

#332/83

DEED OF RESUBDIVISION

THIS DEED OF RESUBDIVISION, is made this 31st day of January, 19 84, by FRANKLIN MILL LIMITED PARTNERSHIP, a Virginia Limited Partnership (Developer) and LITTLE RIVER MEWS HOMEOWNER'S ASSOCIATION, INC. (Association);

WHEREAS, Developer is the owner of Lots 1 through 42, LITTLE RIVER MEWS, and Association is the owner of Parcel A, LITTLE RIVER MEWS, as the same is duly dedicated, platted and recorded in Deed Book 5798 at Page 1581 among the land records of Fairfax County, Virginia.

WHEREAS, Owner and Association desire to resubdivide said Lots and Parcel A to move the common property lines between them in accord with the Plat of Resubdivision prepared by Dewberry and Davis, attached hereto;

WHEREAS, all existing easements set forth in the Deed of Dedication recorded at Deed Book 5798, at Page 1581, among the land records of Fairfax County remain the same.

NOW THEREFORE, the Owner does hereby resubdivide said Lots and Association does hereby resubdivide Parcel A, in accord with the attached Plat of Resubdivision to be known as:

Lots 1-A through 42-A and Parcel A-1/LITTLE RIVER MEWS, as set forth on the said Plat.

This Resubdivision is made in accordance with the statutes made and provided in such cases, with the approval of the property authorities of the County of Fairfax, Virginia, as shown by the signatures affixed to the Plat attached hereto, and with the free consent and in accordance with the desire of the undersigned owners.

RETURN TO: Stahl & Buck, P. C.
4304 Evergreen Lane, Suite 103
Annandale, Virginia 22003

2020 STATE TAX 15
COUNTY TAX 05
TRANSFER FEE 00
CLERK'S FEE 00
GRANTOR TAX 00
COMM.

DEM-DIVISION OF DESIGN REVIEW
4875 RP 02 P 01
DOCUMENT CONTROL NUMBER

BK5895 0721

WHEREFORE, the parties have set their hands and seals this
31st day of January, 1984.

FRANKLIN MILL LIMITED
PARTNERSHIP

[Signature]
BY: Robert C. Koury, Jr.
Corporate Officer
Sunshine Homes, Inc.
General Partner

LITTLE RIVER MEWS
HOMEOWNER'S ASSOCIATION,
INC.

BY: *[Signature]*
President

STATE OF VIRGINIA

COUNTY/CITY OF Fairfax, to-wit:

The foregoing document was acknowledged before me this 31st
day of January, 19 84, by ROBERT C. KOURY, JR.,
President of Sunshine Homes, Inc., General Partner of Franklin Mill Limited
Partnership.

[Signature]
NOTARY PUBLIC

My commission expires: October 14, 1984.

STATE OF VIRGINIA

COUNTY/CITY OF Fairfax, to-wit:

The foregoing document was acknowledged before me this 31st
day of January, 19 84, by Robert C. Koury, Jr.,
President of Little River Mews Homeowner's Association.

[Signature]
NOTARY PUBLIC

My commission expires: October 14, 1984

RECORDED W/CERTIFICATE ANNEXED
1984 FEB -3 AM 11:49
FAIRFAX COUNTY, VA.
TESTE: *[Signature]*
CLERK

TRUE NORTH

INDIAN
SE
PARCEL A

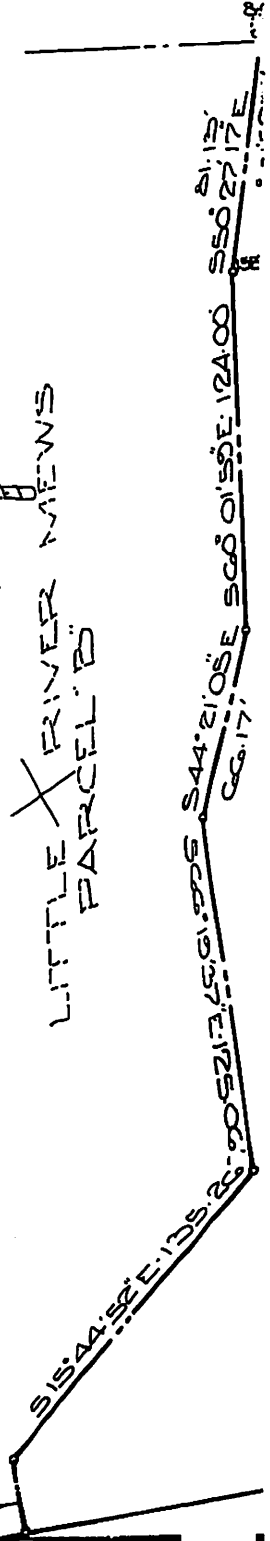
SURVEYOR'S CERTIFICATE

I, JOHN T. MONAGHAN, A DULY CERTIFIED LAND SURVEYOR IN THE STATE 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 A RESUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY FRANKLIN MILL LIMITED PARTNERSHIP FROM H & G LIMITED PARTNERSHIP BY DEED AND RECORDED IN DEED BOOK 5798 AT PAGE 1579 AND PART OF THE PROPERTY ACQUIRED BY LITTLE RIVER MEWS HOMEOWNERS ASSOCIATION BY DEED AND RECORDED IN DEED BOOK 5798 AT PAGE 1620 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND SHOWN HEREON LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT, THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY OF THE SAME AND ALL COURSES ARE REFERENCED TO TRUE NORTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRFAX COUNTY SUBDIVISION ORDINANCES.

GIVEN UNDER MY HAND THIS 26TH DAY OF SEPTEMBER 1983

John T. Monaghan
JOHN T. MONAGHAN
SURVEYOR
LAND SURVEYOR

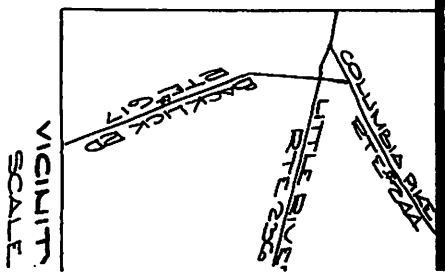


NOTES:

- 1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 71-2 @ 188,19 AND IS ZONED R-S
- 2. THERE IS AN EXISTING EASEMENT FOR INGRESS & EGRESS CONSTRUCTION, MAINTENANCE OF UTILITIES AND COUNTY AND OTHER EMERGENCY

S67°17'21\"
2700'

IAN RUN TONNHOUSES
SECTION ONE
PARCEL C-1



CLIFTON C. GREGG

J. ENIDRY GRANIDA

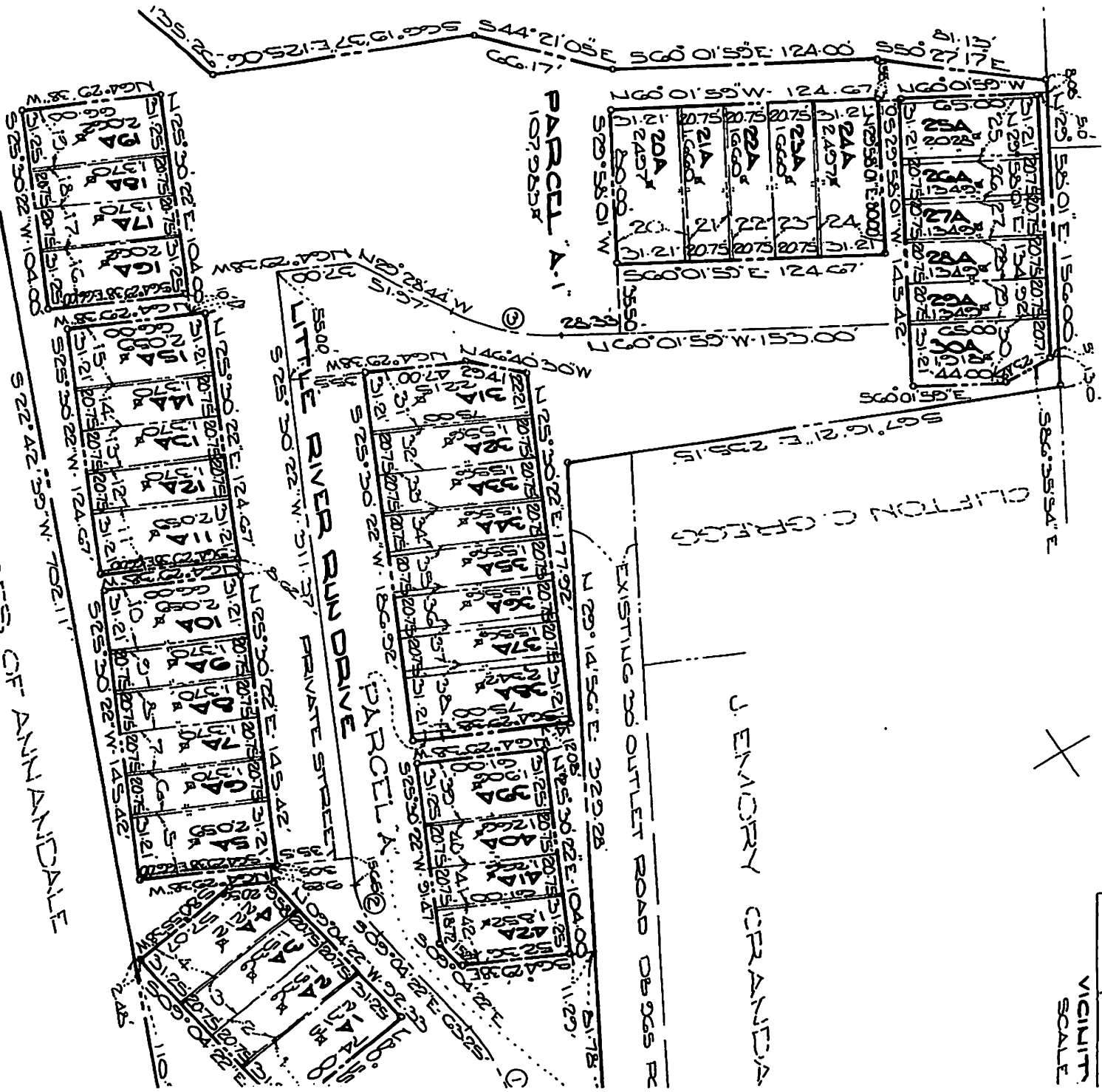
EXISTING 30' OUTLET ROAD DE 365 FC

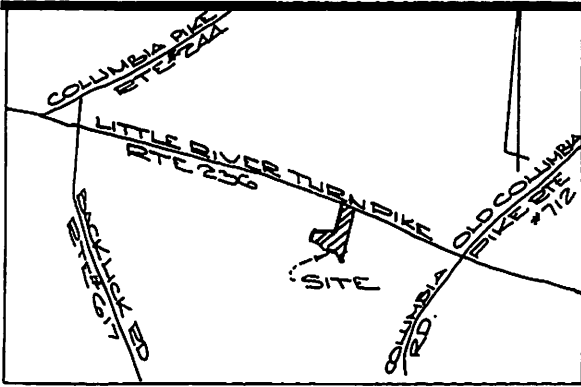
PARCEL A-1
107.9557

PARCEL A

LITTLE RIVER RUN DRIVE
PRIVATE STREET

TRACE TONNHOUSES OF ANNANDALE





VICINITY MAP
SCALE 1" = 2000'

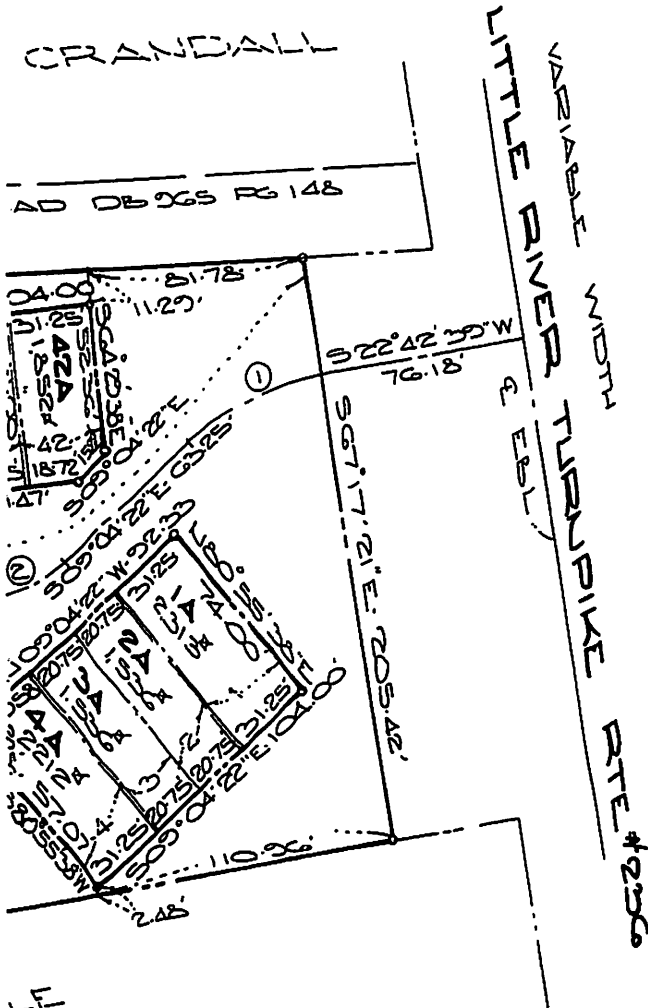
CURVE TABLE

NO.	RADIUS	DELTA	ARC	TAN	CHORD	BEARING
1	10000	31°47'01"	55.47	28.47	54.76	S06°49'09"W
2	46.00	34°34'44"	27.76	14.32	27.34	S08°13'00"W
3	10000	30°38'15"	53.33	27.31	52.70	N44°45'22"W

AREA TABULATION

LOTS(42) - 71,726.6
 PARCEL "A" - 107,985.4
 TOTAL - 179,712.0 OR
 4.12693 AC.

CRANDALL



COMMENCED FOR APPROVAL
 COUNTY
 SITE REVIEW BRANCH OFFICE
 12-6-83 BY *[Signature]*
 GIS AGENT

APPROVED
 FOR
 SUPERVISORS
 COUNTY, VIRGINIA

12-6-83 *[Signature]*
 GIS AGENT

APPROVAL VOID IF PLAT IS NOT
 RECORDED FOR RECORD WITHIN
 90 DAYS OF DATE OF APPROVAL.

THIS APPROVAL IS NOT A
 COMMITMENT TO PROVIDE
 PUBLIC SANITARY SEWER.

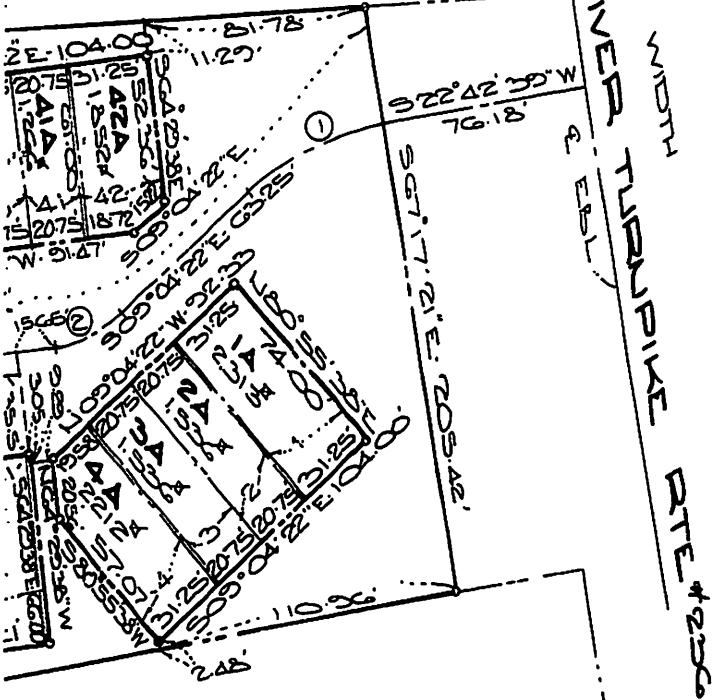
APPROVED

AREA TABULATION

LOTS(42) - 71,786 sq
 PARCEL "A" - 107,983 sq
 TOTAL - 179,769 sq OR
 4.12693 AC.

Y CRANDALL

ROAD DB 965 PG 148



DALE

RECOMMENDED FOR APPROVAL
 SITE REVIEW BRANCH
 12-6-83
 HIS AGENT
 APPROVED
 SUPERVISORS
 WTS. VIRGINIA
 APPROVAL FOR THIS PLAT IS NOT
 BINDING FOR RECORD VII

THIS APPROVAL IS NOT A
 GUARANTEE TO PROVIDE
 PUBLIC SAFETY

APPROVED
 COUNTY OF FAIRFAX
 DIVISION OF DESIGN REVIEW
 SANITARY SECTION
 By James P. Colton
 Date 9-30-83

PLAT SHOWING
 A RESUBDIVISION
 OF
 LOTS 1 THROUGH 42 & PARCEL "A"
LITTLE RIVER MEWS
 DB 5728 PG 1587
 ANNAUDALE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 50' SEPTEMBER 1983

DEWBERRY AND DAVIS
 ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS
 8401 ARLINGTON BOULEVARD, FAIRFAX, VA
 SHEET 1 OF 2

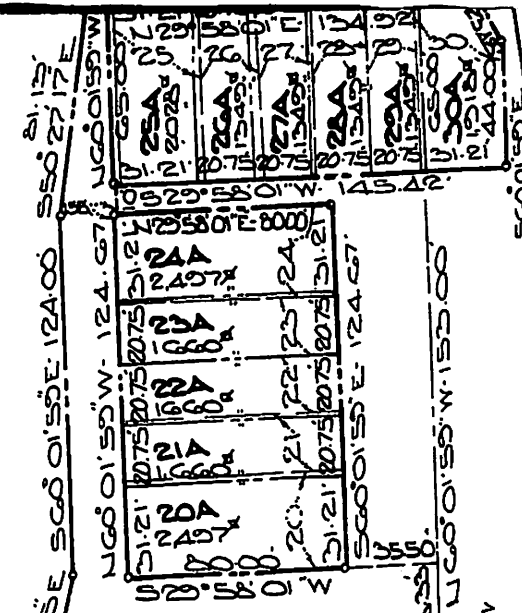
4875. RP-

DK5895 0725

RPA221'

8 - 11 B 0 2 9 11

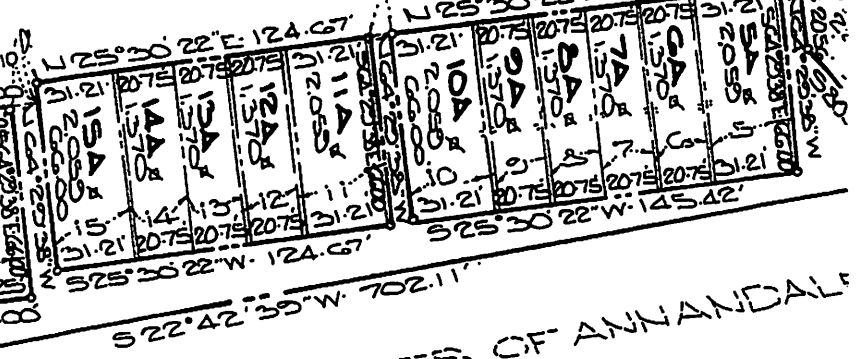
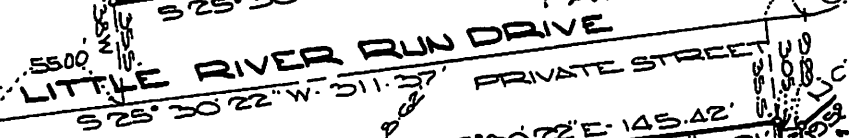
LITTLE RIVER MEANS
PARCEL B



PARCEL A



PARCEL B



TERRACE TOWNHOUSES OF ANNANDALE

CLIFTON C. GREENE

J. EMORY C.

EXISTING 36 OUTLET ROAD

LITTLE RIVER RUN DRIVE

PRIVATE STREET

N 25° 30' 22" E 145.42'

S 22° 42' 35" W 702.11'

SURVEYOR'S CERTIFICATE

I, JOHN T. MONAGHAN, A DULY CERTIFIED LAND SURVEYOR IN THE STATE 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 A RESUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY FRANKLIN MILL LIMITED PARTNERSHIP FROM H & G LIMITED PARTNERSHIP BY DEED AND RECORDED IN DEED BOOK 5798 AT PAGE 1579 AND PART OF THE PROPERTY ACQUIRED BY LITTLE RIVER MEWS HOMEOWNERS ASSOCIATION BY DEED AND RECORDED IN DEED BOOK 5798 AT PAGE 1620 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND SHOWN HEREON LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT, THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY OF THE SAME AND ALL COURSES ARE REFERENCED TO TRUE NORTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRFAX COUNTY SUBDIVISION ORDINANCES.

GIVEN UNDER MY HAND THIS 26TH DAY OF SEPTEMBER 1983

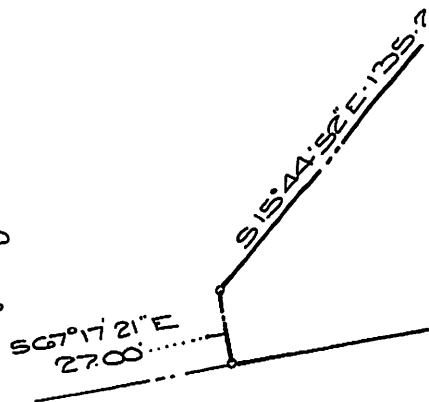
John T. Monaghan

LITTLE RIVER MEWS PARCEL B

113 26.01.98 S44° 21' 00"

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 71-2 @ 18819 AND IS ZONED R-5
2. THERE IS AN EXISTING EASEMENT FOR INGRESS & EGRESS CONSTRUCTION, MAINTENANCE OF UTILITIES AND COUNTY AND OTHER EMERGENCY VEHICLES OVER ALL PRIVATE STREETS (DB 5798 PG 1593)
3. ALL EASEMENTS SHOWN ON SHEET 2 OF 2 ARE EXISTING & WERE RECORDED IN DB 5798, PG 1593
4. IRON PIPES WILL BE SET AT NEW LOT CORNERS



TRAIL NORTH

INDIAN TR
PARCEL A-1

LITTLE RIVER NEWS
PARCEL B

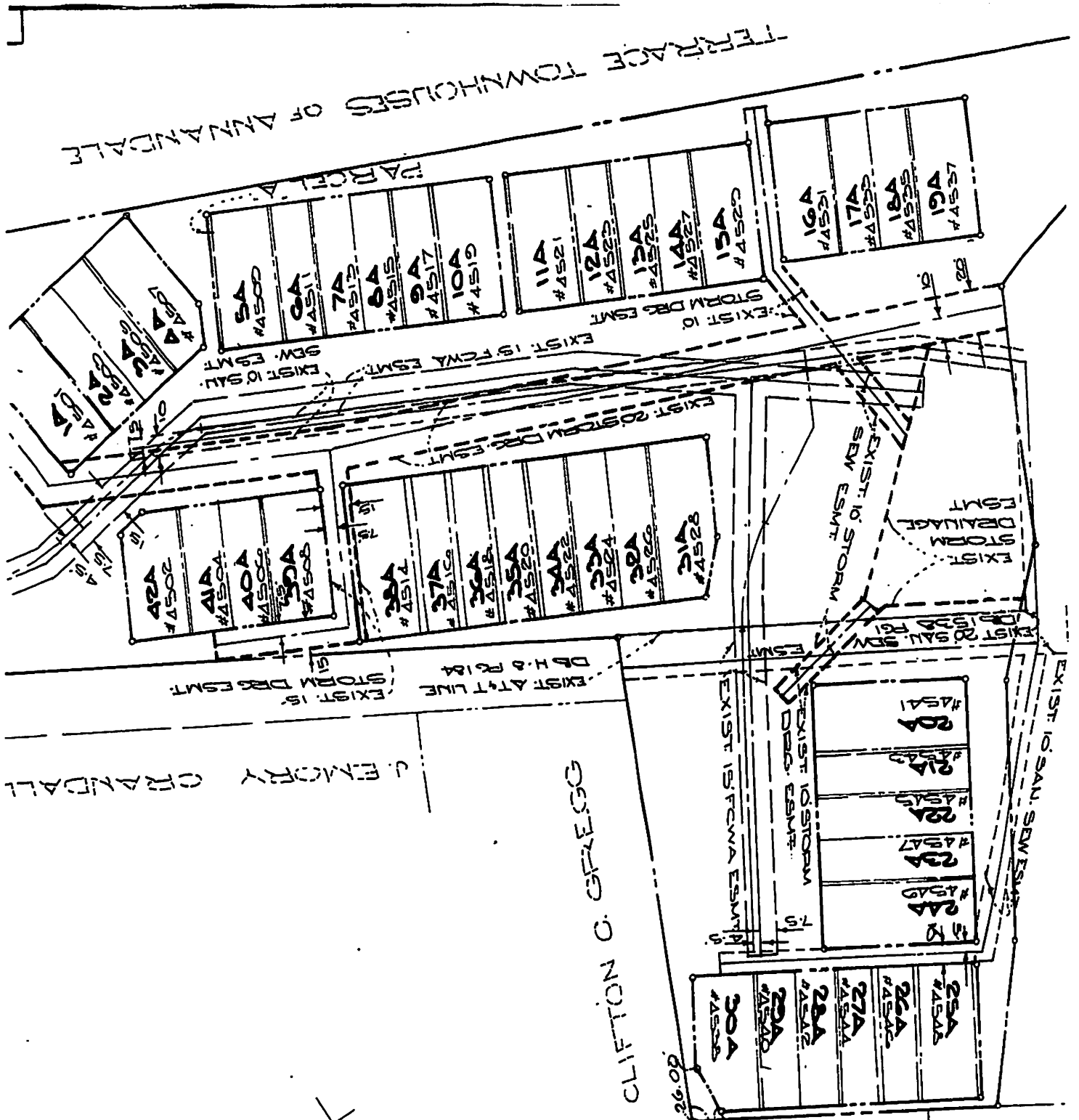


N RUN TOWNHOUSES SECTION ONE PARCEL C-1

STORM DRG ESMT

CLIFTON C. GREGG

EMORY CRANDALL



TERRACE TOWNHOUSES OF WINDYDALE

PARCEL A

EXIST. 10 SAN. SEW. ESMT
EXIST. 10 STORM DRG ESMT
EXIST. 10 FCWA ESMT

EXIST. 10 STORM SW ESMT
EXIST. 10 STORM DRG ESMT
EXIST. 10 FCWA ESMT

EXIST. 10 STORM DRG ESMT
EXIST. 10 STORM SW ESMT
EXIST. 10 FCWA ESMT

EXIST. 10 SAN. SEW. ESMT

EXIST. 10 STORM SW ESMT
EXIST. 10 STORM DRAINAGE
EXIST. 10 STORM DRAINAGE

42A #450C
41A #450A
40A #450C
39A #450C
38A #451A
37A #451C
36A #451B
35A #452C
34A #452E
33A #452A
32A #452C
31A #452C

11A #4521
12A #452E
13A #452E
14A #4527
15A #4527
16A #4521
17A #452E
18A #452E
19A #4527

44A #450C
43A #450C
42A #450C
41A #450C
40A #450C
39A #450C
38A #450C
37A #450C
36A #450C
35A #450C
34A #450C
33A #450C
32A #450C
31A #450C



APPROVED

KINDALE

LITTLE RIVER TURNPIKE

BRANDALL

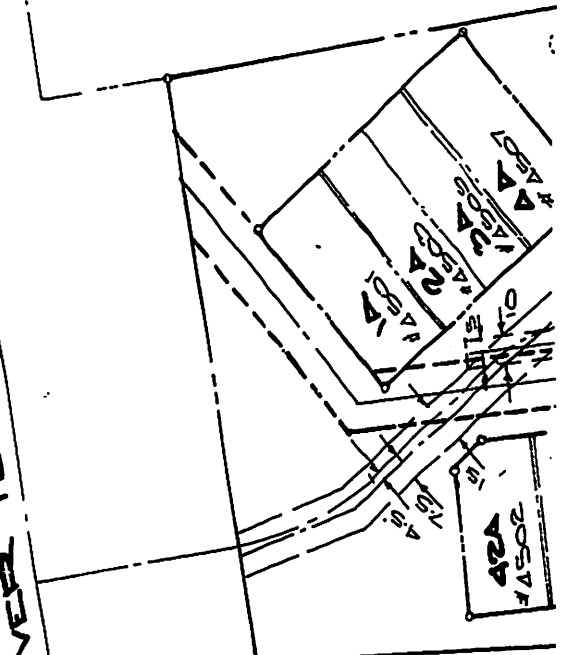
APPROVED FOR RECORD
 12-6-72
 [Signature]

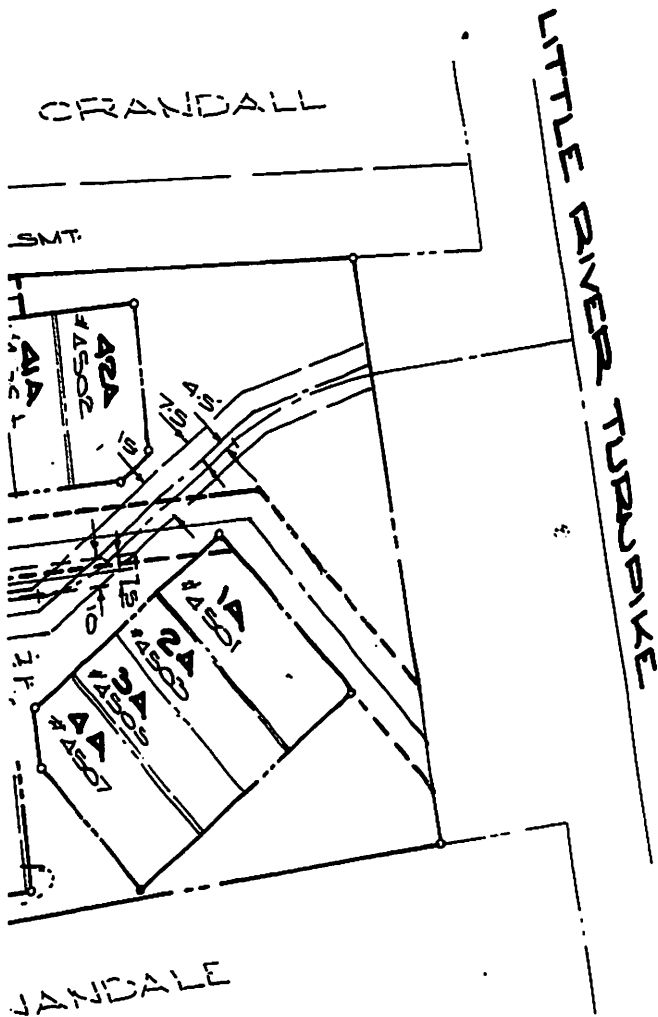
RECEIVED
 [Stamp]

RECORDED
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INDEXED
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NOV 1972





FINAL PLAN
 THIS PLAN IS SUBMITTED FOR APPROVAL
 BY THE BOARD OF SUPERVISORS
 OF THE COUNTY OF FAIRFAX
 VIRGINIA
 DATE 9-23-83
 BY *William P. Colton*
 HIS ATTORNEY

RECEIVED
 FOR
 BOARD OF SUPERVISORS
 OF FAIRFAX COUNTY, VIRGINIA
 DATE 9-23-83
 BY *W. L. P. Gray*
 HIS ATTORNEY
 THIS PLAN IS APPROVED FOR RECORD WITHIN
 THE COUNTY OF FAIRFAX, VIRGINIA
 DATE 9-23-83

APPROVAL IS NOT A
 GUARANTEE TO PROTECT
 AGAINST S. L. OWNER

APPROVED
 COUNTY OF FAIRFAX,
 DIVISION OF DESIGN REVIEW
 SANITARY SECTION
 By *William P. Colton*
 Date *9-30-83*

PLAT SHOWING
 A RESUBDIVISION
 OF
 LOTS 1 THRU 42 & PARCEL "A"
 LITTLE RIVER MEWS
 DB 5798 PG 15 & 17

SCALE 1"=50'

SEPTEMBER 1983

SHEET 2 OF 2

BK5895 0731

RR# 2212

12-2-83

LITTLE RIVER MEWS
PARCEL B

CLIFTON C. GREGG

J. EMORY C.

EXIST. 10' SAN. SEW ESMT

EXIST. 20' SAN. SEW
DR 18" DIA

EXIST.
STORM
DRAINAGE
ESMT

EXIST. 10' STORM
SEW ESMT

EXIST. 10' STORM
DRG. ESMT

EXIST. 15' FCWA ESMT

EXIST. AT+T LINE
DR 1.0 PG 12A

EXIST. 18'
STORM DRG ESMT

EXIST. 10'
STORM DRG ESMT

EXIST. 18' FCWA ESMT

EXIST. 10' SAN.
SDW. ESMT

16A #4531
17A #4533
18A #4535
19A #4537

11A #4521
12A #4523
13A #4525
14A #4527
15A #4529

9A #4517
10A #4519
7A #4513
8A #4515
6A #4511
5A #4509
4A #4507
3A #4505

21A #4528
22A #4524
23A #4522
24A #4520
25A #4518
26A #4516
27A #4514
28A #4512

41A #4504
42A #4502
43A #4500
44A #4498
45A #4496

25A #4548
26A #4546
27A #4544
28A #4542
29A #4540
30A #4538

21A #4543
22A #4545
23A #4547
24A #4549

TERRACE TOWNHOUSES OF ANNAL

2-21-21

X LITTLE RIVER MEWS
PARCEL B



BK5895 0733