

Fairfax County Circuit Court CPAN Cover Sheet v2.0

Instruments

RESUBDIVISION

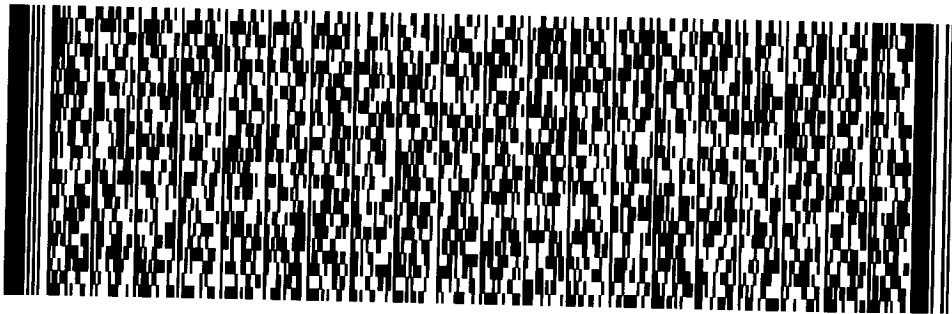
Grantor(s)

PHAM, CON T_I_N, PHUNG, NGOC D_I_N, PHUNG, CHRIS D_I_N

Grantee(s)

PHAM, CON T_I_N, PHUNG, NGOC D_I_N, PHUNG, CHRIS D_I_N, BOARD OF OF SUPERVISORS OF FAIRFAX COUNTY_I_N

Consideration	0	Consideration %	100
Tax Exemption		Amount Not Taxed	
DEM Number		Tax Map Number	060-2- -01- -0054- A, 060-2- -01- -0054- B
Original Book		Original Page	
Title Company	NGUYEN & NGUYEN, P.C.	Title Case	7061
Property Descr.	6622 DEARBORN DR, FALLS CHURCH, VA 22044		
Certified	No	Copies	0
		Page Range	



Print Cover Sheet

Prepared by:
Nguyen & Nguyen, PC
6521 Arlington Blvd. Ste 101
Falls Church, VA 22042

Tax Map ID: 0602 01 0054A
0602 01 0054B

Grantee's Address:
6622 Dearborn Dr.
Falls Church, VA 22044

DEED OF SUBDIVISION

THIS DEED OF SUBDIVISION is made this 1st day of December, 2008, by and between CON T. PHAM, unmarried, NGOC D. PHUNG, unmarried, and CHRIS D. PHUNG, married, (the "Owners"), Grantors and Grantees; the **BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**, a body corporate and politic, its successors and assigns ("County"), Grantee;

WITNESSETH:

WHEREAS, Owners are the owners of a certain lot or parcel of land located in Fairfax County, Virginia, (the "Property"), as depicted on that plat dated August 8, 2003, prepared by SDE, Inc. of Falls Church, Virginia, entitled "Lots A & B A Subdivision of the Land of Con T. Pham, Ngoc D. Phung, Chris D. Phung" ("Plat"), having acquired the said Property by Deed dated October 18, 2002 and recorded on November 4, 2004 in Deed Book 16674 at Page 551 among the land records of Fairfax County, Virginia; and

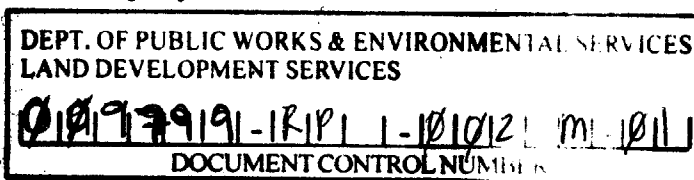
WHEREAS, the Property is not subject to the lien of any deed of trust; and

WHEREAS, it is the desire of the Owners, to subdivide the Property, in

accordance with the Plat; and

SUBDIVISION

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owners, do hereby subdivide the Property in accordance with



the Plat, to be known as Lots A & B, A Subdivision of the Land of Con T. Pham, Ngoc D. Phung and Chris D. Phung.

INGRESS-EGRESS EASEMENT

THIS DEED FURTHER WITNESSETH that in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owners, hereby create and establish, for the respective benefit of the owners, successors and assigns of Lot A and Lot B (“Grantees”), the following easement:

Ingress-Egress Easement for the purpose of ingress and egress over and across the Property, said Property and Easements being more particularly bounded and described on the Plat attached hereto and incorporated herein.

The easement is subject to the following terms and conditions:

1. The Grantees shall have the right to improve the Easements with a paved or gravel driveway, provided that such driveway shall comply at all times with applicable zoning requirements and any applicable restrictive covenants.
2. The Grantees shall maintain in good repair and condition any driveway constructed or installed within the Easements.
3. This Agreement shall be binding upon and inure to the benefit of the Grantees and their successors and assigns.
4. The Easements shall be subject to all covenants, conditions, restrictions, and other easements of record insofar as they may legally affect the Easements.

COUNTY EASEMENTS

THIS DEED FURTHER WITNESSETH that in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owners, do convey to the County the following easements:

A. Trail. Trail Easement for the purpose of constructing, operating and maintaining public trail through and across the Property of Owners, said Property and Easement being more particularly bounded and described on the Plat attached hereto and incorporated herein. The easement is subject to the following terms and conditions:

1. All facilities installed in the easement and right-of-way shall be and remain the property of the County, its successors and assigns.
2. The County and its agents shall have full and free use of the said easement and right-of-way for the purposes named, and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easement and right-of-way including the right of reasonable access to and from the right-of-way and right to use adjoining land where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual surveying, construction, reconstruction or maintenance, and further, this right shall not be construed to allow the County to erect any building or structure of a permanent nature on such adjoining land.
3. The County shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in or near the easement being conveyed, deemed by it to interfere with the proper and efficient construction, operation, maintenance or enjoyment of the trail or sidewalk; provided, however, that the

County 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 seeding or sodding of lawns or pasture areas, but not the replacement of structures, trees or other obstructions.

4. The Owners reserve the right to construct and maintain roadways over said easement and to make any use of the easement herein granted which may not be inconsistent with the rights herein conveyed, or interfere with the use of the easement by the County for the purposes named, provided, however, that Owners shall not erect any building or other structure, excepting a fence running parallel to and along the outer edges of the easement, on the easement, without obtaining the prior written approval of the County.

B. Ingress-Egress. Ingress-Egress Easement for the purpose of ingress and egress by County emergency, maintenance and police vehicles over and across the Property of Owners, said Property and Easement being more particularly bounded and described on the Plat attached hereto and incorporated herein. The easement is subject to the following terms and conditions:

1. All streets, service drives, trails, sidewalks, and driveways and all appurtenant facilities installed in the easement and right(s)-of-way shall be and remain the property of the Owners, their successors and assigns, who shall properly maintain the Property and said facilities.

2. The County and its agents shall have full and free use of the easement and right(s)-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 the right, but not the obligation to perform, if the Owners fail to do so, such repairs and maintenance as the County may deem necessary. The cost of such repairs and maintenance shall be reimbursed to the County by the Owner, its successors and assigns, upon demand.

MISCELLANEOUS

This Deed is made with the free consent and in accordance with the desire of the undersigned Owners, proprietors and trustees, if any.

This Deed shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia. This Deed may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument. This Deed is in accordance with the Statutes of Virginia and the ordinances in force in Fairfax County governing the platting and subdivision of land, and is approved by the proper authorities as evidenced by their endorsement hereto and the Plat.

Witness the following signatures and seals:

[SIGNATURES APPEAR ON THE FOLLOWING PAGES.]

Executed and approved on behalf of the Board of Supervisors of Fairfax County, Virginia, by the authority granted by said Board.

APPROVED AS TO FORM:

Director, Department of Public Works & Environmental Services

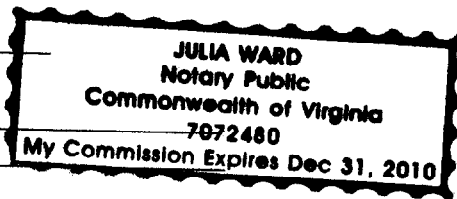
Albert W. Cobby
Assistant County Attorney

By: Kenneth R. Williams
Chief, Plan & Document Control
Office of Land Development Services

Commonwealth of Virginia:
County of Fairfax, to wit:

The foregoing instrument was acknowledged before me this 8th day of January, 2009, by Kenneth R. Williams, Chief, Plan & Document Control, Office of Land Development Services, Department of Public Works & Environmental Services.

Julia Ward
Notary Public
My commission expires: _____
Notary Registration Number: _____



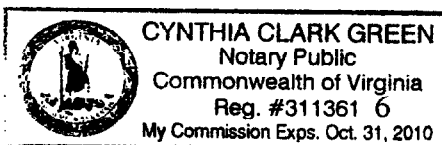
OWNERS:

Con T. Pham
Con T. Pham

Commonwealth of Virginia:
County of Fairfax, to wit:

The foregoing instrument was acknowledged before me this 5th day of January, 2009, by Con T. Pham, Owner.

Cynthia Clark Green
Notary Public
My commission expires: October 31, 2010
Notary Registration Number: 311361



[Signature]
Ngoc D. Phung

Commonwealth of Virginia:
County of Fairfax, to wit:

The foregoing instrument was acknowledged before me this 5th day of January, 2009, by Ngoc D. Phung, Owner.

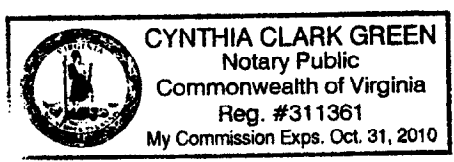
Cynthia Clark Green
Notary Public
My commission expires: October 31, 2010
Notary Registration Number: 311361

[Signature]
Chris D. Phung

Commonwealth of Virginia:
County of Fairfax, to wit:

The foregoing instrument was acknowledged before me this 5th day of January, 2009, by Chris D. Phung, Owner.

Cynthia Clark Green
Notary Public
My commission expires: October 31, 2010
Notary Registration Number: 311361



N/F
SLEEP HOLLOW MEWS
HOMEOWNERS ASSOC.
TAX MAP 060-2-45-B
ZONED: R-2
SLEEPY HOLLOW MEWS
OUTLOT B

N/F
BASHEER EDGE MOORE
BARCROFT LLC
TAX MAP 060-2-45-0006
ZONED: R-2
SLEEPY HOLLOW MEWS
LOT 6

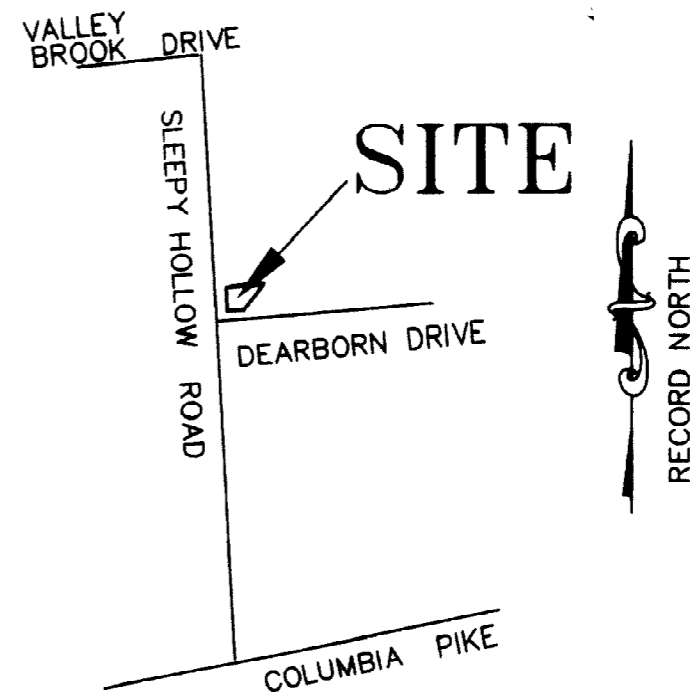
N/F
KIM, KWANG M.
TAX MAP 060-2-45-0004
ZONED: R-2
SLEEPY HOLLOW MEWS
LOT 4

N/F
PURDY, SOONJA M.
TAX MAP 060-2-45-0003
ZONED: R-2
SLEEPY HOLLOW MEWS
LOT 3

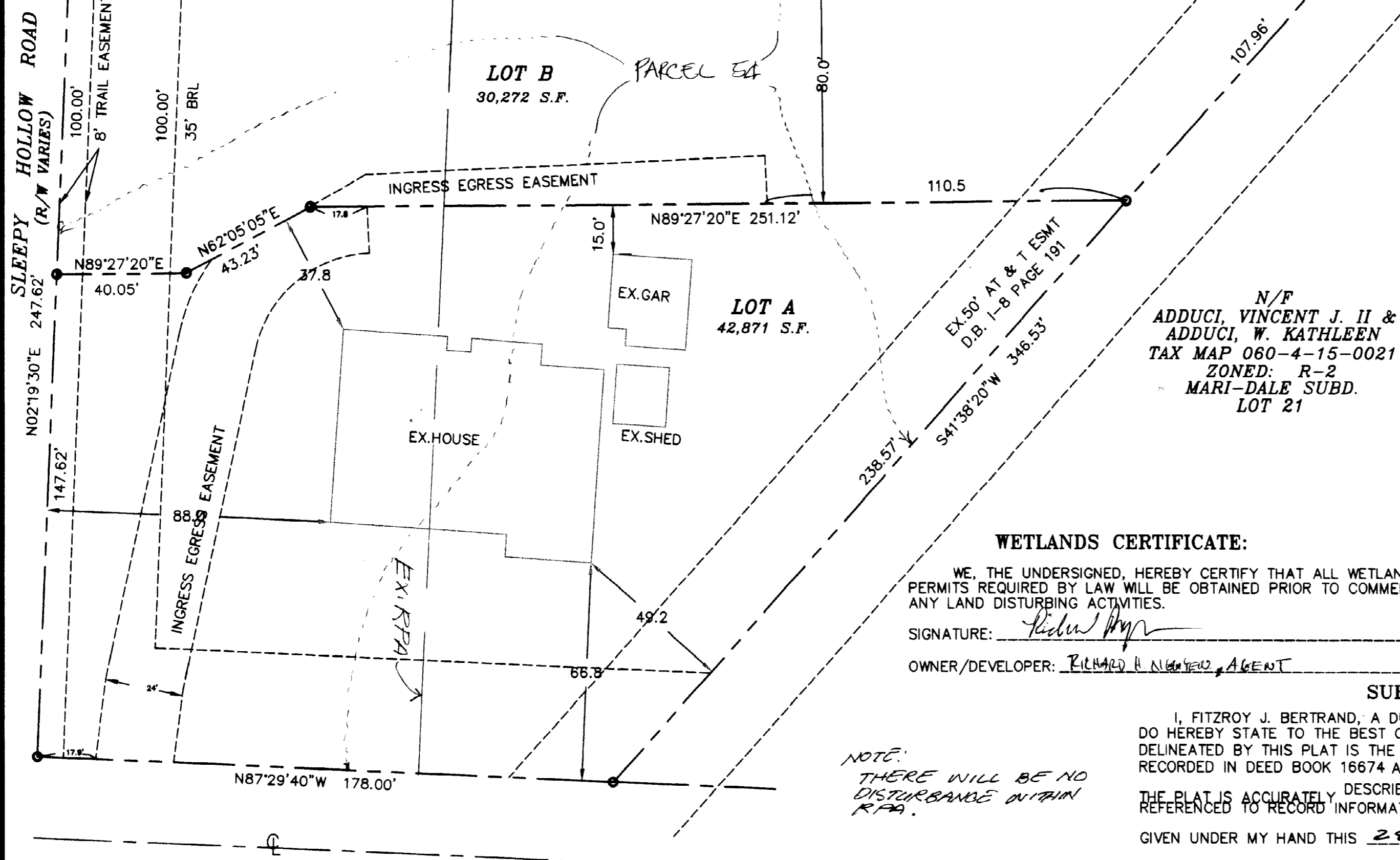
AREA TABULATION:

TOTAL AREA OF EXISTING LOT = 73,143 S.F.
TOTAL AREA OF PROP. LOT A = 42,871 S.F.
TOTAL AREA OF PROP. LOT B = 30,272 S.F.
DENSITY 1.68 UNITS/ACRES

RECORD NORTH



VICINITY MAP:
1" = 2000'



NOTES:

- OWNERS: CON T. PHAM, CHRIS D. PHUNG, NGOC D. PHUNG, 6622 DEARBORN DRIVE, FALLS CHURCH, VIRGINIA 22044
- THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON FAIRFAX COUNTY TAX MAP NO. 60-2-((1)) PARCEL 54 AND IS ZONED R-2. MIN. YARD REQUIRED: FRONT: 35', SIDE: 15', REAR: 25'
- NEW LOT LINES ARE HEREBY CREATED.
- ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS OR OTHER INTERESTS OF THE COUNTY REMAIN IN FULL FORCE AND AFFECT UNLESS SHOWN OTHERWISE ON THIS PLAT.
- PART OF THIS PROPERTY LIES WITHIN THE CBAY RESOURCE PROTECTION AREA (RPA), AS DELINEATED ON CURRENT COUNTY MAPS.
- THIS PLAT FULLY COMPLIES WITH THE CBAY AMENDMENT TO THE CODE OF FAIRFAX COUNTY, AS AMENDED THROUGH 11/18/03.
- BOUNDARY SURVEY BY OTHERS
- TITLE REPORT FURNISHED.

WETLANDS CERTIFICATE:

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.

SIGNATURE: *Richard H. Newland*
OWNER/DEVELOPER: RICHARD H. NEWLAND, AGENT

NOTE: THERE WILL BE NO DISTURBANCE WITHIN RPA.

- APPROVED WAIVERS:
- STORM DETENTION WAIVER 026738 015622-WSNDR-201
 - WATER QUALITY CONTROL # 027132 15827-WB-MPR-001

SURVEYOR'S CERTIFICATE:

I, FITZROY J. BERTRAND, A DULY LICENSED SURVEYOR, IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE PROPERTY DELINEATED BY THIS PLAT IS THE LAND OF CON T. PHAM, NGOC D. PHUNG & CHRIS D. PHUNG AS RECORDED IN DEED BOOK 16674 AT PAGE 0551 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. THE PLAT IS ACCURATELY DESCRIBED BY METES AND BOUNDS. COURSES AND DISTANCES ARE REFERENCED TO RECORD INFORMATION.

GIVEN UNDER MY HAND THIS 28th DAY OF August, 2007

FITZROY J. BERTRAND, L.S. #001993

OWNER'S DEDICATION:

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES, AS SET FORTH IN SECTION 15.2-2264 OF THE CODE OF VIRGINIA OF 1950 AS AMENDED HEREBY ADOPT THIS PLAT OF SUBDIVISION AND AGREE THAT IRON PIPE WILL BE SET AT ALL LOT CORNERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY OF FAIRFAX SUBDIVISION CONTROL ORDINANCE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR.

CON T. PHAM _____ DATE _____
NGOC D. PHUNG _____
CHRIS D. PHUNG _____

DEARBORN DRIVE
(50' R/W)

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.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER.

FINAL PLAT

By: *Ben Am* Date: 7/30/08

RECOMMENDED FOR APPROVAL FAIRFAX COUNTY SITE REVIEW BRANCH CHIEF <u>7-30-08</u> <i>Shaholtz</i> DATE AGENT	APPROVED COUNTY OF FAIRFAX OFFICE OF BUILDING CODE SERVICES PERMIT DIVISION SITE PERMIT SECTION STREET ADDRESS JUNCTION BY: <i>Sherry Shepard</i> DATE: <u>7-25-08</u>
APPROVED FOR BOARD OF SUPERVISORS FAIRFAX COUNTY, VIRGINIA <u>8-1-08</u> <i>Clark</i> DATE DIRECTOR, PUBLIC WORKS & ENVIRONMENTAL SERVICES OR AGENT	APPROVED COUNTY OF FAIRFAX OFFICE OF SITE DEVELOPMENT SERVICES SANITARY SEWER SECTION BY: <i>Ben Am</i> DATE: <u>7-30-08</u>
APPROVAL VOID IF PLAT IS NOT OFFERED FOR RECORD ON OR BEFORE _____	

SIDE, INC.
Engineering * Planning * Surveying
7777 Leesburg Pike, Suite 405N
Falls Church, Virginia 22043
(703) 556-0800 * Fax (703) 556-0563

LOTS A & B
A SUBDIVISION OF THE LAND OF
CON T. PHAM
NGOC D. PHUNG
CHRIS D. PHUNG
LOCATED IN
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CON T. PHAM
CHRIS D. PHUNG
NGOC D. PHUNG
6622 DEARBORN DRIVE
FALLS CHURCH, VIRGINIA 22044

B.L.W. N/A N/A CDC N/A N/A

0 15 30 90 120
1" = 30'

9799-RP-002-B