

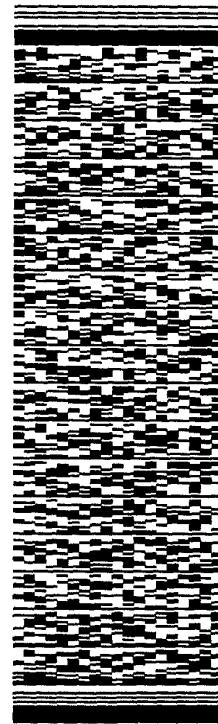
Fairfax County Circuit Court DMZ Cover Sheet v2.1

Instruments RESUBDIVISION

Grantor(s)
SEPTEMBER LANE LLC_F_N

Grantee(s)
SEPTEMBER LANE SUBDIVISION A DIVISION OF LOT 10 FARR_F_N

Consideration	Consideration %	100
Tax Exemption	Amount Not Taxed	
DEM Number	Tax Map Number	095-4-01-0010-
Original Book	Original Page	1873
Title Company	Title Case	1
Property Descr.	RESIDENTIAL SUBDIVISION	
Certified	NO Copies	1
	Page Range	1-4



POLARIS, INC.: 132A Hill Creek Rd.
RECEIVED TO:
GeoEnv Engineers, LLC
10875 Main Street, Suite 203
Fairfax VA 22030
**DEED OF SUBDIVISION and EASEMENT
OF
SEPTEMBER FARM**

THIS DEED OF SUBDIVISION AND EASEMENT (the "Deed") is made this 8th day of August, 2014, by and between SEPTEMBER FARM LLC (hereinafter referred to as "Owner"); and,

WHEREAS, the Owner is the owner and proprietor of certain real property (the "Property") as shown on plat dated July 13, 2013, entitled **"Record Plat for September Farm Subdivision a Division of Lot 10 Farr"** prepared by GeoEnv Engineers of Fairfax, Virginia, certified engineers and land surveyors (the "Plat") which Plat is attached hereto; and

WHEREAS, the Property is situated in Fairfax County, Virginia, Owner having acquired the Property by deed recorded in Deed Book 22681 at page 1873, among the land records of Fairfax County, Virginia; and

WHEREAS, it is the desire and intent of Owner to subdivide the Property into lots and to create an easement for Ingress and Egress in accordance with this Deed and the Plat; and

SUBDIVISION

NOW THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, Owner, together with the Trustees, does hereby subdivide the Property containing 22.156 acres, into lots, to be known as Lots 1 through 4, inclusive, SEPTEMBER FARM in accordance with the Plat which is expressly incorporated herein and made a part of this Deed.

INGRESS EGRESS EASEMENT AND COVENANT FOR MAINTENANCE

THIS DEED FURTHER WITNESSETH that in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, Owner does hereby declare and establish an Ingress and Egress Easement over those certain areas in the locations shown on the Plat, for the benefit of lots 2, 3, and 4. Every person or entity shall by accepting a deed or becoming an owner of any lot accepts title subject to an Ingress and Egress Easement Maintenance Covenant running with the land. All owners of lots shall be obligated to contribute equally (25% per lot) to the cost of maintaining the surface of the road and all culverts, ditches and swales associated with the road shown on the Plat as September Lane for its full length from Crestridge Road State Route 767 through the boundary of Lot 1. The necessity, scope, frequency and cost of that maintenance shall be determined by majority vote of the owners (one vote per lot) of all lots.

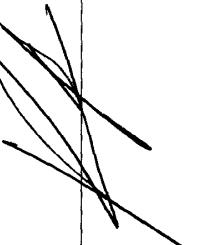
MISCELLANEOUS

Headings used in this Deed are for convenience purposes only and are not intended to affect the express terms herein set forth.

This Deed is made in accordance with the statutes made and provided in such cases; with the approval of the proper authorities of Fairfax County, Virginia, as shown by the signatures affixed to the Plat, and is with the free consent and in accordance with the desire of Owner, the owner and proprietor of the land depicted on the Plat

IN WITNESS WHEREOF, the parties hereto have caused this Deed to be executed, under seal.

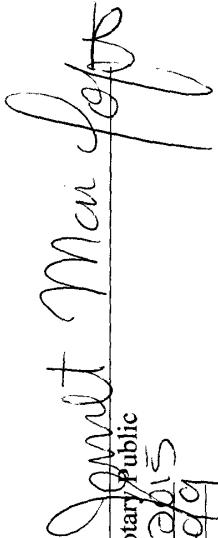
SEPTEMBER FARM LLC

By: _____ (SEAL)


COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX:

The foregoing instrument was acknowledged before me this 2nd day of December, 2014, by _____, _____ of the limited liability company.

Given under my hand this 2nd day of December, 2014.

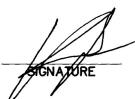

Notary Public
My commission Expires November 21, 2015
Notary Registration Number: FJ012019



WETLANDS CERTIFICATE

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

SEPTEMBER FARM LLC.
OWNER/DEVELOPER



11/17/14
DATE

ZONING INFORMATION AND NOTES

CURRENT ZONE: R-C

PROPOSED ZONE: R-C (NO REZONING)
TYPE OF SUBDIVISION: PRIVATE SUBDIVISION

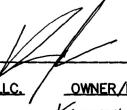
LOT SIZE REQUIREMENT

MINIMUM LOT AREA : 75,000 SF (CONVENTIONAL SUBDIVISION)
MINIMUM LOT WIDTH:

- 1) INTERIOR LOT-200 FT
- 2) CORNER LOT -225 FT

OWNERS CERTIFICATE

THIS SUBDIVISION OF LAND, LOT 10, NE FARR CONTAINS AN AREA OF 965,133 SQUARE FEET OF LAND OR 22.156 ACRES, MORE OR LESS NOW IN THE NAME OF SEPTEMBER FARM LLC, RECORDED IN DEED BOOK 22681 AND PAGE 1873 OF THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF; ALL THE DEDICATIONS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE RIGHT OF WAY FOR PUBLIC USE.

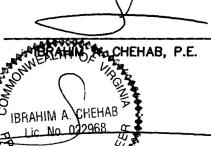
SIGNATURE: 

SEPTEMBER FARM LLC. OWNER/DEVELOPER
Kenneth Schmitz

11/17/2014

SURVEYOR'S/ ENGINEER'S CERTIFICATE

I, IBRAHIM A. CHEHAB, DULY AUTHORIZED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED ON THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS THE LAND NOW IN THE NAME OF SEPTEMBER FARM LLC, AS RECORDED IN THE DEED BOOK 22681 AT 1873 PAGE AMONG THE LAND RECORDS OF THE COUNTY OF FAIRFAX, VIRGINIA.

SIGNATURE: 

8/20/2014
DATE:

BY: IBRAHIM A. CHEHAB, P.E. #22968
GEOENV ENGINEERING & ENVIRONMENTAL SERVICES
10875 MAIN STREET, SUITE 213
FAIRFAX, VIRGINIA 22030 TEL: 703-591-7170

NOTES

NOTES:

- 1) OWNERS NAME: SEPTEMBER FARM LLC,
DEED BOOK 22681, PAGE 1873
- 2) THIS PLAT SHOWS THE SUBDIVISION OF THE ORIGINAL LOT 10 INTO FOUR SINGLE FAMILY RESIDENTIAL LOTS 1, 2, 3 AND 4.
- 3) TAX MAP# 095-4-((01))-010
- 4) THE BOUNDARY INFORMATION SHOWN ON THIS PLAT IS OBTAINED FROM PLAT RECORDED ON DEED BOOK 10571 PAGE 916 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- 5) THE PROPOSED 50 FT INGRESS-EGRESS EASEMENT IS FOR THE BENEFIT OF LOTS 2, 3 AND 4.
- 6) ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY, REMAIN IN FULL FORCE AND EFFECT UNLESS SHOWN OTHERWISE ON THIS PLAT.
- 7) TO THE BEST OF OUR KNOWLEDGE, THE PROPERTY CONTAINS NO KNOWN GRAVES OR BURIAL SITES.
- 8) ALL THE LOTS WILL BE SERVED BY THE ON-SITE SEPTIC SEPTIC SYSTEMS AND PRIVATE WELLS.
- 9) ANY FUTURE EASEMENTS OR AUTHORIZATION FOR ELECTRIC, CABLE, TELEPHONE OR GAS SERVICE TO BE FURNISHED TO THE PROPERTIES SHOWN ON THIS PLAT SHALL COMPLY WITH THE PROVISIONS OF VA CODE 15.2-2241(6)

AREA TABULATION

LOT	LOT AREA, A (SF)	REMARKS	AVERAGE LOT
LOT 1	222,681	INTERIOR LOT	
LOT 2	247,984	INTERIOR LOT	AVERAGE OF 4 LOTS=
LOT 3	262,593	INTERIOR LOT	22.156/4=5.539 ACRES
LOT 4	231,875	INTERIOR LOT	

TOTAL 965,133 OR 22.156 ACRES

CBAY/ RPA ORDINANCE STATEMENT

TO THE BEST OF OUR KNOWLEDGE, THIS PLAN COMPLIES FULLY WITH THE BOARD POLICY FOR TREATMENT OF APPROVED AND PENDING PLANS OF DEVELOPMENT, APPROVED NOVEMBER 18, 2003 OF THE AMENDMENT OF CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA.

RPA NOTE

THE LOT DOES NOT FALL INTO RESOURCE PROTECTED AREA.

PREPARED BY



Civil, Environmental & Geotechnical Engineering
10875 Main Street, Suite 213
Fairfax, VA 22030
Tel.: 703.591.7074
Fax: 703.591.7074
www.geoenvl.com

RECORD PLAT FOR
SEPTEMBER FARM SUBDIVISION
A DIVISION OF LOT 10 FARR
DEED BOOK 10571, PAGE 917
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JULY 13, 2013

