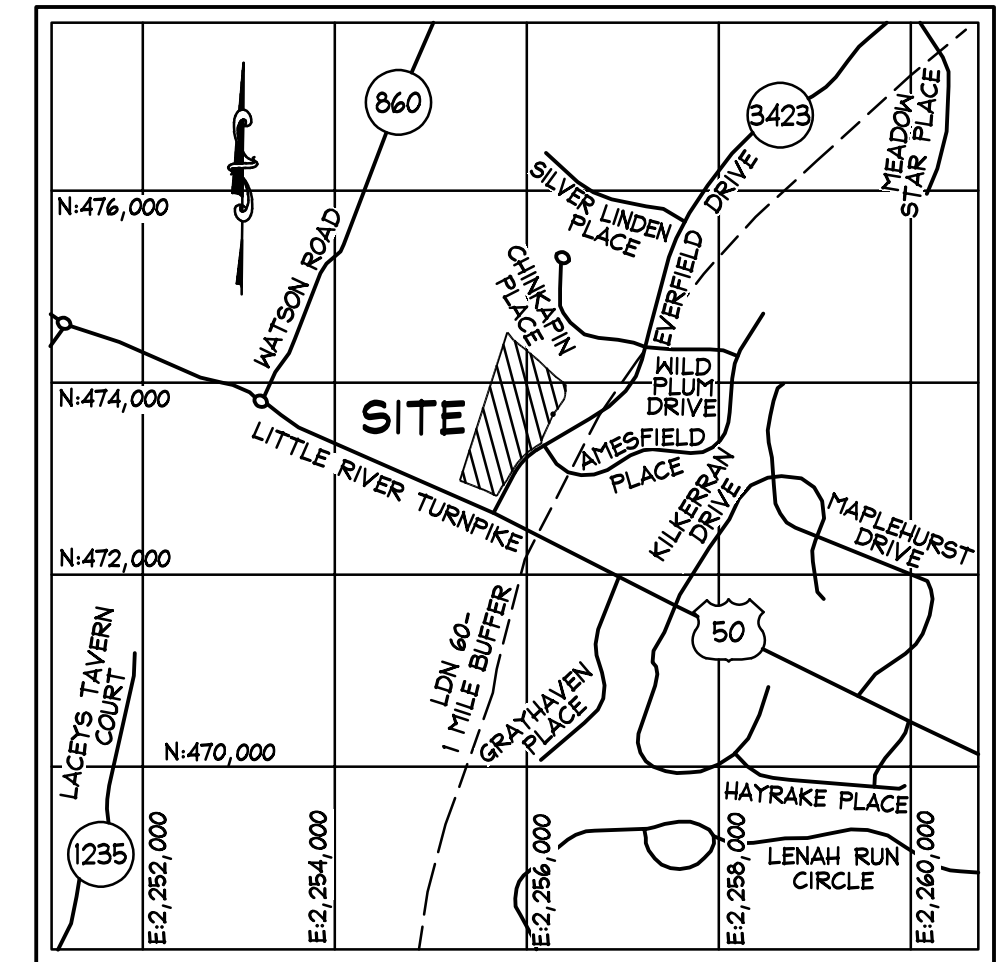
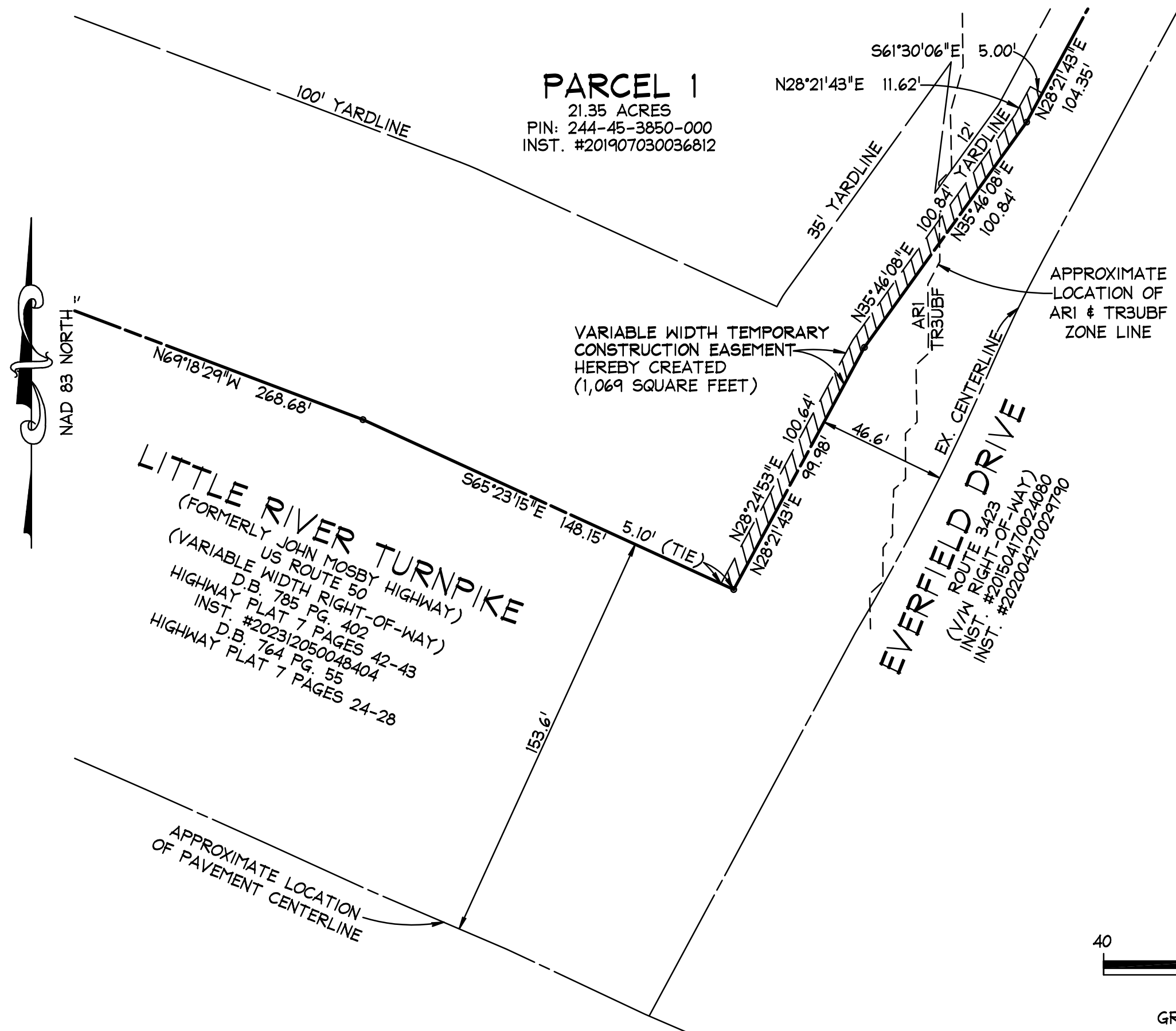


**NOTES:**

1. THE PROPERTY SHOWN HEREON IS LOCATED ON LOUDOUN COUNTY TAX ASSESSMENT PIN 244-45-3850-000, ZONED: ARI AND TR3UBF, UNDER THE LOUDOUN COUNTY ZONING ORDINANCE.
2. OWNER: WILLOWSFORD CONSERVANCY  
41025 WILLOWSFORD LANE  
ALDIE, VIRGINIA 20105-5803
3. THE TITLE COMMITMENT FURNISHED WAS PREPARED BY A.L.T.S. TITLE REPORT, FILE NO.: ALTS12846-LD, VALID THROUGH DATE: MAY 26, 2024 AND UPDATED THROUGH JANUARY 22, 2025.
4. THERE IS NO FLOODPLAIN ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF LOUDOUN COUNTY COMMUNITY PANEL NUMBER FOR THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS 51107C0355E, EFFECT FEBRUARY 17, 2017.
5. UNDERGROUND UTILITIES AND SUBSURFACE FACILITIES WERE NOT LOCATED.
6. THE PROPERTY LINES DEPICTED HEREON ARE PER A COMPILATION OF INSTRUMENTS OF RECORD OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES, AND DO NOT REFLECT A FIELD RUN BOUNDARY SURVEY PERFORMED BY GROUPE, INC. SAID INFORMATION IS WITHIN THE MINIMUM ERROR OF CLOSURE REQUIREMENT OF NOT LESS THAN ONE IN TEN THOUSAND (1:10,000). THE REFERENCE TO VIRGINIA STATE GRID NORTH IS PER A FIELD RUN GPS SURVEY PERFORMED BY GROUPE, INC. IN WHICH THE PROPERTY LINES OF RECORD WERE TRANSLATED TO FOUND MONUMENTATION WHICH WERE COMPUTED, AND SUBSEQUENTLY PLACED, ON VIRGINIA STATE GRID NORTH ~ NAD 83.
7. BOUNDARY AND NORTH MERIDIAN INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
8. APPROVAL OF THIS PLAT IN NO WAY RELIEVES THE OWNERS, DEVELOPERS, OR THEIR AGENTS OF ANY RESPONSIBILITIES REQUIRED BY THE COUNTY.
9. THE VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT HEREBY DEDICATED WITH THIS PLAT IS TO BE NULL AND VOID UPON THE COMPLETION OF THE EVERFIELD DRIVE PROJECT.
10. THE SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING PREVIOUSLY APPROVED APPLICATIONS:  
SBPL 2012-0011 (APPROVED JANUARY 2, 2014)  
CPAP 2007-0080 (APPROVED DECEMBER 30, 2008)  
CPAP 2013-0033 (APPROVED AUGUST 8, 2014)  
CPAR 2016-0012 (APPROVED NOVEMBER 29, 2016)  
CPAP 2013-0044 (APPROVED SEPTEMBER 12, 2014)  
CPAP 2014-0004 (APPROVED JULY 28, 2015)  
CPAR 2015-0012 (APPROVED SEPTEMBER 28, 2015)  
CPAP 2017-0002 (APPROVED JANUARY 31, 2020)
11. PIN 244-45-3850-000, SHOWN HEREON, IS NOW IN THE NAME OF "WILLOWSORD CONSERVANCY", DATED JUNE 17, 2019 AND RECORDED IN INSTRUMENT 20190703-0036812 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
12. THE CREATION OF EASEMENTS SHOWN HEREON IS PURSUANT TO EPLAN-2025-0006. FURTHERMORE, THE SUBJECT APPLICATION IS DESIGNATED AS LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION NUMBER PLAT-2025-0013.



VICINITY MAP  
SCALE: 1"=2,000'

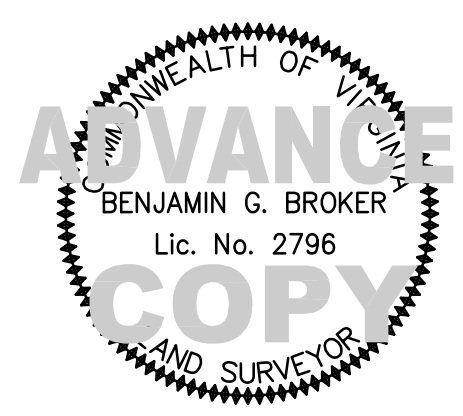


**EASEMENT AREA TABULATION**

TEMPORARY CONSTRUCTION EASEMENT 1,069 SQUARE FEET

**EASEMENT CREATION LEGEND**

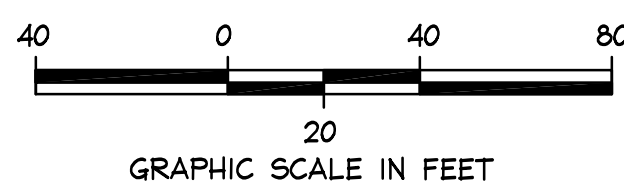
-DENOTES VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT HEREBY CREATED



EASEMENT PLAT SHOWING  
CREATION OF VARIABLE WIDTH  
TEMPORARY CONSTRUCTION EASEMENT  
**PARCEL 1**  
GPIN: 244-45-3850-000  
ON THE PROPERTY OF  
**WILLOWSFORD CONSERVANCY**  
INSTRUMENT 20190703-0036812  
LITTLE RIVER ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA  
SCALE: 1"=40' DATE: JULY 22, 2024

**REVISION BLOCK**

NO.	DATE	REVISION
1	2/7/25	COUNTY COMMENTS
2		
3		
4		
5		



# GROUPE

PLAN · SURVEY · ENGINEER · MANAGE

The Engineering Groupe, Inc. GROUPE.COM | 703-670-0985

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Fredericksburg, VA 22407

West Office  
9 Loudoun Street, SE  
Leesburg, VA 20175

DRAFTED BY: RTW CHECKED BY: BGB RPA-2331 SHEET 1 OF 1

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