

## Fairfax County Circuit Court CPAN Cover Sheet v2.0

**Instruments**

EASEMENT, VACATION, DEDICATION

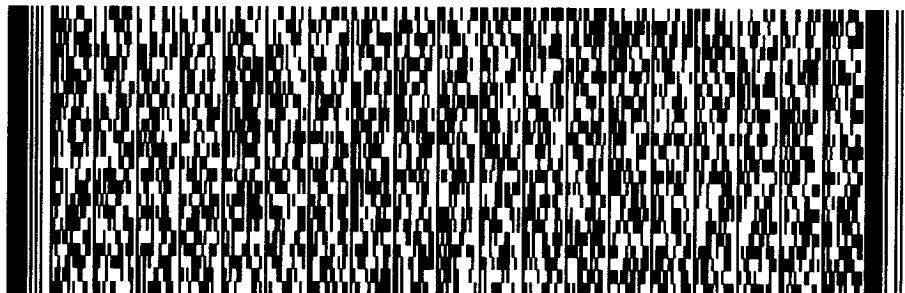
**Grantor(s)**

BUDDHIST ASSOCIATION OF AMERICA\_I\_N, BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA\_I\_N

**Grantee(s)**

BUDDHIST ASSOCIATION OF AMERICA\_I\_N, BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA\_I\_N

<b>Consideration</b>	0	<b>Consideration %</b>	100
<b>Tax Exemption</b>		<b>Amount Not Taxed</b>	
<b>DEM Number</b>		<b>Tax Map Number</b>	109-1- -01- -0027- , 109-1- -01- -0027- A, 109-1- -01- -0026- B
<b>Original Book</b>		<b>Original Page</b>	
<b>Title Company</b>	NGUYEN & NGUYEN, P.C.		<b>Title Case</b> 8096
<b>Property Descr.</b>			
<b>Certified</b>	No	<b>Copies</b>	0
		<b>Page Range</b>	



Print Cover Sheet

Box #73

**Prepared by and return to:**

Nguyen & Nguyen, P.C.  
6521 Arlington Blvd. Ste 101  
Falls Church, VA 22042  
Attn: Richard H. Nguyen, Esq.

**Tax Map No:** 1091-01-0026B  
1091-01-0027  
1091-01-0027A

**DEED OF EASEMENT, VACATION AND DEDICATION**

THIS DEED OF EASEMENT, VACATION AND DEDICATION ("Deed") is made this 10<sup>th</sup> day of July, 2008, by and between **BUDDHIST ASSOCIATION OF AMERICA**, a Virginia non-stock corporation ("Owner") Grantor and Grantee (as to vacation); the **BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**, a body corporate and politic, its successors and assigns ("County"), Grantee and Grantor (as to vacation),

**WITNESSETH:**

WHEREAS, the Owner is the owner of certain property by virtue of deeds recorded in Deed Book 11151, Page 57, Deed Book 11572, Page 143 and Deed Book 16166, Page 460 among the land records of Fairfax County ("Property"), as further depicted on that plat dated February 11, 2008 and sealed April 23, 2008, entitled "QUIT-CLAIMED AND DEDICATED & STORMWATER EASEMENT PLAT BOYER AND COCKE SUBDIVISION LOTS 1 & 2 WALTER A. CULLEN, ET UX, ET AL LOTS 1 & 2," and prepared by Toan T.V. Nguyen, attached hereto and incorporated herein ("Plat"); and

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

WHEREAS, it is the desire of the Owner to convey certain easements, and dedicate public streets, all in accordance with the Plat, as hereinafter provided.

**COUNTY EASEMENTS**

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 Owner, does convey to the County the following easements:

**Storm Drainage.** Storm Drainage Easements for the purpose of constructing, operating, maintaining, adding or altering present or future storm drainage facilities, sewers and appurtenances for the collection of storm drainage and its transmission through and across the Property of the Owner, said Property and Easements being more particularly bounded and described on the Plat attached hereto and incorporated herein. The easements are subject to the following terms and conditions:

1. All storm drainage and appurtenant facilities which are installed in the easements and rights-of-way shall be and remain the property of the County, its successors and assigns.
2. The County and its agents or assigns 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 enjoyment and exercise of the easements and rights-of-way including the right of reasonable access to and from the rights-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 easements being conveyed, deemed by it to interfere with the proper

DEPT. OF PUBLIC WORKS & ENVIRONMENTAL SERVICES	
LAND DEVELOPMENT SERVICES	
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DOCUMENT CONTROL NUMBER	

and efficient construction, operation, maintenance of said drainage facilities; 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 Owner reserves 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 the easements by the County for the purposes named, provided, however, that no use shall be made of the easements which shall interfere with the natural drainage.

**VACATION**

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 County does hereby vacate all of its right, title, and interest in and to those portions of the easement entitled "EXIST. 15.0' EASEMENT 1,662.05 SQ. FT. FOR PUBLIC STREET PURPOSED D.B. 6145 PG. 548 IS HEREBY VACATED," created in Deed Book 6145, at Page 548, as said vacated portions are more particularly described on the Plat.

**STREET DEDICATION**

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 Owner, does hereby dedicate for public street purposes and convey to the County, in fee simple, that portion of the Property designated as "EXIST. 3,220.08 SQ. FT. IS HEREBY DEDICATED FOR PUBLIC STREET PURPOSES," on the Plat.

**GENERAL PROVISIONS**

The Owner, declares that the agreements and covenants stated in this Deed are not covenants personal to the Owner, but are covenants real, running with the land.

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:

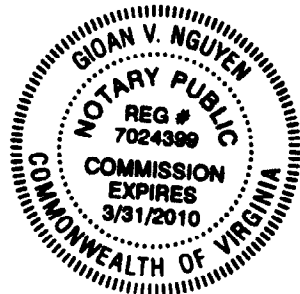
**[SIGNATURES APPEAR ON THE FOLLOWING PAGES.]**

**OWNER:**

**BUDDHIST ASSOCIATION OF AMERICA**

a Virginia Non-Stock Corporation

By: *Doan Tran*  
Doan Tran  
President



Commonwealth of Virginia:  
County of Fairfax, to wit:

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of July, 2008, by Doan Tran, President of Buddhist Association of America.

*[Signature]*  
Notary Public

My commission expires: Mar 31, 2010  
Notary Registration Number: 7024399

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

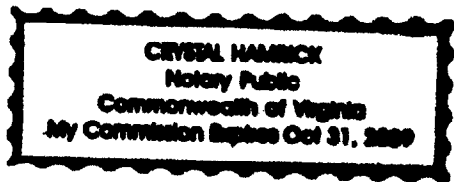
*Albert W. Ouley*  
Assistant County Attorney

By: *Kenneth 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 12 day of August, 2008, by Kenneth Williams, Chief, Plan & Document Control, Office of Land Development Services, Department of Public Works & Environmental Services.

*[Signature]*  
Notary Public



My commission expires: 10/31/09  
Notary Registration Number: 355043

08/13/2008

RECORDED FAIRFAX CO VA

TESTE: *[Signature]*  
CLERK

**AREA TABULATION:**

LOT 26A	16,734 SQ. FT.	0.3842 AC.
LOT 26B	17,264 SQ. FT.	0.3963 AC.
LOT 27	11,882 SQ. FT.	0.2728 AC.
LOT 27A	12,500 SQ. FT.	0.2870 AC.

TOTAL ORIGINAL AREA= 58,380 SQ. FT. 1.3402 AC.

**STREET QUIT-CLAIMED AND DEDICATED**

LOT 26B

EXISTING 15.0 FT. EASEMENT FOR PUBLIC STREET PURPOSES= 1,662.05 SQ. FT.

LOT 27

EXISTING 15.0 FT. FAIRFAX COUNTY WATER AUTHORITY EASEMENT= 1,258.03 SQ. FT.

LOT 27A

EXISTING 15.0 FT. FAIRFAX COUNTY WATER AUTHORITY EASEMENT= 300.00 SQ. FT.

**TOTAL STREET QUIT-CLAIMED AND DEDICATED = 3,220.08 SQ. FT. = 0.0739 AC.**

**STORMWATER EASEMENT**

LOT 27

15.0 FT. STORMWATER EASEMENT= 1,306.34 SQ. FT.

LOT 27A

15.0 FT. STORMWATER EASEMENT= 300.00 SQ. FT.

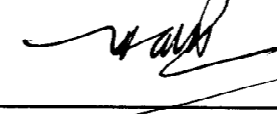
**TOTAL STORMWATER EASEMENT = 1,606.34 SQ. FT. = 0.0369 AC.**

**GENERAL NOTES:**

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON TAX MAP 109-1-((01))-0026A, 0026B, 0027 & 0027A; 9105, 9111, 9115, & 9117 BACKLICK ROAD, FORT BELVOIR, VIRGINIA 22060 AND ARE ZONED R-3.
2. THIS PLAT WAS PREPARED BASED ON THE METES AND BOUNDS OF A RECORD PLAT OF BOYER & COCKE SUBDIVISION CERTIFIED BY GEORGE B. KORTE, LAND SURVEYOR, DATED JULY 24, 1984 AND RECORDED IN DEED BOOK 6145, AT PAGE 548, AND A PLAT OF A DIVISION OF THE PROPERTY OF WALTER A. CULLEN, ET UX, ET AL AND RECORDED IN DEED BOOK 11572, AT PAGE 0143, AND DEED BOOK 16166, AT PAGE 0460 AMONG LAND RECORDS OF FAIRFAX COUNTY.
3. THE PLAT OF THE PROPERTIES SHOWN HEREON IS REFERENCED TO THE TRUE MERIDIAN THAT IRON PIPES HAVE BEEN SET AT ALL LOT CORNERS AND IN ACCORDANCE WITH THE FAIRFAX COUNTY SUBDIVISION ORDINANCE.
4. THIS PLAT COMPLIES WITH THE AMENDED CHESAPEAKE BAY PRESERVATION ORDINANCE ADOPTED BY THE BOARD OF SUPERVISORS ON JULY 7, 2003, EFFECTIVE NOVEMBER 18, 2003 AND AS AMENDED JULY 12, 2005. THERE ARE NO RESOURCE PROTECTION AREAS ON THE PROPERTIES SHOWN HEREON PER THE CHESAPEAKE BAY PRESERVATION MAP.
5. THE PROPERTIES SHOWN HEREON ARE SERVED BY PUBLIC WATER AND PUBLIC SEWER.

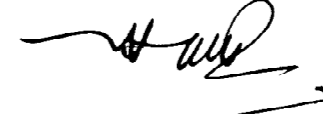
WETLAND STATEMENT

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

Signature   
DOAN TRAN, PRESIDENT  
BUDDHIST ASSOCIATION OF AMERICA

OWNERS'S CERTIFICATE

I, DOAN TRAN, THE OWNER OF THE PROPERTY DESCRIBED IN THE ENGINEER'S CERTIFICATE, HEREBY ACCEPT THIS QUIT-CLAIM AND DEDICATION OF LOTS 26A AND 26B OF THE BOYER AND COCKE SUBDIVISION AND LOTS 27 AND 27A OF THE WALTER A. CULLEN, ET UX, ET AL AS SHOWN ON THE PLAT AND AS THE OWNER OF LOTS 26A, 26B, 27 AND 27A, DO HEREBY AGREE THAT IRON PIPES SHOWN THUS WILL BE INSTALLED BY A REGISTERED LAND SURVEYOR.

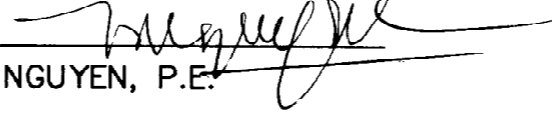
Signature   
DOAN TRAN, PRESIDENT  
BUDDHIST ASSOCIATION OF AMERICA

ENGINEER'S CERTIFICATE

I, T. T.V. NGUYEN, A DULY AUTHORIZED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTIES SHOWN HEREON, LOTS 26A, AND 26B OF THE BOYER AND COCKE SUBDIVISION, LOTS 1 & 2, AND LOTS 27, AND 27A OF THE WALTER A. CULLEN, ET UX, ET AL, LOTS 1 & 2, ARE CURRENTLY IN THE NAME OF BUDDHIST ASSOCIATION OF AMERICA AND WERE ACQUIRED BY THE ASSOCIATION AND WERE RECORDED IN D.B. 6145, PG. 548, DATED JANUARY 10TH, 1986, AND DATED NOVEMBER 16TH, 1999, D.B. 11572, PG. 0143 DATED SEPTEMBER 22ND, 2000, D.B. 16166, PG. 0460, DATED AUGUST 3RD, 2004, AND D.B. 11151, P.G. 0057 DATED NOVEMBER 16TH, 1999 OF THE FAIRFAX COUNTY LAND RECORDS.

I ALSO CERTIFY THAT THIS PLAT WAS PREPARED BASED ON THE METES AND BOUNDS RECORDED IN D.B. 6145, PG. 548 AMONG THE FAIRFAX COUNTY LAND RECORDS.

GIVEN UNDER MY HAND THIS 23<sup>rd</sup> DAY OF April 2008

Signature   
TOAN T.V. NGUYEN, P.E.

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

**FINAL PLAT**  
RECORDED IN FAIRFAX COUNTY  
4/23/08 BY Gissell

**APPROVED**  
DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES  
4/23/08 Bender

APPROVAL STAMPS

**APPROVED**  
COUNTY OF FAIRFAX  
LAND DEVELOPMENT SERVICES  
Benny Elekved / Gissell

DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES  
LAND DEVELOPMENT SERVICES  
FAIRFAX VIRGINIA  
4/23/08 Bender

COMMONWEALTH OF VIRGINIA  
4/23/08  
TOAN T.V. NGUYEN  
No. 17988  
PROFESSIONAL ENGINEER

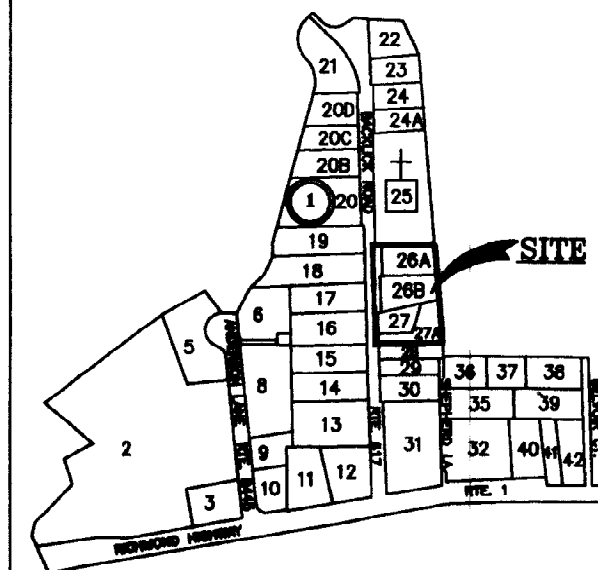
ENGINEER: TOAN T.V. NGUYEN  
ADDRESS: 13313 SCOTSMORE WAY  
OAK HILL, VA 20171  
TELEPHONE: (703) 478-6097

**QUIT-CLAIMED AND DEDICATED & STORMWATER EASEMENT PLAT**  
**BOYER AND COCKE SUBDIVISION**  
**LOTS 1 & 2**  
**WALTER A. CULLEN, ET UX, ET AL**  
**LOTS 1 & 2**  
**TAX MAP: 109-1-((01))-0026A, 26B, 27 & 27A**  
**MOUNT VERNON MAGISTERIAL DISTRICT**  
**FAIRFAX COUNTY, VIRGINIA**  
**DATE: FEBRUARY 11, 2008**  
**SHEET 1 OF 2**

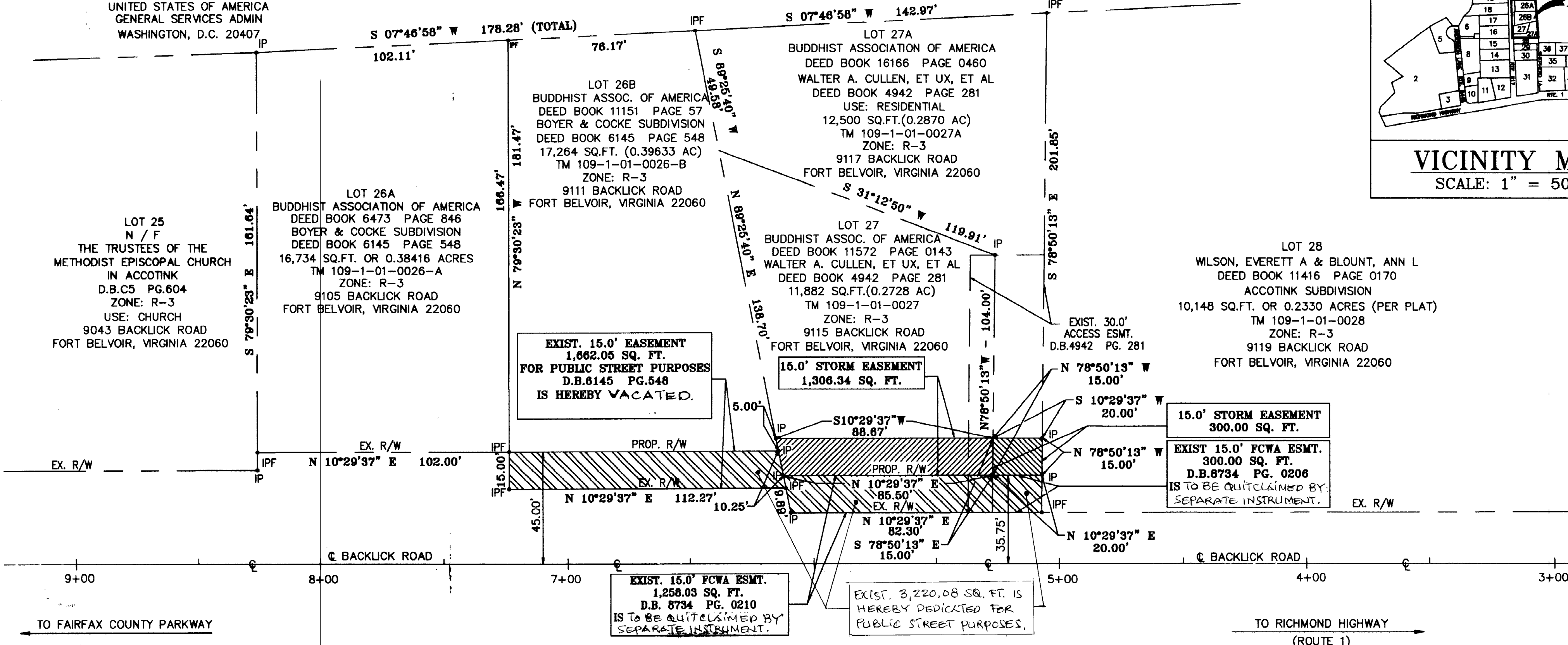
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-98

LOT 1  
 FORT BELVOIR  
 MILITARY RESERVATION  
 D.B.1157 PG.163  
 ZONE: R-C  
 USE: PUBLIC AND QUASI-PUBLIC SERVICE  
 TAX MAP: 115-2-((01))-0001  
 UNITED STATES OF AMERICA  
 GENERAL SERVICES ADMIN  
 WASHINGTON, D.C. 20407

LOT 1  
 FORT BELVOIR  
 MILITARY RESERVATION  
 D.B.1157 PG.163  
 ZONE: R-C  
 USE: PUBLIC AND QUASI-PUBLIC SERVICE  
 TAX MAP: 115-2-((01))-0001



**VICINITY MAP**  
 SCALE: 1" = 500'



**BACKLICK ROAD - STATE ROUTE 617**  
 (R/W VARIES)

**RECORD PLAT**

SCALE: 1" = 30'

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

**APPROVED  
 COUNTY OF FAIRFAX**  
 LAND DEVELOPMENT SERVICES  
 GERRY GIBSON SECTION  
 BARRY ELKOREK  
 4-25-08

**COMMONWEALTH OF VIRGINIA**  
 4/29/08  
**TOAN T.V. NGUYEN**  
 No. 17983  
 PROFESSIONAL ENGINEER

ENGINEER: TOAN T.V. NGUYEN  
 ADDRESS: 13313 SCOTSMORE WAY  
 OAK HILL, VA 20171  
 TELEPHONE: (703) 478-6097

**QUIT-CLAIMED AND DEDICATED &  
 STORMWATER EASEMENT PLAT**  
**BOYER AND COCKE SUBDIVISION**  
 LOTS 1 & 2  
**WALTER A. CULLEN, ET UX, ET AL**  
 LOTS 1 & 2  
 TAX MAP: 109-1-((01))-0026A, 26B, 27 & 27A  
 MOUNT VERNON MAGISTERIAL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 DATE: FEBRUARY 11, 2008

APPROVAL STAMPS

24588 - PD-001