d-169-001

19-06

NOTE :

Easements for the installation and maintenance of underground utilities, supplies and transmission lines and drainage facilities are reserved to Gulf Reston, Inc. and assigns through all areas shown on the attached plat, whether within the boundaries of residential lots or in common areas, except only approved building and driveway areas. Such easements shall include the right of ingress and egress, provided that any utility, supply and transmission line or drainage facility shall be promptly repaired or replaced by the corporation or authority which directs the entry.

AREA TABULATION :
(Section 19 ~ Block 2)

Lots	108
Area ~ Lots	6.4567 Ac.
Parcel "A"	10.3578 Ac.
Total Area	16.8145 Ac.

For Density See D.B. 3313 Page 119

*Private Street
Privately Owned
Privately Maintained

NOTE "A"
Major Walkway to be constructed as shown on site plan. Walkway easement for general usage to be maintained by Reston Homeowners Association.

NOTE "B"
All easements for the drainage of natural and storm waters shown on this plat for the resubdivision of Block 2, Section 19 are hereby assigned to Fairfax County.

Owner & Developer
BENNETT OF VIRGINIA, INC.
8630 Fenton St.
Silver Spring, Md. 20910

Parcel "A" :

This parcel is a cluster common area which is to be conveyed to a corporation known as a Cluster Association of which each residential lot owner in the residential cluster shall be a member. However, minor adjustments to the interior boundaries of this parcel which shall not reduce this area more than 4000 square feet may be permitted as shown on any subsequent approved resubdivision plat. This parcel may not be subdivided, built upon, altered or modified except after an amended final plat of such cluster common area has been approved as provided in Section 30.2.2.2 of the Zoning Ordinance of Fairfax County.

Surveyor's Certificate

I, Herman L. Courson, a duly certified land surveyor do hereby certify that the land embraced in the subdivision shown on this plat, is a resubdivision of Section 19, Block 2, Reston, being a subdivision of a portion of Parcel 4, now in the name of Bennett of Virginia, Inc., having been acquired from Gulf Reston, Inc. by deed dated March 1, 1972 as recorded in D.B. 3558, Page 254.

I further certify that the subdivision is within the original tract and is accurately described and shown on this plat by metes and bounds, courses and distances. Bearings are calculated to the Virginia State Grid Meridian, North Zone and that there are iron pipes shown thus: —o— and concrete monuments shown thus: —□— marking the limits of the subdivision in accordance with the Fairfax County subdivision requirements.

Given under my hand this 2nd day of May 1972

Herman L. Courson
Herman L. Courson
Certified Land Surveyor
Springfield, Va.

Curve Data

No.	Radius	Delta°	Arc	Tang	Chord	Chd. Bearing
1	540.00	44° 09' 12"	184.88	97.30	180.35	S 05° 48' 28" W
2	105.00	11° 30' 00"	21.10	10.61	21.06	S 10° 30' 00" E
3	300.00	57° 15' 13"	299.71	163.34	287.29	S 37° 12' 33" W
4	345.21	19° 46' 11"	119.09	60.06	118.55	S 33° 07' 35" W
5	436.13	18° 42' 11"	142.50	72.07	141.24	S 33° 07' 35" W
6	565.00	07° 09' 23"	69.91	35.00	69.87	S 77° 25' 53" W
7	167.76	19° 19' 21"	56.53	28.57	56.24	S 33° 52' 37" W
8	166.42	20° 08' 12"	58.53	29.57	58.23	S 33° 46' 36" W

Sheet 1 of 3

Plat of a resubdivision of
Section 19 ~ Block 2
Reston

Centreville District ~ Fairfax County, Virginia
(Previously recorded in D.B. 3313 ~ Page 119)

Scale: 1" = 50'
May, 1972

Oyster, Imus & Associates, Inc.
Civil Engineers • Land Planners • Land Surveyors
8419 Reedie Drive • Wheaton, Maryland • 949-2011

3055-A

Draft
Check
Esmt
Appr

100-037-P

D.B. 3619 Pg. 222