

VICINITY MAP
SCALE: 1"=2000'



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	20687.75'	48.10'	24.05'	0°08'00"	48.10'	N 08°30'16" E
C2	510.00'	122.54'	61.57'	13°46'02"	122.25'	S 10°51'30" W
C3	400.00'	27.77'	13.89'	3°58'36"	27.76'	S 24°45'11" W

SHIRLEY MEMORIAL HIGHWAY - INTERSTATE 95

LEGEND

These standard symbols will be found in the drawing.

- Cleanout
- Grate
- Guy Anchor
- Utility Marker
- Utility Pole
- Storm Manhole
- Sanitary Manhole
- Water Valve
- Fence
- Overhead Utility
- Gas
- Water
- Underground Utility
- Storm Sewer
- Sanitary Sewer

GENERAL NOTES

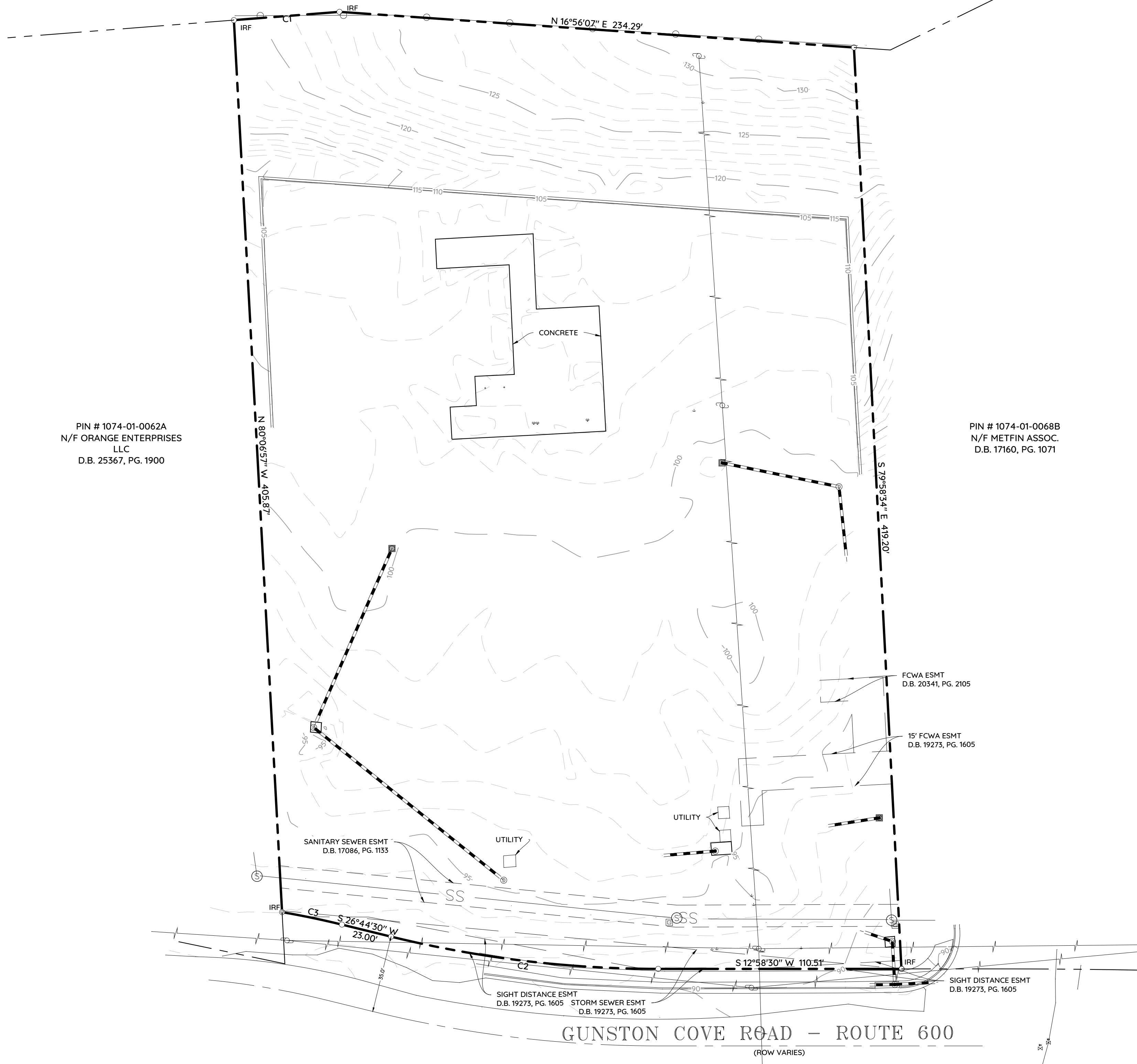
1. BOUNDARY DERIVED FROM A CURRENT FIELD SURVEY AND FROM DEEDS OF RECORD AS FOUND AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, AS SHOWN HEREON.
2. ADJOINING OWNER INFORMATION TAKEN FROM COUNTY TAX RECORDS.
3. TITLE REPORT DATED MARCH 29, 2021 FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: A2100783 JLL.
4. THE PROPERTIES ARE CURRENTLY IN THE NAME OF BROOKWOOD ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; DEED BOOK 21625, PAGE 1797 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
5. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER N.F.I.P. FLOOD INSURANCE RATE MAP NO. 51059C 0380E, DATE 9/17/2010.
6. NO ZONING INFORMATION WAS PROVIDED.
7. THERE WAS NO EVIDENCE OF CHANGES TO EXISTING RIGHT-OF-WAYS.
8. THERE WAS NO EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION ON THE LOT.
9. THERE IS NO EVIDENCE OF THE SITE BEING USED AS A LANDFILL.
10. THERE IS NO EVIDENCE OF WETLAND DELINEATED AREAS.

SCHEDULE B, PART II
EXCEPTIONS

11. EASEMENT GRANTED VIRGINIA PUBLIC SERVICE COMPANY BY INSTRUMENT RECORDED IN LIBER F, NO. 14 AT PAGE 345. LOCATION CAN NOT BE DETERMINED FROM RECORD DOCUMENT.
12. EASEMENT GRANTED THE CENTRAL MUTUAL TELEPHONE COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 507 AT PAGE 315. LOCATION CAN NOT BE DETERMINED FROM RECORD DOCUMENT.
13. EASEMENTS GRANTED VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 548 AT PAGE 412, IN DEED BOOK 6107 AT PAGE 1092, AND IN DEED BOOK 7891 AT PAGE 1855. LOCATION CAN NOT BE DETERMINED FROM RECORD DOCUMENT.
14. EASEMENTS FOR ACCESS, LIGHT AND AIR RELATING TO INTERSTATE 95 GRANTED THE COMMONWEALTH OF VIRGINIA BY INSTRUMENTS RECORDED IN DEED BOOK 674 AT PAGE 173 AND IN DEED BOOK 7879 AT PAGE 1287. LOCATION CAN NOT BE DETERMINED FROM RECORD DOCUMENT.
15. COVENANTS AND AGREEMENTS AS CONTAINED IN THE DEED OF EASEMENT RECORDED IN DEED BOOK 6063 AT PAGE 993. DOES NOT AFFECT THE SUBJECT PROPERTY.
16. TERMS AND PROVISIONS AS SET FORTH IN THE DEED OF EASEMENT AND ENCROACHMENT RECORDED IN DEED BOOK 6666 AT PAGE 1222. LOCATION CAN NOT BE DETERMINED FROM RECORD DOCUMENT.
17. EASEMENT(S) GRANTED THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, BY DEED OF SUBDIVISION, EASEMENT AND VACATION OF EASEMENT RECORDED IN DEED BOOK 17086 AT PAGE 1133. ITS LOCATION IS SHOWN.
18. MAINTENANCE AGREEMENT WITH THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA RECORDED IN DEED BOOK 18193 AT PAGE 1116. IT IS A BLANKET AGREEMENT.
19. STORM WATER MANAGEMENT AGREEMENT WITH THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA RECORDED IN DEED BOOK 19269 AT PAGE 1695. IT IS A BLANKET AGREEMENT.
20. COVENANTS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEED OF ASSUMPTION RECORDED IN DEED BOOK 5881 AT PAGE 173. IT IS A BLANKET AGREEMENT.
21. EASEMENTS GRANTED THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, AND THE FAIRFAX COUNTY WATER AUTHORITY BY DEED OF EASEMENTS RECORDED IN DEED BOOK 19273 AT PAGE 1605, AND PARTIALLY VACATED BY INSTRUMENT RECORDED IN DEED BOOK 20341 AT PAGE 2104. ITS LOCATION IS SHOWN.
22. EASEMENTS GRANTED THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, AND THE FAIRFAX COUNTY WATER AUTHORITY BY DEED OF EASEMENTS, SUBORDINATION, VACATION, AND QUITCLAIM RECORDED IN DEED BOOK 20341 AT PAGE 2104. EX. STORM SEWER EASEMENT VACATED IN DEED BOOK 25355, PAGE 193. ITS LOCATION IS SHOWN.

PIN # 1074-01-0062A
N/F ORANGE ENTERPRISES
LLC
D.B. 25367, PG. 1900

PIN # 1074-01-0068B
N/F METFIN ASSOC.
D.B. 17160, PG. 1071



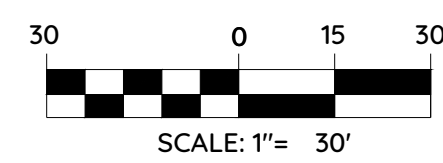
GUNSTON COVE ROAD - ROUTE 600
(ROW VARIES)

TO BROOKWOOD ACQUISITIONS, LLC a Delaware limited liability company
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021
MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND
NPS, AND INCLUDES ITEMS 1,2,3,4,5,7(a),8,11(b),13,16,18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 21,
2021.

Surveyor Signature: *Kevin S. Blankenship*
DATE: 7/21/21



RACEY PROJECT #8446
SHEET 1 OF 1



ALTA/NPS LAND TITLE SURVEY ON THE
LANDS OF

PIN# 1074-01-0068C
**BROOKWOOD
ACQUISITIONS, LLC**
D.B. 21625, PG. 1797

MOUNT VERNON MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VA
7/28/2021