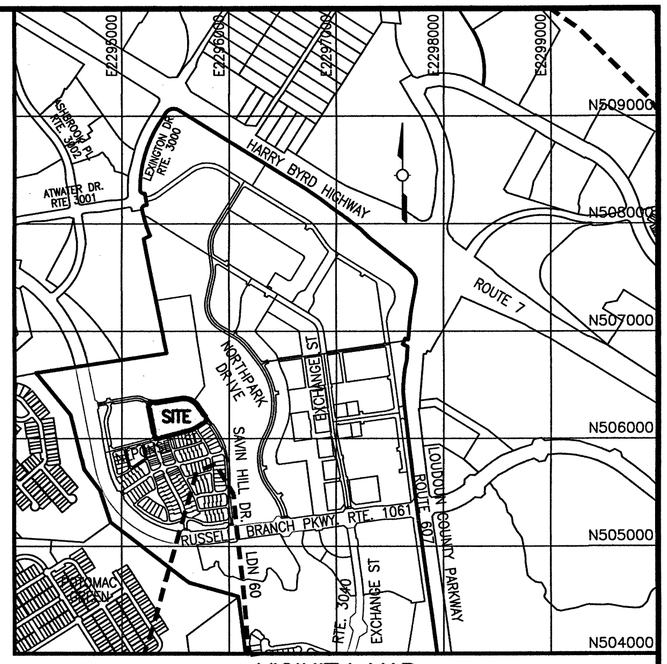
1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS LOUDOUN COUNTY PIN NUMBER 057-18-4894 AND IS ZONED R-16 AND (AI) AIRPORT IMPACT OVERLAY DISTRICT, UNDER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
2. THE PROPERTY IS NOW IN THE NAME OF TRIBUTE AT ONE LOUDOUN, LLC, AS RECORDED BY INSTRUMENT NUMBER 20150601-0035153, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION TAKEN FROM DEEDS AND PLATS OF RECORD.
4. TITLE REPORT NOT FURNISHED, THEREFORE ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN HEREON.
5. DEVELOPMENT OF THE PROPERTY IS SUBJECT TO THE FOLLOWING LAND DEVELOPMENT APPLICATIONS:

   SBRD-2011-0042 (APPROVED 10/04/2012)
   CPAP-2011-0059 (APPROVED 01/10/2012)
   ZMAP-2013-0009 (APPROVED 12/03/2014)
   SPEX-2013-0044 (APPROVED 12/03/2014)
   STPL-2014-0053 (APPROVED 10/21/2015)

6. THE PROPERTY IS SERVED BY LOUDOUN WATER AND IS SUBJECT TO THE RATES, RULES AND REGULATIONS OF THE AUTHORITY.
7. STRUCTURES SUBJECT TO REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE MINIMUM YARD REQUIREMENTS WHICH ARE NOT SHOWN ON THE PLAT WILL BE REMOVED, UNLESS SATISFACTORY ALTERNATE ARRANGEMENTS HAVE BEEN APPROVED BY THE DIRECTOR.
8. ONE LOUDOUN TOWN CENTER AND BUSINESS DISTRICT ASSOCIATION, INC., ESTABLISHED NOVEMBER 14, 2007 SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE ONE LOUDOUN TOWN CENTER AND BUSINESS DECLARATION.
9. THE PROPERTY SHOWN HEREON WILL BE SUBJECT TO THE ONE LOUDOUN COMMUNITY OPERATING AGREEMENT RECORDED BY INSTRUMENT NUMBER 20071129-0083001, ONE LOUDOUN MASTER DECLARATION RECORDED BY INSTRUMENT NUMBER 20071129-0083002 AND ONE LOUDOUN TOWN CENTER AND BUSINESS DECLARATION RECORDED BY INSTRUMENT NUMBER 20071129-0083004.
10. THE SUBJECT PROPERTY LIES WITHIN THE AIRPORT IMPACT OVERLAY DISTRICT (AI) LDN 60 1-MILE BUFFER NOISE CONTOURS. DUE TO THE PROPERTY'S PROXIMITY TO THE WASHINGTON DULLES INTERNATIONAL AIRPORT OR LEESBURG MUNICIPAL AIRPORT, THIS SITE MAY BE SUBJECT TO AIRCRAFT OVERFLIGHTS AND NOISE DUE TO AIRCRAFT. THE AIRPORT IMPACT OVERLAY DISTRICT IS ADMINISTERED UNDER SECTION 4-1400 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
11. THE OWNER IN FEE SIMPLE AND THE ONE LOUDOUN TOWN CENTER AND BUSINESS DISTRICT ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE AND STORM WATER MANAGEMENT EASEMENTS, STORM WATER MANAGEMENT FACILITIES, PRIVATE STREETS, WALKWAYS, EMERGENCY ACCESSWAYS, PEDESTRIAN TRAILS AND LIGHTING TO THE EXTENT THAT ANY SUCH MAINTENANCE IS NOT DELEGATED TO AND ACCEPTED BY OTHERS OR IMPOSED UPON THE LOT OWNER BY THE ONE LOUDOUN TOWN CENTER AND BUSINESS DISTRICT ASSOCIATION, INC. DECLARATION OF COVENANTS. NOTWITHSTANDING THE FOREGOING, THE COUNTY SHALL MAINTAIN THE PHYSICAL INFRASTRUCTURE OF STORM DRAINAGE FACILITIES CONTAINED WITHIN THE EASEMENT.
12. CONSTRUCTION OF THE CLASS III ROAD SHOWN HEREON SHALL CONFORM TO THE STANDARDS SET FORTH IN CHAPTER FOUR OF THE FACILITY STANDARDS MANUAL FOR LOUDOUN COUNTY, VIRGINIA.
    A. THE ACCESS SERVING THIS LOT IS PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL, IS A PUBLIC RESPONSIBILITY.
    B. THE PRIVATE STREETS IN THIS SUBDIVISION ARE NOT INTENDED FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE COUNTY AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.
13. COUNTY APPLICATION NUMBER ESMT-2016-00xx.

EX. EASEMENT LEGEND:

- (PA1) – EX. PRIVATE ACCESS EASEMENT INSTR. #20121004-0078384
- (PA2) – EX. PRIVATE ACCESS EASEMENT INSTR. #20150728-0050568
- (SD1) – EX. SIGHT DISTANCE EASEMENT INSTR. #20121004-0078384
- (SD2) – EX. SIGHT DISTANCE EASEMENT INSTR. #20150728-0050568
- (SS1) – EX. 10' LCSA SANITARY SEWER EASEMENT INSTR. #20121004-0078384
- (ST4) – EX. STORM DRAINAGE EASEMENT INSTR. #20121004-0078384
- (ST5) – EX. 20' STORM DRAINAGE EASEMENT INSTR. #20121004-0078384
- (SW1) – EX. 10' SIDEWALK EASEMENT INSTR. #20121004-0078384
- (SW2) – EX. 10' SIDEWALK EASEMENT INSTR. #20150728-0050568
- (W1) – EX. 10' LCSA WATERLINE EASEMENT INSTR. #20121004-0078384
- (W2) – EX. 10' LCSA WATERLINE EASEMENT INSTR. #20150728-0050568



VICINITY MAP

SCALE: 1" = 2000'

COMMONWEALTH OF VIRGINIA
STANLEY D. HEISER
Lic. No. 001709
LAND SURVEYOR

No.	Revision	Date
1	COMMENTS	XX/XX/XX

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
SECURITY CONSULTING

PLAT SHOWING
VACATION OF A PORTION OF SIGHT DISTANCE EASEMENT
ON
BLOCK C-6, LOT 1
LAND BAY "C"
COMMERCIAL INFRASTRUCTURE
ONE LOUDOUN
INSTRUMENT NUMBER 20121004-0078384
BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

SCALE: 1" = 30'
DATE: MAY 27, 2016
PROJECT No: 2205-0118
PHASE: 900A
DRAWN BY: DJP
2205-0118_va01.dwg
SHEET 1 OF 2

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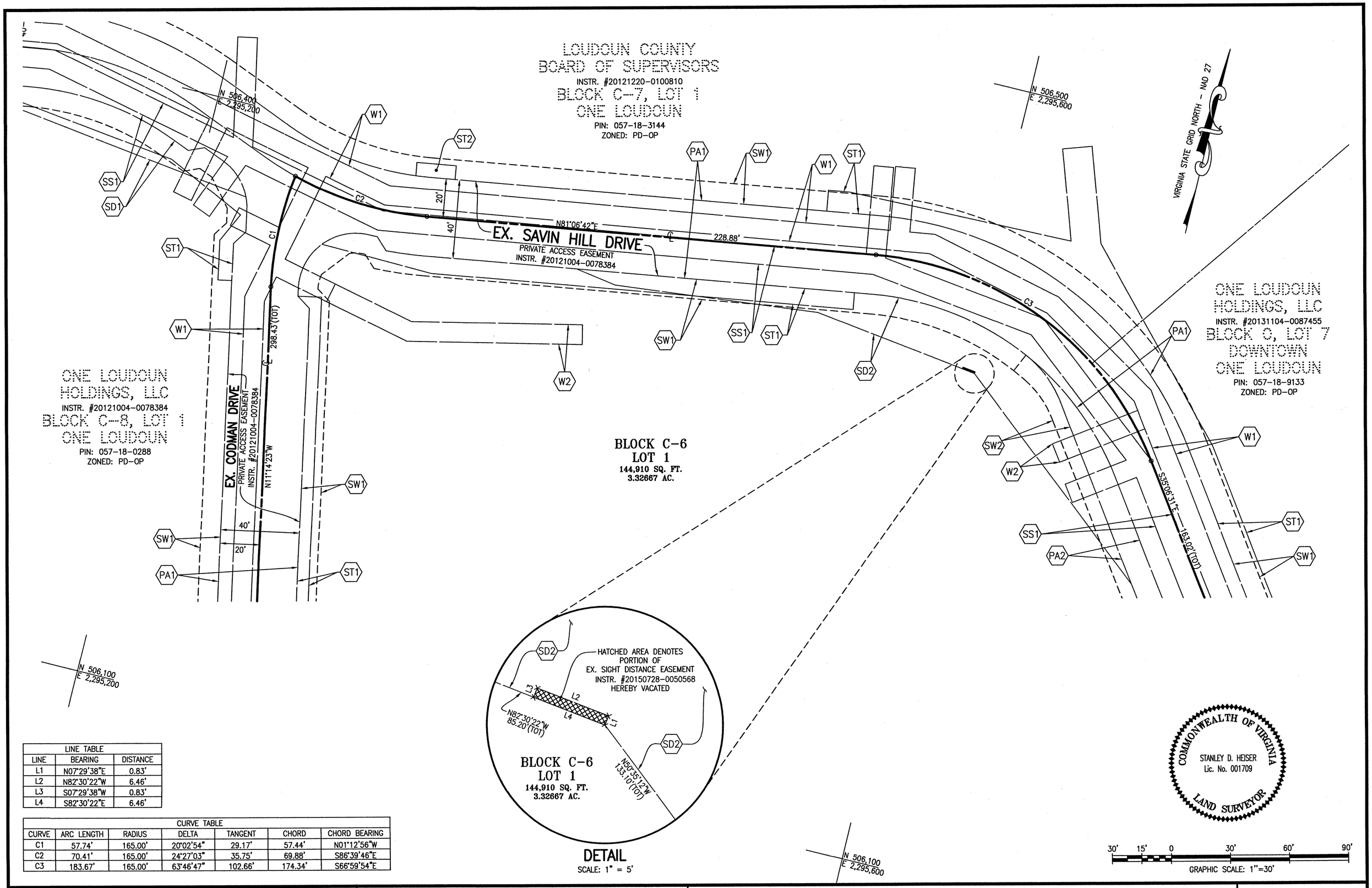

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°29'38"E	0.83'
L2	N82°30'22"W	6.46'
L3	S07°29'38"W	0.83'
L4	S82°30'22"E	6.46'

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	57.74'	165.00'	20°02'54"	29.17'	57.44'	N01°12'56"W
C2	70.41'	165.00'	24°27'03"	35.75'	69.88'	S86°39'46"E
C3	183.67'	165.00'	63°46'47"	102.66'	174.34'	S66°59'54"E

No.	Revision	Date
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