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Recorded: 10/09/2020 at 11:16:00 AM  
Fee Amt: \$26.00 Page 1 of 5  
Fauquier County, VA  
Gail H Barb Clerk of Circuit Court  
File# 2020-00012149

BK **1652** PG **2177-2181**

Prepared by and Return to:  
James P. Downey, Esq., VSB # 14248  
James P. Downey, P.C.  
298 Falmouth Street, Warrenton, VA 20186  
540-347-2424; jd@jamesdowneylaw.com

EXAMINED &  
RETURNED

PINs: 7814-02-5270-000, 7804-72-6977-000, and 7804-72-0190-000

**ROAD MAINTENANCE AGREEMENT**

THIS AGREEMENT, made and entered into this 5<sup>th</sup> day of September,  
2020, by and between JIARONG YING and ZHIJING WANG, hereinafter "Ying/Wang" and  
RUTH H. YAMAMOTO and KATHRYN L. YAMAMOTO, hereinafter "Yamamoto"  
(collectively, "the parties").

**WITNESSETH:**

WHEREAS, Ying/Wang are the owners of the real estate described in Deed Book 1514,  
Page 139, among the land records of Fauquier County, Virginia;

WHEREAS, Yamamoto is the owner of the real estate described in Deed Book 1567,  
Page 653, among the aforesaid land records;

WHEREAS, each of the above-described tracts or parcels of real estate have appurtenant  
to it a nonexclusive thirty foot (30') right of way for the purpose of ingress to and egress from  
Virginia Route 631 over a private road which crosses over each of the above described tracts of  
land as more particularly shown by plat of survey made Carson Land Consultants, entitled  
"Easement Dedication on the Properties of Jiarong Ying and Zhijing Wang and Ruth H.  
Yamamoto and Kathryn L. Yamamoto" dated January 14, 2020, revised July 6, 2020, and  
recorded October 9, 2020 in Deed Book 1652, Page 2135, in the aforesaid  
land records;

WHEREAS, the parties desire to bind themselves, their successors and assigns for all liabilities for the repair and maintenance of the aforesaid private road.

NOW, THEREFORE, in consideration of the premises and the mutual covenants contained herein, the parties hereby agree as follows:

1. This Agreement is a covenant running with the land and shall be binding upon present and future owners of the properties herein described.

2. Yamamoto, the owner of the parcels for whose benefit such easement is hereby created, their successors and assigns, will undertake the responsibility for the construction, repair and maintenance of this private access easement and roadway, including snow removal. The construction, repair and maintenance of this private access easement and roadway, including snow removal, shall NOT be the responsibility of the County or the Commonwealth of Virginia.

**THE PRIVATE STREET WILL NOT BE PAVED OR MAINTAINED WITH FUNDS OF FAUQUIER COUNTY OR FUNDS ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT OWNERS OF LOTS SUBSEQUENTLY DESIRE THE ADDITION OF SUCH PRIVATE STREETS TO THE SECONDARY SYSTEM OF STATE HIGHWAYS FOR MAINTENANCE, THE COST TO UPGRADE IT TO THE PRESCRIBED STANDARDS MUST BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR FAUQUIER COUNTY. PRIVATE STREETS ARE NOT DEDICATED TO PUBLIC USE.**

**STREET SIGNS FOR THE PRIVATE STREET WILL NOT BE MAINTAINED WITH FUNDS FROM THE COUNTY OF FAUQUIER. SIGN MAINTENANCE FOR**

**PRIVATE ROADS AND STREETS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF RECORD.**

**INGRESS AND EGRESS EASEMENT FOR PUBLIC EMERGENCY AND MAINTENANCE VEHICLES IS HEREBY GRANTED TO FAUQUIER COUNTY FOR ALL PRIVATE STREETS.**

WITNESS the following signatures and seals:

Jiarong Ying (SEAL)  
JIARONG YING

STATE/Commonwealth of Massachusetts  
CITY/COUNTY OF Middlesex, to-wit:

The foregoing Road Maintenance Agreement was acknowledged before me this 5<sup>th</sup> day of September 2020, by Jiarong Ying.

(Notary Seal)



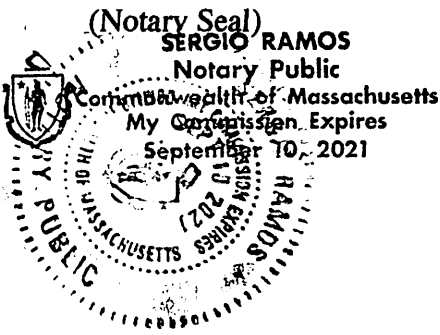
**SERGIO RAMOS**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
September 10, 2021

S. Ramos  
Notary Public  
Notary Registration Number \_\_\_\_\_  
My Commission Expires September 10, 2021

Zhijing Wang (SEAL)  
ZHIJING WANG

STATE/Commonwealth of Massachusetts  
CITY/COUNTY OF Middlesex, to-wit:

The foregoing Road Maintenance Agreement was acknowledged before me this 5<sup>th</sup>  
day of September 2020, by Zhijing Wang.



[Signature]  
Notary Public  
Notary Registration Number \_\_\_\_\_  
My Commission Expires September 10, 2021

Ruth H. Yamamoto (SEAL)  
RUTH H. YAMAMOTO

STATE/Commonwealth of Maine  
CITY/COUNTY OF Hancock, to-wit:

The foregoing Road Maintenance Agreement was acknowledged before me this 19  
day of August 2020, by Ruth H. Yamamoto.



Anna M Ryan  
Notary Public  
Notary Registration Number Anna M Ryan  
My Commission Expires \_\_\_\_\_  
Notary Public, State of Maine  
My Commission Expires May 19, 2027

Kathryn Yamamoto (SEAL)  
KATHRYN L. YAMAMOTO

STATE/Commonwealth of MARYLAND  
CITY/COUNTY OF BALTIMORE, to-wit:

The foregoing Road Maintenance Agreement was acknowledged before me this 28th  
day of AUGUST 2020, by Kathryn L. Yamamoto.

(Notary Seal) Patricia P. Jackson  

<b>PATRICIA P. JACKSON</b> Notary Public Baltimore County Maryland My Commission Expires Aug. 22, 2022	Notary Public Notary Registration Number <u>0013671492</u> My Commission Expires <u>08/22/2022</u>
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Approved as to Form:  
By Kevin J. Burke  
Kevin J. Burke  
County Attorney

Accepted on behalf of Fauquier County  
By Paul S. McCulla  
Paul S. McCulla,  
County Administrator

COMMONWEALTH OF VIRGINIA  
COUNTY OF FAUQUIER to-wit:

The foregoing Road Maintenance Agreement was acknowledged before me this 21st  
day of September 2020, by Paul S. McCulla, County Administrator, on  
behalf of Fauquier County.

(Notary Seal) Regina T. Dodson  

<b>REGINA T DODSON</b> Notary Public Commonwealth of Virginia Registration No. 229248 My Commission Expires Jan 31, 2024	Notary Public Notary Registration Number <u>229248</u> My Commission Expires <u>Jan 31, 2024</u>
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RECORDED IN CLERK'S OFFICE OF  
FAUQUIER ON  
OCTOBER 9, 2020 at 11:16:00 AM  
AS REQUIRED BY VA CODE §58.1-802  
STATE: \$0.00 LOCAL: \$0.00  
FAUQUIER COUNTY, VA  
GAIL H BARB CLERK OF CIRCUIT COURT  
Gail H Barb