TAX MAP #0481-01-0111

SF-4
Revised 9/16
UPC 113611

PREPARED BY VDOT
UNDER SUPERVISION OF THE
OFFICE OF THE ATTORNEY GENERAL

Exempted from recordation taxes
and fees under Sections 58.1-811(A)(3),
58.1-811(C)(5), 58.1-3315, 25.1-418,
42.1-70, 17.1-266, and 17.1-279(E)

THIS DEED OF EASEMENT ("Deed") is made this ____ day of _____ , 2025, by and between **FAIRFAX COUNTY SCHOOL BOARD, ALSO KNOWN OF RECORD AS THE COUNTY SCHOOL BOARD OF FAIRFAX COUNTY, VIRGINIA**, as grantor ("Grantor"), and the **COMMONWEALTH OF VIRGINIA**, **DEPARTMENT OF TRANSPORTATION**, as grantee ("Grantee").

RECITALS

Grantor is the owner of that certain property in the Providence District of Fairfax County, Virginia containing approximately 58.8467 acres of land (the "**Property**") as more particularly described in the Deed recorded in Deed Book 2820, at page 689 among the land records in the Clerk's Office of the Circuit Court of Fairfax County, Virginia (the "**Land Records**").

The Property also is shown more particularly on the plan sheet attached to and incorporated into this Deed by this reference dated May 15, 2025, prepared by VDOT and entitled "R.W. Plans PROJECT ENI8-029-423". For informational purposes only and not to vary the description of the Property set forth in the preceding sentences, the Property is identified on the Fairfax County Tax Maps as parcel 48-1-((1))-0111.

AGREEMENT

WITNESSETH: That for and in consideration of the good will and public benefit to be derived from this Deed including the improvement of the roads of the Commonwealth, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor hereby dedicated unto the Grantee a perpetual street easement (the “Street Easement”) which includes the permanent right and easement to construct, operate, and maintain the Street Easement upon and across the property and identified on the plan sheet as “Prop. Perpetual Street Easement” (the “Street Easement Area”). The Street Easement Area contains a total of approximately 137 Square Feet.

Parcel 013 – beginning on the north (left) side of the Sutton Road Construction Baseline from opposite Station 108+06.04 to opposite Station 108+30.23, containing 89 square feet, more or less; and from opposite Station 118+27.17 to opposite Station 118+78.37, containing 48 square feet, more or less, together containing 137 square feet, more or less, and being shown as “Prop. Perpetual Street Easement” and outlined in GREEN on photocopies of Sheet Nos. 4, 4RW, 5, and 5RW for the proper construction, operation, and maintenance of the transportation facilities, free from encroachments.

AND FURTHER, for and in consideration of the good will and public benefit to be derived from this dedication including the improvement of the roads of the Commonwealth, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor grants and conveys to the Grantee a temporary construction easement containing 249 square feet, more or less, (the “Temporary Construction Easement,” and together with the Street Easement, collectively, the “Easements”) and identified as "Prop. Temp. Const. Esm’t." and shown outlined in ORANGE on photocopies of Sheet Nos. 5 and 5RW (the “Temporary Construction Easement Area”), as being required for the proper construction of cut and/or fill slopes. The Temporary

Construction Easement shall terminate at such time as the construction of Project ENI8-029-423 is completed.

The hereinabove referred to photocopies are hereto attached as a part hereof and recorded simultaneously herewith in the State Highway Plat Book __ , Page __ .

Being a part of the same land acquired by the landowner from David W. Young & June R. Young, his wife, by Deed dated August 26, 1966, and recorded September 19, 1966 in Deed Book 2820, at Page 689; and from Wills & Van Metre, Inc. by Decree/Court Order dated December 12, 1966, and recorded December 16, 1966 in Deed Book 2850, at Page 580; and from Wills & Van Metre, Inc. by Decree/Court Order dated December 12, 1966, and recorded December 23, 1966 in Deed Book 2852, at Page 194, in the Office of the Clerk of the Circuit Court of the County of Fairfax.

It is agreed between the parties hereto that the Grantee and their agents shall have the right to inspect the Street Easement and to cut and clear all undergrowth and other obstructions in and along the Street Easement Area adjacent thereto that may in any way endanger or interfere with the proper use thereof; provided, however, that this right to use adjacent land shall be exercised only during periods of actual surveying, construction, reconstruction or maintenance, and further, this right shall not be construed to allow the Grantee to erect any building or structure of a permanent nature on such adjacent land.

The Grantor by the execution of this instrument acknowledges that the plans for the aforesaid project as they affect the Property have been fully explained to its authorized representative and that the Easements conveyed hereunder to the Commonwealth of Virginia are for highway use or associated uses.

The Grantor also acknowledges that the Grantor is entitled to be compensated for the Easements and, pursuant to Virginia Code Section 25.1-417 and by this Deed, hereby waives the Grantor's right to an appraisal and compensation.

The Grantor covenants and agrees for the Grantor, their heirs, successors and assigns, that the consideration hereinabove mentioned shall be in lieu of any and all claims to compensation for said easements, and for damages, if any, to the lands of the Grantor which may result by reason of the use to which the Grantee will put the easements being conveyed. This paragraph, however, does not apply to any physical damages caused by the Grantee, its agents and contractors done to the Grantor's remaining property during construction of the aforesaid project.

Notwithstanding anything in this Deed of the contrary, Grantee, at its own expense, shall restore to its original condition any disturbance to the Property caused by its exercise of its rights under this Deed, such restoration to include the backfilling of trenches, the replacement of shrubbery and the seeding or sodding of lawns or pasture areas, but not the replacement of structures, trees or other obstructions.

Grantor reserves the right to make any use of the Easements granted herein which may not be inconsistent with the rights herein conveyed, or interfere with the use of the Easements by the Grantee for the purposes named.

By accepting this deed, as evidenced by the signature below, the Grantee accepts the granting of the Easements for inclusion in its public highway system.

SIGNATURES AND NOTARY CERTIFICATIONS ON FOLLOWING PAGE

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

_____(SEAL)
FAIRFAX COUNTY SCHOOL BOARD, also known of record as THE COUNTY SCHOOL BOARD OF FAIRFAX COUNTY, VIRGINIA

By Erik Gordon (SEAL)

Title Chief of Facilities Services and Capital Programs

State of Virginia_____)
City/County of Fairfax_____) to-wit:

The foregoing instrument was acknowledged before me this _____ day of

_____, 2026, by _____Erik Gordon _____.

_____
Notary Public

Registration #:_____

My commission expires:_____

FAIRFAX COUNTY
TAX MAP #0481-01-0111

The foregoing Deed is hereby **ACCEPTED** by the Commonwealth of Virginia acting by and through the Virginia Department of Transportation:

COMMONWEALTH OF VIRGINIA, acting by and through the Virginia Department of Transportation.

BY:_____(SEAL)

Name: Lori A. Snider

Title: State Right of Way & Utilities Director.

Commonwealth of Virginia)
County of Hanover) to-wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Lori A. Snider, State Right of Way & Utilities Director.

_____

Notary Public

My commission expires:_____

Notary Registration #: _____

GRANTEE'S MAILING ADDRESS:

Virginia Department of Transportation
Right of Way and Utilities Section
4975 Alliance Drive
Fairfax, Virginia 22030

DEED OF PERMANENT AND TEMPORARY EASEMENTS
FAIRFAX COUNTY
TAX MAP #0481-01-0111

5/15/2025
2:30:09 PM

r113611_05RW.dgn
Plotted By: Jason.Bly

PROJECT MANAGER VDOT, Zamir Mirza, (703) 259-1794
SURVEYED BY, DATE VDOT, Brian Fletcher L.S. (703) 259-2355, July 22, 2020
DESIGN BY A. Morton Thomas & Assoc., Inc. (410) 752-6552
SUBSURFACE UTILITY BY, DATE Accumark Subsurface Utility Services (800) 542-2990 October 26, 2020

(4) Curve SUTTON_BL25_10
PI = 113+92.49
DELTA = 46° 30' 27.73" (LT)
D = 15° 10' 40"
T = 162.22'
L = 306.42'
R = 377.50'
PCC = 112+30.27
PT = 115+36.69

(15) Curve SUTTONGREEN_3
PI = 30+74.08
DELTA = 10° 58' 36.24" (LT)
D = 19° 05' 55"
T = 28.83'
L = 57.47'
R = 300.00'
PC = 30+45.25
PT = 31+02.73

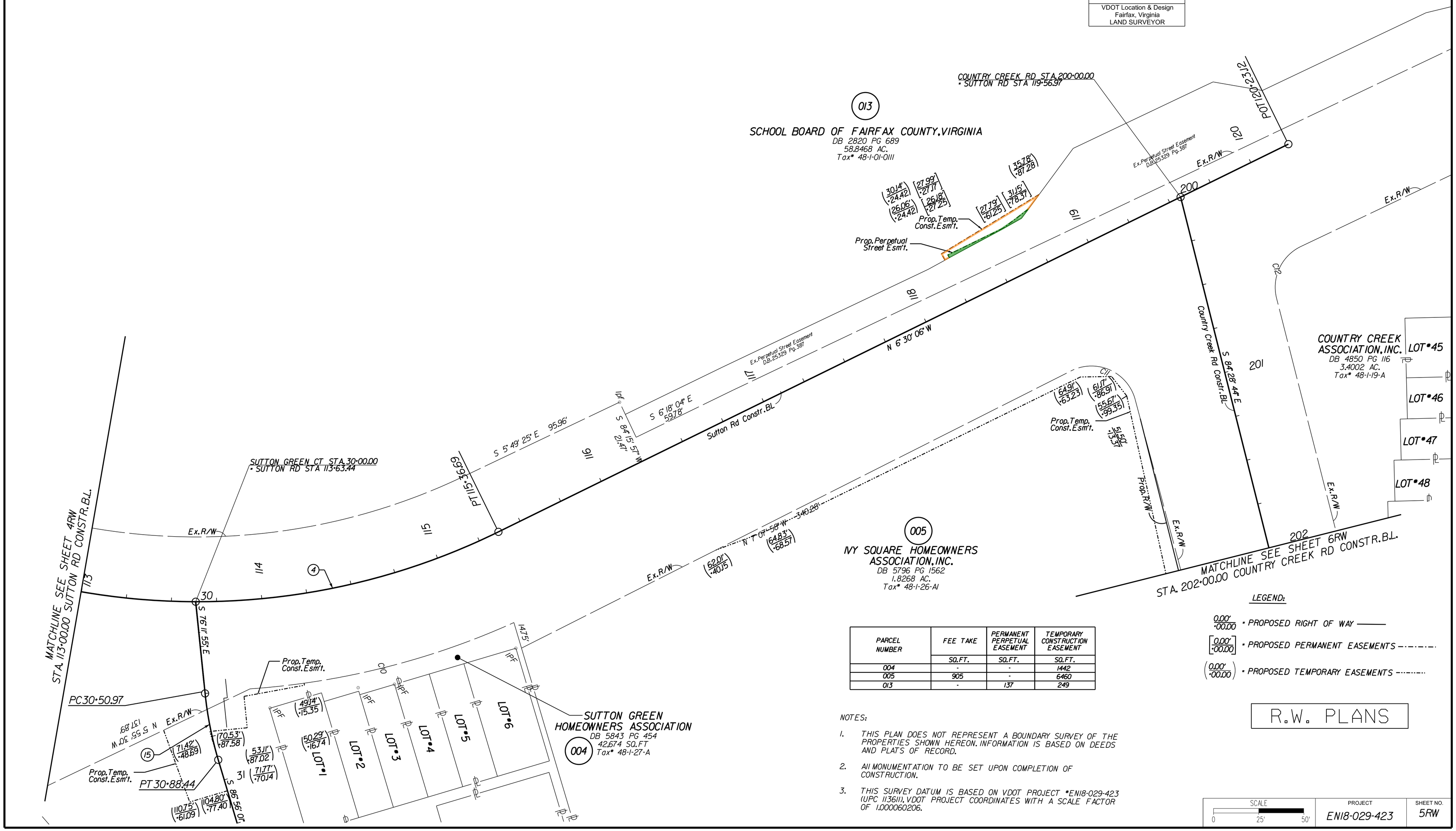
VDOT PROJECT #EN18-029-423

COMMONWEALTH OF VIRGINIA
JASON G. BLY
Lic. No. 002619
LAND SURVEYOR

VDOT Location & Design
Fairfax, Virginia
LAND SURVEYOR

REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO.
	VA.	XX	EN18-029-423 P101, R201, C501	5RW

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



PARCEL NUMBER	FEE TAKE	PERMANENT PERPETUAL EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
	SQ.FT.	SQ.FT.	SQ.FT.
004	-	-	1442
005	905	-	6460
013	-	137	249

LEGEND:

0.00' / +00.00 = PROPOSED RIGHT OF WAY
[0.00' / +00.00] = PROPOSED PERMANENT EASEMENTS
(0.00' / +00.00) = PROPOSED TEMPORARY EASEMENTS

NOTES:

1. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON. INFORMATION IS BASED ON DEEDS AND PLATS OF RECORD.
2. All MONUMENTATION TO BE SET UPON COMPLETION OF CONSTRUCTION.
3. THIS SURVEY DATUM IS BASED ON VDOT PROJECT #EN18-029-423 (UPC 113611), VDOT PROJECT COORDINATES WITH A SCALE FACTOR OF 1.000060206.

R.W. PLANS

SCALE	PROJECT	SHEET NO.
0 25' 50'	EN18-029-423	5RW

PROJECT MANAGER VDOT, Zamir Mirza, (703) 259-1794
SURVEYED BY, DATE VDOT, Brian Fletcher L.S. (703) 259-2355, July 22, 2020
DESIGN BY A. Morton Thomas & Assoc., Inc. (410) 752-6552
SUBSURFACE UTILITY BY, DATE Accumark Subsurface Utility Services (800) 542-2990 October 26, 2020

R.W. PLANS

② Curve SUTTON_BL25_6
PI = 106+61.59
DELTA = 27° 01' 10.03" (LT)
D = 8° 36' 34"
T = 159.89'
L = 313.84'
R = 665.50'
PC = 105+01.70
PT = 108+15.54

③ Curve SUTTON_BL25_9
PI = 111+49.52
DELTA = 26° 28' 31.51" (LT)
D = 16° 05' 39"
T = 83.75'
L = 164.50'
R = 356.00'
PC = 110+65.77
PCC = 112+30.27

④ Curve SUTTON_BL25_10
PI = 113+92.49
DELTA = 46° 30' 27.73" (LT)
D = 15° 10' 40"
T = 162.22'
L = 306.42'
R = 377.50'
PCC = 112+30.27
PT = 115+36.69

COMMONWEALTH OF VIRGINIA
JASON G. BLY
Lic. No. 002619
LAND SURVEYOR

VDOT Location & Design
Fairfax, Virginia
LAND SURVEYOR

REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO.
	VA.	XX	EN18-029-423 P101, R201, C501	4RW

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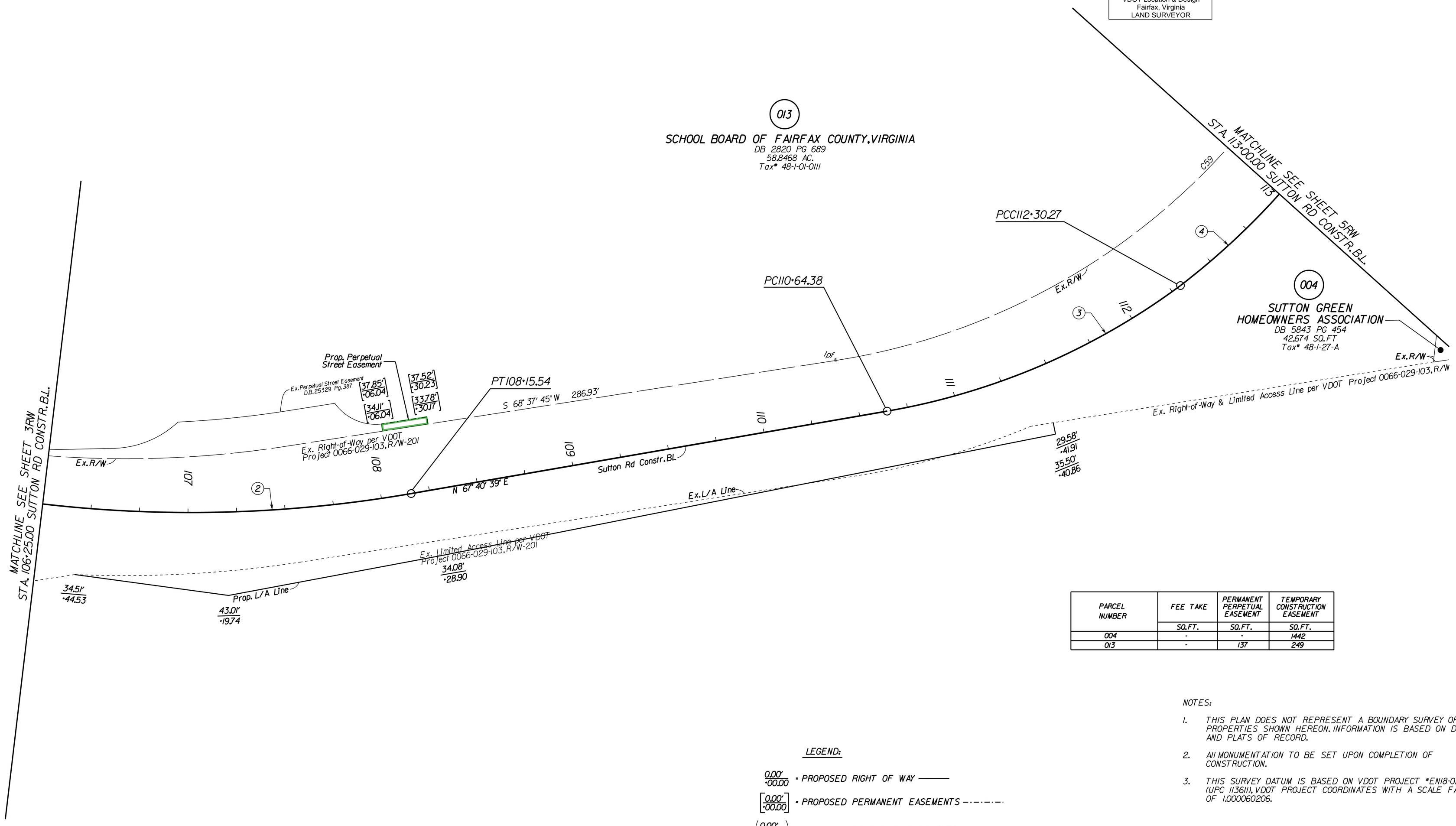

PARCEL NUMBER	FEE TAKE	PERMANENT PERPETUAL EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
	SQ.FT.	SQ.FT.	SQ.FT.
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013	-	137	249

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LEGEND:

0.00' / +00.00 = PROPOSED RIGHT OF WAY ———

[0.00' / +00.00] = PROPOSED PERMANENT EASEMENTS —·—·—·—

(0.00' / +00.00) = PROPOSED TEMPORARY EASEMENTS ---·---·---

SCALE	PROJECT	SHEET NO.
0 25' 50'	EN18-029-423	4RW