

TAX MAP NO: 6-33, 6-33A & 6-33B

Prepared by:
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THIS DEED OF VACATION, ABANDONMENT, and REDEDICATION is made and entered into this 25th day of September, 2024, by PRINTZ BROTHERS, LC, a Virginia limited liability company, (hereinafter the "Declarant"), Grantor and Grantee for recordation purposes.

RECITALS:

1. The Declarant is the owner of 3 adjacent lots or parcels of land located on the east side of Holly Springs Road (State Route 639), Jefferson Magisterial District, Culpeper County, Virginia, designated as Lot 1, containing 5.0446 acres, (hereinafter "Lot 1"), Lot 2, containing 5.0542 acres, (hereinafter "Lot 2"), and the residue of Tax Map 6-33, containing 65.6653 acres, more or less, (hereinafter the "Residue") as more accurately shown by survey of James W. Cabbage, Jr., LS, dated July 1, 2022, a plat of which is recorded in Plat Folder 5, page 51 (hereinafter the "Prior Plat").
2. The Prior Plat depicts a fifty-foot (50') wide easement for ingress and egress for the benefit of the Residue as more accurately shown on the Prior Plat.
3. Declarant desires to relocate a portion of the easement in accordance with the survey of James W. Cabbage, Jr., LS, dated August 23, 2024, a plat of which is attached hereto and made a part hereof (the "Revised Plat").

NOW THEREFORE WITNESSETH: That for and in consideration of the sum of the premises, Declarant does hereby vacate and abandon that portion of the original fifty-foot (50') wide private ingress/egress easement designated on the Revised Plat as "Shaded Portion of Existing 50'

Private Ingress/Egress Easement LR220006220 Hereby Vacated". In its place and stead, Declarant does hereby dedicate the additional fifty-foot (50') wide easement as shown on the Revised Plat as "50' Private Ingress Egress Hereby Reserved" for the joint and mutual use of Lot 1, Lot 2, and the Residue.

It is the intent of the Declarant and the Declarant does hereby establish that the fifty-foot (50') wide easement from Holly Springs Road to the Residue of Tax Map 6-33, as shown by the original Plat and as relocated by the Revised Plat shall serve as nonexclusive access for Lot 1, Lot 2 and the Residue as a covenant running with the land for the benefit of each parcel.

The Grantor does further impose upon each of the three parcels the following road maintenance obligations which shall be deemed covenants running with the land and binding on the heirs, successors and assigns of the Declarant:

The owner(s) of any parcel entitled to the use of the easement shall have the right to construct, maintain, or improve a private residential/agricultural roadway sufficient for vehicular traffic within the bounds of said easement and to install, maintain, and grant easements for the installation of underground utilities. Maintenance shall include, without limitation, grading, scraping, ditching, snow removal, spreading of new gravel, and the installation and replacements of culverts, as needed. The roadway shall be kept free of gates or other obstructions, and no parcel owner(s) shall block or interfere with the free and reasonable use of the roadway by the other owner(s). The owner(s) of each parcel using the roadway shall bear their proportionate share of the cost for the reasonable annual maintenance of the commonly used portion of said roadway. No parcel owner(s) shall be responsible for maintenance expenses until such time as a building permit is issued for the construction of a residence on such parcel.

Reference is made to the aforesaid deed, plat of survey and to the references contained therein for a more complete and accurate description of the real estate conveyed. All references are to the Clerk's Office of the Circuit Court of Culpeper County, Virginia.

WITNESS the following signature(s) and seal(s):

PRINTZ BROTHERS, LC

By: [Signature] (SEAL)
DAVID D. PRINTZ
ACTING MANAGER



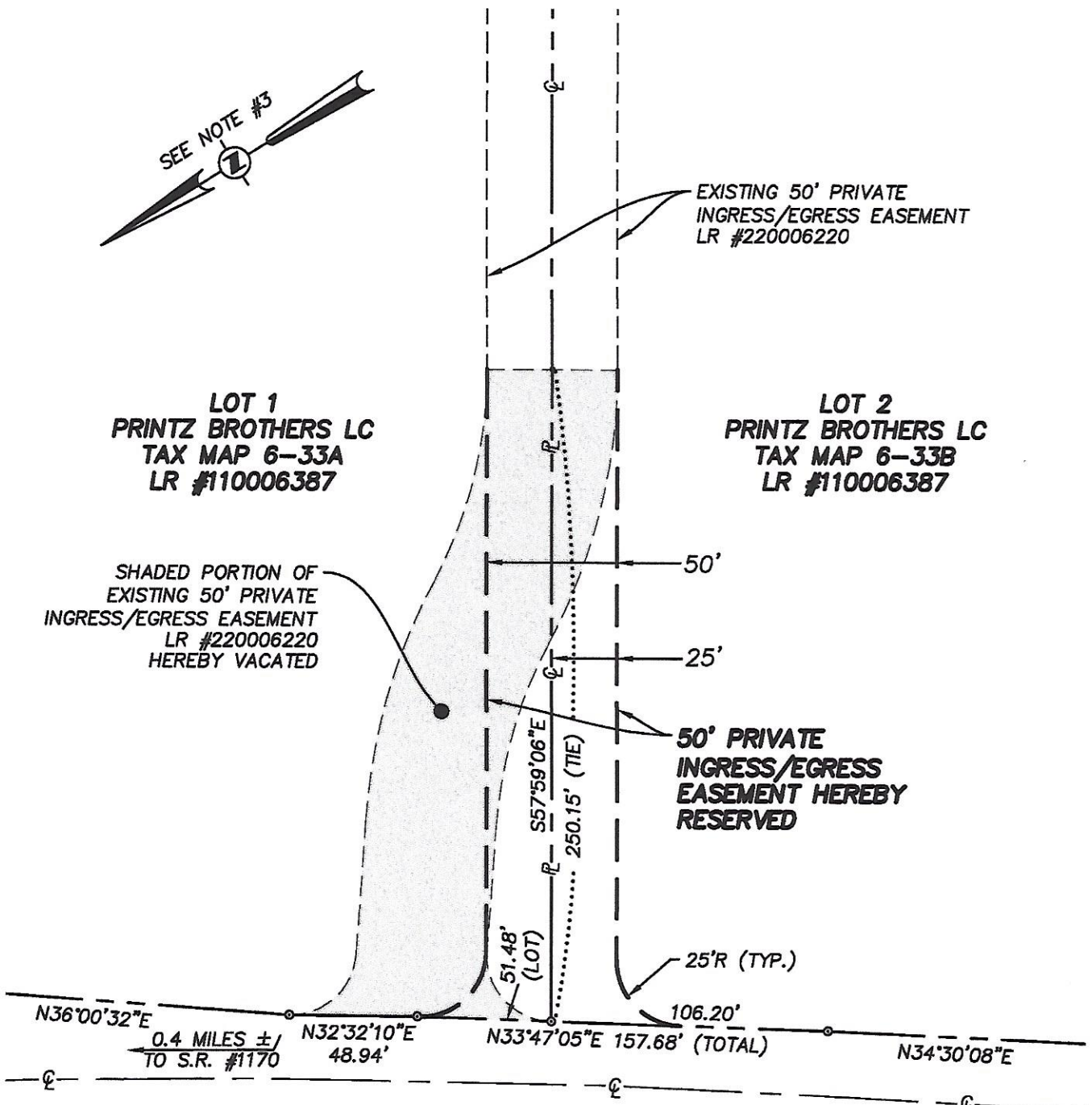
STATE OF VIRGINIA,

CITY/COUNTY OF Loudoun, to-wit:

The foregoing instrument was acknowledged before me this the 25 day of September, 2024, by David D. Printz, Acting Manager, Printz Brothers, LC.

My Commission expires: 08/31/2024

Registration No: 7804417
[Signature]
Notary Public



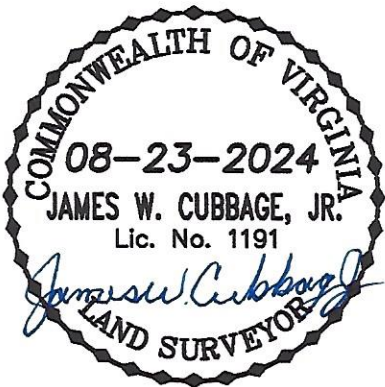
HOLLY SPRINGS ROAD

S.R. #639 - 50' AND VARIABLE WIDTH R/W

ZONING PLAT
APPROVED AS TO ESTABLISHMENT
OF EASEMENTS AND RIGHTS-OF-WAY
ONLY.

APPROVED BY

Paul N Schuy 9-27-2024
ZONING ADMINISTRATOR **DATE**



PLAT
SHOWING RELOCATION OF
EXISTING 50' PRIVATE
INGRESS/EGRESS EASEMENT
TAX MAP 6-33A AND 33B

LOCATED IN JEFFERSON MAGISTERIAL DISTRICT
CULPEPER COUNTY, VIRGINIA

DATE: AUGUST 23, 2024 SCALE: 1" = 60'
SULLIVAN, DONAHOE AND INGALLS

ENGINEERS, SURVEYORS & LAND PLANNERS
 P.O. BOX 614 FREDERICKSBURG, VIRGINIA 22404
 PHONE 540-898-5878

NOTES:

1. NO TITLE REPORT FURNISHED.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
3. BOUNDARY AND MERIDIAN PER PLAT BY CLARK LAND SURVEYING P.C. DATED REVISED NOVEMBER 14, 2021 AND RECORDED IN LR #210009900.
4. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY PERFORMED BY SULLIVAN, DONAHOE AND INGALLS, PC.