

This Deed is exempt from recordation tax under Va. Code §58.1-811 A. 3.

**DEED OF EASEMENT  
AND TEMPORARY CONSTRUCTION EASEMENT**

This DEED OF EASEMENT AND TEMPORARY CONSTRUCTION is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ , by **WESTWOOD COUNTY CLUB** ("Grantor"), and **THE TOWN OF VIENNA, VIRGINIA**, a body corporate ("Grantee").

**WITNESSETH:**

WHEREAS, the Grantor is the owner of that certain real property consisting of approximately 157.318 acres located in the Town of Vienna, Fairfax County, Virginia, known as 800 Maple Avenue East, Vienna, Virginia, Tax Map Reference number 0391 02 0002 (the "Property"), as more particularly shown on the attached plat entitled "Plat showing a Public Street Purposes Easement and Temporary Construction Easement of the land of Westwood County Club, Inc." dated November 22, 2013 and prepared by Rinker Design Associates, PC attached hereto and incorporated herein by reference (the "Plat") having acquired the Property by deed recorded in Deed Book 04044, Page 0632 among the Fairfax County, Virginia land records (the "Land Records"); and

WHEREAS, it is the desire and intent of the Grantor to dedicate and convey a portion of the Property for public street and sidewalk purposes and to grant and establish certain easements, as shown on the Plat and as hereinafter provided; and

**[DEED OF EASEMENT]**

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and the mutual benefits to be derived by the parties hereto, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant and convey unto the Grantee, with General Warranty of title, a perpetual easement for public street purposes over, under, upon and across five hundred and fifty (550) square feet of land ("Easement Area") as described on the Plat and designated "Public Street Purposes Esmt. (Hereby Granted)"

**[TEMPORARY CONSTRUCTION EASEMENT]**

THIS DEED FURTHER WITNESSETH, that for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant and convey to the Grantee a nonexclusive right, privilege, temporary easement and right of way over, under, upon and across three thousand, nine hundred and ninety seven (3,997) square feet of land (Temporary Construction Easement) as described on the Plat and designated "Temporary Construction Esmt. (Hereby Granted)" for the purposes of performing construction work and related activities in connection with the construction of sidewalks, landscaping and

related features or facilities, through and across the Property subject to the following terms and conditions:

1. Grantee agrees that, as soon as practicable after the completion of construction, maintenance, repair, reconstruction, or replacement of the public streets, sidewalks, utilities and drainage facilities within or adjacent the Temporary Easement, the Grantee will, at no cost to the Grantor: (1) restore the disturbed area on and adjacent to the Temporary Easement area as nearly as practicable to its original condition, or in accordance with the attached additional specifications, if any; (2) re-sod all damaged grass areas on or adjacent to the Temporary Easement; (3) reset, or replace any fencing require to be adjusted by the construction; (4) trim trees as required to install relocated fence; (5) replace all damaged or destroyed Arborvitaes with nursery stock; (6) guarantee replacement plants for one year from the date of planting; and (7) replace existing fence gate and apron as shown on the plan.
2. The TEMPORARY CONSTRUCTION EASEMENT created by this document shall begin upon the date of acceptance of this Deed of Temporary Easement by the Grantee and shall expire upon the completion of the Project or on an earlier date if Grantor is so notified in writing by Grantee.

This DEED OF EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT is contingent upon acceptance on behalf of the Vienna Town Council and shall be construed, interpreted, and applied according to the law of the Commonwealth of Virginia.

All facilities installed or constructed by the Grantee shall be and remain the property of the Grantee. The Grantee shall have all rights and privileges reasonably necessary for the use of the Easement.

This Deed of Easement covers all agreements between the parties hereto. No representations or statements have been made which would modify, add to or change the terms of this Deed of Easement.

WITNESS the following signature(s):

GRANTOR:

Paul Flood  
\_\_\_\_\_

COMMONWEALTH OF VIRGINIA,  
COUNTY OF FAIRFAX:

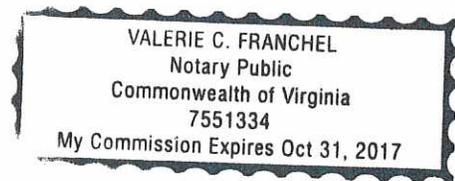
The foregoing instrument was acknowledged before me on this 15<sup>th</sup> day of December,  
2014, by Paul Flood.

Valerie C. Franchel

Notary Public

My Commission expires: Oct. 31, 2017

Notary Registration Number: 7551334



APPROVED as to form: \_\_\_\_\_  
TOWN ATTORNEY

ACCEPTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, on behalf of the Town Council of Vienna, Virginia pursuant to a resolution of the said Council duly adopted on \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_

Title: \_\_\_\_\_  
For the Town Council of Vienna, Virginia

Additional Specifications:

: : :
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**OWNER'S CONSENT**

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY CONSENT TO THE GRANTING OF THE PUBLIC STREET PURPOSES EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT AS SHOWN HEREON.

Patene 12/18/14  
OWNER'S SIGNATURE DATE

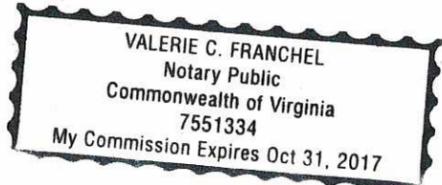
Paul Flood 12/18/14  
PRINT NAME DATE

**NOTARY CERTIFICATE**

COMMONWEALTH/STATE OF Virginia, CITY/COUNTY OF Fairfax  
TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS 18 DAY OF December, 2014 BY Paul Flood

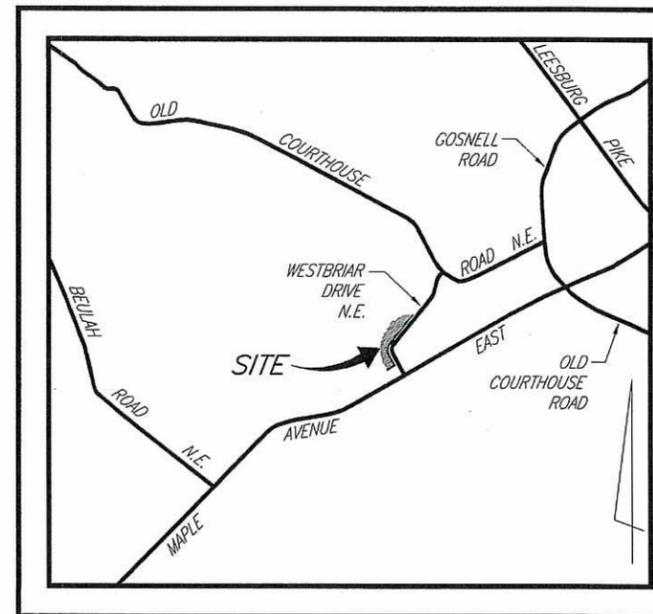
Valerie C. Franchel  
NOTARY PUBLIC

MY COMMISSION EXPIRES Oct 31, 2017  
NOTARY REGISTRATION NUMBER 7551334



**NOTES**

1. THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 39-1-((2)), PARCEL 2 AND IS ZONED RS-16.
2. NO TITLE REPORT FURNISHED. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
3. THE PLAT OF THE PROPERTY SHOWN IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS 1983) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS PROPERTY TO THE FAIRFAX COUNTY GEOGRAPHIC INFORMATION SYSTEM. THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994000. UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THE PROPERTY. THE FOOT DEFINITION USED FOR THE CONVERSION IS THE U.S. SURVEY FOOT OR 1' = 0.304800610 METER.



VICINITY MAP  
SCALE: 1"=2,000'

**AREA TABULATION**

PUBLIC STREET PURPOSES EASEMENT (TOTAL)	550 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT	3,997 SQ. FT.

**SURVEYOR'S CERTIFICATE**

I, RYAN J. DREELIN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF WESTWOOD COUNTRY CLUB, INC. AS RECORDED IN DEED BOOK 4044 AT PAGE 632 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

GIVEN UNDER MY HAND AND SEAL THIS 22ND DAY OF NOVEMBER, 2013.

Ryan J. Dreelin  
RYAN J. DREELIN  
LAND SURVEYOR



TOWN OF VIENNA  
APPROVED FOR RECORD

_____ MAYOR	_____ DATE
_____ TOWN CLERK	_____ DATE

PLAT SHOWING  
PUBLIC STREET PURPOSES EASEMENT  
AND  
TEMPORARY CONSTRUCTION EASEMENT  
OF THE LAND OF  
**WESTWOOD COUNTRY CLUB, INC.**  
TOWN OF VIENNA  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1"=40' NOVEMBER 22, 2013  
SHEET 1 OF 2  
**GRAPHIC SCALE**



( IN FEET )  
1 Inch = 40 ft.

**WESTWOOD COUNTRY CLUB, INC.**  
#800 MAPLE AVENUE E.

**WESTBRIAR DRIVE N.E.**  
(50' WIDE)

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1163.22'	111.40'	55.74'	111.36'	S36°27'41"W	5°29'14"
C2	131.24'	148.70'	83.48'	140.88'	S01°15'28"W	64°55'12"
C3	168.50'	12.08'	6.04'	12.08'	N29°06'47"W	4°06'30"
C4	137.24'	34.02'	17.10'	33.93'	N16°01'35"W	14°12'07"
C5	136.24'	101.46'	53.21'	99.13'	N19°19'47"E	42°40'08"

LINE TABLE

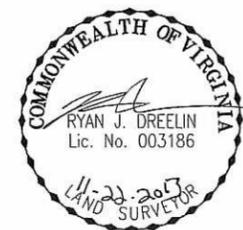
LINE	BEARING	DISTANCE
L1	N21°52'46"W	13.76'
L2	N36°09'11"E	34.45'
L3	N39°12'54"E	27.75'
L4	N55°59'32"E	6.33'
L5	N24°53'16"W	37.00'
L6	N30°34'28"W	27.44'
L7	N37°14'24"E	3.94'
L8	N62°45'59"E	13.02'
L9	S50°47'42"E	2.00'

PLAT SHOWING  
PUBLIC STREET PURPOSES EASEMENT  
AND  
TEMPORARY CONSTRUCTION EASEMENT  
OF THE LAND OF  
**WESTWOOD COUNTRY CLUB, INC.**  
TOWN OF VIENNA  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1"=40' NOVEMBER 22, 2013  
SHEET 2 OF 2

GRAPHIC SCALE



( IN FEET )  
1 Inch = 40 ft.



TAX MAP 039-1-02-0002A  
TRUSTEES FOR  
EMMAUS UNITED  
CHURCH OF CHRIST  
(D.B. 5666, PG. 1863)

**Rinker Design Associates, P.C.**

Engineering \* Surveying \* Land Planning \* Transportation \* Environmental Services  
5945 Discovery Boulevard, Suite 200, Manassas VA, 20108 on the web @ www.rinker.com  
Telephone: (703) 388-7373 Fax: (703) 231-9440  
"Turning Challenges into Opportunities"