

**NOTES**

- THE PROPERTIES DELINEATED HEREON ARE SHOWN ON THE LOUDOUN COUNTY TAX MAP:  
 • PIN 232-46-42T1, LOT 47A - CURRENTLY ZONED R-6 - MODERATE DENSITY RESIDENTIAL;  
 • PIN 232-46-44B3, LOT 47A - CURRENTLY ZONED R-6 - MODERATE DENSITY RESIDENTIAL;  
 • UNASSIGNED PIN WITH THE AREA OF 2500 SF, LOT 48A WHICH IS ZONED R-6, MODERATE DENSITY RESIDENTIAL.
- LOTS 47A & 48A ARE NOW IN THE NAME OF FIRST CENTRUM, LLC AS FOUND IN THE LOUDOUN COUNTY LAND RECORDS IN INSTRUMENT NO. 201907150030802.
- THE LOTS SHOWN HEREON ARE SERVED, OR WILL BE SERVED, BY PUBLIC WATER AND SEWER.
- THE LAND BOUNDARY SURVEY AND NORTH MERIDIAN INFORMATION SHOWN HEREON IS BASED ON DEEDS OF RECORD AND A FIELD SURVEY COMPLETED BY MORRIS & RITCHIE ASSOCIATES, INC. ON JULY 02, 2019.
- THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (NO SCREEN/AREAS OF MINIMAL FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR LOUDOUN COUNTY, VIRGINIA COMMUNITY-PANEL NUMBER 5107C0227E, EFFECTIVE DATE FEBRUARY 17, 2017
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE OF THE SUBJECT PROPERTIES.
- THE PURPOSE OF THIS PLAT IS TO ADJUST THE PROPERTY LINES OF THE LOTS LISTED IN NOTE 1.
- IRON PIPES WILL BE SET AT ALL PROPERTY CORNERS UPON APPROVAL OF THIS APPLICATION.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREIN (IF ANY). THE PLAT PREPARER HAS NOT BEEN PROVIDED A CURRENT TITLE REPORT AND THIS CANNOT STATE AS TO THE EXISTENCE OF ANY COVENANTS OR RESTRICTIONS.
- APPROVAL OF THIS PLAT IN NO WAY RELIEVES THE OWNERS, DEVELOPERS OR THEIR AGENTS FROM ALL APPLICABLE LOCAL, STATE OR FEDERAL REQUIREMENTS.
- LOTS 47A & 48A ALL FALL WITHIN THE AIRPORT IMPACT OVERLAY DISTRICT - LOUDNESS DAY NIGHT 60 db - 1 MILE BUFFER ZONE AND ARE LOCATED WITHIN THE H-2 HISTORICAL CORRIDOR ARCHITECTURAL CONTROL DISTRICT.
- THE BOUNDARY ERROR OF CLOSURE IS NOT LESS THAN ONE IN TWENTY THOUSAND (1:20,000).
- THE RESIDUE OF LOT 48 (DEED BOOK 12-P PAGE 285) EXISTED PRIOR TO THE ENACTMENT OF THE TOWN OF LEESBURG'S ZONING ORDINANCE AND SUBDIVISION REGULATIONS AND THE BOUNDARY LINE ADJUSTMENT IS PERMISSIBLE PER TLZO SECTION 10.4.4E BOUNDARY LINE ADJUSTMENTS.

**TOWN OF LEESBURG ZONING REQUIREMENTS**

**SECTION 5.5 R-6 MODERATE DENSITY RESIDENTIAL DISTRICT**

MINIMUM LOT AREA (SINGLE-FAMILY DETACHED): 6500 SF.  
 MINIMUM LOT WIDTH: INTERIOR LOT - 75', CORNER LOT - 90'  
 MINIMUM YARDS: BRL = BUILDING RESTRICTION LINE OR SETBACK  
 FRONT (PRINCIPAL BUILDING): 15' BRL  
 FRONT (GARAGE) 20' BRL  
 SIDE: 10' BRL  
 REAR: 20' BRL  
 MAXIMUM BUILDING HEIGHT: 35'

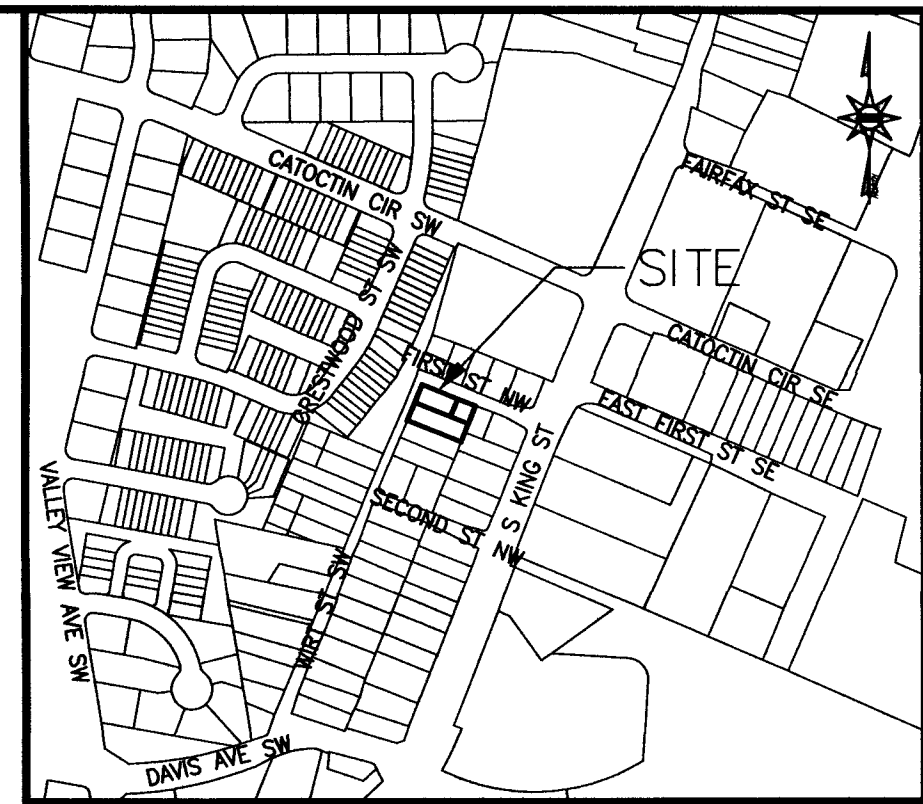
**AREA TABULATION**

**ORIGINAL ACREAGE:**

PIN	AREA
232-46-42T1 & 232-46-44B3	12,500 SF. OR 0.2810 AC.
UNASSIGNED LOT	2,500 SF. OR 0.0574 AC.
<b>TOTAL</b>	<b>15,000 SF. OR 0.3444 AC.</b>

**NEW ACREAGE:**

PIN	AREA
232-46-42T1 & 232-46-44B3	9,000 SF. OR 0.2066 AC.
LOT 48A	6,000 SF. OR 0.1371 AC.
<b>TOTAL</b>	<b>15,000 SF. OR 0.3444 AC.</b>



VICINITY MAP  
SCALE - 1" = 500'

**OWNER'S CONSENT**

THE PLATTING OF THE FOLLOWING DESCRIBED LAND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER OF THE PROPERTY AND SHALL BE DULY ACKNOWLEDGED IN ACCORDANCE WITH SECTION 15.2-2264 OF THE CODE OF VIRGINIA OF 1950, AS AMENDED. WE AGREE THAT IRON PIPES WILL BE SET AS INDICATED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE TOWN OF LEESBURG.

[Signature] 5/18/2020  
 FIRST CENTRUM, LLC DATE

**LENDER'S CONSENT**

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED LENDER.

ATLANTIC UNION BANK  
 RECORDED AS INSTR. #20191210-007671  
 DEED OF TRUST DATED DECEMBER 6, 2019

[Signature] 5-21-20  
 GREGORY JAY, SENIOR VICE PRESIDENT DATE

**TRUSTEE'S CONSENT**

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE.

BENEFICIARY: ATLANTIC UNION BANK  
 RECORDED AS INSTR. #20191210-007671  
 DEED OF TRUST DATED DECEMBER 6, 2019

[Signature] 5/28/20  
 UNION SERVICE CORPORATION TRUSTEE DATE  
 BY: MICHAEL P. DEALE, JR.

**NOTARY CERTIFICATION**

STATE OF Virginia  
 COUNTY OF Loudoun; TO WIT;  
 I, Kris Weshinsky, A NOTARY PUBLIC IN AND FOR STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT  
Mark Weshinsky

WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING, PERSONALLY APPEARED BEFORE ME IN SAID COUNTY, AND ACKNOWLEDGED THE SAME. GIVEN UNDER MY HAND THIS 18 DAY OF May, 2020.

[Signature]  
 NOTARY PUBLIC  
 My Commission Expires 3.31.2021

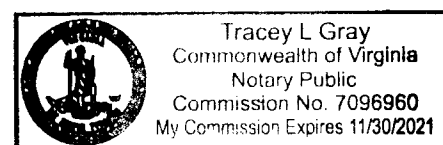
Kris Allan Weshinsky  
 Notary Public  
 Registration #7722043  
 Commonwealth of Virginia  
 My Commission Expires March 31, 2021

**NOTARY CERTIFICATION**

STATE OF Virginia  
 COUNTY OF Loudoun; TO WIT;  
 I, Tracey Gray, A NOTARY PUBLIC IN AND FOR STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT  
Gregory L. Jay

WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING, PERSONALLY APPEARED BEFORE ME IN SAID COUNTY, AND ACKNOWLEDGED THE SAME. GIVEN UNDER MY HAND THIS 21 DAY OF May, 2020.

[Signature]  
 NOTARY PUBLIC  
 My Commission Expires 11/30/2021



20200611-0043957  
 Loudoun County, VA  
 6/11/2020 11:54:52 AM  
 Gary M. Clemens, Clerk

TLBA-2019-0003

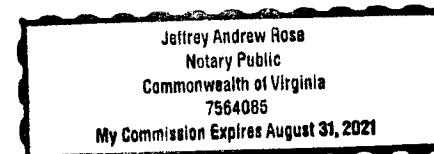
TOWN OF LEESBURG APPROVAL	
<u>[Signature]</u> ZONING ADMINISTRATOR	<u>6/5/2020</u> DATE
<u>[Signature]</u> DIRECTOR OF PLAN REVIEW	<u>06-09-2020</u> DATE

**NOTARY CERTIFICATION**

STATE OF Virginia  
 COUNTY OF Fauquier; TO WIT;  
 I, J. Andrew Gae, A NOTARY PUBLIC IN AND FOR STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT  
Michael Deale Jr

WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING, PERSONALLY APPEARED BEFORE ME IN SAID COUNTY, AND ACKNOWLEDGED THE SAME. GIVEN UNDER MY HAND THIS 28 DAY OF May, 2020.

[Signature]  
 NOTARY PUBLIC  
 My Commission Expires 08/21/2021

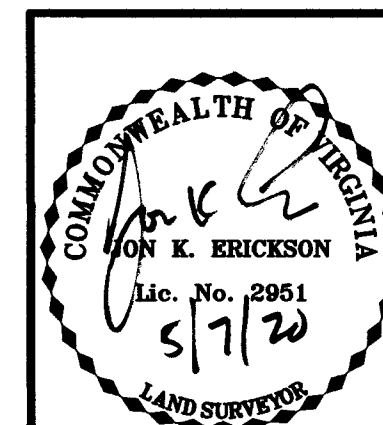


**SURVEYOR'S CERTIFICATE**

I, JON K. ERICKSON, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THE PROPERTIES IDENTIFIED BY PINS# 232-46-42T1, 232-46-44B3, AND THE UNNAMED PIN WITH AN AREA OF 2500 SF. AND LABELED AS LOT 48A ARE CURRENTLY OWNED BY FIRST CENTRUM, LLC, AS RECORDED IN INSTRUMENT 201907150030802 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE ADJUSTED LOTS ARE PROPERLY AND ACCURATELY DESCRIBED AND ARE WITHIN THE BOUNDARIES OF THE ORIGINAL LOTS.

[Signature]  
 JON K. ERICKSON VLS #2951

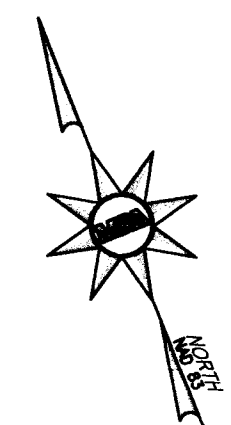
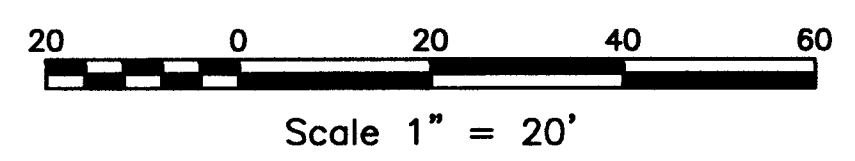
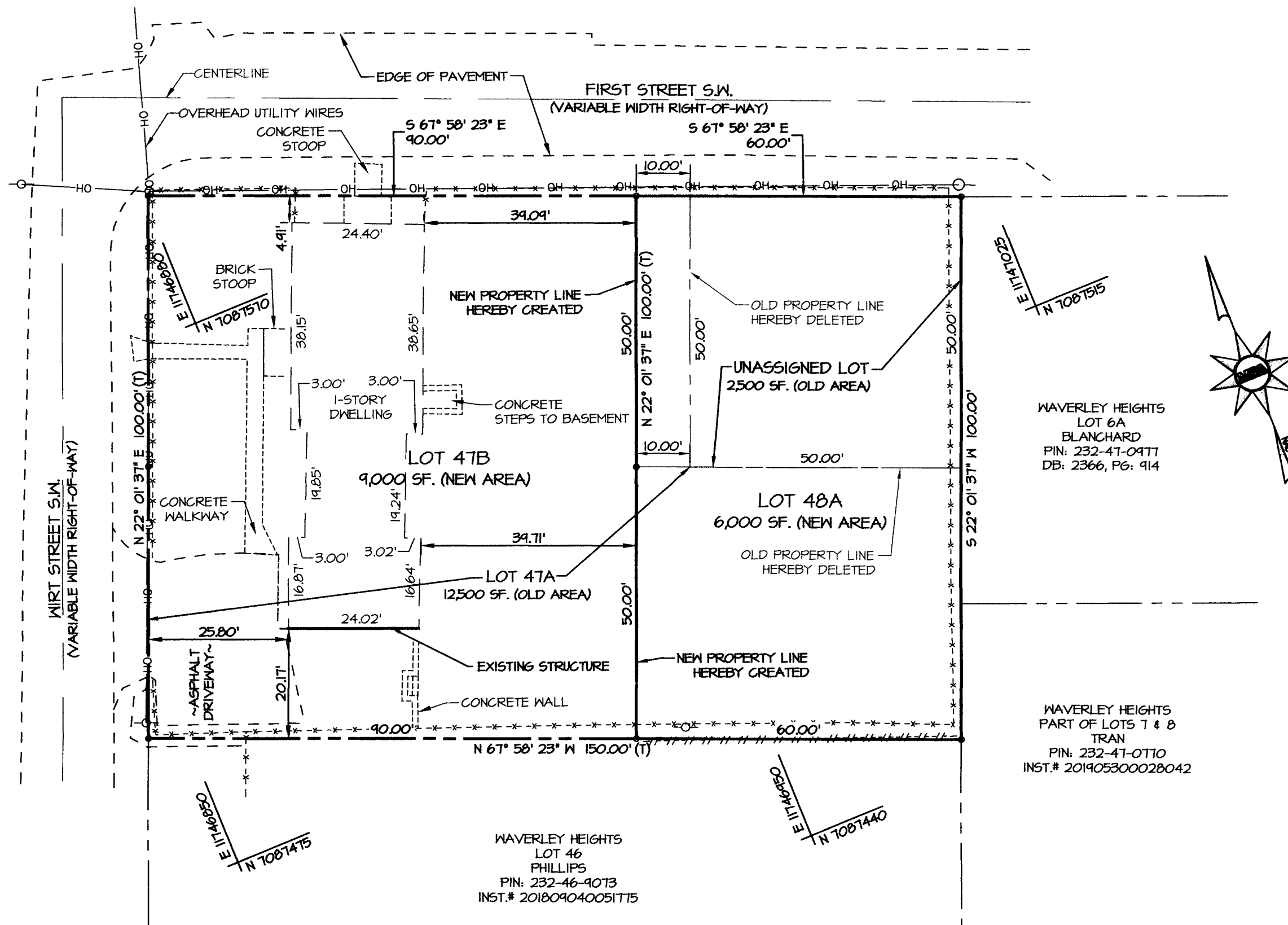


**MORRIS & RITCHIE ASSOCIATES, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 604 SOUTH KING STREET, SUITE 200  
 LEESBURG, VA 20175  
 PHONE: (703) 994-4047  
 FAX: (703) 478-0137  
 MRAGTA.COM  
 Copyright 2020 Morris & Ritchie Associates, Inc.

DATE	REVISIONS	JOB NO.: 20714
10/11/19	TOWN COMMENTS	SCALE: AS SHOWN
03/18/20	TOWN COMMENTS	DATE: 8/1/19
05/07/20	TOWN COMMENTS	DRAWN BY: CRW
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 1 OF 2

PLAT SHOWING  
 BOUNDARY LINE ADJUSTMENT OF  
 LOTS 47A AND 48A  
 WAVERLEY HEIGHTS SUBDIVISION  
 BEING THE LANDS OF  
 FIRST CENTRUM, LLC  
 LEESBURG ELECTION DISTRICT  
 TOWN OF LEESBURG,  
 LOUDOUN COUNTY, VIRGINIA

- SYMBOL LEGEND**
- 8" IRON PIPE SET
  - EXISTING UTILITY POLE
  - \*- CHAINLINK FENCE
  - //- WOODEN FENCE

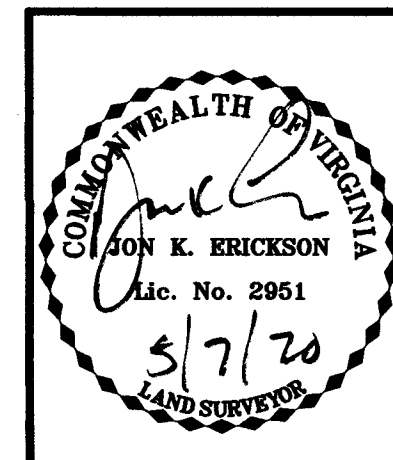


PLAT SHOWING  
 BOUNDARY LINE ADJUSTMENT OF  
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 BEING THE LANDS OF  
 FIRST CENTRUM, LLC  
 LEESBURG ELECTION DISTRICT  
 TOWN OF LEESBURG,  
 LOUDOUN COUNTY, VIRGINIA

WAVERLEY HEIGHTS  
 LOT 6A  
 BLANCHARD  
 PIN: 232-47-0477  
 DB: 2366, PG: 914

WAVERLEY HEIGHTS  
 PART OF LOTS 7 & 8  
 TRAN  
 PIN: 232-47-0710  
 INST.# 201905300028042

WAVERLEY HEIGHTS  
 LOT 46  
 PHILLIPS  
 PIN: 232-46-9073  
 INST.# 201809040051775



**MRA**  
**MORRIS & RITCHIE ASSOCIATES, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 804 SOUTH KING STREET, SUITE 200  
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DATE	REVISIONS	JOB NO.: 20714
10/11/19	TOWN COMMENTS	SCALE: 1" = 20'
03/18/20	TOWN COMMENTS	DATE: 8/1/19
05/07/20	TOWN COMMENTS	DRAWN BY: CRW
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 2 OF 2