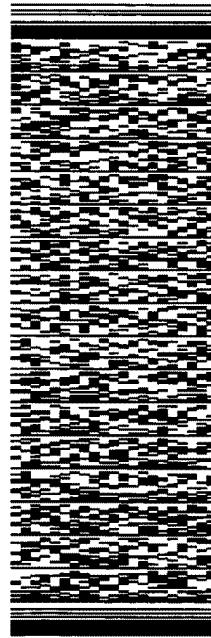


**Fairfax County Circuit Court
DMZ Cover Sheet Application v2.2**



Consideration	0	Consideration/Actual Value %	100
Actual/Assessed	0	Tax Exemption	Amount Not Taxed
Code Section			
DEM Number		Tax Map Number	0954-01-0004-
Original Book		Original Page	
Title Company	HOWARD BIRMEEL	Title Case	
Property Descr.	LOTS 1-4, SEPTEMBER FARM	Multiple Lots?	NO
Return To Party Name:	HOWARD BIRMEEL	Address:	BOX 22
Certified	NO	Copies	0
		Page Range	

Instruments

RESUBDIVISION, COVENANT, EASEMENT

Grantor(s) SEPTEMBER FARM LLC_F_N

Grantee(s) SEPTEMBER FARM LLC_F_N

AMENDED DEED OF SUBDIVISION and EASEMENT
AND COVENANTS OF SEPTEMBER FARM

THIS DEED OF SUBDIVISION AND EASEMENT (the "Deed") is made this 25 day
of August, 2016, by and between SEPTEMBER FARM LLC, Grantor (hereinafter referred to as
"Owner"), and SEPTEMBER FARM, LLC, and its successors and assigns, Grantees; 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, the 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
Restrictive Covenants for the Use of the Property; and

WHEREAS the parties recorded a prior of Subdivision and Easement of September Farm
in Deed Book 23888 at page 1658 among the Fairfax County Land Records, and wish to amend
and modify the same, and

WHEREAS the record Plat affixed thereto has been corrected and updated, and the
amended record plat dated August 5, 2016 and entitled as above is affixed hereto, and the
provisions are further described as follows:

Repared by + re+ver +
Hilary A. Girard, Esq.
BOK 2016
2016-08-05

RESTRICTIVE COVENANT

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 voluntarily declare and agree that Lots 1 through 4, inclusive, shall be subject to the following restrictions that are intended and shall be deemed to be covenants running with the land and binding upon the owners of the lots, their successors in interest and assigns.

1. Lots in this subdivision shall be used only for single family detached dwelling and uses accessory thereto.

2. No lot shall be used for agricultural or commercial purposes, except as accessory to residential use.

3. No lot shall be used for public, institutional, or industrial purposes.

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 22.094 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 COVENANTS FOR MAINTENANCE
AND FOR USE OF PROPERTY

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, running across and for the benefit of lots 1, 2, 3, and 4. Every person or entity shall by accepting a deed or becoming an owner of any lot accept 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, in widths varying from 20 feet to 50 feet, and running from Crestridge Road State Route 767 across Lots 1 and 2 to the boundaries of and serving Lots 3 and 4 as shown on the Amended Plat for ingress and egress. 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, who shall also vote upon a suitable repository for the collection of and expenditure of funds for road maintenance. In the event of a deadlock any Lot owner may apply to a court of equity for relief to compel such maintenance or repairs as may be necessary to benefit the subdivision generally, and recover reasonably attorney's fees if a court finds that the owner's withholding their permission or support of needed maintenance is unreasonable and against the intention of the Maintenance Covenant to benefit the subdivision and its owners.

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, 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: Satinder Singh

Printed name: SATINDER SINGH

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX:

The foregoing instrument was acknowledged before me this 28th day of August, 2016, by SATINDER SINGH, MANAGER, of September Farm LLC on behalf of the limited liability company.

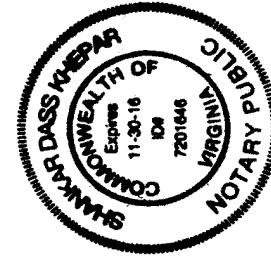
Given under my hand this 28th day of August, 2016.

September

Notary Public

My commission Expires: 11/30/2016
Notary Registration Number: 72201646

Plat Attached



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


SIGNATURE
8/01/2016
DATE

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 10571 AMONG THE LAND RECORDS OF THE COUNTY OF FAIRFAX, VIRGINIA.

SIGNATURE: 
IBRAHIM A. CHEHAB, P.E.
IBRAHIM A. CHEHAB, P.E.
DATE: 8/01/2016

BY: IBRAHIM A. CHEHAB, P.E. # 022968
GEOENV ENGINEERS
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)

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

THIS SUBDIVISION OF LAND, LOT 10, NR 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

_____/2016

AREA TABULATION

LOT	LOT AREA, A (SF)	REMARKS	AVERAGE LOT
LOT 1	222,686	INTERIOR LOT	AVERAGE OF 4 LOTS=
LOT 2	246,842	INTERIOR LOT	22.0939/4=5.5235 ACRES
LOT 3	282,614	INTERIOR LOT	
LOT 4	230,268	INTERIOR LOT	

TOTAL 962,411 SQUARE FOOT OR 22.0939 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.

PREPARED BY



Civil, Environmental & Geotechnical Engineering
10875 Main Street, Suite 213
Fairfax, VA 22030
Tel. 703.591.7170
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: AUGUST 05, 2016

RPA NOTE

THE LOT DOES NOT FALL INTO RESOURCE PROTECTED AREA.

