

Fairfax County Land Records

Cover Sheet - WASS RESUB

Instrument(s)

RESUBDIVISION

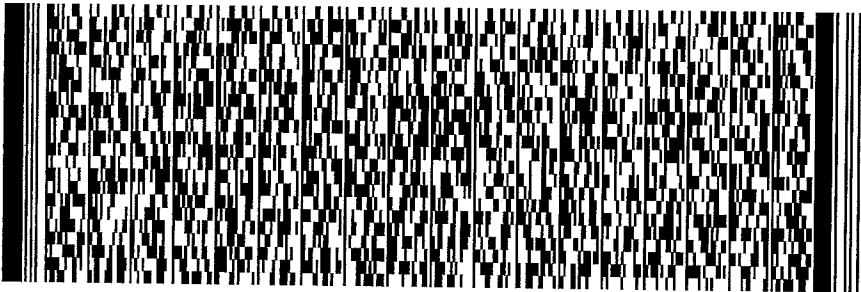
Grantor(s)

WASS, STEPHEN J _I_N; WASS, CAROL D _I_N

Grantee(s)

WASS, STEPHEN J _I_N; WASS, CAROL D _I_N

Consideration		Consideration %	100
Tax Exemption	None	Amount Not Taxed	
DEM Number		Tax Map Number	012-1- /08/ /0004/A
Original Book	9148	Original Page	454
Title Company	WALUTES AND BEDFORD	Title Case	M9999
Property Descr.	LOT 4A2, IRENE CARPENTER BETTIUS PROPERTY		
Certified	No	Copies	0
		Page Range	



TAX MAP NO: 012-1-08-B-0004-A

DEED OF RESUBDIVISION

THIS DEED OF RESUBDIVISION is made this 6th day of March, 2004
by and between STEPHEN J. WASS and CAROL D. WASS, husband and wife, hereinafter
referred to as "Owner"; Grantor and Grantee; both of whom are collectively referred to as the
"Parties".

W I T N E S S E T H :

WHEREAS, by virtue of a Deed dated June 8, 1994 and recorded in Deed Book 9148
at page 454 among the land records of Fairfax County, Virginia, the Owner is the owner of Lot
4-A, Division of Parcel B, IRENE CHARPENTIER BETTIUS Property, as the same is duly
dedicated, platted and recorded in Deed Book 5944 at page 1033, and corrected in Deed Book
5945 at page 1367, among the aforesaid County land records, hereinafter referred to as "Lot
4A"; and

WHEREAS, the Owner desires to resubdivide Lot 4-A into two lots to be known as Lot
4A1 and Lot 4A2, in accordance with the plat attached hereto and made a part hereof, prepared
by Huntley, Nyce & Associates, Ltd., dated June 4, 2002 and revised through January 15, 2004,
entitled "Simple Subdivision Plat, Lots 4A1 and 4A2, Being a Resubdivision of Lot 4A, IRENE
CHARPENTIER BETTIUS PROPERTY, Dranesville District, Fairfax County, Virginia"
(hereinafter referred to as the "Plat"); and

WHEREAS, the Plat has been approved by the appropriate authorities of Fairfax County,
Virginia as evidenced by their signatures thereon.

RETURN TO:

WALUTES AND BEDFORD
11350 RANDOM HILLS RD. #600
FAIRFAX, VA 22030

Box **28**

1

DEPT. OF PUBLIC WORKS & ENVIRONMENTAL SERVICES															
OFFICE OF SITE DEVELOPMENT SERVICES															
1	1	2	9	-	R	P	R	-	0	7	-	8	-	0	1
DOCUMENT CONTROL NUMBER															

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner does hereby resubdivide Lot 4A into Lot 4A1 and Lot 4A2, in accordance with the Plat.

The lands hereby resubdivided are adjacent and contiguous and this Deed is made for the purpose of creating one additional lot out of said presently owned land of the Owner.

THIS DEED FURTHER WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner does hereby create, grant and convey for themselves and all future owners of Lot 4A2, their successors and assigns, the private water lateral easement and right of way for the purpose of adding to or altering and replacing one or more present or future water mains, valves, meters, building service connections and other appurtenant facilities, for the transmission and distribution of water, through, upon and across the property of the Owner, in the locations shown on the Plat, as follows:

1. All water mains and appurtenant facilities which are installed in the easements and rights of way shall be and remain the property of the owner of Lot 4A2, its successors and assigns.

2. The owner of Lot 4A2 and its agents shall have full and free use of the said easements and rights of way for the purposes named, and shall have all rights and privileges reasonably necessary to the exercise of the rights of way and the right to use abutting land adjoining the easement when necessary; provided, however, that this right to use abutting land shall be exercised only during periods of actual construction or maintenance, and then only to

the minimum extent necessary for such constructing and maintenance; and further, this right shall not be construed to allow the owner of Lot 4A2 to erect any building or structure of a permanent nature on such abutting land.

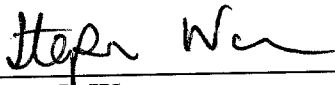
3. The owner of Lot 4A2 shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other facilities in or abutting the easements being conveyed, deemed by them to interfere with the proper and efficient constructing, operation and maintenance of said water mains and appurtenant facilities; provided, however, that the owner of Lot 4A2 at its own expense shall restore, as nearly as possible, to their original condition all land or premises included within or abutting the said easement which are disturbed in any manner by the construction operation and maintenance of said water mains and appurtenant facilities. Such restoration shall include the backfilling of trenches, repaving, the replacement of fences, the reseeding or resodding of lawns or pasture areas, the replacement of shrubbery and the replacement of structures and other facilities located without the easements, but shall not include the replacement of trees or the replacement of structures and other facilities located within the easements.

4. The Owner reserves for itself and its successors and assigns, the right to make any use of the easements herein granted which may not be inconsistent with the rights herein conveyed, or interfere with the use of said easements by the owner of Lot 4A2 for the purposes named; provided, however, that the owner of Lot 4A1 shall not erect any building or other structure, excepting a fence, or change existing ground elevation or impound any water on the easement without obtaining the prior written approval of the owner of Lot 4A2.

5. Owner covenants that they are seized of and have the right to convey the said easements, rights and privileges, that the owner of Lot 4A2 shall have quiet and peaceable possession, use and enjoyment of the aforesaid easements, rights and privileges, and that owner of Lot 4A1 shall execute such further assurances thereof as may be required.

The platting of the land and adjustment of the boundary lines provided by this instrument and the Plat are made with the free consent and in accordance with the desire of the undersigned owners, proprietors and Trustees, if any, of said land and in accordance with the provisions of Virginia Code Section 15.1-477, and applicable regulations of Fairfax County, Virginia.

WITNESS the following signatures and seals:



Stephen J. Wass



Carol D. Wass

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to-wit:

I, the undersigned notary public, in and for the jurisdiction aforesaid, do hereby certify that Stephen J. Wass, whose name is signed to the foregoing instrument, has acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand and seal this 6th day of MARCH, 2004.

Robert Beane
Notary Public

My commission expires: July 31, 2006

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to-wit:

I, the undersigned notary public, in and for the jurisdiction aforesaid, do hereby certify that Carol D. Wass, whose name is signed to the foregoing instrument, has acknowledged the same before me in my jurisdiction aforesaid.

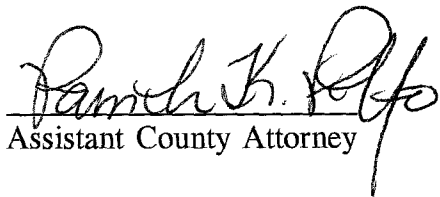
Given under my hand and seal this 6th day of MARCH, 2004.

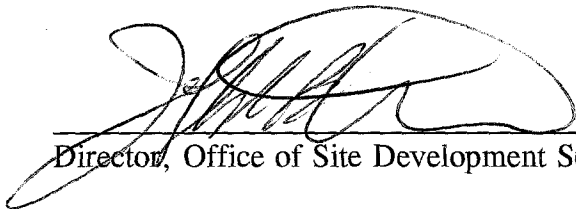
Robert Beane
Notary Public

My commission expires: July 31, 2006

Accepted on behalf of The Board of Supervisors of Fairfax County, Virginia, by authority granted by the said Board.


APPROVED AS TO FORM:


Assistant County Attorney


Director, Office of Site Development Services

STATE OF VIRGINIA,
COUNT OF FAIRFAX, to-wit:

The foregoing instrument was acknowledged before me this 14 day of April, 2004, by J. M. Blackford, Director, Office of Site Development Services, on behalf of the BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA.


Notary Public

My Commission Expires: 3-31-08

SURVEYOR'S CERTIFICATE:

I, CHARLES J. HUNTLEY JR., A DULY CERTIFIED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LAND SHOWN HEREON IS NOW IN THE NAME OF:

STEPHEN J. & CAROL D. WASS AT DB. 9148 PG. 454

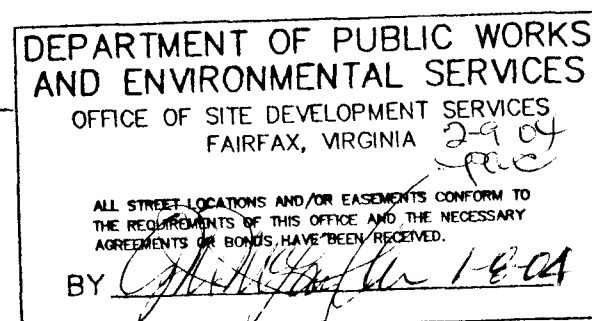
RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. I FURTHER CERTIFY THAT THE TRACT IS WITHIN THE BOUNDS OF THE ORIGINAL TRACT; THAT THE TRACT IS ACCURATELY DESCRIBED BY METES AND BOUNDS, COURSES AND DISTANCES; THAT THE CLOSURE RATIO IS GREATER THAN 1:10000 PRECISION; THAT THE BEARINGS REFER TO THE VIRGINIA STATE GRID NORTH. SHOULD MY SERVICES BE RETAINED FOR THE PURPOSE OF SETTING IRON PIPE SHOWN -O-, I CERTIFY THAT SUCH MONUMENTS SHALL BE SET IN ACCORDANCE WITH THE FAIRFAX COUNTY SUBDIVISION CONTROL ORDINANCE.

Charles J. Huntley Jr. 1-15-04
CHARLES J. HUNTLEY JR. LS 001505-B DATE

WETLANDS STATEMENT:

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE Charles J. Huntley Jr.
OWNER/DEVELOPER agent NAME TITLE



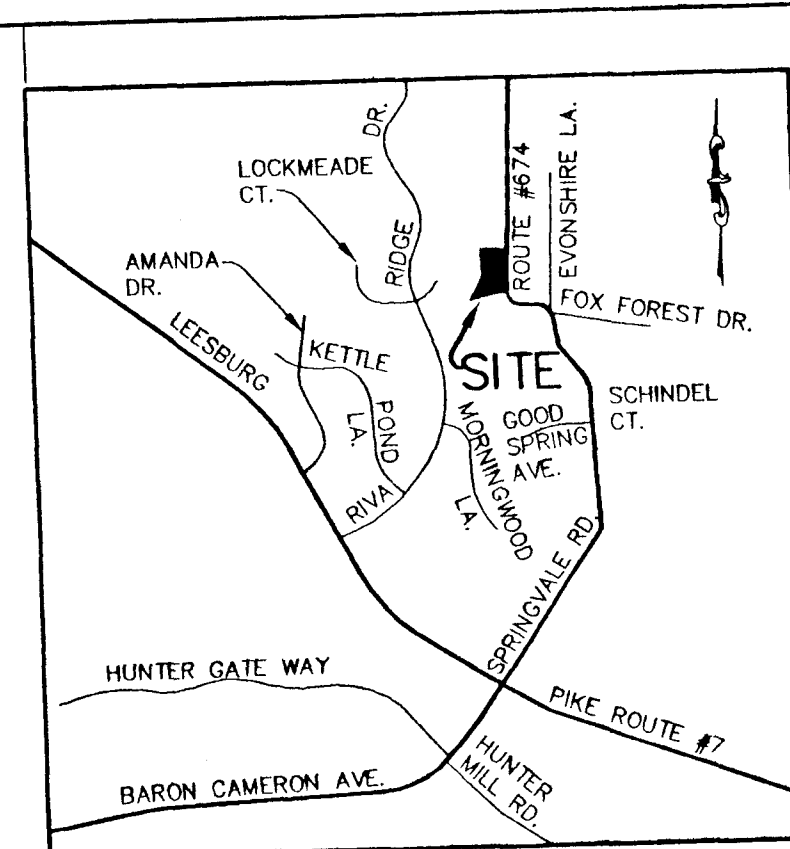
FINAL PLAT	
RECOMMENDED FOR APPROVAL FAIRFAX COUNTY SITE REVIEW BRANCH CHIEF	
2/3/04 DATE	BY [Signature] AGENT
APPROVED	
FOR BOARD OF SUPERVISORS FAIRFAX COUNTY, VIRGINIA	
2/16/04 DATE	BY [Signature] DIRECTOR OF PUBLIC WORKS & ENVIRONMENTAL SERVICES OR AGENT
APPROVAL VOID IF PLAT IS NOT OFFERED FOR RECORD ON OR BEFORE _____	

APPROVED COUNTY OF FAIRFAX	
OFFICE OF SITE DEVELOPMENT SERVICES SANITARY SEWER SECTION	
BY [Signature]	DATE 1-8-04

APPROVED COUNTY OF FAIRFAX	
OFFICE OF BUILDING CODE SERVICES PERMITS DIVISION-SITE PERMITS SECTION STREET ADDRESS FUNCTION	
BY [Signature]	DATE 1/22/04

AREA TABULATION:

LOTS 2
LOT 4A1 47,423 S.F. OR 1.0886 AC.
LOT 4A2 39,961 S.F. OR 0.9174 AC.
TOTAL AREA 87,384 S.F. OR 2.0060 AC.

**VICINITY MAP**

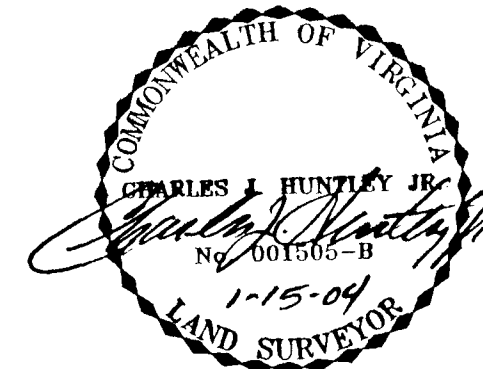
SCALE: 1" = 2000'

NOTES:

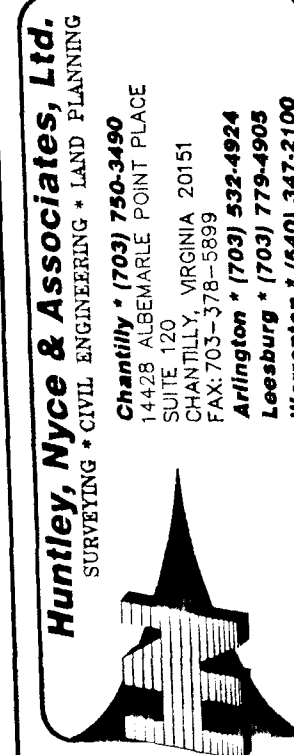
- 1) THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 12-1-08-B-4A AND IS ZONED R-1.
- 2) THIS PROPERTY IS SUBJECT TO THE FOLLOWING WAIVERS:
a) WAIVER OF ON-SITE STORMWATER DETENTION, WAIVER NO. 024438, APPROVED JUNE 26, 2002.
- 3) THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO THE FAIRFAX COUNTY GEOGRAPHIC INFORMATION SYSTEM MONUMENT NO. HV8690 WITH A COMBINED SCALE AND ELEVATION FACTOR OF 0.99995376.
- 4) ANY FUTURE GRADING AND CONSTRUCTION WITHIN THE PROBLEM SOIL AREA WOULD REQUIRE SUBMISSION OF A GEOTECHNICAL REPORT FOR APPROVAL BY FAIRFAX COUNTY, PER CHAPTER 107 OF THE CODE OF THE COUNTY OF FAIRFAX.
- 5) THIS SUBDIVISION PLAT COMPLIES WITH ALL THE PROVISIONS OF THE AMENDED CHESAPEAKE BAY ORDINANCE, FAIRFAX CODE CHAPTER 118, EFFECTIVE NOVEMBER 18, 2003.
- 6) THE RPA BOUNDARY SHOWN HEREON WAS TAKEN FROM FAIRFAX COUNTY RECORDS.
- 7) THE RPA IS TO REMAIN UNDISTURBED AND VEGETATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 118-3-3(F) OF CHAPTER 118 OF THE COUNTY CODE.
- 8) ONLY WATER DEPENDANT FACILITIES OR REDEVELOPMENT IS PERMITTED IN THE RPA.
- 9) WHERE HOUSES ARE TO BE SERVED BY ON-SITE SEWAGE DISPOSAL SYSTEMS, EACH DISPOSAL SYSTEM SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE(5) YEARS AND EACH DISPOSAL SYSTEM SHALL BE PROVIDED WITH A RESERVE SEWAGE DISPOSAL SITE WITH A CAPACITY AT LEAST EQUAL TO THAT OF THE PRIMARY SEWAGE DISPOSAL SITE. BUILDING SHALL BE PROHIBITED ON THE AREA OF ALL SUCH SEWAGE DISPOSAL SITES, INCLUDING THE RESERVE SEWAGE DISPOSAL SITE, UNTIL THE STRUCTURE IS CONNECTED TO PUBLIC SEWER OR ANY ON-SITE SEWAGE TREATMENT SYSTEM THAT OPERATES UNDER A PERMIT ISSUED BY THE STATE WATER CONTROL BOARD.

OWNER:

STEPHEN J. & CAROL D. WASS
1010 SPRINGVALE ROAD
GREAT FALLS, VA 22066



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SIMPLE SUBDIVISION PLAT
LOTS 4A1 AND 4A2
BEING A RESUBDIVISION OF LOT 4A
IRENE CHARPENTIER BETTIUS PROPERTY
DRAVESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FX.CO. 1129-RP-07-1

1129-RP-07-01-1

SCALE:	AS SHOWN
DATE:	06-04-02
REVISIONS	
12-02-02	
01-15-04	
SHEET	
1	OF 2
FILE NO.	
RP - 1437	

VA. STATE GRID NORTH (VCS '83)

LOCKMEADE COMMUNITY
ASSOCIATION TREASURER

LOCKMEADE
PARCEL "H"

BISHOP CATHOLIC
DIOCESE CHURCH

DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES
OFFICE OF SITE DEVELOPMENT SERVICES
FAIRFAX, VIRGINIA

ALL STREET LOCATIONS AND/OR EASEMENTS CONFORM TO
THE REQUIREMENTS OF THIS OFFICE AND THE NECESSARY
AGREEMENTS OR BONDS HAVE BEEN RECEIVED.

BY *[Signature]* 1-8-04

FINAL PLAT
RECOMMENDED FOR APPROVAL
FAIRFAX COUNTY
SITE REVIEW BRANCH CHIEF

3/3/04 BY *[Signature]*
DATE AGENT

APPROVED
FOR
BOARD OF SUPERVISORS
FAIRFAX COUNTY, VIRGINIA

2/11/04 BY *[Signature]*
DATE DIRECTOR, PUBLIC WORKS & ENVIRONMENTAL SERVICES
OR AGENT

APPROVAL VOID IF PLAT IS NOT
OFFERED FOR RECORD ON OR
BEFORE

APPROVED
COUNTY OF FAIRFAX
OFFICE OF SITE DEVELOPMENT SERVICES
SANITARY SEWER SECTION

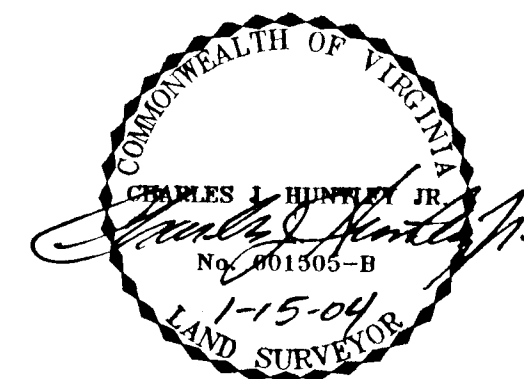
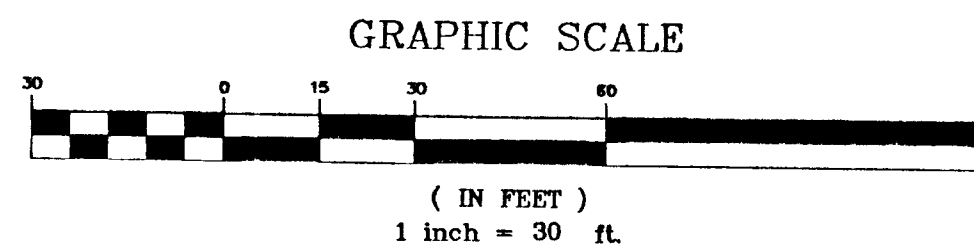
BY *[Signature]*
DATE 1-8-04

APPROVED
COUNTY OF FAIRFAX
OFFICE OF BUILDING CODE SERVICES
PERMITS DIVISION-SITE PERMITS SECTION
STREET ADDRESS FUNCTION

BY *[Signature]*
DATE 11/25/03

SPRINGVALE ROAD ROUTE # 674

(WIDTH VARIES)



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Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
Chantilly • (703) 750-3490
14428 ALBEMARLE POINT PLACE
SUITE 120 • VIRGINIA, 20151
FAX: (703) 750-3490
Arlington • (703) 532-4924
Leesburg • (703) 779-4905
Warrenton • (503) 347-2100

IRENE CHARPENTIER BETTIUS PROPERTY
BEING A RESUBDIVISION OF LOT 4A
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE:
1" = 30'
DATE: 08-04-02
REVISIONS
12-02-02
01-15-04

SHEET
2 OF 2
FILE NO.
RP - 1437