

RECORDATION COVER SHEET

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|--|---|
| TYPE OF INSTRUMENT: | DEED OF EASEMENT |
| DATE OF INSTRUMENT: | <u>April 5, 2023</u> |
| NAMES OF GRANTORS: | 1) JOHN K. BARRETT 2) EILEEN B. BARRETT 3) JOHN KELLY BARRETT, Trustee of THE JOHN KELLY BARRETT TRUST u/t/d January 13, 2004 |
| 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. OR INSTRUMENT NUMBER 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 AND Inst. 20060323-0025923 |
| PLAT ATTACHED: | Plat No. JB2101.3000 entitled "PLAT SHOWING 24' PRIVATE INGRESS EGRESS EASMENT, 24' EMERGENCY ACCESS EASEMENT, 7' PUBLIC ACCESS EASEMENT, 20' SANITARY SEWER EASEMENT, 10' UTILITY EASEMENT, AND 20' WATERLINE EASEMENT ON THE LANDS OF JOHN K. BARRETT AND EILEEN B. BARRETT DEED BOOK 1348, AT PAGE 601 AND JOHN KELLY BARRETT TRUSTEE INSTRUMENT 20060323-0025923" prepared by J2 Engineers |
| LOUDOUN COUNTY PINS: | 488-25-1502-000 523-20-8901-000 488-15-1680-000 |
| TOWN FILE NO. | ESMT21-01 |
| THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: | Mark Nelis Esq. (#30674) Nelis Law Box 54 |

THIS DEED OF EASEMENT (the "**Deed**") is made this 5th day of April, 2023 by and between JOHN K. BARRETT and EILEEN B. BARRETT (collectively "**Barrett**"), JOHN KELLY BARRETT, Trustee of THE JOHN KELLY BARRETT TRUST, u/t/d January 13, 2004 ("**Trust**", collectively with Barrett as "**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**") as shown on Plat No. JB2101.3000, dated April 13, 2021 and revised through December 15, 2022, entitled "PLAT SHOWING 24' PRIVATE INGRESS EGRESS EASEMENT, 24' EMERGENCY ACCESS EASEMENT, 7' PUBLIC ACCESS EASEMENT, 20' SANITARY SEWER EASEMENT, 10' UTILITY EASEMENT, AND 20' WATERLINE EASEMENT ON THE LANDS OF JOHN K. BARRETT AND EILEEN B. BARRETT DEED BOOK 1348, AT PAGE 601 AND JOHN KELLY BARRETT TRUSTEE INSTRUMENT 20060323-0025923" 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, Page 601, all among the land records of Loudoun County, Virginia ("**Land Records**"); and

WHEREAS, Trust is the owner and proprietor of certain real property known as PIN 488-15-1680 (hereinafter referred to as "**Trust Property**", collectively with Parcel 73-1A and Parcel 73-2A as "**Property**") as shown on the Plat; and

WHEREAS, the Trust Property is situate in the Town of Purcellville, Virginia, Trust having acquired the Property by a deed recorded as Instrument Number 20060323-0025923, among the Land Records; and

WHEREAS, it is the desire and intent of Owner to grant and convey unto the Town the easements in the locations as shown on the Plat and as hereinafter provided; and

WHEREAS, Parcel 73-1A, Parcel 73-2A and the Trust Property are not subject to the lien of a deed of trust.

TOWN EASEMENTS

NOW THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, Owner does hereby grant and convey unto the Town, its successors and assigns, the easements as hereafter set forth in the respective locations shown on the Plat as follows:

- A. Emergency Access Easement. An Ingress-Egress/Emergency Access Easement over and across the Property for the purpose of providing and maintaining public safety, including but not limited to ingress and egress by Emergency, Maintenance and Police Vehicles, said easement being more particularly bounded and described on the Plat as "24' EMERGENCY ACCESS EASEMENT HEREBY CREATED".

The above-described easement is subject to the following conditions:

1. All streets, service drives, trails, sidewalks and driveways, and all appurtenant facilities installed in the easement shall be and remain the property of Owner, its successors and assigns, who shall properly maintain the Property and said facilities.
2. The Town, its agents and assigns, shall have full and free use of the easement areas for the purposes named, and shall have all rights and privileges reasonably necessary to the exercise of the easement rights herein granted, including the right of reasonable access to and from the easement areas and the right, but not the obligations to perform, if Owner fails to do so, such repairs and maintenance as the Town may deem necessary. The cost of such repairs and maintenance shall be reimbursed to the Town by Owner, its successors and assigns, upon demand.
3. Owner reserves the right to make use of the easements herein granted which may not be inconsistent with the rights herein conveyed, or interfere with the use of said easement areas by the Town for the Purposes named; provided, however, that Owner shall comply with all applicable Town ordinances and regulations prior to placing any building, roadway, fence, or other structure on the easements. Provided further, that

if Owner makes any use of the easement that increases the Town's operation, maintenance and/or restoration costs, then Owner shall pay such increase in costs.

- B. Public Ingress-Egress Easement. The Owner does hereby grant and convey unto the Town, its successors and assigns, easements over and across the Property for the purpose of entering and exiting by and for use of the public, said easement being more particularly bounded and described on the Plat as "7' PUBLIC ACCESS EASEMENT HEREBY CREATED"

The above-described easement is subject to the following conditions:

1. All appurtenant facilities which are installed in the easement areas shall be and remain the property of the Owner, its successors and assigns.
2. The Town, its agents and assigns, and the public shall have full and free use of said easement areas for the purposes named, and shall have all rights and privileges reasonably necessary to the exercise of the rights granted by the easements including the right of access to and from the easements and the right to use adjoining land where necessary and the right, but not the obligation to perform, if the Owner fails to do so, such repairs and maintenance as the Town may deem necessary. The cost of such repairs and maintenance shall be reimbursed to the Town by the Owner, its successors and assigns, upon demand.
3. The Town shall have the right, but not the obligation, to trim, cut, and remove trees, shrubbery, fences, structures, or other obstructions or facilities in or near the easement areas being conveyed, deemed by it to interfere with the use by the public; provided, however, that the Town, at the Owner's sole expense, shall restore as it deems appropriate for easement use, all land or premises which are disturbed in any manner by the construction, operation, and maintenance of said waterlines, water mains, sanitary sewer lines, and appurtenant facilities. Such restoration shall include the backfilling of trenches, the replacement of fences and shrubbery, the reseeding or resodding of lawns or pasture areas, and the replacement of structures or other facilities as appropriate located outside the easement areas.

4. The Owner reserves the right to make use of the easements, herein granted which may not be inconsistent with the rights herein conveyed, or interfere with the use of said easement areas by the Town for the purposes named; provided, however, that Owner shall comply with all applicable Town ordinances and regulations prior to placing any building, roadway, fence, or other structure on the easements. Provided further, that if Owner makes any use of the easement that increases the Town's operation and maintenance and or restoration costs, then the Owner shall pay such increase in costs.
- C. Waterline Easement. A Waterline Easement through, upon, and across the Property for the purpose of installing, constructing, operating, maintaining, repairing, replacing, adding to, or altering present or future water mains, waterlines, including fire hydrants, valves, meters, building service connections, and other appurtenant facilities for the transmission and distribution of water, said easement areas being more particularly bounded and described on the Plat as "20' WATERLINE EASEMENT HEREBY CREATED".

The above-described easement is subject to the following conditions:

1. All water lines and appurtenant facilities that are installed in the easement areas shall be and remain the property of the Town, its successors and assigns.
2. The Town, its agents and assigns, shall have full and free use of said easement areas for the purposes named, and shall have all rights and privileges reasonably necessary to the exercise of the rights granted in the easement including the right of access to and from the easement area and the right to use adjoining land where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual construction or maintenance, and then only to the minimum extent necessary for such construction and maintenance, and further, this right shall not be construed to allow the Town to erect any building or structure of a permanent nature on such adjoining land.
3. The Town shall have the right to trim, cut and remove trees, shrubbery, fences, structures, or other obstructions or facilities in or near the easement area being conveyed, deemed by it to reasonably interfere with the proper and efficient

construction, operation, and maintenance of said water lines and appurtenant facilities; provided, however, that the Town at its own expense shall restore as it deems appropriate for easement use all land or premises which are disturbed in any manner by the installation, construction, operation, and maintenance of said waterlines and appurtenant facilities. Such restoration shall include the backfilling of trenches, the replacement of fences and shrubbery, the reseeding or resodding of lawns or pasture areas, and the replacement of structures and other facilities as appropriate located outside the easement area.

4. Owner reserves the right to make use of the easement area herein granted which may not be inconsistent with the rights herein conveyed, or interfere with the use of said easement area by the Town for the purposes named; provided, however, that the Owner shall comply with all applicable Town ordinances and regulations prior to placing any building, roadway, fence, or other structure on the easements. Provided further, that if Owner makes any use of the easement that increases the Town's operation and maintenance and or restoration costs, then the Owner shall pay such increase in costs.

D. Sanitary Sewer Easement. A. A sanitary sewer easement through and across the Property for the purpose of installing, constructing, operating, maintaining, repairing, replacing, adding to, or altering present or future sanitary sewer lines, including building connection lines, manholes and other appurtenant facilities for the collection of sanitary sewage and its transmission, said easement area being more particularly bounded and described on the Plat as "20' SANITARY SEWER EASEMENT HEREBY CREATED".

The above-described easement is subject to the following conditions:

1. All sanitary sewer lines and appurtenant facilities which are installed in the easement area shall be and remain the property of the Town, its successors and assigns.
2. The Town, its agents and assigns, shall have full and free use of said easement area for the purposes named, and shall have all rights and privileges reasonably necessary to the exercise of the rights granted by the easement including the right of access to and from the easement and the right to use adjoining land where necessary; provided,

however, that this right to use adjoining land shall be exercised only during periods of actual construction or maintenance, and then only to the minimum extent necessary for such construction and maintenance, and further, this right shall not be construed to allow the Town to erect any building or structure of a permanent nature on such adjoining land.

3. The Town shall have the right to trim, cut, and remove trees, shrubbery, fences, structures, or other obstructions or facilities in or near the easement area being conveyed, deemed by it to interfere with the proper and efficient construction, installation, operation, and maintenance of said sanitary sewer lines and appurtenant facilities; provided, however, that the Town, at its own expense, shall restore as it deems appropriate for easement use, all land or premises which are disturbed in any manner by the construction, operation, and maintenance of said sanitary sewer lines and appurtenant facilities. Such restoration shall include the backfilling of trenches, the replacement of fences and shrubbery, the reseeding or resodding of lawns or pasture areas, and the replacement of structures and other facilities as appropriate located outside the easement area.
 4. The Owner reserves the right to make use of the easement, herein granted which may not be inconsistent with the rights herein conveyed, or interfere with the use of said easement area by the Town for the purposes named; provided, however, that Owner shall comply with all applicable Town ordinances and regulations prior to placing any building, roadway, fence, or other structure on the easement. Provided further, that if Owner makes any use of the easement that increases the Town's operation and maintenance and or restoration costs, then the Owner shall pay such increase in costs.
- E. Sight Distance Easement. A sight distance easement on the Trust Property and Parcel 73-1A for the purpose of providing and maintaining unobstructed sight for vehicular and pedestrian safety as shown on the Plat as "VARIABLE WIDTH SIGHT DISTANCE EASEMENT HEREBY CREATED" No fences, shrubbery, structures, or other facilities shall be placed within the bounds of said easement area, unless sufficiently detailed plans for such fences, shrubbery, structures, or other facilities are first approved by the

appropriate Town authorities. The Town shall have the right to trim, maintain and/or remove any and all plantings deemed by it to be an obstruction within the easement area; provided, however, that the Town at its own expense shall restore as it deems appropriate for easement use, all land or premises which are disturbed in any manner by the removal of obstructions, and maintenance of said sight distance easement area. Such restoration shall include the reseeding or resodding of lawns or pasture areas, and the replacement of fences, shrubbery, structures, trees, and other facilities as appropriate, located outside the easement area.

The above-described Sight Distance Easement is subject to the following conditions:

1. The Town, its agents and assigns, shall have full and free use of said easement areas for the purposes named, and shall have all rights and privileges reasonably necessary to the exercise of the easement rights granted herein , including the right of access to and from the easements and the right to use adjoining land where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual maintenance, and then only to the minimum extent necessary for such maintenance, and further, this right shall not be construed to allow the Town to erect any building or structure if a permanent nature on such adjoining land.
2. The Owner, as owner of the Trust Property and Parcel 73-1A, reserves the right to make use of the easements herein granted which may not be inconsistent with the rights herein conveyed, or interfere with the use of said easement areas by the Town for the purposes named; provided, however, that Owner, as owner of the Trust Property and Parcel 73-1A, shall comply with all applicable Town ordinances and regulations prior to placing any building, roadway, fence, or other structure on the easements. Provided further, that if Owner, as owner of the Trust Property and Parcel 73-1A, makes any use of the easement that increases the Town's operation and maintenance and or restoration costs, then the Owner, as owner of the Trust Property and Parcel 73-1A, shall pay such increase in costs.

PRIVATE ACCESS EASEMENT (BARRETT MANOR COURT)

THIS DEED FURTHER WITNESSETH that in consideration of the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, Owner does hereby create and establish an easement for private ingress/egress access as shown on the Plat, designated thereon as **"24' PRIVATE ACCESS EASEMENT HEREBY CREATED"** for the use and benefit of Parcel 73-2A and Lot 1, Barrett Subdivision created by a deed of subdivision recorded contemporaneously hereto, served thereby. The owners of Parcel 73-2A and the Lot 1, Barrett Subdivision created by a deed of subdivision recorded contemporaneously hereto, their successors and assigns, shall be responsible for repair and maintenance, including snow removal, of the roadway within the easement, in equal shares. The construction, repair and maintenance of the roadway and the easement shall not be the responsibility of the Town, County or the Commonwealth.

UTILITY EASEMENT

THIS DEED FURTHER WITNESSETH that in consideration of the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, Owner does hereby create and establish an easement for utilities over and across Parcel 73-2A, Parcel 73-1A, and Lot 1, Barrett Subdivision created by a deed of subdivision recorded contemporaneously hereto, as shown on the Plat, designated thereon as **"10' UTILITY EASEMENT HEREBY CREATED"** for the use and benefit of Parcel 73-2A, and Lot 1, Barrett Subdivision created by a deed of subdivision recorded contemporaneously hereto, served thereby. The owners of Lot 1, Barrett Subdivision created by a deed of subdivision recorded contemporaneously hereto, and Parcel 73-2A, their successors and assigns, shall be responsible for repair and maintenance of the easement, in equal shares. The construction, repair and maintenance of the roadway and the easement shall not be the responsibility of the Town, County or the Commonwealth.

MISCELLANEOUS

Headings used in this Deed are for convenience purposes only and are not intended to express the terms 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 Plat and 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, and the Trustees, 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.

[Signature Pages to Follow]

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



John K. Barrett


Eileen B. Barrett

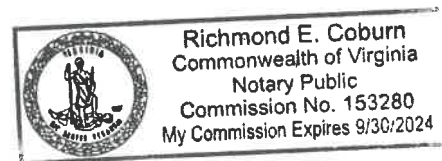
COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN, to wit:

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



The John Kelly Barrett Trust, u/t/d

January 13, 2004

By John Kelly Barrett EEF
John Kelly Barrett, Trustee

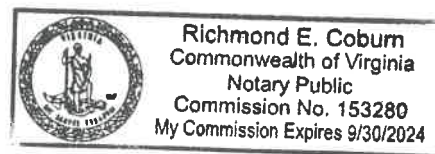
STATE OF Virginia
CITY/COUNTY OF Loudoun, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that John Kelly Barrett, Trustee of The John Kelly Barrett Trust, u/t/d January 13, 2004 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.

Richard E. Coburn
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

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

24' PRIVATE ACCESS EASEMENT, 24' EMERGENCY ACCESS EASEMENT,
7' PUBLIC ACCESS EASEMENT, 20' SANITARY SEWER EASEMENT,
10' UTILITY EASEMENT, 20' WATERLINE EASEMENT AND
VARIABLE WIDTH SIGHT DISTANCE EASEMENT

JOHN K. BARRETT AND EILEEN B. BARRETT
DEED BOOK 1348, AT PAGE 601
AND
JOHN KELLY BARRETT, TRUSTEE
INSTRUMENT 20060323-0025923
TOWN OF PURCELLVILLE
LOUDOUN COUNTY, VIRGINIA

APPROVED BY EE

SHEET 1 OF 2

THE PROPERTIES SHOWN HEREON ARE IDENTIFIED ON LOUDOUN COUNTY TAX ASSESSMENT MAP AS PIN 488-25-1502 (TM /35//18//73-1/), PIN 523-20-8901 (TM /35//18//73-2/) AND PIN 488-15-1680 (TM /35//18//74/) 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 (PIN 488-25-1502 AND PIN 523-20-8901) AND JOHN KELLY BARRETT, TRUSTEE AS RECORDED IN INSTRUMENT 20060323-0025923 (PIN 488-15-1680) ALL AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

| | |
|---|---|
| JOHN K. BARRETT AND EILEEN B. BARRETT 311 S 32nd ST PURCELLVILLE, VA 20132-3223 | JOHN KELLY BARRETT, TRUSTEE 311 S 32nd ST PURCELLVILLE, VA 20132-3223 |
|---|---|

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.

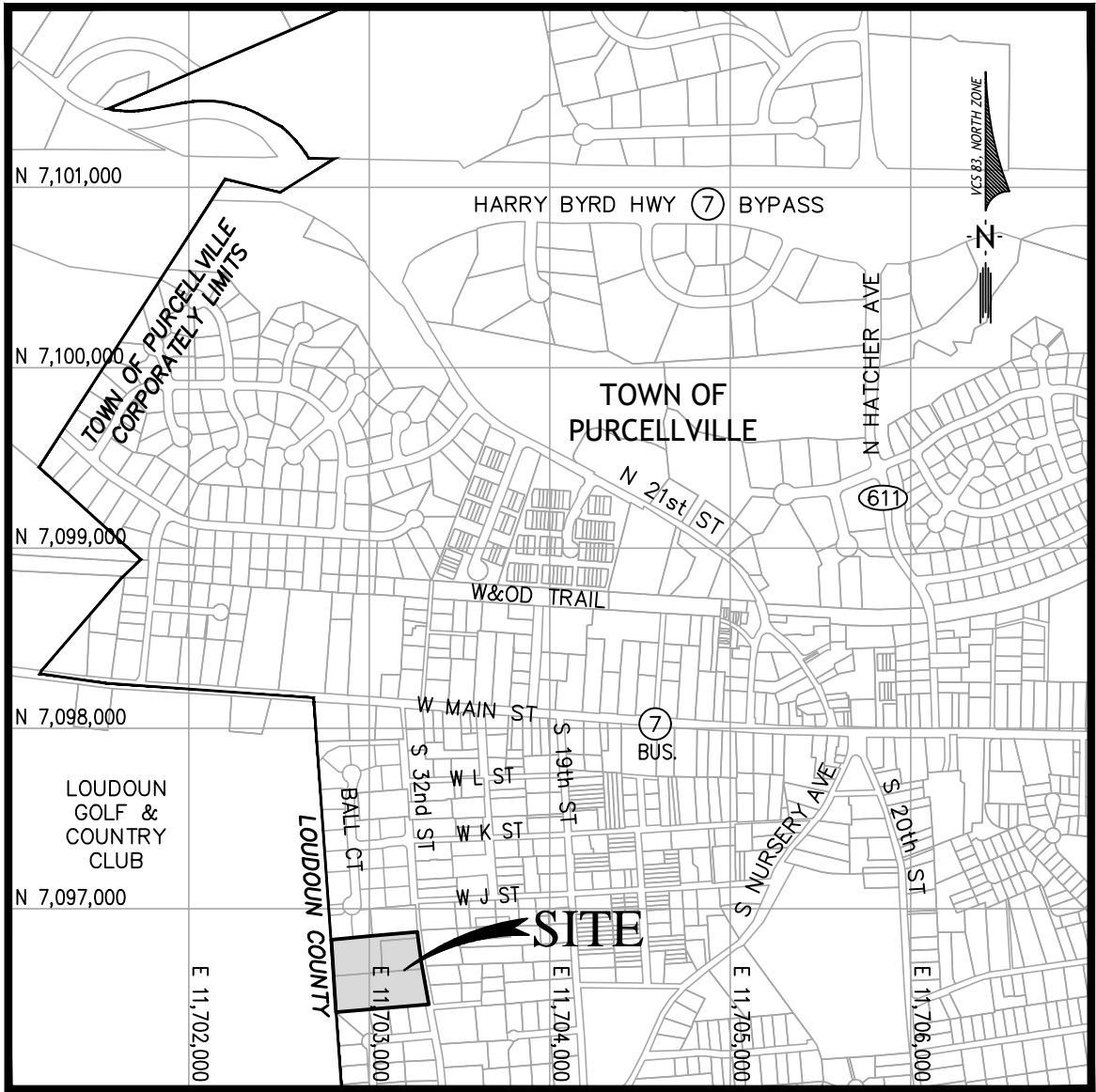
6. a) THE PRIVATE ROADWAYS IN THIS DEVELOPMENT DO NOT MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY VDOT OR THE TOWN OF PURCELLVILLE, AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY OF VIRGINIA AND ALLOCATED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

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

7. CONSTRUCTION OF THE ACCESS EASEMENTS SHOWN HEREON SHALL CONFORM TO THE STANDARDS SET FORTH IN THE TOWN OF PURCELLVILLE LAND DEVELOPMENT AND SUBDIVISION CONTROL ORDINANCE AND AS SHOWN ON THE APPROVED CONSTRUCTION PLANS FOR THIS SUBDIVISION.

8. TM /35//18//73-1/ WILL BE ACCESSED FROM SOUTH 32nd STREET.
TM /35//18//73-2/ WILL BE ACCESSED FROM BARRETT MANOR COURT.
TM /35//18//74/ WILL BE ACCESSED FROM SOUTH 32nd STREET.

| | |
|-------|---|
| (AC) | 24' PRIVATE ACCESS EASEMENT HEREBY CREATED |
| (EA) | 24' EMERGENCY ACCESS EASEMENT HEREBY CREATED |
| (PAE) | 7' PUBLIC ACCESS EASEMENT HEREBY CREATED |
| (SI) | VARIABLE WIDTH SIGHT DISTANCE EASEMENT HEREBY CREATED |
| (SS) | 20' SANITARY SEWER EASEMENT HEREBY CREATED |
| (U) | 10' UTILITY EASEMENT HEREBY CREATED |
| (W) | 20' WATERLINE EASEMENT HEREBY CREATED |
| (AC) | EX. PRIVATE ACCESS & UTILITY EASEMENT D.B. 1348, PG. 601 |
| (SS1) | EX. 20' SANITARY SEWER EASEMENT INSTR. 20190604-0029336 |

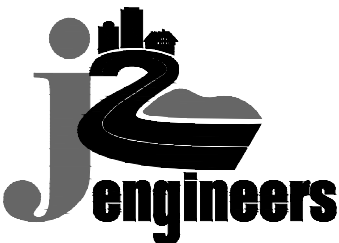


APPROVAL BLOCK
ZONING PERMIT APPLICATION
NUMBER: ESMT21-01

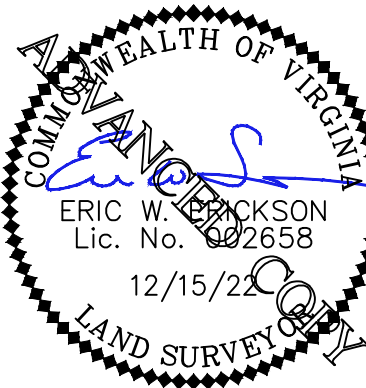
Director, _____ Date: _____
Zoning Administrator

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 10°53'16" E | 9.08' |
| L2 | S 80°58'34" W | 47.91' |
| L3 | S 85°04'30" W | 116.75' |
| L4 | S 62°34'30" W | 42.82' |
| L5 | S 85°04'30" W | 133.69' |

| 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' |
| C2 | 50.00' | 3.58' | S 83°01'32" W | 3.58' | 4°05'56" | 1.79' |
| C3 | 50.00' | 19.63' | S 73°49'30" W | 19.51' | 22°30'00" | 9.95' |
| C4 | 50.00' | 19.63' | S 73°49'30" W | 19.51' | 22°30'00" | 9.95' |
| C5 | 20.00' | 21.92' | S 53°40'35" W | 20.84' | 62°47'50" | 12.21' |
| C6 | 50.00' | 266.68' | N 04°55'30" W | 45.71' | 305°35'39" | 25.70' |
| C7 | 20.00' | 21.92' | S 63°31'35" E | 20.84' | 62°47'50" | 12.21' |



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 |
|---------------|---------------|---------------|------|
| 3 | 12/15/22 | | |
| 2 | 3/22/22 | | |
| 1 | 8/27/21 | | |
| No. | | | |

PLAT SHOWING
24' PRIVATE ACCESS EASEMENT, 24' EMERGENCY ACCESS EASEMENT,
7' PUBLIC ACCESS EASEMENT, 20' SANITARY SEWER EASEMENT,
10' UTILITY EASEMENT, 20' WATERLINE EASEMENT AND
VARIABLE WIDTH SIGHT DISTANCE EASEMENT
ON THE LANDS OF
JOHN K. BARRETT AND EILEEN B. BARRETT
DEED BOOK 1348, AT PAGE 601
AND
JOHN KELLY BARRETT, TRUSTEE
INSTRUMENT 20060323-0025923
TOWN OF PURCELLVILLE
LOUDOUN COUNTY, VIRGINIA

| | |
|---------------|----------------|
| PROJECT | JB2101.3000 |
| DATE | April 13, 2021 |
| DRAWING SCALE | 1" = 30' |
| DRAWN BY | MO |
| APPROVED BY | EE |

