

BK 0982 PG 0940

02 17414

DEED OF DEDICATION, SUBDIVISION AND EASEMENT

THIS DEED OF DEDICATION, SUBDIVISION, AND EASEMENT is made this 22 day of October, 2002, by and between RICHMOND AMERICAN HOMES OF VIRGINIA, INC., a Virginia corporation (hereinafter referred to as "Owner"); and the TOWN OF WARRENTON, VIRGINIA, a municipal corporation (hereinafter referred to as "Town").

WITNESSETH:

WHEREAS, the Owner is the owner and proprietor of certain real property ("Property") as shown on Subdivision Plat, dated October 4, 2002, entitled "MONROE ESTATES", and prepared by Richard D. Townsend of Schools & Townsend, P.C., certified land surveyors ("Plat"), which Plat is attached hereto and made a part hereof; and

WHEREAS, the Property is situated in the Town of Warrenton, Fauquier County, Virginia; Owner having acquired the Property by deed recorded in Deed Book 976, at Page 227, among the land records of Fauquier County, Virginia; and

WHEREAS, it is the desire and intent of Owner to subdivide the Property into lots and parcels, and to dedicate, grant, and convey to the Town, its successors and assigns for public use, the streets and thoroughfares in accordance with this Deed of Dedication, Subdivision, and Easement and the Plat; and

WHEREAS, it is the desire and intent of Owner to grant and convey unto the Town the easements in the locations as shown on the Plat by separate instruments of conveyance to be recorded among the County land records.

OCT 23 2002

Returned to:

Robert A. Brown
LAND DEV. ASST. P.M.
RICHMOND AMERICAN HOMES

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 consent of the Trustees, does hereby subdivide the Property containing 22.50 acres, more or less, into lots and parcels, to be known as Lots One (1) through Forty-seven (47), inclusive, Monroe Estates, in accordance with the Plat which is expressly incorporated herein and made a part of this Deed of Dedication, Subdivision, and Easement; and

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 grant, dedicate, and convey to the Town, in fee simple, the 3.4598 acres for public street purposes as shown on the Plat. This dedication is made in accordance with the statutes made and provided therefor.

Grantor covenants that it is seized of and has right to make such dedication and to grant rights and privileges appurtenant thereto, that Town shall have quiet and peaceable possession, use and enjoyment of the aforesaid property and that Grantor shall execute such further assurances thereof as may be required.

This Deed of Dedication, Subdivision, and Easement is made in accordance with the statutes made and provided in such cases including Section 15.1-465 et seq. and including Section 15.1-477 et seq. of the Code of Virginia 1950 as amended; with the approval of the proper authorities of the Town of Warrenton, 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 embraced within the bounds of said subdivision.

IN WITNESS WHEREOF, Owner has caused this Deed of Dedication, Subdivision, and Easement to be signed by its duly authorized representative.

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FURTHER WITNESS the following signatures and seals:

RICHMOND AMERICAN HOMES OF VIRGINIA, INC.,
a Virginia corporation, (OWNER)

By: Steven M. Massie

Steven M. Massie

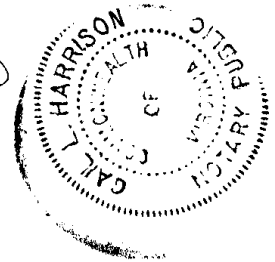
Title: Vice President of Land Development

COMMONWEALTH OF VIRGINIA
COUNTY OF Prince William, to-wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that Steven M. Massie as Vice President of Land Development of Richmond American Homes of Virginia, Inc., whose name is signed to the foregoing Deed of Dedication, Subdivision and Easement, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 22nd day of October, 2002.

GAIL L. HARRISON
Notary Public

My Commission expires: 31 May 2003

F:\deeds\monroeest.ra.doc

BK 0982 PG 0943

SIGNATURE PANEL

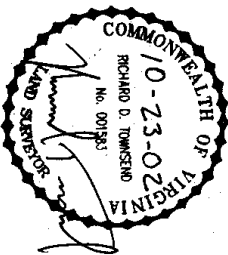
APPROVED

DATE 10/23/02

PLANNING DIRECTOR

Reviewed and Approved
Linda Develmont, Asst. P.M.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PROPERTY SHOWN HEREON AND IDENTIFIED BY GPIN 6883-79-7739, AND A PORTION OF GPIN 6983-79-0689 IS CURRENTLY IN THE NAME OF RICHMOND AMERICAN HOMES OF VA, INC., HAVING BEEN ACQUIRED IN DEED BOOK 876, PAGE 227. THE METES AND BOUNDS ARE THE RESULT OF A CURRENT FIELD SURVEY WITH AN ERROR OF CLOSURE OF LESS THAN 1:10,000. THE MERIDIAN WAS TAKEN FROM VDOT PROJECT 6029-030-102, PE101. UPON RECORDATION IRON PIPES WILL BE SET AT ALL PROPERTY CORNERS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.



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NOTES:

1. THIS PROPERTY IS IDENTIFIED BY THE FOLLOWING G.P.I.N. : 6893-79-7739 AND 6893-79-0589 (PORTION OF).
2. THE OPEN SPACE PARCELS ARE TO BE CONVEYED TO A HOME OWNERS ASSOCIATION FORMED BY THE SUBDIVISION PROPERTY OWNERS. THE MAINTENANCE OF THESE PARCELS WILL BE THE RESPONSIBILITY OF THE ASSOCIATION.
3. SEWER LATERALS LOCATED OUTSIDE OF THE ROAD RIGHT-OF-WAY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THERE IS NO F.E.M.A. FLOODPLAIN ON THE PROPERTY.

OWNERS CONSENT:

THE SUBDIVISION OF THE 22.50 ACRES OF LAND, IDENTIFIED AS GPIN 6893-79-7739 AND 6893-79-0589 (PORTION OF), AS SHOWN HEREON, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, THE OWNER HEREBY DEDICATES TO THE TOWN OF WARRENTON, THE RIGHT OF WAY SHOWN HEREON FOR PUBLIC STREET PURPOSES. FURTHER, THE OWNER GRANTS TO THE TOWN, EASEMENTS SHOWN HEREON FOR SANITARY SEWER, WATERLINE, STORM DRAINAGE, ACCESS, AND STORM WATER MANAGEMENT. FURTHER, THE OWNER HEREBY GRANTS PRIVATE A SANITARY SEWER LATERAL EASEMENT FOR THE BENEFIT OF LOTS 1, 15, AND 18, AN ACCESS EASEMENT IS ALSO GRANTED TO THE MONROE ESTATES H.O.A.

OWNER: RICHMOND AMERICAN HOMES OF VIRGINIA, INC.

BY *Steven M. Masie*
STEVEN M. MASIE
VP OF LAND DEVELOPMENT

NOTARY CERTIFICATE

STATE OF VIRGINIA, COUNTY OF Pinckney
TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS 22nd
DAY OF October, 2002, BY Steven M. Masie, Vice President Land Development
Richmond American Homes of Virginia, Inc.

Gail L. Henderson
GAIL L. HENDERSON
NOTARY PUBLIC

31 May 2003
MY COMMISSION EXPIRES

AREA TABULATION

AREA IN STREETS	OPEN SPACE	LOTS	TOTAL
3.4598 ACRES	2.0801 ACRES	16.9633 ACRES	22.5032 AC.

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SURVEYORS CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PROPERTY SHOWN HEREON AND IDENTIFIED BY GPIN 6883-79-7739, AND A PORTION OF GPIN 6883-79-0609 IS CURRENTLY IN THE NAME OF RICHMOND AMERICAN HOMES OF VA, INC., HAVING BEEN ACQUIRED IN DEED BOOK 976, PAGE 227. THE METES AND BOUNDS ARE THE RESULT OF A CURRENT FIELD SURVEY, WITH AN ERROR OF CLOSURE OF LESS THAN 1:10,000. THE MERIDIAN WAS TAKEN FROM VDOT PROJECT 6029-030-102, PE101. UPON RECORDATION IRON PIPES WILL BE SET AT ALL PROPERTY CORNERS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.



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SUBDIVISION PLAT

MONROE ESTATES

TOWN OF WARRENTON, VIRGINIA



SCHOOLS & TOWNSEND, P.C.
 ENGINEERS • SURVEYORS
 9252 MOSBY STREET • MANASSAS, VIRGINIA 22110
 703-368-8001 • 631-2995 • FAX 703-368-9950

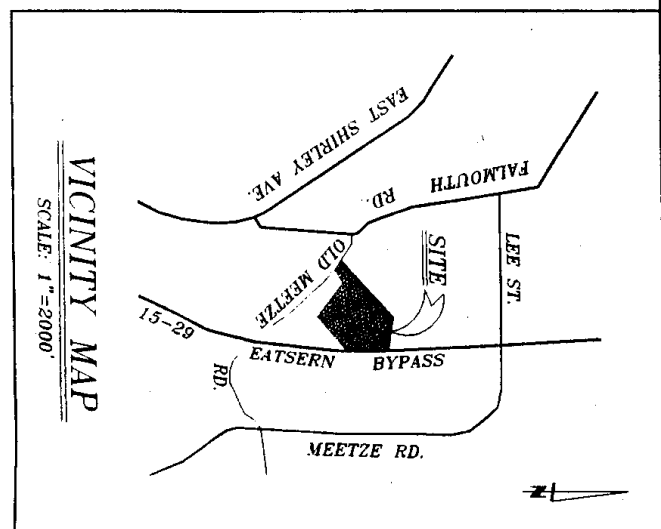
DATE: 10-1-02 SCALE: 1"=60' FILE: RPB 1824
 DRAWN BY: TS CHECKED BY: RT SHEET 1 OF 3

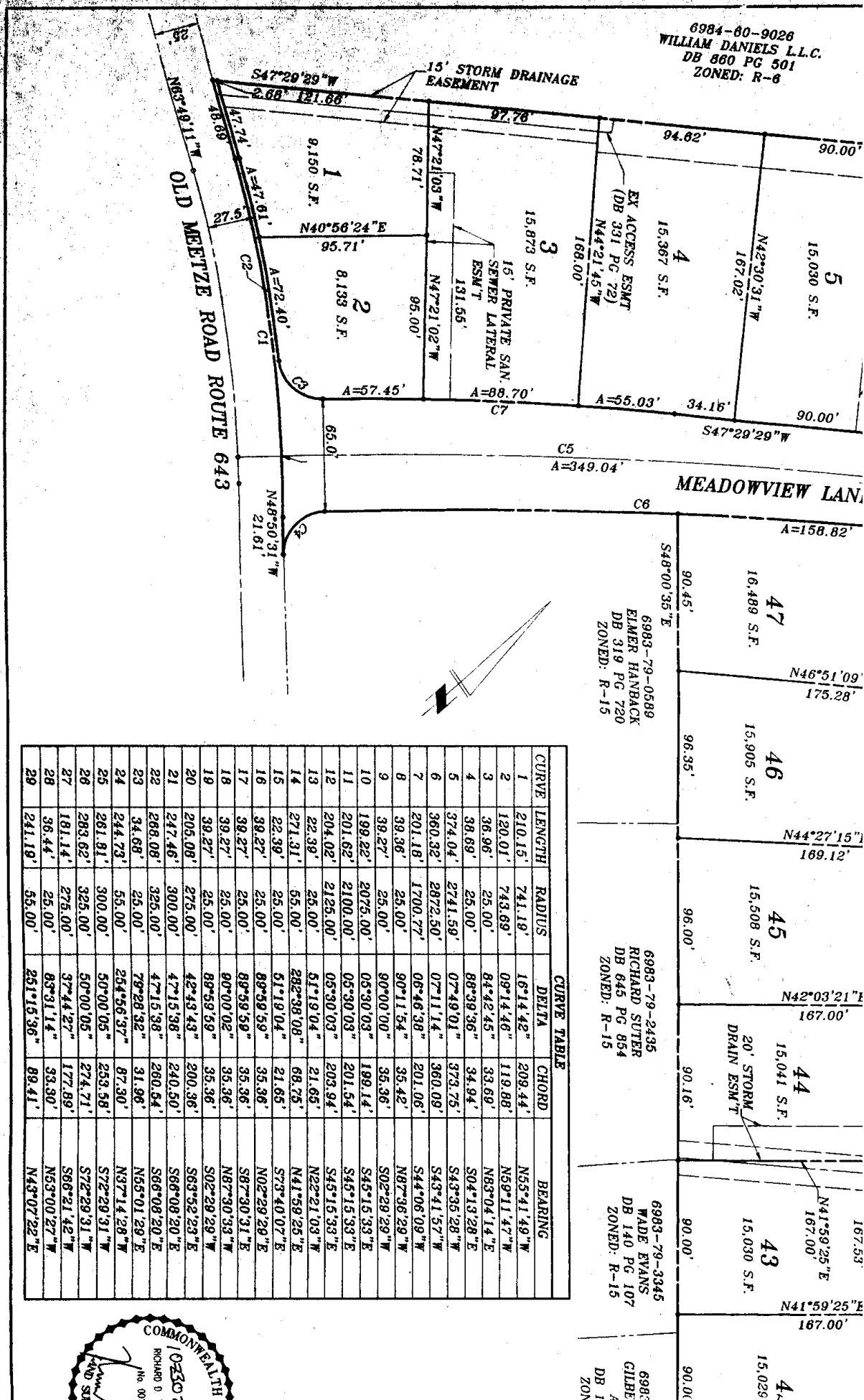
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AND	AREA TABULATION			
	AREA IN STREETS	OPEN SPACE	LOTS	TOTAL
OCATION	3.4598 ACRES	2.0901 ACRES	16.9633 ACRES	22.5032 AC.

BK0982PG0946



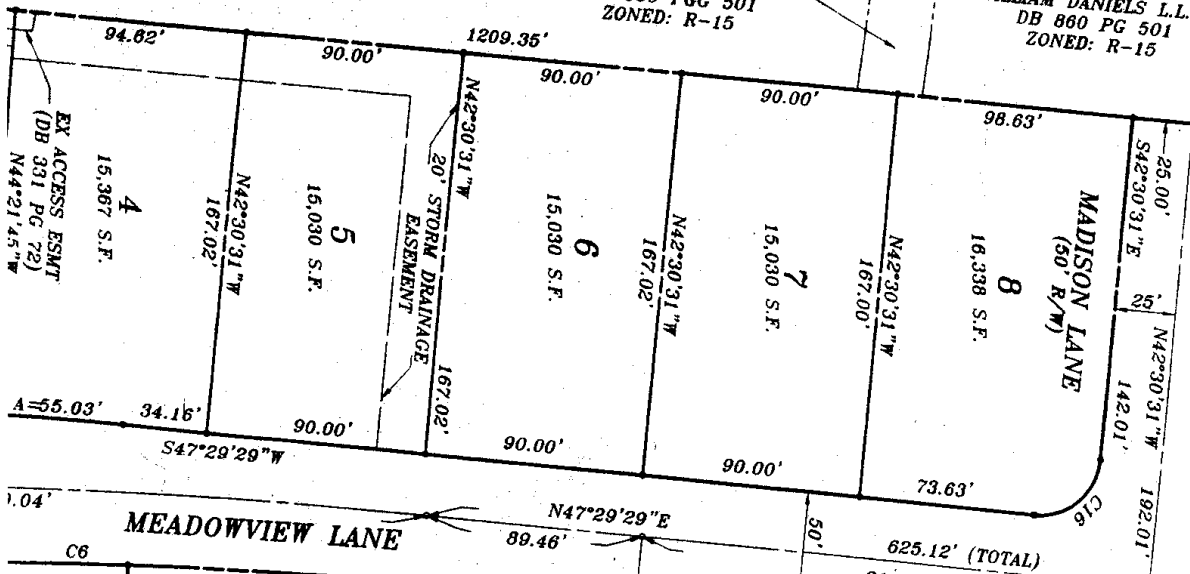


BK 0982 PG 0948

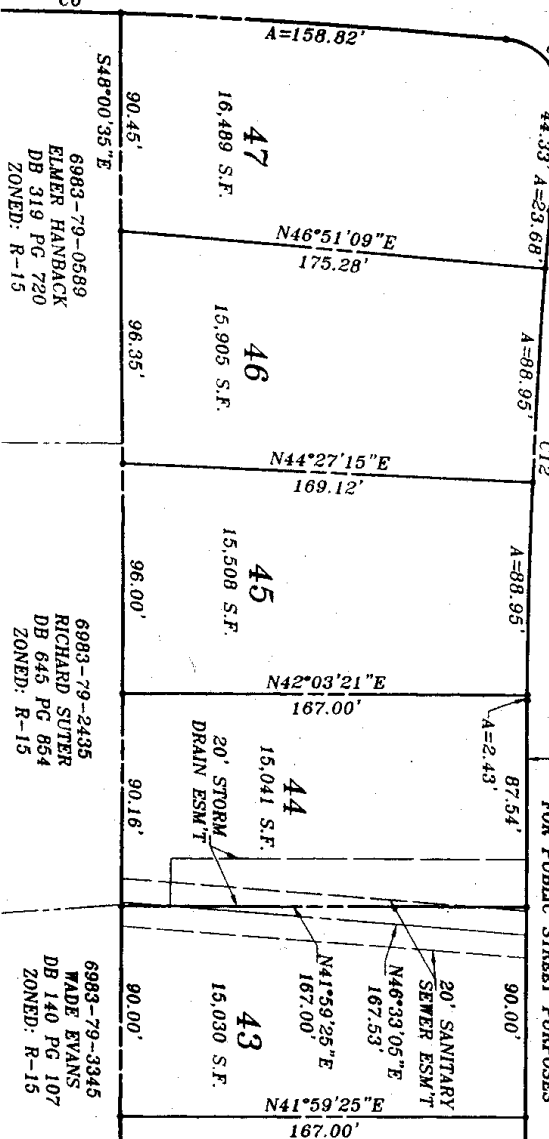
6984-80-9026
WILLIAM DANIELS L.L.C.
DB 860 PG 501
ZONED: R-6

6984-70-1108
WILLIAM DANIELS L.L.C.
DB 860 PGG 501
ZONED: R-15

6984-70-2394
WILLIAM DANIELS L.L.C.
DB 860 PG 501
ZONED: R-15



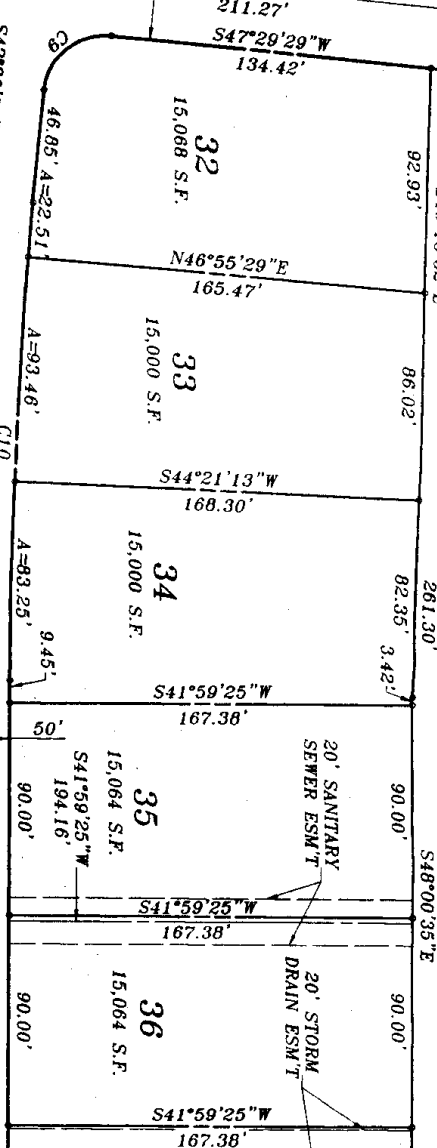
MEADOWVIEW LANE



3.4598 ACRES HEREBY DEDICATED
FOR PUBLIC STREET PURPOSES

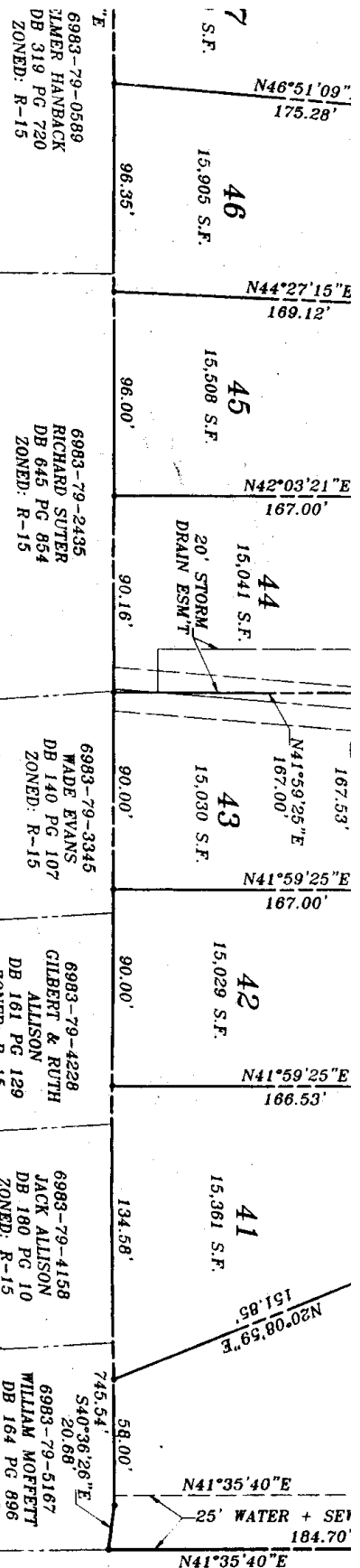
GALINA WAY

548



MATCH TO SHEET 3

BK0982PG0950



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
1	210.15'	741.19'	16°14'42"	209.44'	N55°41'49"W
2	120.01'	743.69'	09°14'46"	119.89'	N59°11'47"W
3	36.96'	25.00'	84°42'45"	33.69'	N83°04'14"E
4	38.69'	25.00'	88°39'36"	34.94'	S04°13'28"E
5	374.04'	2741.59'	07°49'01"	373.75'	S43°35'28"W
6	360.32'	2872.50'	07°11'14"	360.09'	S43°41'57"W
7	201.16'	1700.77'	06°46'38"	201.06'	S44°06'09"W
8	39.36'	25.00'	90°11'54"	35.42'	N87°36'29"W
9	39.27'	25.00'	90°00'00"	35.36'	S02°29'29"W
10	199.22'	2075.00'	05°30'03"	199.14'	S45°15'33"E
11	201.62'	2100.00'	05°30'03"	201.54'	S45°15'33"E
12	204.02'	2125.00'	05°30'03"	203.94'	S45°15'33"E
13	22.39'	25.00'	51°19'04"	21.65'	N22°21'03"W
14	271.31'	55.00'	282°38'08"	68.75'	N41°59'25"E
15	22.39'	25.00'	51°19'04"	21.65'	S73°40'07"E
16	39.27'	25.00'	89°39'59"	35.36'	N02°29'29"E
17	39.27'	25.00'	89°39'59"	35.36'	S87°30'31"E
18	39.27'	25.00'	89°39'59"	35.36'	N87°30'31"W
19	39.27'	25.00'	89°39'59"	35.36'	S02°29'29"W
20	205.08'	275.00'	42°43'43"	200.36'	S63°52'23"E
21	247.46'	300.00'	47°15'38"	240.50'	S66°08'20"E
22	268.08'	325.00'	47°15'38"	260.54'	S66°08'20"E
23	34.68'	25.00'	78°28'32"	31.96'	N65°01'29"E
24	244.73'	55.00'	25°46'37"	87.30'	N37°14'28"W
25	261.81'	300.00'	30°00'05"	253.58'	S72°29'31"W
26	293.62'	325.00'	50°00'05"	274.71'	S72°29'31"W
27	181.14'	275.00'	37°44'27"	177.89'	S66°21'42"W
28	36.44'	25.00'	83°31'14"	33.30'	N53°00'27"W
29	241.18'	55.00'	251°15'36"	89.41'	N43°07'22"E



SUBDIVISION PLAT

MONROE ESTATES

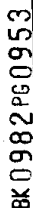
TOWN OF WARRENTON

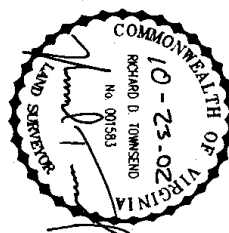


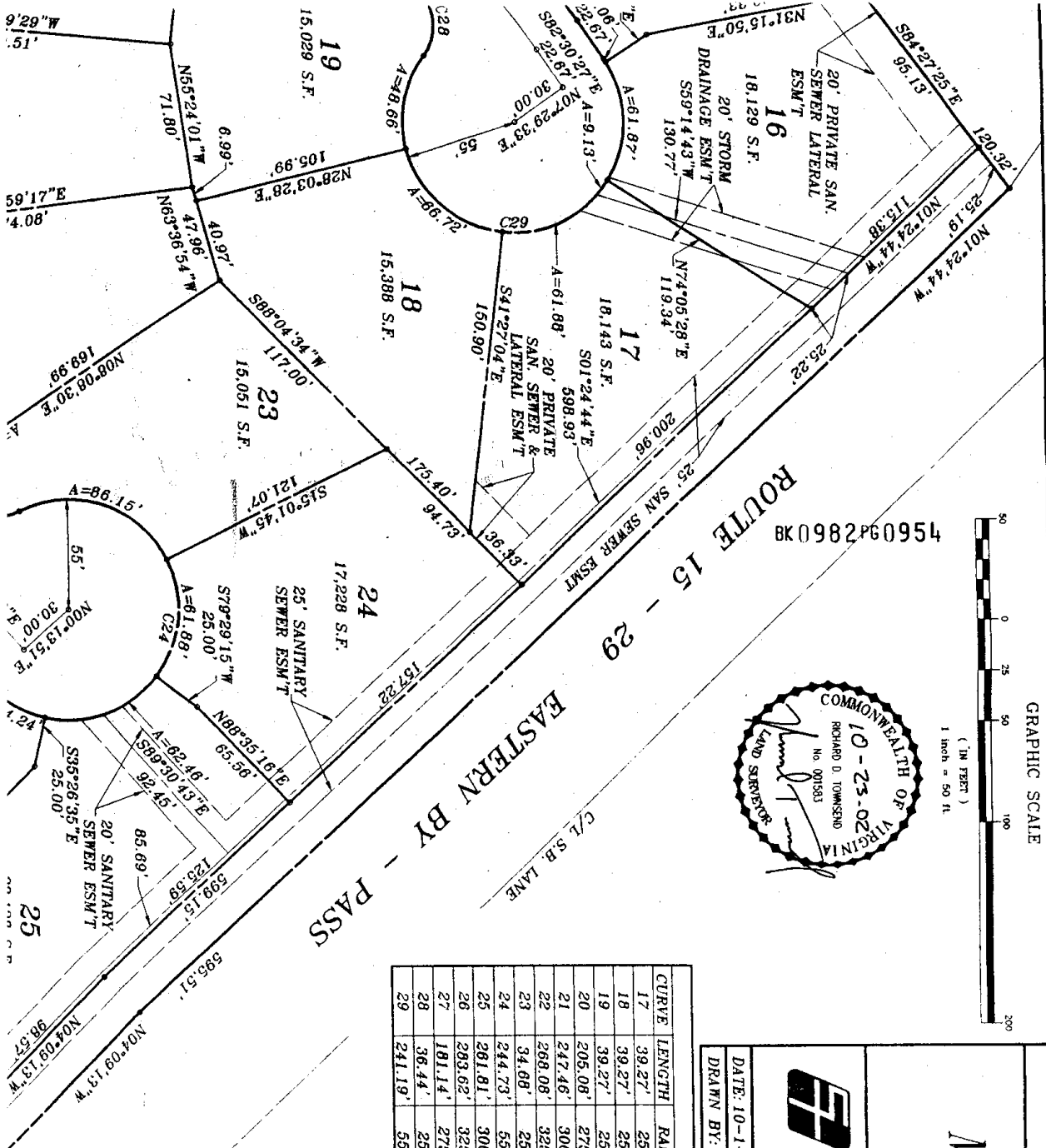
SCHOOLS & TOWNSEND, P.C.
ENGINEERS & SURVEYORS
9252 MOSBY STREET • MANASSAS, VIRGINIA 22110
703-366-8001 • FAX 703-366-9550

DATE: 10-1-02
DRAWN BY: TS
SCALE: 1"=50'
CHECKED BY: RT
FILE: RPB-1824
SHEET 2 OF 3

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CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
17	39.27'	25.00'	89°59.59"	35.36'
18	39.27'	25.00'	90°00.02"	35.36'
19	39.27'	25.00'	89°59.59"	35.36'
20	205.08'	275.00'	42°43.43"	200.36'
21	247.46'	300.00'	47°15.38"	240.50'
22	266.08'	325.00'	47°15.38"	260.54'
23	34.68'	25.00'	79°29.32"	31.96'
24	244.73'	55.00'	25°45.637"	87.30'
25	261.81'	300.00'	50°00.05"	253.58'
26	263.82'	325.00'	50°00.05"	274.71'
27	181.14'	275.00'	37°44.27"	177.89'
28	36.44'	25.00'	83°31.14"	33.30'
29	241.19'	55.00'	25°17.1536"	89.41'

SUBDIVISION PLAT

MONROE ESTATES

TOWN OF WARRENTON



SCHOOLS & TOWNSEND, P.C.

ENGINEERS • SURVEYORS

9252 MOSBY STREET • MANASSAS, VIRGINIA 22110
703-368-8001 • 631-2995 • FAX 703-368-9950

DATE: 10-1-02

SCALE: 1"=50'

FILE: RPB-1824

DRAWN BY: TS

CHECKED BY: RT

SHEET 3 OF 3

BK0982PG0955

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
FOR THE COUNTY OF FAUQUIER,

OCT 23 2002

This instrument was this day received in said Office and
with certificate admitted to record at 2:43 P. m.
\$3.00 Tech Fee Exempt

TESTE: *Gail H Barb*, CLERK \$30.00 PD