

INSTRUMENT #
200711270127574

LEE HIGHWAY - ROUTE 29
CENTERLINE NORTHBOUND LANE

7297-91-9580
FREDERICK BEALE
INSTRUMENT # 201107200059966

7397-01-2696
ALANNAH & NOEL SWEENEY
INSTRUMENT # 201512290106013
2.4885 ACRES

7397-01-0983
14813 LEE HIGHWAY LLC
(INSTR.# 200804290040008)
14813 LEE HIGHWAY
ZONE A-1 USE VACANT

7397-01-5257
STONECROFT VENTURE LLC
INSTRUMENT # 201312120118182

1.4435 ACRE GAP
TO BE ADDED TO
7397-01-1034

7297-91-7930
CLARENCE & MARY D BURKE
DEED BOOK 245 PAGE 261

7297-91-8120
ANGELA MAE BECKETT
INSTR # 201608300069204

7297-91-8306
ALLEN S BARBOUR JR & JOYCE D BURKE
INSTRUMENT # 200507260125067

7297-90-8589
VERNON JEROME McJORDAN, JR
INSTRUMENT # 200602140025514

7397-01-1034
LOCUST SHADE LLC
(INSTR.# 201005120040387)
#14815 LEE HIGHWAY
ZONE A-1 USE VACANT

LOT 103
4.4271 ACRES
ADDRESS: 14815 LEE HIGHWAY

7397-00-5469
PRINCE WILLIAM H & R LIMITED PARTNERSHIP
INSTRUMENT # 201302260020350

7297-90-8368
LAKE MANASSAS RESIDENTIAL OWNERS ASSOC
INSTRUMENT # 200103290029492

OWNERS CONSENT
THE BOUNDARY LINE AGREEMENT OF THE LAND DESCRIBED HEREIN IS
WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF
THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

OWNER: LOCUST SHADE LLC

BY: E B Wright Jr
EDWARD B. WRIGHT, JR., (MANAGER)

NOTARY CERTIFICATE
STATE OF VIRGINIA COUNTY OF Prince William TO WIT:
SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS 31st DAY OF October
2019.
BY: Edward B. Wright

Kimberly Ann Humphries 3/31/22
NOTARY MY COMMISSION EXPIRES

KIMBERLY ANN HUMPHRIES
Notary Public
Commonwealth of Virginia
Registration # 7019650
My Commission Expires March 31, 2022

OWNERS CONSENT
THE BOUNDARY LINE AGREEMENT OF THE LAND DESCRIBED HEREIN IS
WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF
THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

OWNER: 14813 LEE HIGHWAY LLC

BY: E B Wright Jr
EDWARD B. WRIGHT, JR., (MANAGER)

NOTARY CERTIFICATE
STATE OF VIRGINIA COUNTY OF Prince William TO WIT:
SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS 31st DAY OF October
2019.
BY: Edward B. Wright

Kimberly Ann Humphries 3/31/22
NOTARY MY COMMISSION EXPIRES

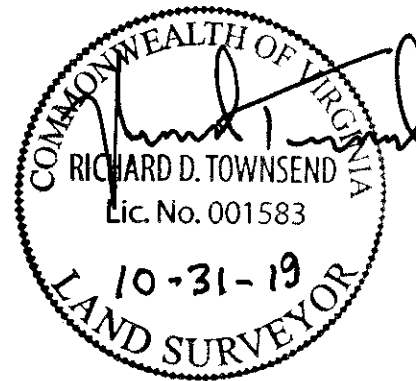
KIMBERLY ANN HUMPHRIES
Notary Public
Commonwealth of Virginia
Registration # 7019650
My Commission Expires March 31, 2022

AREA TABULATION:	
BEFORE BOUNDARY LINE AGREEMENT	
QPIN 7397-01-0983	2.4885 ACRES
QPIN 7397-01-1034	2.9836 ACRES
AREA OF GAP	1.4435 ACRES
TOTAL	6.9156 ACRES

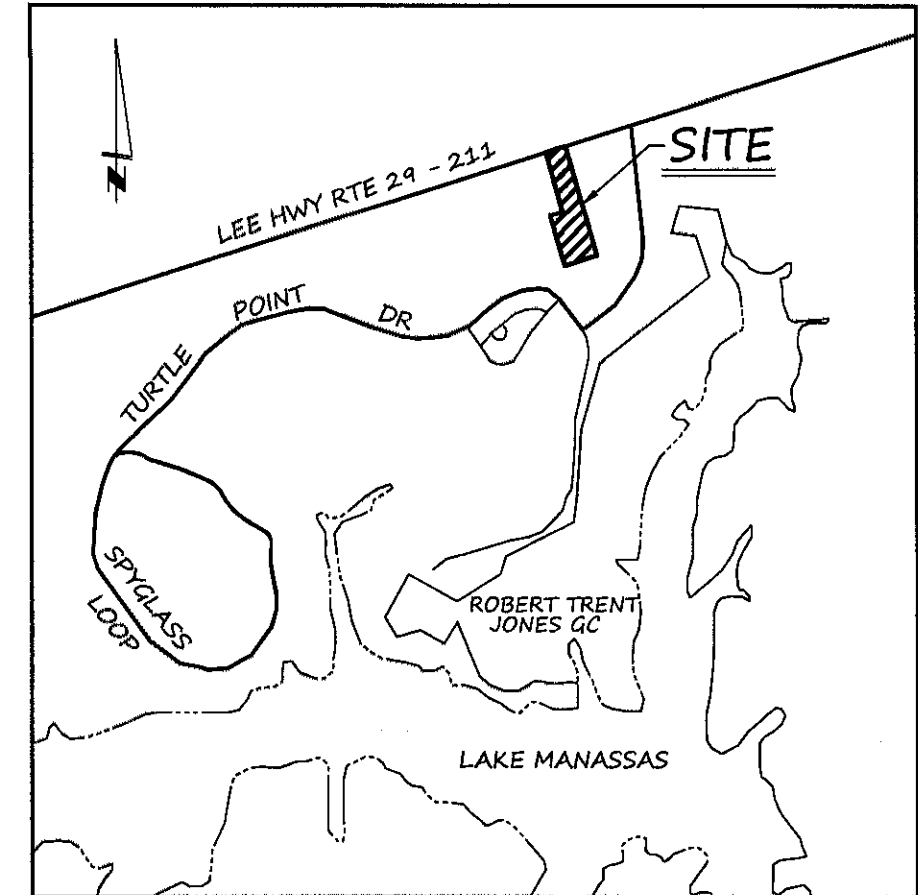
AREA TABULATION:	
AFTER BOUNDARY LINE AGREEMENT	
QPIN 7397-01-0983	2.4885 ACRES
QPIN 7397-01-0134	4.4271 ACRES
TOTAL	6.9156 ACRES

201911140084446
Prince William County, VA
11/14/2019 11:37 AM Pgs: 1
Jacqueline C Smith, Esq., Clerk

Filed with Instrument Number
201911140084446



SURVEYORS CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPERTY
SHOWN HEREON IS CURRENTLY IN THE NAME OF 14813 LEE HIGHWAY LLC HAVING
BEEN ACQUIRED IN INSTRUMENT # 200804290040008, AND THE PROPERTY SHOWN
HEREON IS CURRENTLY IN THE NAME OF LOCUST SHADE LLC HAVING BEEN ACQUIRED
IN INSTRUMENT # 201005120040387. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY
BY THIS FIRM WITH AN ERROR OF CLOSURE OF LESS THAN 1:10,000. UPON RECORDATION
IRON PIPES WILL BE SET AT ALL PROPERTY CORNERS IN ACCORDANCE WITH SECTION
120.00 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL
AND THE SUBDIVISION ORDINANCE



VICINITY MAP

1" = 2000'

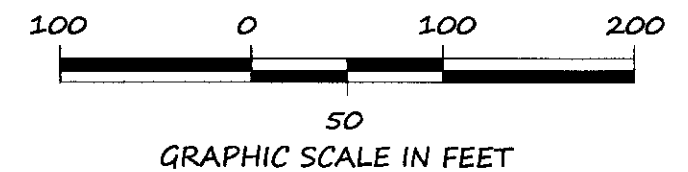
APPROVED

OCT 31 2019

DEPARTMENT OF
DEVELOPMENT SERVICES

NOTES:

1. NO TITLE REPORT FURNISHED PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN.
2. THE METES AND BOUNDS SHOWN HEREON ARE THE RESULTS OF A CURRENT FIELD SURVEY BY THIS FIRM THE MERIDIAN IS VIRGINIA STATE COORDINATE SYSTEM GRID NORTH HAVING BEEN ESTABLISHED FROM A PLAT RECORDED IN INSTRUMENT # 200711270127574.
3. NO PORTION OF THE PROPERTY SHOWN LIES WITHIN THE LIMITS OF THE 100 YEAR FLOODPLAIN, OR WITHIN A DESIGNATED RESOURCE PROTECTION AREA.



PROPOSED BOUNDARY LINE AGREEMENT
ON THE PARCELS OF
14813 LEE HIGHWAY LLC
AND
LOCUST SHADE LLC
GAINESVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PLAN# PTL2020-00015S02



SCHOOLS & TOWNSEND, P.C.

ENGINEERS · SURVEYORS
9252 MOSBY STREET · MANASSAS, VIRGINIA 20110
703-368-8001 · 631-2995 · FAX 703-368-9950

DATE: 1-14-2019 SCALE: 1" = 100' WO#: 418-1357
DRAWN BY: SHEVY CHECKED BY: TQ FB: 000 PG: 00