GENERAL NOTES:

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON LOUDOUN COUNTY TAX ASSESSMENTS AS PIN #246-25-6895 (PARCEL 23), 246-25-0002 (OS M), 246-36-1109 (OS C), 246-35-8393 (OS D) AND 246-36-2214 (PARCEL B).

2. THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF:

TOLL VA VI, LP C/O TOLL BROTHERS, INC. 19775 BELMONT EXECUTIVE PLAZA, SUITE 250 ASHBURN, VA 20147 INSTRUMENT #200604190034843 INSTRUMENT #201102160010949 INSTRUMENT #201203090017904 INSTRUMENT #201208070060590 INSTRUMENT #201301030001024 INSTRUMENT #201303200023635 INSTRUMENT #201409090050504 INSTRUMENT #201507280050403	LENAH MILL COMMUNITY ASSOCIATION C/O TOLL BROTHERS, INC. 19775 BELMONT EXECUTIVE PLAZA, SUITE 250 ASHBURN, VA 20147 INSTRUMENT #201301030001025 INSTRUMENT #201309260078528 INSTRUMENT #201501080000864 (PARCEL B, OS C, OS D & OS M)

3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A RECORD PLAT PREPARED BY ESE CONSULTANTS, INC. AS RECORDED IN INSTRUMENT #201409090050504, AMONG THE LAND RECORDS OF LOUDOUN COUNTY VIRGINIA

4. PERMITTED BASE DENSITY (1 LOT PER 40,000 SQ') = 260 LOTS
BONUS DENSITY FOR PROVISION OF ADU'S (20% BONUS) = 52 LOTS
NUMBER OF ADU'S REQUIRED FOR BONUS DENSITY (12.5% OF BONUS UNITS) = 7 LOTS

5. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD. ESE CONSULTANTS, INC. HAS NOT BEEN PROVIDED A CURRENT TITLE REPORT, THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ALL EASEMENTS, CONDITIONS, RESTRICTIONS AND COVENANTS OF RECORD IF ANY.

6. THE FOLLOWING APPLICATIONS PRECEDE THIS APPLICATION:

SBPL 2006-0040 (APPROVED 09/13/2007)
FPST 2005-0004 (APPROVED 06/06/2008)
DEDI 2009-0006 (APPROVED 08/04/2012)
SBRD 2009-0010 (APPROVED 11/20/2012)
SBRD 2010-0021 (APPROVED 10/01/2012)
SBRD 2010-0025 (APPROVED 01/02/2013)
SBRD 2010-0030 (APPROVED 03/19/2013)
SBRD 2013-0012 (APPROVED 09/25/2013)
CPAR 2013-0015 (APPROVED 07/16/2013)
CPAP 2013-0010 (APPROVED 09/06/2013)
SBRD 2013-0030 (APPROVED 09/08/2014)
SBRD 2013-0057 (APPROVED 10/07/2014)
SBRD 2013-0047 (APPROVED 01/06/2015)
CPAR 2014-0032 (APPROVED 12/01/2014)
SBRD 2014-0053 (APPROVED 07/23/2015)
CPAP 2013-0053 (APPROVED 01/16/2015)

7. THE APPROVAL OF THIS PLAT SHALL IN NO WAY RELIEVE THE DEVELOPER OR THEIR AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY OTHER ORDINANCE ENACTED BY THE COUNTY OF LOUDOUN.

8. JURISDICTIONAL WETLANDS MAY EXIST WITHIN THIS DEVELOPMENT. THE DEVELOPER WILL SECURE ALL NECESSARY PERMITS FROM THE ARMY CORPS OF ENGINEERS FOR ANY DISTURBANCE WITHIN THE DESIGNATED WETLANDS.

9. STRUCTURES SUBJECT TO ZONING ORDINANCE MINIMUM YARD REQUIREMENTS, WHICH ARE NOT SHOWN HEREON WILL BE REMOVED, UNLESS SATISFACTORY ALTERNATE ARRANGEMENTS HAVE BEEN APPROVED BY THE DIRECTOR.

10. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED TR-1UBF (TRANSITIONAL RESIDENTIAL-1 DISTRICT) (PER THE REVISED 1993 ZONING ORDINANCE), IS SUBJECT TO THE FLOODPLAIN OVERLAY DISTRICT (FOD) AND THE AIRPORT IMPACT OVERLAY DISTRICT (PER THE 1993 ZONING ORDINANCE) AND MODERATE TO VERY STEEP SLOPES, PER VIRGINIA CODE SECTION 3.2-300, AGRICULTURAL OPERATIONS ENJOY THE PROTECTION OF THE RIGHT TO FARM ACT:

ZONING REQUIREMENTS: TR-1UBF
SINGLE FAMILY DETACHED: 50

YARD LINES:
FRONT: 10'
SIDE: 5'
REAR: 25'

MINIMUM LOT AREA = NONE
MINIMUM LOT WIDTH = NONE
MAXIMUM LOT COVERAGE: NONE
MINIMUM OPEN SPACE = 50%
MAXIMUM BUILDING HEIGHT: 40'
LENGTH\WIDTH RATIO = NONE
PARKING REQUIREMENTS: 3 SPACES PER UNIT

20150924-0064586
Loudoun County, VA Pgs: 9
09/24/2015 10:25:42AM
Gary M. Clemens, Clerk

Filed with Instrument Number
201509240064586

11. THERE ARE AFFORDABLE DWELLING UNITS (ADUS) IN THIS SECTION: LOTS 4004, 4007, 4009, 4011, 4013 & 4047. SUCH ADUS ARE FURTHER DESIGNATED BY "●".

12. THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS & RESERVED EASEMENTS, AS RECORDED IN INSTRUMENT #201211260092428, PROVIDES THAT LENAH MILL COMMUNITY ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM DETENTION, DRAINAGE FACILITIES, EASEMENTS, PRIVATE STORM SEWER, STREET LIGHTS, TRAIL/SIDEWALK EASEMENTS, SLOPE MAINTENANCE EASEMENTS AND OPEN SPACE EASEMENTS THAT DO NOT QUALIFY FOR COUNTY OR VDOT MAINTENANCE IN ACCORDANCE WITH THE COMMUNITY ASSOCIATION DOCUMENTS. NOTWITHSTANDING THE FOREGOING, THE COUNTY SHALL MAINTAIN PHYSICAL INFRASTRUCTURE OF THE STORM DRAINAGE FACILITIES CONTAINED WITHIN THE EASEMENTS.

13. NO INDIVIDUAL LOTS SHALL HAVE DIRECT ACCESS TO ARTERIAL OR MAJOR COLLECTOR ROADS.

14. PARCELS OS N, P, Q AND R, ARE HEREBY CONVEYED TO THE LENAH MILL COMMUNITY ASSOCIATION, PURSUANT TO THE DEED OF DEDICATION, SUBDIVISION, EASEMENT, CONVEYANCE, SUPPLEMENTARY DECLARATION, AND VACATION RECORDED CONTEMPORANEOUSLY HEREWITH.

15. SIGHT DISTANCE EASEMENT RESTRICTIONS: NO PLANTING, GRADING OR CONSTRUCTION WILL BE ALLOWED WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE REQUIRED SIGHT DISTANCE.

16. THE SUBJECT DEVELOPMENT SITE CONTAINS CLASS III & IV SOILS. DWELLINGS WITH BASEMENTS SHALL OBTAIN APPROVAL OF SUCH DESIGN FROM THE CHIEF BUILDING INSPECTOR PRIOR TO FILING APPLICATION FOR ZONING PERMIT. LOTS 4023-4025.

17. PORTIONS OF THE PROPERTY SHOWN HEREON FALL WITHIN MAJOR FLOODPLAIN AS IDENTIFIED ON FPAL 2010-0008, APPROVED 02/22/2011 AND WAIV 2014-0024, APPROVED 05/23/2014. ANY USE OR ACTIVITY IN THE FLOODPLAIN OVERLAY DISTRICT, INCLUDING THE INSTALLATION OF PRIVATE DRIVES, REQUIRE A ZONING PERMIT IN ACCORDANCE WITH PROCEDURES SET FORTH IN SECTION 5-1500 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.

LENAH MILL

Open Space Tabulation

Application Number	Section	Total Area (Ac)	Open Space Req'd 50% (Ac)	Open Space Provided (Ac)	Unit Lot Type	No. of Lots Provided	ADU's Provided	No. of Lots Permitted
DEDI 2009-0006	LENAH MILL BLVD.	4.16	2.08	0.00	N/A	0	0	-
*SBRD 2009-0010 & SBRD 2013-0019	LB 1, SEC. 1	44.2	22.1	23.98	SFD	44	0	-
SBRD 2010-0021	LENAH MILL BLVD.	3.39	1.7	0.00	N/A	0	0	-
SBRD 2010-0025	LB 1, SEC. 2, PH A	53.89	26.95	41.78	SFD	44	0	-
SBRD 2010-0030	LB 1, SEC.2, PH B	15.9	7.95	5.84	SFD	31	0	-
SBRD 2013-0012	LB 1, SEC 3, PH A	8.68	4.34	4.33	SFD	19	0	-
SBRD 2013-0030	LB 1, SEC 3, PH B	30.9	15.5	16.70	SFD	42	1	-
SBRD 2013-0057	LB 1, SEC 7	25.07	12.54	12.16	SFD	26	0	-
SBRD 2013-0047	LB 1, SEC 3, PH C	26.59	13.3	9.15	SFD	51	0	-
SBRD 2014-0053	LB 1, SEC 3, PH B1	4.86	2.43	2.88	SFD	5	0	-
SBRD 2014-0054	LB 1, SEC 4	21.15	10.58	8.07	SFD	50	6	-
	TOTAL	***236.78	119.47	**124.89		312	7	312

* Indicates total numbers between SBRD 2009-0010, Inst. #201211260092426 & SBRD 2013-0019, Inst. #201402270009607
** Indicates Open Space Provided minus the 70 square feet or 0.00161 acres dedicated with SBRD 2014-0053 from OS I as platted with SBRD 2013-0030 and the 68 square feet or 0.00156 acres dedicated with SBRD 2014-0054 from OS M as platted with SBRD 2013-0047 - See Area Tabulation
***Indicates Total Area minus 44 square feet or 0.00101 acres of vacated right-of-way as platted with SBRD 2013-0047 - See Area Tabulation

AREA TABULATION

SECTION 4

NUMBER OF LOTS.....		50
TOTAL LOT AREA.....	458,182 SF OR	10.51841 AC.
ROW DEDICATION.....	111,947 SF OR	2.56996 AC.
OS N.....	84,817 SF OR	1.94713 AC.
OS P.....	6,831 SF OR	0.15682 AC.
OS Q.....	55,078 SF OR	1.26441 AC.
OS R.....	204,599 SF OR	4.69694 AC.
TOTAL AREA SECTION 4.....	921,454 SF OR	21.15367 AC.

SEP 02 2015

RESIDUAL AREA TABULATION

OS M.....	322,988 SF OR	7.41478 AC.
ROW DEDICATION.....	-68 SF OR	0.00156 AC.
OS M-1.....	322,920 SF OR	7.41322 AC.

"RIGHT-OF-WAY DEDICATION 68 SF OR 0.00156 AC., PREVIOUSLY DEDICATED AS OPEN SPACE NOW BEING CONVERTED TO PUBLIC RIGHT-OF-WAY"

RESIDUAL AREA TABULATION

PIN # 246-25-6895.....	2,107,308 SF OR	48.37714 AC.
PHASE 4.....	-921,454 SF OR	21.15367 AC.
ROW VACATION.....	+44 SF OR	0.00101 AC.
PIN # 246-25-6895.....	1,185,898 SF OR	27.22448 AC.

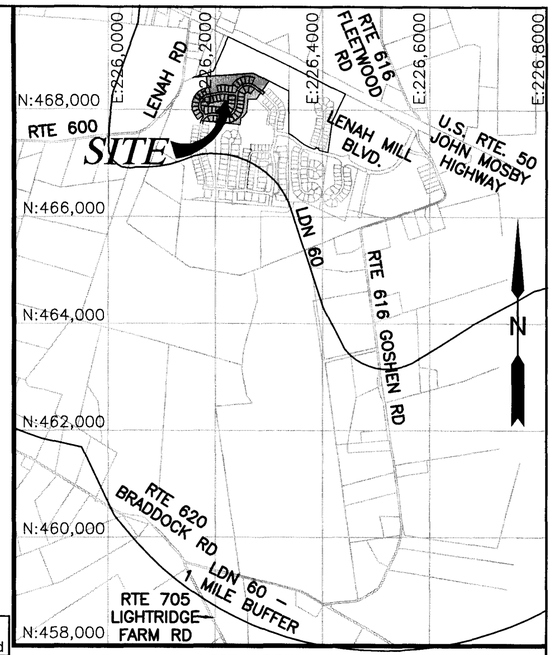
"RIGHT-OF-WAY PREVIOUSLY DEDICATED 44 SF OR 0.00101 AC., NOW BEING VACATED AND CONVERTED TO RESIDUAL LANDS"

SURVEYOR'S CERTIFICATE

I, JASON S. DECKER, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS IS A RECORD PLAT ON THE LAND OF TOLL VA VI LP, INSTRUMENT #200604190034843, INSTRUMENT #201102160010949, INSTRUMENT #201203090017904, INSTRUMENT #201208070060590, INSTRUMENT #201301030001024 AND INSTRUMENT #201303200023635, INSTRUMENT #201409090050504 AND LENAH MILL COMMUNITY ASSOCIATION, INSTRUMENT #201301030001025, INSTRUMENT #201309260078528, INSTRUMENT #201501080000864 AND INSTRUMENT #201507280050403, ALL AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA. I FURTHER CERTIFY THAT ALL COURSES ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1927, NORTH ZONE. I FURTHER AGREE THAT, SHOULD ESE CONSULTANTS, INC. BE CONTRACTED FOR THE PURPOSE, IRON PINS WILL BE SET PER THE REQUIREMENTS OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE.

JASON S. DECKER, LS — DATE 8/25/15

COMMONWEALTH OF VIRGINIA
JASON S. DECKER
Lic. No. 2946
LAND SURVEYOR



VICINITY MAP

SCALE: 1" = 2,000'

THE SUBJECT PROPERTY LIES WITHIN THE AIRPORT IMPACT OVERLAY DISTRICT (AI) LDN 60 NOISE CONTOUR. DUE TO THE PROPERTY'S PROXIMITY TO THE WASHINGTON DULLES INTERNATIONAL 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. SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN INSTRUMENT #201202140011083, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

SHEET LEGEND

SHEET 1	- GENERAL NOTES, AREA TABULATION
SHEET 2	- OVERALL, LEGEND, LINE & CURVE TABLE
SHEETS 3 THRU 5	- LOT LAYOUT
SHEETS 6 THRU 9	- VARIOUS EASEMENTS

NO.	DATE	DESCRIPTION	BY
3.	08/20/15	PER COUNTY COMMENTS (06/22/15)	DAC
2.	05/13/15	PER COUNTY COMMENTS (03/05/15)	DAC
1.	03/18/15	PER COUNTY COMMENTS (03/12/15)	DAC

REVISION BLOCK

APPROVAL BLOCK
LAND DEVELOPMENT APPLICATION
NUMBER SBRD 2014-0054
DIRECTOR — DATE SEP 22 2015
DEPARTMENT OF BUILDING & DEVELOPMENT

RECORD PLAT
LENAH MILL
LANDBAY 1 - SECTION 4
BLUE RIDGE ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
19775 Belmont Executive Plaza
Suite 250
Ashburn, VA 20147
TEL: 571-291-8800
FAX: 571-291-8850

DATE: 09/02/14 SCALE: N/A FILE: J:\ LB1SEC4
CHK'D: J.DECKER JOB# 01696. DRAWN: DAC

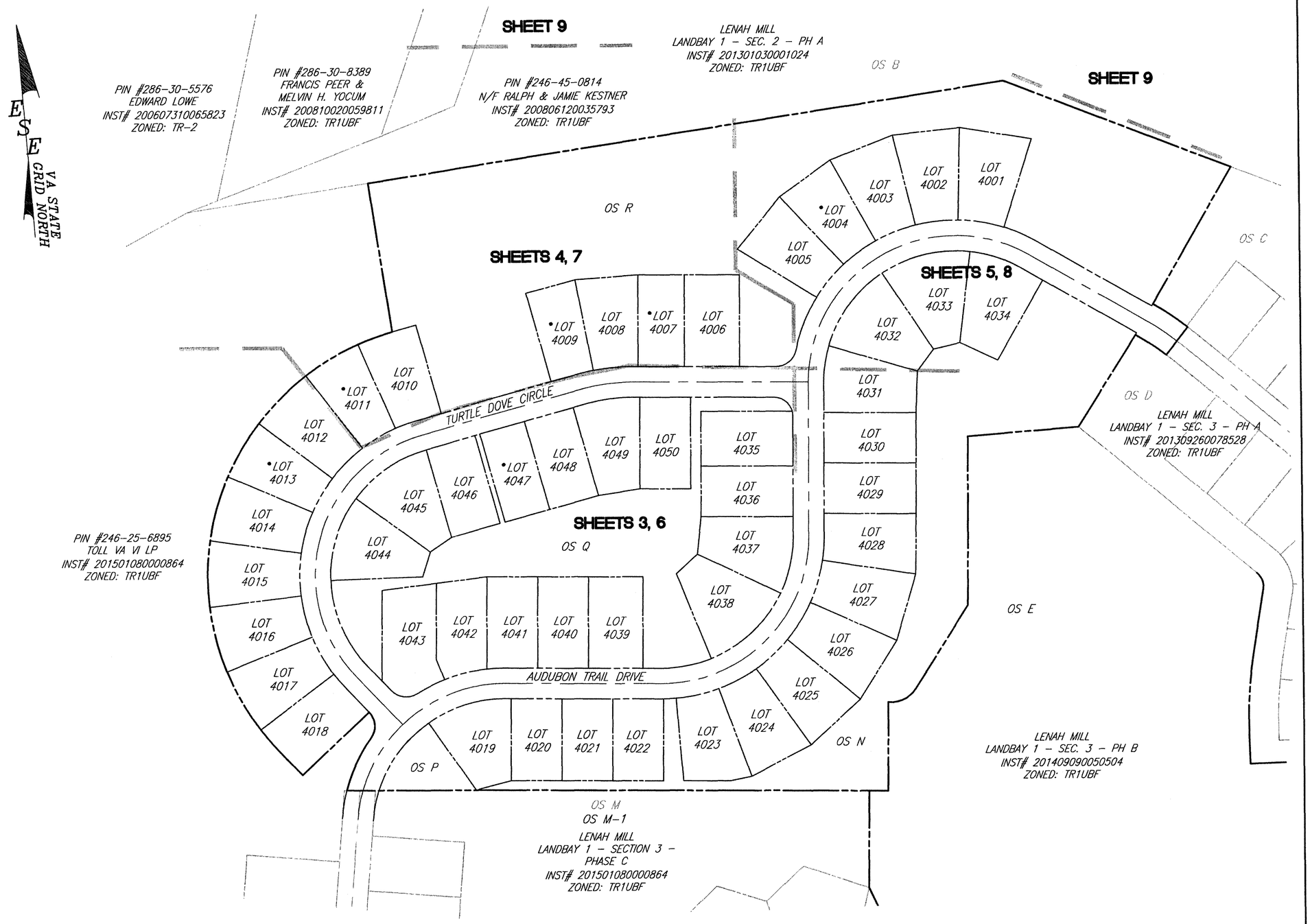
EASEMENT LEGEND

HEREBY CREATED

- (FP) 100 YEAR FLOODPLAIN EASEMENT
- (PAE) 11' PUBLIC ACCESS EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (SI) SIGHT DISTANCE EASEMENT
- (SS) SANITARY SEWER EASEMENT
- (W) WATER MAIN EASEMENT

EXISTING

- (PAE) PUBLIC ACCESS EASEMENT INSTR: #201309260078528
- (PAE1) PUBLIC ACCESS EASEMENT INSTR: #201203090017904
- (PAE2) PUBLIC ACCESS EASEMENT INSTR: #201409090050504
- (PE) PRESERVATION EASEMENT INSTR: #201208130061999 INSTR. #201508200056600
- (SD) STORM DRAINAGE EASEMENT INSTR: #201309260078528 (SHADED PORTION HEREBY VACATED)
- (SD1) STORM DRAINAGE EASEMENT INSTR: #201407230040250 (SHADED PORTION HEREBY VACATED)
- (SD2) STORM DRAINAGE EASEMENT INSTR: #201501080000864 (SHADED PORTION HEREBY VACATED)
- (SS) SANITARY SEWER EASEMENT INSTR: #201501080000864
- (SS1) SANITARY SEWER EASEMENT INSTR: #201506030035826
- (SWM) STORM WATER MANAGEMENT EASEMENT INSTR: #201409090050504
- (TC) TEMPORARY CONSTRUCTION EASEMENT INSTR: #201507230049485
- (TT) TEMPORARY TURN-A-ROUND EASEMENT INSTR: #201309260078528 (HEREBY VACATED)
- (TT1) TEMPORARY TURN-A-ROUND EASEMENT INSTR: #201501080000864 (HEREBY VACATED)
- (W) WATERLINE EASEMENT INSTR: #201507230049485
- (W1) WATERLINE EASEMENT INSTR: #201501080000864 (SHADED PORTION HEREBY VACATED)



Line Table		
LINE	BEARING	DISTANCE
SD1	N01°17'25"E	31.98'
SD2	N03°09'31"E	0.84'
SD3	S86°50'29"E	34.60'
SD4	N84°01'27"E	36.22'
SD5	S05°54'49"E	0.48'
SD6	N25°05'09"E	56.65'
SD7	N39°24'08"E	43.44'
SD8	N48°52'19"E	7.09'
SD9	N29°14'02"E	93.48'
SD10	N11°42'54"E	140.76'
SD11	S78°17'06"E	10.00'
SD12	S11°42'54"W	142.30'
SD13	S29°14'02"W	95.02'
SD14	S14°54'07"W	9.62'
SD15	S39°24'08"W	41.56'
SD16	S25°05'09"W	32.31'
SD17	S10°31'18"E	1.22'
SD18	S78°57'52"W	74.44'
SD19	S79°03'21"W	41.92'
SD20	N10°56'39"W	0.97'
SD21	N10°56'39"W	1.00'
SD22	S79°03'21"W	48.49'
SD23	N34°25'07"E	1.00'
SD24	S55°34'53"E	79.69'
SD25	N49°41'48"W	12.11'
SD26	N49°41'48"W	25.45'
SD27	S42°30'33"W	0.78'
SD28	S34°25'34"W	1.00'
SD29	N55°34'26"W	75.95'

Curve Table						
CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA
C1	40.00'	44.18'	24.65'	N68°21'43"E	41.97'	63°16'47"
C2	221.00'	79.69'	40.28'	S29°25'19"W	79.26'	20°39'34"
C3	28.00'	38.44'	22.94'	N00°25'35"E	35.49'	78°39'03"
C4	346.00'	712.31'	575.33'	S20°04'43"W	593.02'	117°57'19"
C5	424.00'	56.48'	28.28'	N51°46'03"W	56.43'	7°37'54"
C6	376.00'	49.89'	24.98'	N51°46'56"W	49.85'	7°36'07"
C7	200.00'	300.00'	186.32'	S51°58'40"W	272.65'	85°56'34"
C8	200.00'	314.16'	200.00'	N49°56'57"E	282.84'	90°00'00"
C9	200.00'	417.02'	342.72'	S64°40'59"W	345.48'	119°28'03"
C10	400.00'	53.18'	26.63'	N51°46'28"W	53.14'	7°37'03"
C11	200.00'	411.74'	332.56'	S20°04'42"W	342.79'	117°57'18"
C12	240.00'	66.57'	33.50'	S87°00'09"W	66.36'	15°53'36"
C13	28.00'	38.44'	22.94'	S78°13'28"E	35.49'	78°39'03"
C14	26.00'	40.84'	26.00'	N40°03'03"W	36.77'	90°00'00"
C15	28.00'	38.44'	22.94'	N55°37'26"E	35.49'	78°39'03"
C16	300.00'	93.00'	46.87'	N23°56'17"E	92.63'	17°45'41"
C17	300.00'	72.07'	36.21'	N08°10'30"E	71.90'	13°45'53"

GRAPHIC SCALE

100 0 50 100 200 600

(IN FEET)
1 inch = 100 ft.

COMMONWEALTH OF VIRGINIA
JASON S. DECKER
Lic. No. 2946
8/25/15
LAND SURVEYOR

RECORD PLAT
LENAH MILL
LANDBAY 1 – SECTION 4
BLUE RIDGE ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
19775 Belmont Executive Plaza
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TEL: 571-291-8800
FAX: 571-291-8850

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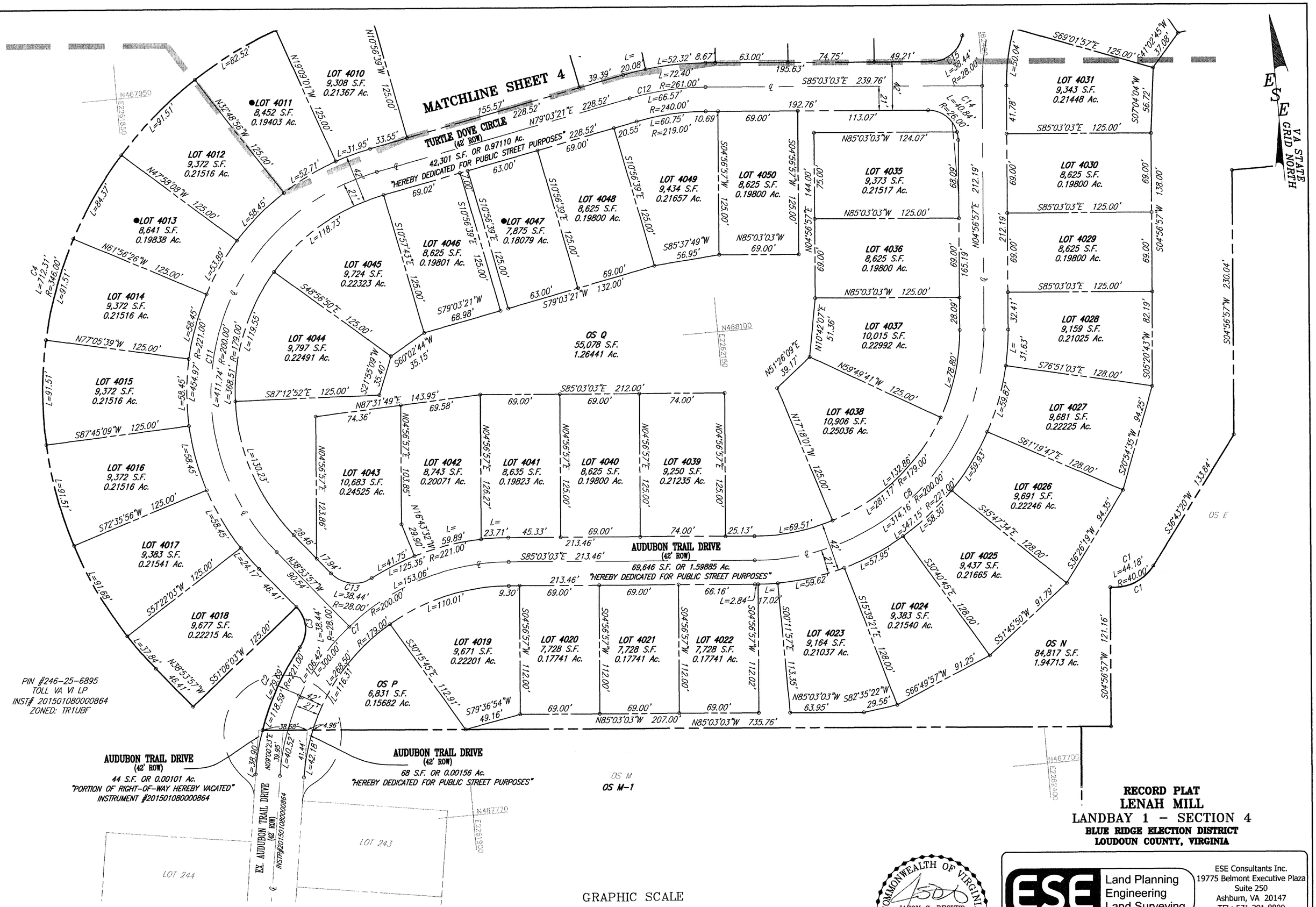

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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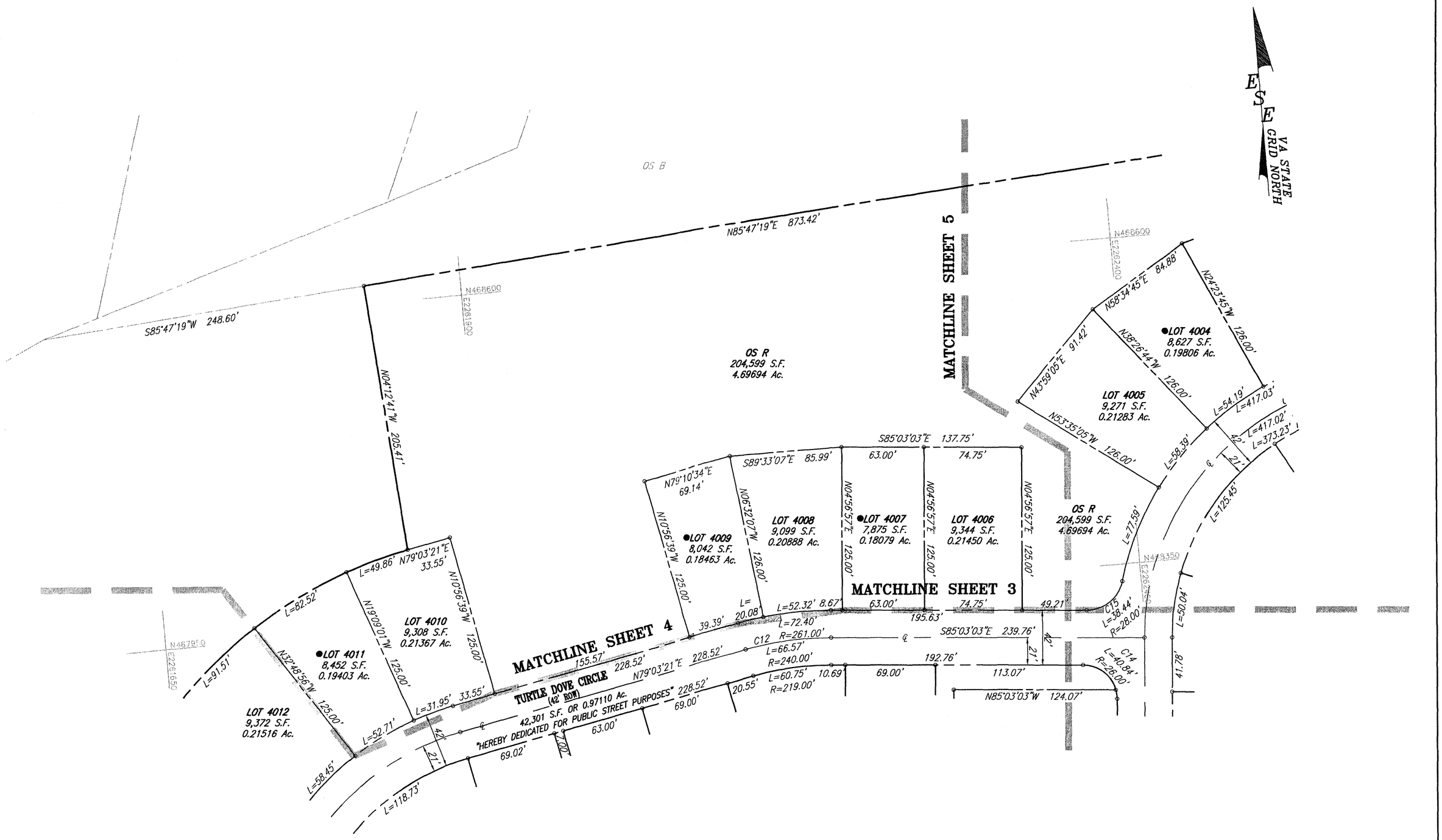

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
JASON S. DECKER
Lic. No. 2946
8/25/15
LAND SURVEYOR

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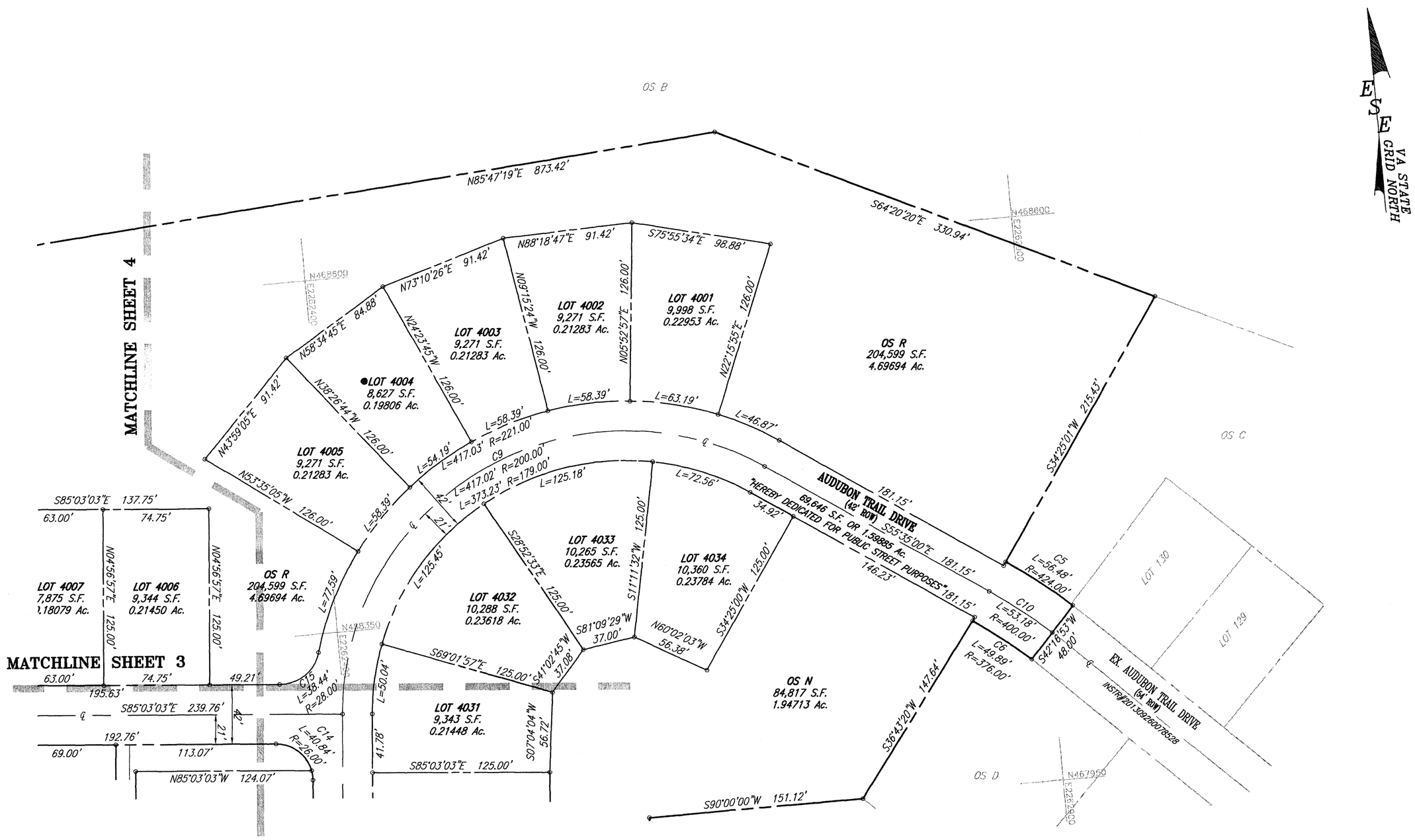

RECORD PLAT
LENAH MILL
LANDBAY 1 – SECTION 4
BLUE RIDGE ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
JASON S. DECKER
Lic. No. 2946
8/25/15
LAND SURVEYOR

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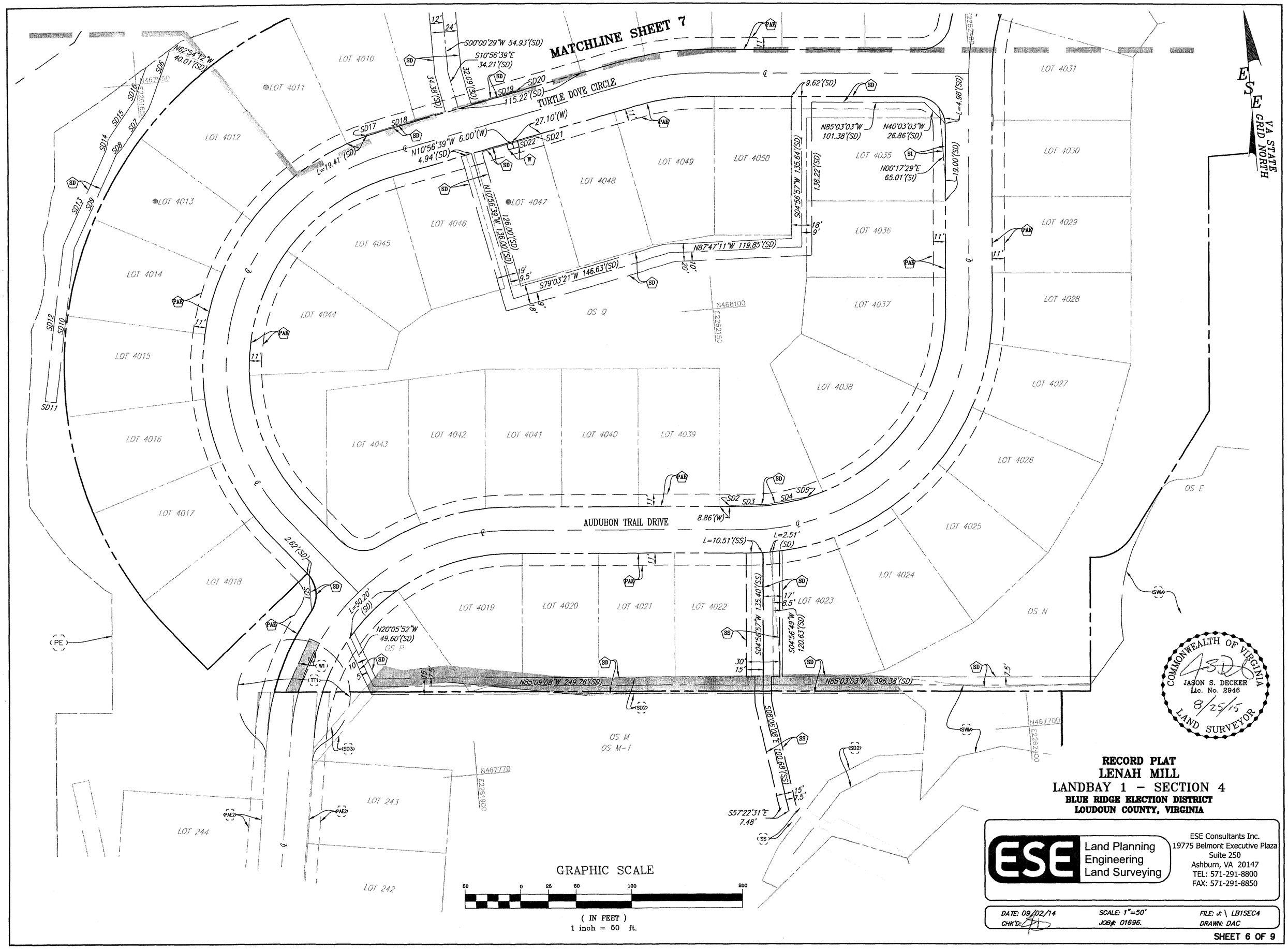

RECORD PLAT
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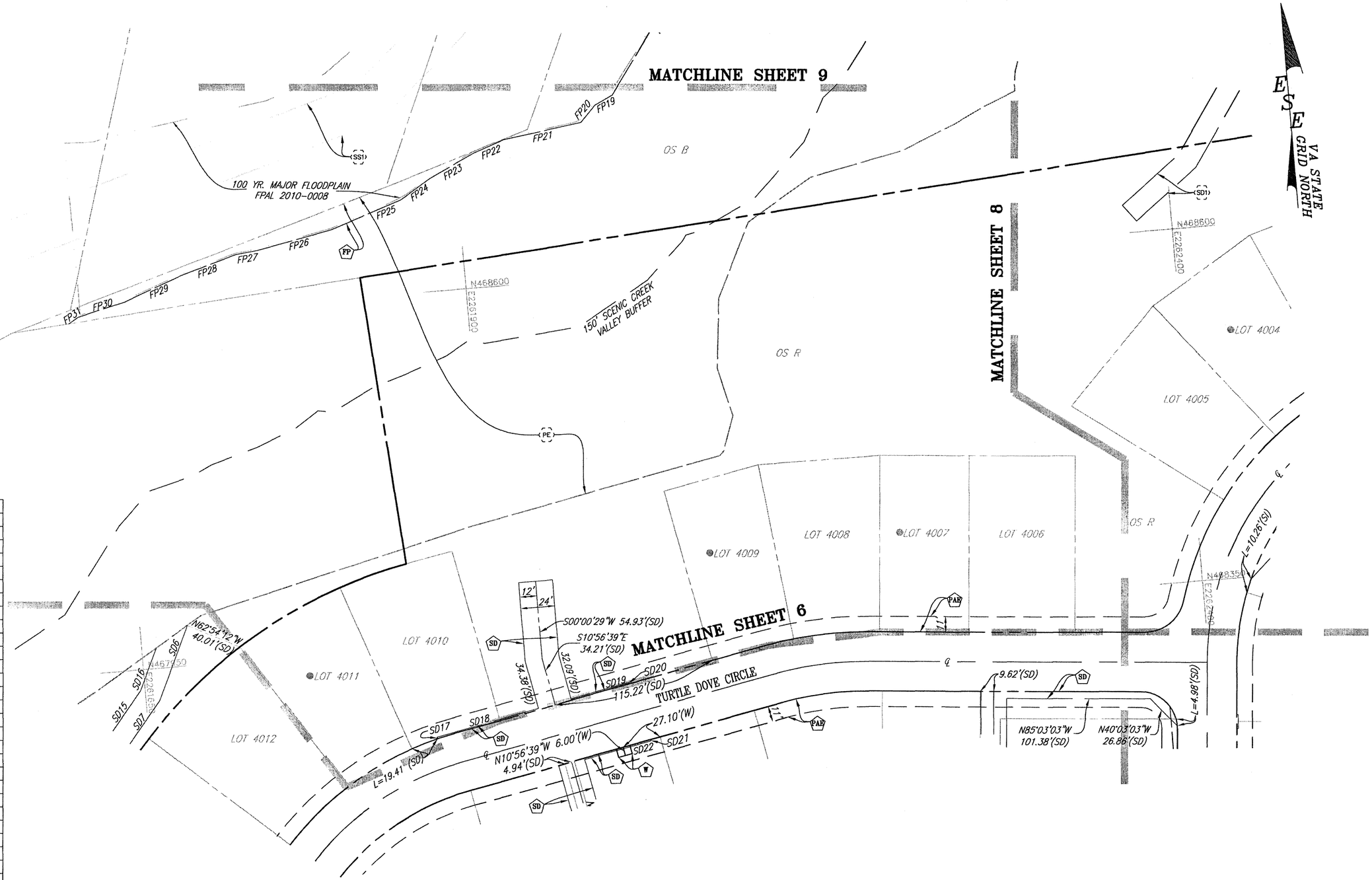
SHEET 6 OF 9



Line Table		
LINE	BEARING	DISTANCE
FP1	S25°12'08"E	9.83'
FP2	S08°22'50"W	44.70'
FP3	S73°37'05"W	39.29'
FP4	S56°50'48"W	74.37'
FP5	S42°53'56"W	13.59'
FP6	S26°34'00"W	108.18'
FP7	N39°14'20"E	19.02'
FP8	N71°58'45"E	45.36'
FP9	N47°37'02"E	17.21'
FP10	N68°28'44"E	18.87'
FP11	N60°08'53"E	36.29'
FP12	N64°35'44"E	21.68'
FP13	N40°38'12"E	11.42'
FP14	N49°12'50"E	19.17'
FP15	N79°14'20"E	8.89'
FP16	N50°54'26"E	61.86'
FP17	N27°21'15"E	49.23'
FP18	N35°50'47"E	124.61'
FP19	N64°32'12"E	14.24'
FP20	S44°12'55"W	15.60'
FP21	N82°20'00"E	55.98'
FP22	N70°35'39"E	23.17'
FP23	N64°51'40"E	35.79'
FP24	N58°26'38"E	25.33'
FP25	N71°36'45"E	53.36'
FP26	N79°09'11"E	54.58'
FP27	N84°17'22"E	15.03'
FP28	N73°37'51"E	41.56'
FP29	N69°31'06"E	44.33'
FP30	N76°58'15"E	34.29'
FP31	N58°14'26"E	7.87'
FP32	S86°31'49"W	8.90'
FP33	N69°56'41"E	17.49'
FP34	N65°52'30"E	22.40'
FP35	N56°18'26"E	12.42'
FP36	N45°31'07"E	16.79'
FP37	N34°54'33"E	54.73'
FP38	N47°38'43"E	47.55'
FP39	N28°41'06"E	15.38'
FP40	N33°40'43"E	21.74'
FP41	N12°24'45"W	7.02'
FP42	N14°02'00"E	4.23'
FP43	N35°55'56"E	21.57'
FP44	N25°24'14"E	31.52'
FP45	N42°20'50"E	43.15'
FP46	N36°24'34"E	21.88'
FP47	N46°16'49"E	28.83'

GRAPHIC SCALE

50 0 25 50 100 200

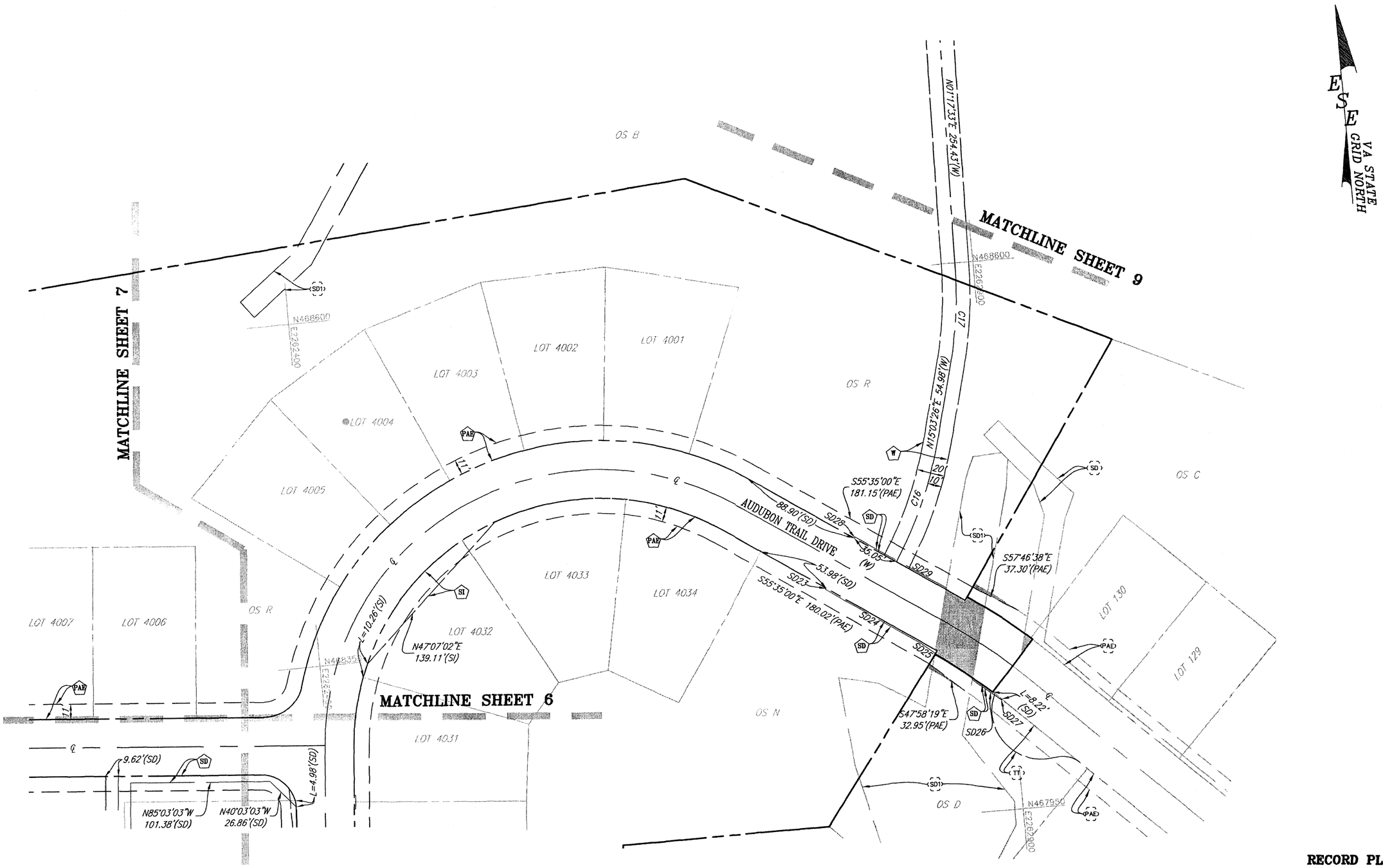
(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
JASON S. DECKER
Lic. No. 2946
8/25/15
LAND SURVEYOR

RECORD PLAT
LENAH MILL
LANDBAY 1 – SECTION 4
BLUE RIDGE ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
19775 Belmont Executive Plaza
Suite 250
Ashburn, VA 20147
TEL: 571-291-8800
FAX: 571-291-8850

DATE: 08/02/14 SCALE: 1"=50' FILE: J:\ LB1SEC4
CHK'D: JOB#: 01696. DRAWN: DAC



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JOHN MOSBY HIGHWAY - ROUTE 50
EX. VARIABLE WIDTH R/W
DB. 555 PG. 357
INST. #201203090017904 (SBRD 2008-0053)

S64°23'51"E 766.27'

N64°23'51"W 669.53'(W)

RESERVED FOR FUTURE PUBLIC STREET PURPOSES INST. #201203090017904

N25°18'35"E 6.91'(W)

TIE 0.68'(W)

N19°41'25"W 198.50'(W)

N01°17'33"E 254.43'(W)

S64°20'20"E 330.94'

N85°47'19"E 873.42'

N21°45'59"E 219.20'

N24°13'21"E 484.41'

120.20'

167.79'

100' SETBACK

100 YR. MAJOR FLOODPLAIN
FPAL 2010-0008

150' SCENIC CREEK VALLEY BUFFER

OS B

C17

VA STATE GRID NORTH

MATCHLINE SHEET 8

MATCHLINE SHEET 7

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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