

RECORDATION COVER SHEET

TYPE OF INSTRUMENT:	DEED OF BOUNDARY LINE ADJUSTMENT AND VACATION OF EASEMENT
DATE OF INSTRUMENT:	<u>April 5 2023</u>
NAMES OF GRANTORS:	1) JOHN K. BARRETT 2) EILEEN B. BARRETT
NAMES OF GRANTEEES:	1) TOWN OF PURCELLVILLE, VIRGINIA
COUNTY WHERE PROPERTY LOCATED:	TOWN OF PURCELLVILLE, COUNTY OF LOUDOUN
ELECTION DISTRICT WHERE PROPERTY LOCATED:	BLUE RIDGE ELECTION DISTRICT
BRIEF DESCRIPTION OF PROPERTY:	WILEY DIVISION PARCEL 73-1A & 73-2A (311 S. 32 nd Street, Purcellville, VA 20132)
DEED BOOK AND PAGE NO. WHERE PROPERTY ACQUIRED:	Deed Book 1165, Page 585, corrected by Deed Book 1168, Page 870, corrected by Deed Book 1173, Page 331, last modified by Deed Book 1348, page 601
PLAT ATTACHED:	Plat No. JB2101.3000 entitled "PLAT SHOWING BOUNDARY LINE ADJUSTMENT ON THE LANDS OF JOHN K. BARRETT AND EILEEN B. BARRETT DEED BOOK 1348, AT PAGE 601" prepared by J2 Engineers
LOUDOUN COUNTY PINS:	488-25-1502-000 523-20-8901-000
TOWN FILE NO.	BLAD21-01
THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:	Mark Nelis Esq. (#30674) Nelis Law Box 54

THIS DEED OF BOUNDARY LINE ADJUSTMENT AND VACATION OF EASEMENT (the "Deed") is made this 5th day of April, 2023 by and between JOHN K. BARRETT and EILEEN B. BARRETT (collectively "Owner"), and TOWN OF PURCELLVILLE, VIRGINIA, a body corporate and politic (hereinafter referred to as the "Town").

W I T N E S S E T H :

WHEREAS, Barrett is the owner and proprietor of certain real property known as Wiley Division Parcel 73-1A and PIN 488-25-1502-000 (hereinafter referred to as "Parcel 73-1A") and Wiley Division Lot 73-2A and PIN 523-20-8901-000 (hereinafter referred to as "Parcel 73-2A" collectively with Parcel 73-1A as "Property") as shown on Plat No. JB2101.3000, dated April 13, 2021 and revised through December 15, 2022, entitled "PLAT SHOWING BOUNDARY LINE ADJUSTMENT ON THE LANDS OF JOHN K. BARRETT AND EILEEN B. BARRETT DEED BOOK 1348, AT PAGE 601" prepared by J2 Engineers, Inc. of Leesburg, Virginia, certified land surveyors (hereinafter referred to as "Plat") which Plat is attached hereto; and

WHEREAS, Parcel 73-1A and Parcel 73-2A are situate in the Town of Purcellville, Virginia, Barrett having acquired the Property by a deed recorded as Deed Book 1165, Page 585, as corrected by Deed Book 1168, Page 870 and by Deed Book 1173, Page 331, and last modified by Deed Book 1348, at Page 601, all among the land records of Loudoun County, Virginia; and

WHEREAS, it is the desire and intent of the Owner to adjust the boundary lines of the Property as shown on the Plat and as herein after provided; and

WHEREAS, it is the desire and intent of the Owner and Town to vacate a private access & utility easement located on the Property and as shown on the Plat and as hereinafter provided; and

WHEREAS, the Property is not subject to the lien of a deed of trust.

BOUNDARY LINE ADJUSTMENT

NOW THEREFORE, in consideration of the foregoing recitals, the sum of One Dollar (\$1.00) cash in hand paid, and for reasons deemed good and sufficient, Owner hereby adjusts the boundary lines of the Property in accordance with the Plat, thereby creating a lot or parcel to be known as Parcel 73-2A1, containing approximately 0.72563 acre, and a lot or parcel to be known as Parcel 73-1A1, containing approximately 1.38697 acres, as shown on the Plat..

The lands are hereby adjusted to and contiguous with each other. This adjustment of the Property is made for the purpose of adjusting the boundary lines of said presently owned lands of the Owner.

VACATION OF PRIVATE ACCESS & UTILITY EASEMENT

THIS DEED FURTHER WITNESSETH, that in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, Owner and the Town do hereby confirm the Vacation of that portion of that certain private access & utility easement previously recorded as Deed Book 1348 Page 601 among the land records of Loudoun County, Virginia and as more particularly shown and depicted on the Plat as "EX. PRIVATE ACCESS & UTILITY EASEMENT DEED BOOK 1348, PAGE 601 (HEREBY VACATED)"

MISCELLANEOUS

Headings used in this Deed are for convenience purposes only and are not intended to affect the express terms made herein set forth.

This Deed is made in accordance with the statutes made and provided in such cases; with the approval of the proper authorities of the Town of Purcellville, Virginia, as shown by the signatures affixed to the this Deed, and is with the free consent and in accordance with the desire of Owner, the owner and proprietor of the land depicted on the Plat as aforesaid.

The undersigned warrant that this Deed is made and executed pursuant to authority properly granted by the Owner and the other parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this Deed to be executed under seal.

[Signature Pages to Follow]

FURTHER WITNESS the following signatures and seals.

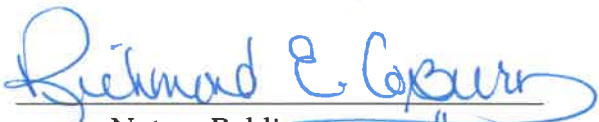

John K. Barrett


Eileen B. Barrett

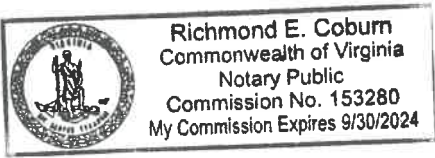
COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that John K. Barrett and Eileen B. Barrett whose name is signed to the foregoing instrument, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 5th day of April, 2023.


Notary Public

My commission expires: 9/30/24
Notary Registration Number: 153280



THIS CONVEYANCE IS HEREBY ACCEPTED ON BEHALF OF THE TOWN OF
PURCELLVILLE, VIRGINIA

APPROVED AS TO FORM:

THE TOWN OF PURCELLVILLE

By: 
Town Attorney

By: _____ (SEAL)
Name: _____
Title: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby
certify that _____ as _____ of the Town of
Purcellville whose name is signed to the foregoing instrument and appeared before me
and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this__ day of _____,

My commission expires: _____
Notary Registration Number:: _____

Notary Public

TOWN COMMENTS
TOWN COMMENTS
TOWN COMMENTS
Association

[illegible]

T	JB2101.3000
	April 13, 2021
G SCALE	NONE
BY	MO
ED BY	EE

SHEET **1** OF **2**

1. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED ON LOUDOUN COUNTY TAX ASSESSMENT MAP AS PIN 488-25-1502 (PARCEL 73-1A, TM /35//18//73-1/) AND PIN 523-20-8901 (PARCEL 73-2A, TM /35//18//73-2/) AND ARE ZONED R-2, Single-family Residential and (HC) Historic Corridor Overlay District AS ADMINISTERED BY THE TOWN OF PURCELLVILLE ZONING ORDINANCE.
2. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAMES OF JOHN K. BARRETT AND EILEEN B. BARRETT AS ACQUIRED IN DEED BOOK 1165, AT PAGE 585, CORRECTED IN DEED BOOK 1168, AT PAGE 585 AND DEED BOOK 1173, AT PAGE 331 AND LAST MODIFIED BY BOUNDARY LINE ADJUSTMENT RECORDED IN DEED BOOK 1348, AT PAGE 601 ALL AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON EXISTING LOUDOUN COUNTY LAND RECORDS AND FIELD VERIFIED BY J2 ENGINEERS, INC. IN OCTOBER, 2020 AND THAT ALL THE COURSES ARE REFERENCED TO THE VIRGINIA STATE COORDINATE SYSTEM (VCS) OF 1983, NORTH ZONE.

4. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. THE PLAT PREPARER HAS NOT BEEN PROVIDED WITH A CURRENT CERTIFIED TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTIES.

5. THE PROPERTIES SHOWN HEREON LIE IN ZONE "X" (NO-SCREEN) AREAS OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR LOUDOUN COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51107C0205E, EFFECTIVE DATE: FEBRUARY 17, 2017.

a) THE PRIVATE ROADWAYS IN THIS DEVELOPMENT DO NOT MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY VDOT OR THE TOWN OF PURCELLVILLE, AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY OF VIRGINIA AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.

b) THE ACCESS SERVING THIS LOT IS PRIVATE AND ITS MAINTENANCE INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY.

6. NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT SHOWN ON THIS PLAT, AND NO SUCH LOT SHALL BE RE-SUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED.

9. ALL ZONING INFORMATION IS PROVIDED FOR THE EXISTING ZONING AT THE TIME THE PLAT IS APPROVED.

10. NEITHER APPROVAL NOR RECORDATION OF THIS PLAT SHALL TERMINATE OR EXTINGUISH ANY INTEREST OF THE TOWN IN THE LAND SHOWN HEREON UNLESS SUCH TERMINATION OR EXTINGUISHMENT IS EXPRESSLY INDICATED HEREON.

11. PARCEL 73-1A1 WILL BE ACCESSED FROM SOUTH 32nd STREET.
PARCEL 73-2A1 WILL BE ACCESSED FROM BARRETT MANOR COURT.

R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT

LOT SIZE STANDARDS:
MIN. SIZE: 15,000 SQUARE FEET
MIN. WIDTH: 100 FEET
MIN. DEPTH: 100 FEET
MIN. STREET FRONTAGE: 25 FEET

YARD AND SETBACK STANDARDS (ALL STRUCTURES):
 MIN. FRONT YARD: 25 FEET
 MIN. SIDE YARD: 10 FEET
 (TOTAL WIDTH OF BOTH SIDE YARDS SHALL BE AT LEAST 25 FEET.)
 MIN. REAR YARD: 25 FEET

MAXIMUM BUILDING HEIGHT
UP TO 2.5 STORIES OR 35' IN HEIGHT

PIN 488-25-1502 (PARCEL 73-1A)	35,897	S.F.	OR	0.82408	AC. (OLD AREA)
PIN 523-20-8901 (PARCEL 73-2A)	56,128	S.F.	OR	1.28852	AC. (OLD AREA)
TOTAL	92,025	S.F.	OR	2.11260	AC.

PIN 488-25-1502 (PARCEL 73-1A1)	60,416 S.F. OR 1.38697 AC. (NEW AREA)
PIN 523-20-8901 (PARCEL 73-2A1)	31,609 S.F. OR 0.72563 AC. (NEW AREA)

TOTAL	92,025	S.F.	OR	2.11260	AC.
-------	--------	------	----	---------	-----

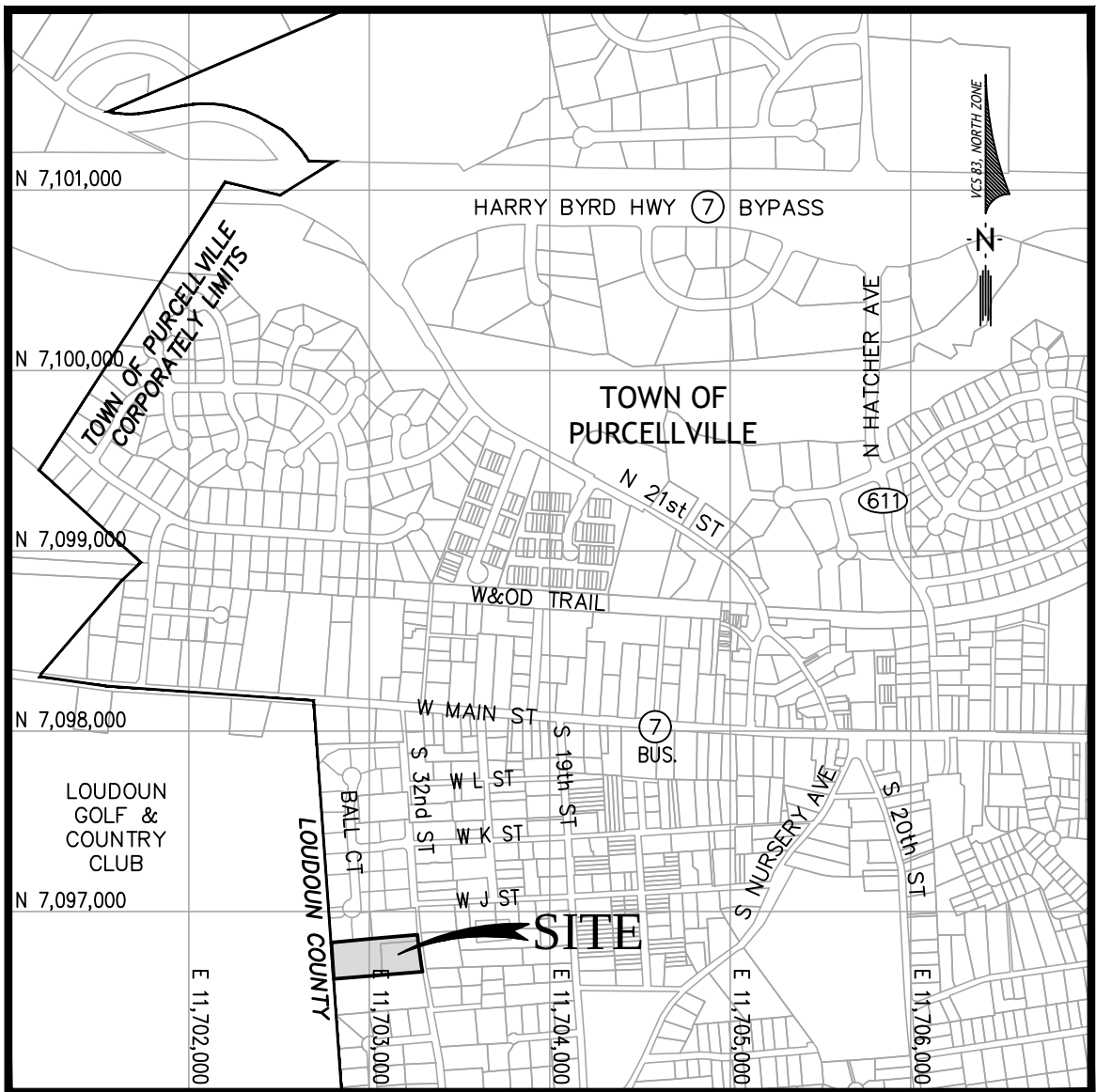
AREA OF ADJUSTMENT 24,519 S.F. OR 0.56289 AC.

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND AS SHOWN ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

FOR: JOHN K. BARRETT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND AS SHOWN ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

FOR: EILEEN B. BARRETT



VICINITY MAP
1" = 1000'

APPROVAL BLOCK
ZONING PERMIT APPLICATION

NUMBER: BLA21-01

Director, _____ Date: _____
Zoning Administrator

(AC1) EX. PRIVATE ACCESS & UTILITY EASEMENT
D.B. 1348, PG. 601 (HEREBY VACATED)

(AC2) EX. 24' PRIVATE ACCESS EASEMENT
RECORDED IMMEDIATELY PRIOR HERETO

(EA1) EX. 24' EMERGENCY ACCESS EASEMENT
RECORDED IMMEDIATELY PRIOR HERETO

(PAE) EX. 7' PUBLIC ACCESS EASEMENT
RECORDED IMMEDIATELY PRIOR HERETO

(S1) EX. VARIABLE WIDTH SIGHT DISTANCE EASEMENT
RECORDED IMMEDIATELY PRIOR HERETO

(SS1) EX. 20' SANITARY SEWER EASEMENT
INSTR. 20190604-0029336

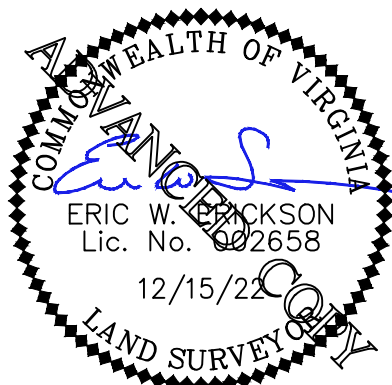
(SS2) EX. 20' SANITARY SEWER EASEMENT
RECORDED IMMEDIATELY PRIOR HERETO

(U1) EX. 10' UTILITY EASEMENT
RECORDED IMMEDIATELY PRIOR HERETO

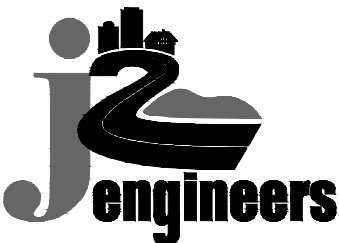
(W1) EX. 20' WATERLINE EASEMENT
RECORDED IMMEDIATELY PRIOR HERETO

I, ERIC W. ERICKSON, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LANDS SHOWN HEREON ARE NOW IN THE NAMES OF JOHN K. BARRETT AND EILEEN B. BARRETT AS ACQUIRED IN DEED BOOK 1165, AT PAGE 585, CORRECTED IN DEED BOOK 1168, AT PAGE 585 AND DEED BOOK 1173, AT PAGE 331 AND LAST MODIFIED BY BOUNDARY LINE ADJUSTMENT RECORDED IN DEED BOOK 1348, AT PAGE 601 ALL AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

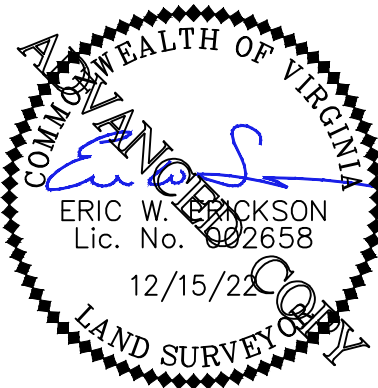
I FURTHER CERTIFY THAT THIS PLAT IS THE RESULT OF A COMPILATION FROM DEED AND/OR PLATS BY OTHERS AND THAT ALL THE COURSES ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) OF 1983, NORTH ZONE AND SHOULD MY SERVICES BE RETAINED FOR THE PURPOSES OF SETTING IRON PIPES, SAID IRON PIPES WILL BE SET IN ACCORDANCE WITH THE LAND DEVELOPMENT AND SUBDIVISION ORDINANCE OF PURCELLVILLE, VIRGINIA.



NOT FOR RECORDATION



J2 Engineers, Inc.
602 South King Street
Suite 100
Leesburg, VA 20176
571.291.9167 (office)
571.291.9365 (fax)
www.j2engineers.com



NOT FOR RECORDATION

TOWN COMMENTS	TOWN COMMENTS	TOWN COMMENTS	DATE	DESCRIPTION
3	12/15/22			
2	3/22/22			
1	8/2/21			
No.				

PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
ON THE LANDS OF
JOHN K. BARRETT AND EILEEN B. BARRETT
DEED BOOK 1348, AT PAGE 601
TOWN OF PURCELLVILLE
LOUDOUN COUNTY, VIRGINIA

PROJECT JB2101.3000

DATE April 13, 2021

DRAWING SCALE 1" = 30'

DRAWN BY MO

APPROVED BY EE

BLUE RIDGE
ESTATES

INSTR. 20180608-0032415
ZONED: R-2 & HC

JONATHAN &
MARY CHIU

PIN 488-25-1219
TM /35//11//72/
INSTR. 20120730-0057633
ZONED: R-2, HC

LOT 12

PIN 523-20-9591
TM /35//11//12/
#290 BALL COURT

LOT 11

PIN 532-20-0849
TM /35//11//11/
#291 BALL COURT

LOUDOUN GOLF &
COUNTRY CLUB

PIN 523-29-3847
TM /35//11//77/
D.B. 10A, PG. 117
D.B. 10A, PG. 118
D.B. 10A, PG. 120
D.B. 10A, PG. 121
D.B. 10A, PG. 307
D.B. 10B, PG. 57
D.B. 10W, PG. 147
D.B. 385, PG. 116
ZONED: AR-1

PARCEL 73-2A

PIN 523-20-8901

TM /35//18//73-2/

56,128 S.F. OR 1.28852 AC. (OLD AREA)

PARCEL 73-2A1

31,609 S.F. OR 0.72563 AC. (NEW AREA)

PARCEL 73-1A

TM /35//18//73-1/

PIN 488-25-1502

35,897 S.F. OR 0.82408 (OLD AREA)

PARCEL 73-1A1

60,416 S.F. OR 1.38697 (NEW AREA)

BARRETT MANOR COURT

(EX. 24' PRIVATE ACCESS EASEMENT AND
EX. 24' EMERGENCY ACCESS EASEMENT)

JOHN KELLY BARRETT, TRUSTEE

PIN 488-15-1680
TM /35//11//74/
INSTR. 20060323-0025923
ZONED: R-2, HC

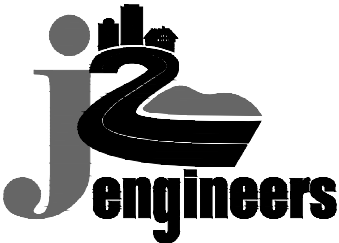
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 10°53'16" E	9.08'

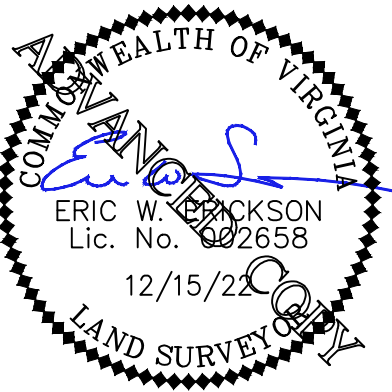
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA ANGLE	TANGENT
C1	949.94'	100.44'	S 07°51'34" E	100.40'	6°03'30"	50.27'





J2 Engineers, Inc.
602 South King Street
Suite 100
Leesburg, VA 20176
571.291.9167 (office)
571.291.9365 (fax)
www.j2engineers.com



NOT FOR RECORDATION

TOWN COMMENTS	TOWN COMMENTS	TOWN COMMENTS	DATE	DESCRIPTION
3	12/15/22			
2	3/22/22			
1	8/2/21			
No.				

PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
ON THE LANDS OF
JOHN K. BARRETT AND EILEEN B. BARRETT
DEED BOOK 1348, AT PAGE 601
TOWN OF PURCELLVILLE
LOUDOUN COUNTY, VIRGINIA

PROJECT JB2101.3000

DATE April 13, 2021

DRAWING SCALE 1" = 30'

DRAWN BY MO

APPROVED BY EE

BLUE RIDGE
ESTATES
INSTR. 20180608-0032415
ZONED: R-2 & HC

JONATHAN &
MARY CHIU
PIN 488-25-1219
TM /35/11/11/12/
INSTR. 20120730-0057633
ZONED: R-2, HC

LOT 12
PIN 523-20-9591
TM /35/N/1/11/12/
#290 BALL COURT

LOT 11
PIN 532-20-0849
TM /35/N/1/11/11/
#291 BALL COURT

LOUDOUN GOLF &
COUNTRY CLUB
PIN 523-29-3847
TM /35/11/11/11/11/
D.B. 10A, PG. 117
D.B. 10A, PG. 118
D.B. 10A, PG. 120
D.B. 10A, PG. 121
D.B. 10A, PG. 307
D.B. 10B, PG. 57
D.B. 10W, PG. 147
D.B. 385, PG. 116
ZONED: AR-1

PARCEL 73-2A
PIN 523-20-8901
TM /35/18/73+2/
56,128 S.F. OR 1.28852 AC (OLD AREA)
PARCEL 73-2A1
31,609 S.F. OR 0.72563 AC (NEW AREA)

PARCEL 73-1A
TM /35/18/73-1/
PIN 488-25-1502
35,897 S.F. OR 0.82408 (OLD AREA)
PARCEL 73-1A1
60,416 S.F. OR 1.38697 (NEW AREA)

JOHN KELLY BARRETT, TRUSTEE
PIN 488-15-1680
TM /35/11/11/174/
INSTR. 20060323-0025923
ZONED: R-2, HC

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 10°53'16" E	9.08'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA ANGLE	TANGENT
C1	949.94'	100.44'	S 07°51'34" E	100.40'	6°03'30"	50.27'

THIS SHEET IS FOR INFORMATION PURPOSES ONLY

