

Prepared by and return to:
 Stephen L. Pettler, Jr.
 HARRISON & JOHNSTON, PLC
 21 South Loudoun Street
 Winchester, Virginia 22601
 Telephone 540.667.1266
 VSB# 44436

THIS DEED OF DEDICATION, EASEMENT, AND SUPPLEMENTARY DECLARATION OF COVENANTS AND RESTRICTIONS OF ABRAMS POINTE PHASE 1B ("Deed") is made and dated this 4th day of December 2012, by **CAMPFIELD, LLC**, a Virginia limited liability company, and **FRED L. GLAIZE, III** (hereinafter "Declarants"), of the first part; **THE COUNTY OF FREDERICK, VIRGINIA** (hereinafter "Frederick County"), of the second part; **FREDERICK COUNTY SANITATION AUTHORITY** (hereinafter "FCSA"), of the third part; **BB&T-VA COLLATERAL SERVICE CORPORATION** (hereinafter "Trustees"), of the fourth part; **BRANCH BANKING & TRUST COMPANY OF VIRGINIA** (hereinafter "Noteholder"), of the fifth part; and **ABRAMS POINTE HOMEOWNERS' ASSOCIATION, INC.** (hereinafter "Association"), of the sixth part.

WHEREAS, the Declarants are the owners in fee simple of those tracts of land containing an aggregate of 117.967 acres and conveyed to the Declarants by deeds recorded among the land records of the Clerk of the Circuit Court for Frederick County, Virginia, as Instrument Nos. 050000698, 050000699 and 050000700, which property is located in the Red Bud Magisterial District, Frederick County, Virginia (hereinafter the "Abrams Pointe Subdivision").

WHEREAS, the boundary lines of the Abrams Pointe Subdivision were adjusted by that certain Boundary Line Adjustment dated January 25, 2007 recorded among the land records of the Clerk of the Circuit Court for Frederick County, Virginia, as Instrument No. 070004938, such that the Abrams Pointe Subdivision now consists of those tracts of land designated by Frederick County as Tax Map Nos. 55-A-185, 55-A-186, 55-A-187, 54-3-1, and 55-2-1.

WHEREAS, by that certain Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A dated November 6, 2009 and recorded among the land records of the Clerk of the Circuit Court for Frederick County, Virginia, as Instrument No. 090012546, that certain Corrected Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A

dated December 1, 2010 and recorded among the land records of the Clerk of the Circuit Court for Frederick County, Virginia, as Instrument No. 100011764, the Declarants subdivided 13.9323 acres of the Abrams Pointe Subdivision designated as Frederick County Tax Map No. 55-A-185 and hereinafter referred to as "Abrams Pointe Phase 1A."

WHEREAS, the Declarants now desire to subdivide 12.5545 acres of the Abrams Pointe Subdivision designated as Frederick County Tax Map No. 55-A-187 and hereinafter referred to as "Abrams Pointe Phase 1B" as more particularly described and set forth on that certain plat prepared by Jason G. Bly, L.S., entitled "Final Plat Abrams Pointe Phase 1B," dated September 7, 2012, attached to this Deed and incorporated herein by this reference (hereinafter "Plat").

WHEREAS, the Declarants desire to dedicate all of the streets and sidewalks in Abrams Pointe Phase 1B, as set forth in the Plat, to the County of Frederick, Virginia for public purposes, which streets and sidewalks are more particularly described in the Plat.

WHEREAS, the FCSA is a Virginia corporation governed by the provisions of the Virginia Water and Waste Authorities Act (§§15.2-5100, *et seq.*, Code of Virginia, 1950, as amended).

WHEREAS, the Declarants have caused Abrams Pointe Phase 1A to be subjected to the covenants, restrictions, easements, charges, and liens set forth in the Corrected Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A dated December 1, 2010 and recorded among the land records of the Clerk of the Circuit Court for Frederick County, Virginia, as Instrument No. 100011764 as amended by that certain Amendment to the Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A dated December 1, 2012 and recorded among the land records of the Clerk of the Circuit Court for Frederick County, Virginia, as Instrument No. 126014009.

WHEREAS, Article II of the Corrected Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A provides that additional phases of the Abrams Pointe Subdivision will become Existing Property and subject to the same provisions as set forth therein and that such addition shall be made by filing of record a Supplementary Declaration of Covenants and Restrictions with respect to the additional property which shall extend the scheme of the covenants and restrictions contained therein.

WHEREAS, the Declarants desire to subject Abrams Pointe Phase 1B to the same covenants,

restrictions, easements, charges, and liens stated in the Corrected Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A as amended by that certain Amendment to the Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A. The Declarants intend that this Deed shall effect the same and that said covenants, restrictions, easements, conditions, and charges shall run with said real property and shall be binding on all persons or entities having or acquiring any right, title, or interest in said real property, or any part thereof, and shall inure to the benefit of each owner thereof.

WHEREAS, the Declarants have incorporated the Association, as defined herein, under the laws of the Commonwealth of Virginia to provide a means for meeting the purposes and intents set forth in the Corrected Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A as amended by that certain Amendment to the Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A and as set forth herein.

WHEREAS, the subdivision of Abrams Pointe Phase 1B, is with the free consent and in accordance with the desire of the undersigned Declarants, and the Declarants further desire to subdivide the aforesaid real estate in accordance with the provisions of "The Virginia Land Subdivision Act" as are applicable, in force, and in effect as of the date of execution of this Deed.

WHEREAS, by Deed of Trust dated March 15, 2005 and recorded among the land records of the Clerk of the Circuit Court for Frederick County, Virginia, as Instrument No. 050005278, the Abrams Pointe Subdivision was conveyed to the Trustee as security for the Noteholder, and it is the desire of said Trustees and said Noteholder to execute this Deed evidencing consent hereto and to release the lien of said Deed of Trust as it applies to the easements, rights-of-way, and common areas created and dedicated herein.

NOW, THEREFORE, WITNESSETH, that for and in consideration of the premises and the benefits which will accrue by reason of this Deed, the Declarants do hereby grant, bargain, and convey to the County of Frederick, Virginia, and dedicate for public purposes, all of the streets and sidewalks in Abrams Pointe Phase 1B as set forth in the attached and incorporated Plat and subject to the terms and provisions stated herein below. Said conveyance and dedication is made with the consent and approval of the appropriate authorities of Frederick County, Virginia and VDOT as evidenced by the signatures set forth on the attached and incorporated Plat. The dedication of this

public right-of-way is with the free consent and in accordance with the desires of the undersigned Declarants as evidenced by the signatures set forth below.

FURTHER WITNESSETH, the parties hereto wish to establish easements for water lines and sanitary sewer lines in favor of the FCSA to provide water and sanitary sewer service to the property in an orderly manner as set forth in the terms and provision herein below.

FURTHER WITNESSETH, that for and in consideration of the premises and the benefits which will accrue by reason of this Deed, the Declarants do hereby subdivide all of those certain tracts of land containing 12.5545 acres (Frederick County Tax Map No. 55-A-186) and hereby creates Lots 50-54 (inclusive) and Lots 85-121 (inclusive) as set forth on the Plat, designated as Abrams Pointe Phase 1B, and lying and being situate in the Red Bud Magisterial District, Frederick County, Virginia.

FURTHER WITNESSETH, that Declarants do hereby grant, establish, and convey to each Owner mutual, nonexclusive rights, privileges and easements of enjoyment on equal terms in common with all other Owners in and to the use of the Common Areas and facilities identified on the attached and incorporated Plat subject to the terms and provisions herein below, and does hereby declare Abrams Pointe Phase 1B to be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, conditions, charges, and liens set forth in the Corrected Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A dated December 1, 2010 and recorded among the land records of the Clerk of the Circuit Court for Frederick County, Virginia, as Instrument No. 100011764 as amended by that certain Amendment to the Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A dated December 1, 2012 and recorded among the land records of the Clerk of the Circuit Court for Frederick County, Virginia, as Instrument No. 120014009, which covenants, restrictions, easements, conditions, charges, and liens are for the purpose of protecting the value and desirability of, and shall run with, the real property and be binding on all parties having any right, title, or interest in Abrams Pointe Phase 1B, or any portions thereof, their successors and assigns, and shall inure to the benefit of each Owner thereof.

FURTHER WITNESSETH, that the Declarants hereby delegate and assign to the Association the powers of owning, maintaining, and administering the Common Areas, assessments and charges

hereinafter created, and promoting the recreation, health, safety and welfare of the residents.

PROFFERS: ABRAMS POINTE IS A NON PROFFERED SUBDIVISION.

ARTICLE I

EASEMENTS & RESERVATIONS

Section 1. Public Utility and Drainage Easements. The property described herein is, and shall be, subject to those certain easements or rights of way designated, or to be designated, as Water Easements, Sanitary Sewer Easements and Drainage Easements on the Plat, or any plat relating to Abrams Pointe Phase 1B, that has been recorded or will be recorded, and including any plats adding future sections.

Section 1(a). Declarants reserve unto itself/himself, their successors and assigns, for future dedication to the Homeowner's Association the following open spaces and easements:

Open Spaces:

Open Space C as identified on the Plat.

Open Space E as identified on the Plat.

Open Space D as identified on the Plat.

Drainage Easements:

All 20' Drainage Easements as identified on the Plat.

All other Drainage Easements as identified on the Plat.

Further, all Open Space parcels are subject to a minimum 20' storm drainage easement contiguous with, and parallel and concentric to, the boundaries of such Open Space parcel as set forth in Note 12 of the Plat. Declarants hereby reserve unto itself/himself, their successors and assigns, such 20' storm drainage easement.

Section 1(b). Declarants reserve, dedicate, grant and convey all the following permanent, non-exclusive sewage and water easements to the FCSA:

Sewage Easements:

All 20' Sewage Easements as identified on the Plat.

All other Sewage Easements as identified on the Plat.

Water Easements:

All 20' Water Easements as identified on the Plat.

All other Water Easements as identified on the Plat.

Such permanent easements herein conveyed grant to the FCSA, its successors and assigns, the non-exclusive, perpetual right to construct, install and maintain water and sewerage facilities (including, but not limited to, sanitary sewer mains or water lines), including the right to go on, over and upon the said easements for the purpose of installing, laying, maintaining, repairing and replacing the same as needed. The easements herein granted are for the use and benefit of the real property owned by the Declarants set forth herein, it being the intention that these easements run with the land.

The Declarants, their successors and assigns shall retain the right to use their land which is subject to the easement acquired herein in any manner which shall not interfere with the use and enjoyment of said rights by the FCSA. The Declarants, their successors and assigns, shall at all times have the right to cross over and upon the said easements and to use the surface over the easements in such manner as will neither injure nor interfere with the construction, operation or maintenance of the said water and sewerage facilities, except that no building or other structure shall be erected over said permanent easements.

Whenever the enjoyment of its rights hereunder requires the FCSA to disturb the surface of the ground, it shall be the obligation of the FCSA to restore the same to its condition prior to being so disturbed at the FCSA's expense.

Section 1(c). The Declarants reserve unto itself/himself, their successors and assigns a permanent, non-exclusive 15' wide public utility and drainage easement on every Lot and on all Open Space parcels in the area contiguous with, and parallel and concentric to, each right of way dedicated for public street purposes in this Deed or any future, recorded deed, together with a temporary construction easement 10' in width adjacent thereto. Such permanent easements herein reserved to the Declarants, their successors and assigns, reserve the non-exclusive, perpetual right to construct, install and maintain, public utility and drainage facilities, including the right to go on, over and upon the said easements for the purpose of installing, laying, maintaining, repairing and replacing the same as needed. The permanent easements herein granted are for the use and benefit of the real property owned by the Declarants set forth herein, it being the intention that these easements run with the land.

The said temporary construction easements herein reserved to the Declarants, their successors

and assigns, reserves the right to enter upon such temporary easements to the extent necessary for and during the original construction, installation and laying of the said public utility and drainage facilities, said temporary easements to expire upon completion of construction of the initial public utility and drainage facilities located in the permanent easement area (other than water and sewerage utilities).

Section 2. Ingress/Egress, Access and Sidewalk Easements. The property described herein is, and shall be, subject to a 4' wide ingress/egress, access and sidewalk easement contiguous with, and parallel and concentric to, all rights of way dedicated for public street purposes in this Deed or any future, recorded deed. Declarants hereby reserve unto itself/himself, their successors and assigns, such easements.

Section 3. Temporary Ingress/Egress and Access Easement to Open Space D. The property described herein is, and shall be, subject to a temporary ingress/egress and access across Lot 108 as identified on Sheet 12 of the Plat. Said temporary ingress/egress and access easement shall be vacated without any further act of the Declarants upon the establishment of a means of permanent access to Open Space D from a right of way to be dedicated for public street purposes by the Declarants, or as otherwise established by the Declarants, which dedication is currently contemplated to occur upon the development of Abrams Pointe, Phase 3. The Declarants hereby reserve unto itself/himself, their successors and assigns, such temporary easement.

Section 4. Maintenance of Drainage Easements and Detention Areas. Upon dedication and conveyance of the drainage easements and detention areas to the Homeowner's Association, the maintenance of all drainage easements and detention areas located within the subdivision shall be maintained by the Association and in the event that said Association does not maintain said areas, and keep the same in good repair, then the Declarants and/or the County, as the case may be, may, but are not required to, come upon said property and make necessary repairs and perform whatever maintenance is necessary with the cost of the same to be borne by the Association and in the event that said Association does not pay for said repairs and/or maintenance, when billed, then, in addition to all other available remedies, said charge shall become a lien upon the property belonging to the Association, including all lots created by this deed owned by the Association. Owners of Lots on which private drainage easements are located shall have the right to mow and otherwise use said

easements so long as they do not interfere with the drainage of water through said easements.

Section 5. Reservations. The Declarants make the following reservations:

Section 5(a). The Declarants hereby reserve unto itself/himself, their successors and assigns, the right to erect, maintain, operate, and replace underground telephone and electrical conduits, related equipment, and other facilities, sewer, gas, water, and television lines and related equipment, and other utility equipment where such utility lines and equipment are located, within the easements reserved herein, or as set forth on the Plat, and over the Common Areas as needed, provided that such easements shall not interfere with the use and enjoyment of the Common Areas.

Section 5(b). The Declarants hereby further reserve for itself/himself, their successors and assigns, an easement for the installation and maintenance of sidewalks, roadways, curbs, gutters, lighting, signage, drainage, and storm water management facilities within Abrams Pointe Phase 1B. These easements shall run with the land.

Section 5(c). The Declarants hereby further reserve unto itself/himself, their successors and assigns, for a period of five (5) years from the date hereof, a blanket easement and right on, over, and under the ground within Abrams Pointe Phase 1B and all Lots and property contained therein, to maintain and correct drainage of surface water problems in order to maintain reasonable standards of health, safety, and appearance. Such right expressly includes the right to cut any trees, bushes, or shrubbery, make any grading of the soil, or to take any other similar action reasonably necessary, following which the Declarants or their successors shall restore the affected property to its original condition as nearly as possible. The Declarants shall give reasonable notice of intent to take such action to the Owner of the Lot(s) upon which such action is to be taken, unless, in the opinion of the Declarants, an emergency exists which precludes such notice. Reservation by the Declarants of this easement and the rights contained herein shall not, in any way, obligate the Declarants to undertake any maintenance, repair, or corrective action whatsoever and shall not impose any liability or responsibility upon the Declarants therefor.

Section 6. Vacation of Ingress / Egress Easement. The Declarants hereby surrender, relinquish and vacate all ingress and egress rights reserved to the Declarants and/or their predecessors in interest in that certain deed recorded in the Office of the Clerk of the Circuit Court for Frederick County, Virginia as Instrument No. 040026080 to the extent, and only to the extent,

identified on the Plat. All other rights contained therein reserved to the Declarants and/or their predecessors in interest are hereby expressly reserved by the Declarants.

ARTICLE II

DEDICATION OF STREETS AND SIDEWALKS

Section 1. The Declarants hereby grant, convey and dedicate the following streets of Abrams Pointe Phase 1B to Frederick County, as set forth more particularly on the incorporated and attached Plat: Abrams Pointe Boulevard, Williamson Road, Jeni Court and Shuoner Court. Abrams Pointe Boulevard is a 60' right of way hereby dedicated for public use. Williamson Road is a 54' right of way hereby dedicated for public use. Jeni Court and Shuoner Court are each a 50' right of way hereby dedicated for public use.

Section 2. The Declarants hereby grant, convey and dedicate all of the sidewalk easements reserved to the Declarants in Article I, Section 2 of this Deed for the construction and maintenance of sidewalks within said easements. The areas of the sidewalk easements are hereby dedicated for the public use.

Section 3. A total of 3.3304 acres is dedicated by this Article II as rights of way for public use.

ARTICLE III

GENERAL RESERVATION

The Declarants herein reserve unto itself/himself, for a period of five (5) years, the right to amend this Deed and the Plat attached hereto, so long as the same scheme established in Abrams Pointe Phase 1B, that being single family residential lots, is maintained, without any action by, or the consent of, the Owners of any Lots.

ARTICLE IV

GENERAL PROVISIONS

Section 1. Enforcement. The Declarants, their successors or assigns, or any Owner shall have the right to enforce all restrictions, conditions, covenants and reservations now or hereafter imposed by the provisions of this Deed, by any proceeding at law or in equity. Failure by any Owner or the Declarants, their successors or assigns, to enforce any provision herein contained shall in no event be deemed a waiver of the right to do so thereafter. All costs which the Declarants, their

successors or assigns, or any Owner shall incur in the successful enforcement of the restrictions, conditions, covenants and/or reservations now or hereafter imposed, shall be borne by the party against whom the action is taken if the other party prevails. The costs referenced herein shall include reasonable attorney's fees, court costs, and damages.

Section 2. Severability. Invalidation of any one of the provisions contained herein by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.

Section 3. Defined Terms. All capitalized terms used in this Deed shall have the meaning defined in Article I of the Corrected Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A dated December 1, 2010 and recorded among the land records of the Clerk of the Circuit Court for Frederick County, Virginia, as Instrument No. 100011764, which is incorporated herein by this reference as though set forth at length.

{SIGNATURE PAGES TO FOLLOW}

WITNESS the following signatures and seal:

CAMPFIELD, LLC

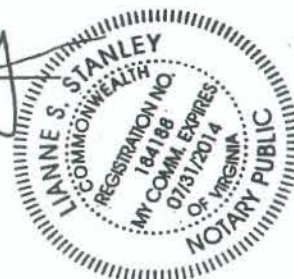
By:  (SEAL)
John P. Carr, Managing Member

COMMONWEALTH OF VIRGINIA, AT LARGE
CITY OF WINCHESTER, To-wit:

The foregoing instrument was acknowledged before me this 4th day of December 2012, by John P. Carr, as Managing Member of Campfield, LLC, a Virginia Limited Liability Company, on behalf of said company.

Registration No. 184188
My commission expires 7/31/14


Notary Public



Fred L. Glaize, III (SEAL)
Fred L. Glaize, III

Commonwealth of Virginia, AT LARGE
CITY/COUNTY OF Winchester To-wit:

The foregoing instrument was acknowledged before me this 4 day of December
2012, by Fred L. Glaize, III.

Registration No. 184188
My commission expires 7/31/14



Lianne S. Stanley
Notary Public

FREDERICK COUNTY SANITATION AUTHORITY

By: *Uwe Weindel* (SEAL)
Uwe Weindel, ~~Senior Engineer~~ engineer-director

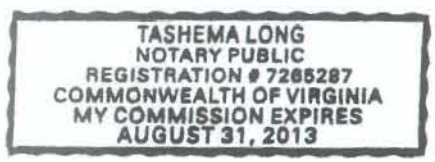


COMMONWEALTH OF VIRGINIA, AT LARGE
CITY/COUNTY OF Frederick, To-wit:

The foregoing instrument was acknowledged before me this 5th day of December 2012, by Uwe Weindel, as Senior Engineer of Frederick County Sanitation Authority, on behalf of said entity.

Registration No. 7265287
My commission expires August 31, 2013

Tasheema Long
Notary Public



BB&T-VA COLLATERAL SERVICE CORPORATION

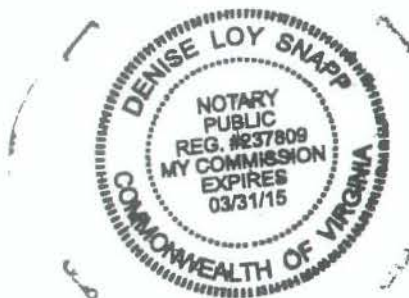
By: *David A. Chandler* (SEAL)
 Its: *SVP*

COMMONWEALTH OF VIRGINIA, AT LARGE
 CITY/COUNTY OF *Winchester*, To-wit:

The foregoing instrument was acknowledged before me this *4* day of *December* 2012, by *David A. Chandler*, as *Senior Vice President* of BB & T - VA Collateral Service Corporation, on behalf of said corporation.

Registration No. *237809*
 My commission expires *3-31-15*

Denise Loy Snapp
 Notary Public



**BRANCH BANKING & TRUST COMPANY OF
VIRGINIA**

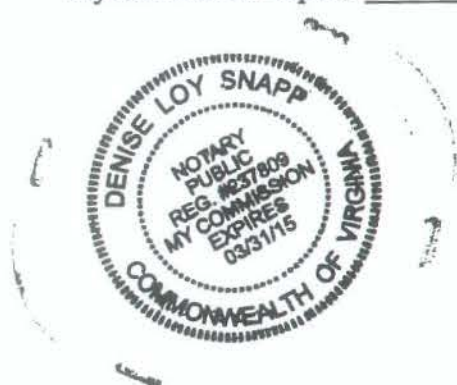
By: David A. Chandler (SEAL)

Its: SVP

COMMONWEALTH OF VIRGINIA, AT LARGE
CITY OF WINCHESTER, To-wit:

The foregoing instrument was acknowledged before me this 4 day of December 2012, by David A. Chandler as Senior Vice President of Branch Banking & Trust Company of Virginia, on behalf of said company.

Registration No. 237809
My commission expires 3-31-15



Denise Loy Snapp
Notary Public

**ABRAMS POINTE HOMEOWNERS ASSOCIATION,
INC.**

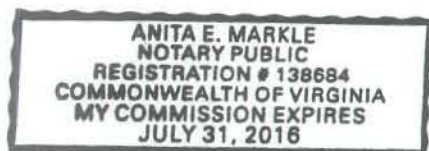
By: *John P. Carr* (SEAL)
John P. Carr, Director

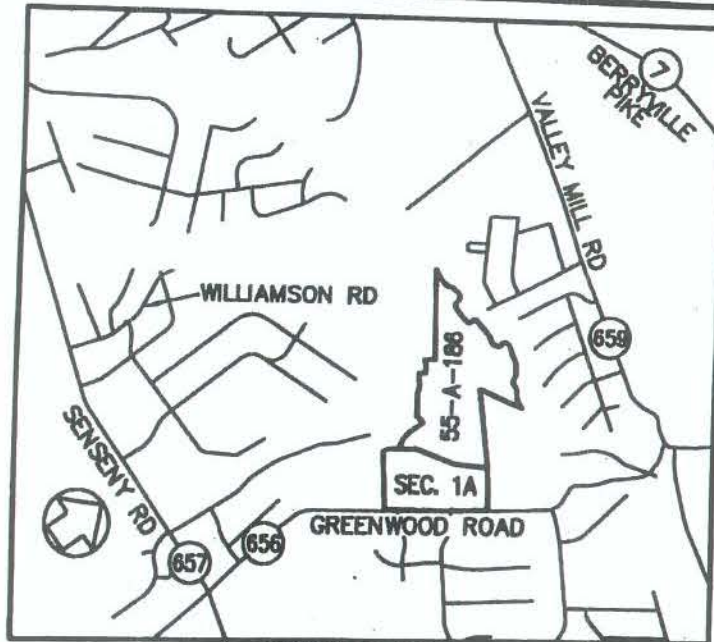
COMMONWEALTH OF VIRGINIA, AT LARGE
CITY OF WINCHESTER, To-wit:

The foregoing instrument was acknowledged before me this 4th day of December 2012 by John P. Carr as Director of Abrams Pointe Homeowners' Association, Inc. on behalf of said corporation.

Registration No. 138684
My commission expires 7/31/2016.

Anita E. Markle
Notary Public





VICINITY MAP
SCALE: 1" = 2,000'

APPROVED BY:

FREDERICK COUNTY SUBDIVISION ADMINISTRATOR

DATE 3/2/12

FREDERICK COUNTY SANITATION AUTHORITY

DATE 11-7-2012

VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE 11/9/12

OWNERS' CONSENT:

THE ABOVE AND FOREGOING SUBDIVISION OF THE PROPERTY OF CAMPFIELD, LLC AND FRED L. GLAIZE, III AS APPEARS ON THE ACCOMPANYING PLATS, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

John P. Carr, Manager, Campfield, LLC
PRINTED NAME & TITLE

11/14/12
(DATE)

Fred L. Glaize III

Fred L. Glaize III
PRINTED NAME & TITLE

11/14/12
(DATE)

NOTARY PUBLIC

COMMONWEALTH OF Virginia

Winchester
CITY/COUNTY OF

ANITA E. MARKLE
NOTARY PUBLIC
REGISTRATION # 138684
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2016

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11/14/12 BY

John P. Carr and Fred L. Glaize III

(DATE)

Anita E. Markle
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 7/31/2016
(DATE)

SURVEYOR'S CERTIFICATION:

I, JEFFREY A. SMERALDO, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PROPERTIES CONTAINED IN THIS SUBDIVISION ARE THE SAME PROPERTIES CONVEYED TO CAMPFIELD, LLC AND FRED L. GLAIZE, III BY DEEDS RECORDED AS INSTRUMENT #050000698, INSTRUMENT #050000699 & INSTRUMENT #050000700 AND ADJUSTED IN INSTRUMENT #070004938, ALL AMONG THE LAND RECORDS OF FREDERICK COUNTY, VIRGINIA.

**FINAL PLAT
ABRAMS POINTE
PHASE 1B**

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

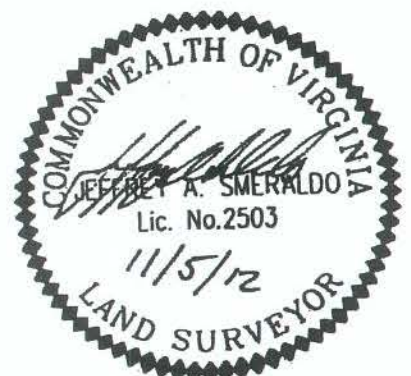
SCALE: N/A

DATE: SEPTEMBER 7, 2012

Patton Harris Rust & Associates
Engineers. Surveyors. Planners. Landscape Architects.

PHRA
A Pennoni Company

208 Church Street, SE
Leesburg, VA 18017
T 703.777.3616
F 703.777.3725



NOTES:

1. PARENT TRACT - FREDERICK COUNTY PIN: 55-A-186; ZONED: RP.
2. PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
3. UNLESS OTHERWISE NOTED; BOUNDARY, MERIDIAN AND EASEMENTS ARE AS DEPICTED ON THE BOUNDARY LINE ADJUSTMENT PLAT ATTACHED TO INST #070004938.
4. * = CORRECTION TO ANNOTATION (RADIUS) AS SHOWN ON BOUNDARY LINE ADJUSTMENT RECORDED AS INST. # 070004938.
5. PERMANENT MONUMENTATION WILL BE SET AT ALL PROPERTY CORNERS IN COMPLIANCE WITH COMMONWEALTH OF VIRGINIA AND FREDERICK COUNTY REGULATIONS.
6. ADJOINING PROPERTY INFORMATION SHOWN HEREIN IS DERIVED FROM INFORMATION OBTAINED FROM THE FREDERICK COUNTY MAPPING SERVICE (INTERNET WEBSITE gis.co.frederick.va.us) SEPTEMBER 2012.
7. PURSUANT TO AN EXAMINATION OF HUD FLOOD INSURANCE RATE MAP NUMBERS 5169C0240D AND 5169C0217D, EFFECTIVE SEPTEMBER 2, 2009; THE SUBJECT PROPERTIES LIE WITHIN ZONE AE (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN).
8. PORTION OF INGRESS/EGRESS ESMT (RECORDED AS INST #040026080) WITHIN ABRAMS POINTE, PHASE 1 IS HEREBY VACATED.
9. TEMPORARY ACCESS ESMT TO OPEN SPACE D TO BECOME NULL AND VOID AT SUCH TIME AS PERMANENT ACCESS IS PROVIDED BY OTHER MEANS (CURRENTLY PROPOSED THROUGH ABRAMS POINTE, PHASE 3).
10. ALL LOTS AND OPEN SPACE PARCELS ARE SUBJECT TO A 4' WIDE INGRESS/EGRESS, ACCESS AND SIDEWALK ESMT CONTIGUOUS WITH AND PARALLEL AND CONCENTRIC TO ANY RIGHT OF WAY DEDICATED FOR PUBLIC STREET PURPOSES.
11. ALL LOTS AND OPEN SPACE PARCELS ARE SUBJECT TO A NON-EXCLUSIVE 15' WIDE DRAINAGE AND UTILITY ESMT CONTIGUOUS WITH AND PARALLEL AND CONCENTRIC TO ANY RIGHT OF WAY DEDICATED FOR PUBLIC STREET PURPOSES.
12. ALL OPEN SPACE PARCELS ARE SUBJECT TO (MINIMUM) 20' STORM DRAINAGE ESMTS AS MAY BE REQUIRED.
13. REFERENCE GENERAL NOTE 3 ON SHEET 1 OF THE ABRAMS POINTE SITE DEVELOPMENT PLANS; LOTS 51-53, 85-86, 89, 90, 110, 111 & 113-118 MAY REQUIRE ADDITIONAL ENGINEERING OF FOUNDATION DUE TO DRAINAGE ESMTS OR STEEP SLOPES.
14. THE CONSERVATION EASEMENT SHOWN HEREIN IS SUBJECT TO RESTRICTIONS AND COVENANTS TO BE RECORDED CONTEMPORANEOUSLY OR SUBSEQUENT TO RECORDATION OF THIS FINAL PLAT.

AREA SUMMARY:

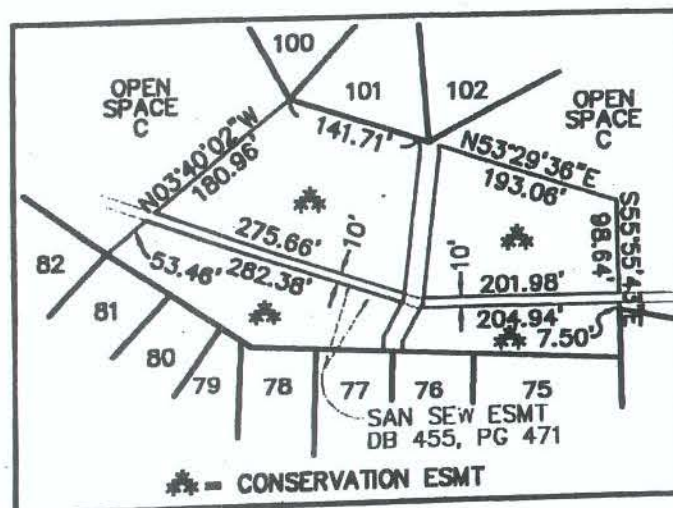
AREA IN LOTS = 12.7548 ACRES
 AREA DEDICATED FOR PUBLIC R/W = 3.3304 ACRES
 AREA IN OPEN SPACE = 10.4016 ACRES
 TOTAL AREA SUBDIVIDED = 26.4868 ACRES
 (PIN 55-A-186, NO RESIDUAL AREAS)
 NUMBER OF LOTS = 42
 AVERAGE LOT SIZE = 0.3037 ACRES
 SMALLEST LOT SIZE = 0.2759 ACRES

MINIMUM SETBACK REQUIREMENTS:

FRONT 35'
 SIDE 10' (ADJOINING DETACHED URBAN LOTS)
 SIDE 10' (ADJOINING PIPESTEM LOTS)
 REAR 25'

PROPOSED DEVELOPMENT TYPE:

ZONED: RP
 SINGLE FAMILY DETACHED URBAN



DETAIL
 SCALE: 1"=200'
 (SEE SHEET 5)

LEGEND:

BRL	BUILDING RESTRICTION LINE
ESMT	EASEMENT
SEW	SANITARY SEWER
DRN	STORM DRAINAGE
WTR	WATER LINE
PRW	PRIVATE RETAINING WALL
DB, PG	DEED BOOK, PAGE
INST #	INSTRUMENT NUMBER
C/L	CENTERLINE
R/W	RIGHT OF WAY

FINAL PLAT ABRAMS POINTE PHASE 1B

RED BUD MAGISTERIAL DISTRICT
 FREDERICK COUNTY, VIRGINIA

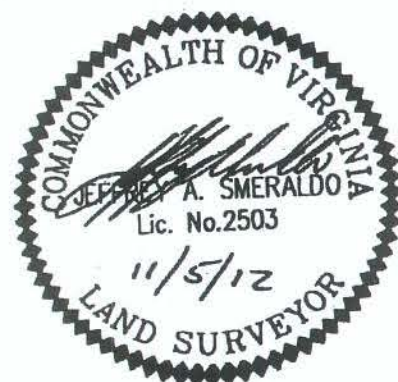
SCALE: N/A

DATE: SEPTEMBER 7, 2012

Patton Harris Rust & Associates
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PHRA
 A Pennoni Company

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 Leesburg, VA 18017
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 F 703.777.3725



LINE TABLE		
LINE	BEARING	LENGTH
L1	N79°32'20"E	301.90'
L2	S56°17'40"E	171.40'
L3	N81°15'20"E	140.00'
L4	N52°46'20"E	104.00'
L5	N85°35'20"E	152.90'
L6	S81°11'40"E	128.20'
L7	N48°40'22"E	101.10'
L8	N18°29'40"W	68.10'
L9	S86°16'40"E	156.90'
L10	S80°29'39"E	154.30'
L11	N33°27'41"E	13.14'
L12	S45°33'33"E	136.86'
L13	S67°04'53"E	192.21'
L14	S84°58'12"E	71.58'
L15	S59°13'29"W	405.42'
L16	S61°50'31"E	805.40'
L17	S47°04'29"W	59.10'
L18	N47°04'24"E	496.97'
L19	N48°46'04"E	335.11'
L20	N28°23'59"E	110.72'
L21	S63°01'32"W	109.00'
L22	N26°05'05"W	26.05'
L23	N51°32'41"W	224.60'
L24	N31°38'41"W	71.22'
L25	N54°45'11"W	165.26'
L26	N58°07'08"W	78.91'
L27	N70°24'38"W	67.23'
L28	N28°44'44"E	116.04'
L29	N58°27'56"W	865.97'
L30	N48°46'04"E	198.05'
L31	S37°21'00"W	27.00'
L32	N67°14'14"W	3.48'
L33	S67°14'14"E	3.48'
L34	N37°21'00"E	14.24'
L35	S37°21'00"W	13.18'
L36	N51°08'37"E	29.42'
L37	S51°08'37"W	25.89'
L38	N49°04'48"E	0.60'
L39	S40°55'12"E	20.00'
L40	S49°04'48"W	0.62'
L41	S64°57'35"E	108.99'
L42	S55°29'26"E	107.73'
L43	S32°01'41"E	3.20'
L44	N23°02'59"W	52.73'
L45	S82°01'35"W	14.56'
L46	S82°01'35"W	22.63'
L47	N40°13'40"W	10.47'

LINE TABLE		
LINE	BEARING	LENGTH
L48	N65°12'19"W	13.19'
L49	S25°22'15"W	5.87'
L50	S63°57'13"E	3.00'
L51	N14°48'29"E	52.21'
L52	N11°21'30"W	31.69'
L53	N28°35'36"E	146.21'
L54	S63°57'13"E	2.57'
L55	S41°06'29"W	4.43'
L56	N48°53'31"W	20.00'
L57	N41°06'29"E	4.43'
L58	N80°44'10"W	22.71'
L59	N02°45'46"E	2.00'
L60	N52°23'37"W	75.16'
L61	N68°21'51"W	137.49'
L62	N33°42'55"E	1.98'
L63	N06°11'34"W	55.20'
L64	N77°15'17"E	122.17'
L65	N59°39'50"W	10.00'
L66	S24°45'01"E	12.80'
L67	S54°02'05"E	81.08'
L68	N61°35'07"E	41.91'
L69	N49°32'08"W	31.34'
L70	S55°58'11"E	4.14'
L71	N47°44'40"W	87.53'
L72	S42°15'20"W	24.57'
L73	N43°56'20"W	70.00'
L74	N51°17'01"W	198.62'
L75	N31°38'41"W	43.69'
L76	N22°21'41"E	37.65'
L77	N34°32'23"W	219.37'
L78	N50°48'42"W	163.30'
L79	N57°46'01"W	148.05'
L80	N51°26'25"E	34.37'
L81	S37°21'00"W	2.45'
L82	N52°54'56"W	193.41'
L83	N33°42'55"E	1.37'
L84	S37°21'00"W	2.50'
L85	S52°42'08"W	2.61'
L86	N77°05'36"E	140.33'
L87	N37°21'00"E	2.50'
L88	S52°39'00"E	173.58'
L89	S51°24'17"E	105.27'
L90	S24°45'01"E	22.17'
L91	S37°21'00"W	45.86'
L92	S02°45'46"W	3.49'
L93	N78°56'02"W	20.48'

**FINAL PLAT
ABRAMS POINTE
PHASE 1B**

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

SCALE: N/A

DATE: SEPTEMBER 7, 2012

Patton Harris Rust & Associates
Engineers. Surveyors. Planners. Landscape Architects.

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CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	380.00'	43°55'12"	291.29'	153.22'	N10°48'59"W	284.21'
C2	320.00'	74°02'25"	413.52'	241.31'	N25°52'35"W	385.34'
C3	973.00'	4°32'38"	77.16'	38.60'	N32°38'30"E	77.14'
C4	350.00'	74°02'25"	452.29'	263.94'	N25°52'35"W	421.47'
C5	1000.00'	9°12'02"	160.58'	80.46'	N30°38'48"E	160.41'
C6	675.00'	34°35'15"	407.47'	210.16'	N69°56'37"W	401.32'
C7	250.00'	14°03'16"	61.32'	30.82'	S44°22'39"W	61.17'
C8	35.00'	85°04'17"	51.97'	32.11'	S74°34'03"W	47.32'
C9	1027.00'	3°12'54"	57.63'	28.82'	N33°38'22"E	57.62'
C10	973.00'	9°12'02"	156.24'	78.29'	N30°38'48"E	156.08'
C11	35.00'	105°21'52"	64.36'	45.91'	N26°38'09"W	55.67'
C12	650.00'	7°55'09"	89.84'	44.99'	N83°16'40"W	89.77'
C13	35.00'	47°36'41"	29.08'	15.44'	S68°57'25"W	28.25'
C14	54.00'	275°13'21"	259.39'	49.29'	S02°45'46"W	72.81'
C15	35.00'	47°36'41"	29.08'	15.44'	S63°25'54"E	28.25'
C16	700.00'	31°31'01"	385.05'	197.53'	N71°28'44"W	380.22'
C17	35.00'	86°55'47"	53.10'	33.17'	N80°48'54"E	48.15'
C18	275.00'	11°50'06"	56.80'	28.50'	S43°16'03"W	56.70'
C19	225.00'	16°49'08"	66.05'	33.26'	S45°45'34"W	65.81'
C20	35.00'	90°00'00"	54.98'	35.00'	S07°39'00"E	49.50'
C21	35.00'	12°10'10"	7.43'	3.73'	S58°44'04"E	7.42'
C22	54.00'	260°24'19"	245.43'	63.89'	N65°23'00"E	82.49'
C23	35.00'	68°14'09"	41.68'	23.71'	N18°31'55"W	39.26'
C24	650.00'	14°56'05"	169.43'	85.20'	N80°07'02"W	168.95'
C25	35.00'	86°22'08"	52.76'	32.85'	S69°13'51"W	47.90'
C26	35.00'	88°56'35"	54.33'	34.36'	S18°25'30"E	49.04'
C27	380.00'	74°02'25"	491.05'	286.56'	N25°52'35"W	457.59'
C28	320.00'	56°15'08"	314.17'	171.05'	S16°58'57"E	301.70'
C29	295.00'	25°07'19"	129.35'	65.73'	S49°54'40"W	128.31'
C30	350.00'	41°10'49"	251.56'	131.49'	N09°28'47"W	246.18'

**FINAL PLAT
ABRAMS POINTE
PHASE 1B**

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
SCALE: N/A

DATE: SEPTEMBER 7, 2012

Patton Harris Rust & Associates
Engineers. Surveyors. Planners. Landscape Architects.



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SHEET 5 OF 15



SEE SHEET 7
LOT 54

SEE SHEET 15

55-A-187
CAMPFIELD, LLC
INST #070004938
ZONED: RP
USE: VACANT

C1 ABRAMS POINTE BOULEVARD
60' R/W

**FINAL PLAT
ABRAMS POINTE
PHASE 1B**

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
SCALE: 1"=50'

SCALE: 1"=50'

DATE: SEPTEMBER 7, 2012

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LOT 87

SEE SHEET 7

OPEN SPACE E
149,873 SF

86
12,661 SF

85
363 SF

OPEN SPACE E
149.873 SF

LOT 83

SEE SHEET 8

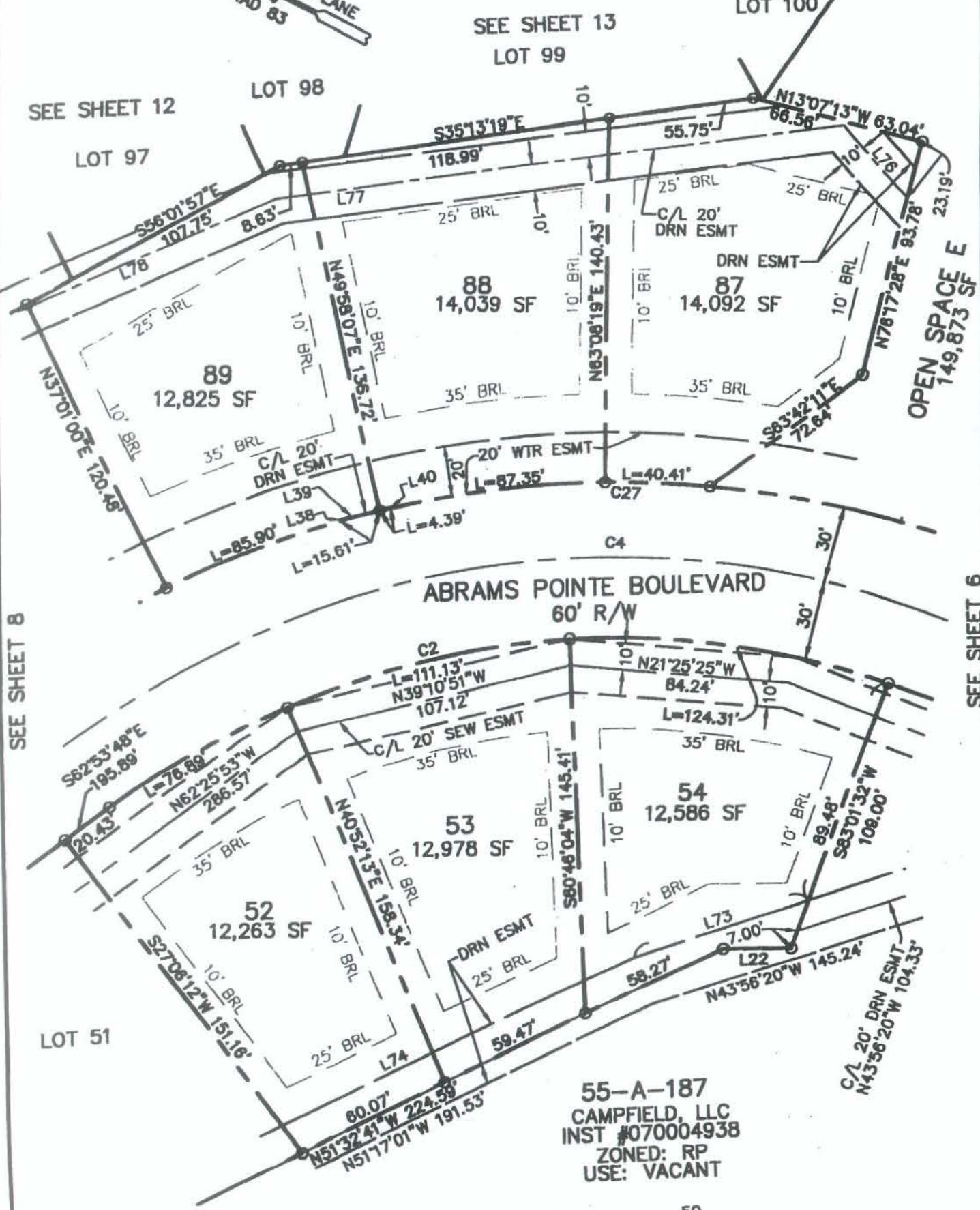
LOT 84

SEE SHEET 7

STORM DRAINAGE
EASEMENT
HEREBY CREATED



0287



SEE SHEET 8

SEE SHEET 6

**FINAL PLAT
ABRAMS POINTE
PHASE 1B**

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

SCALE: 1"=50'

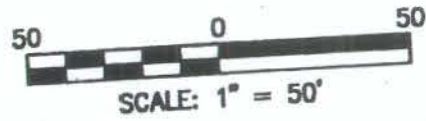
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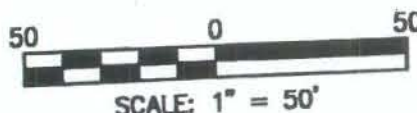
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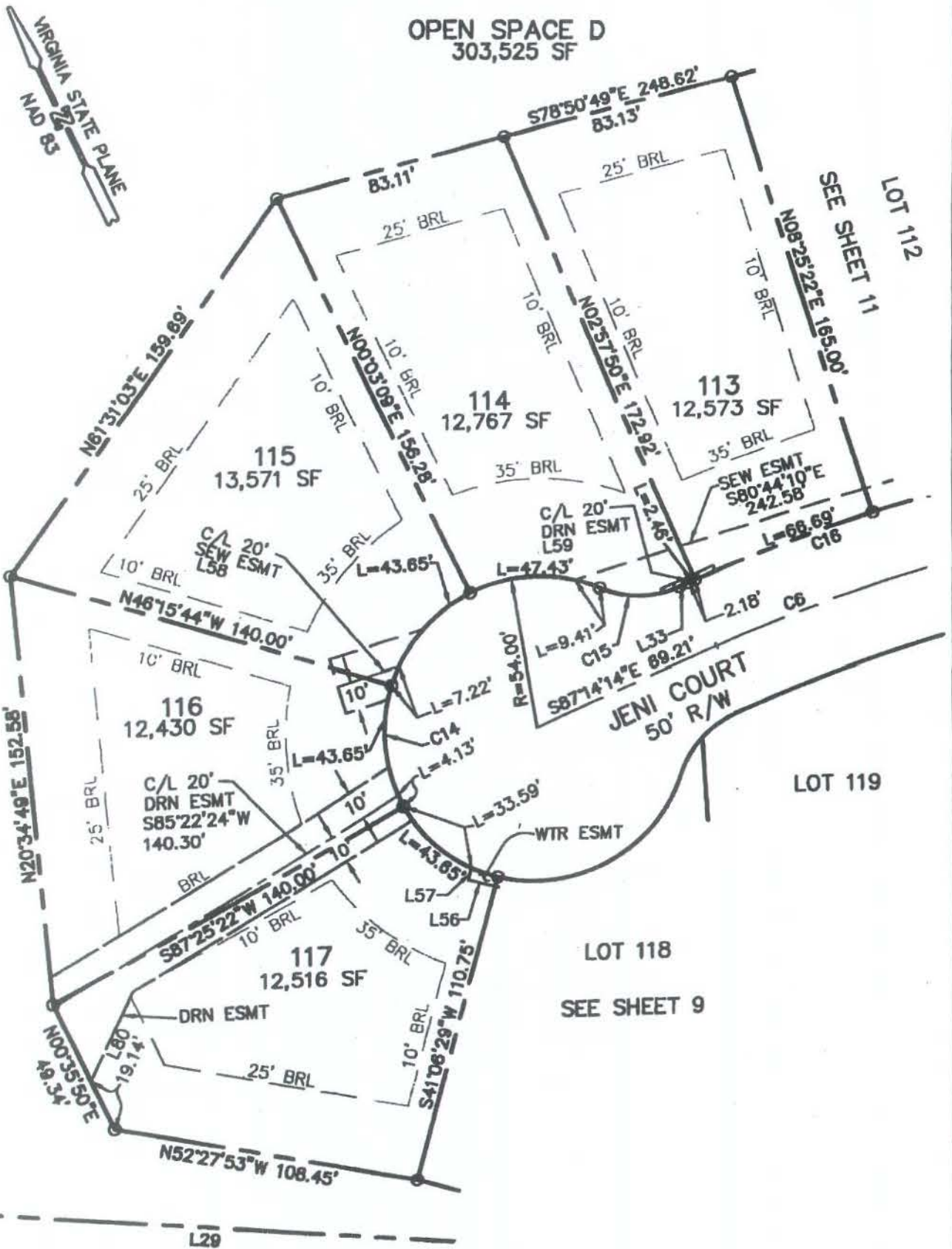
**55-A-187
CAMPFIELD, LLC
INST #070004938
ZONED: RP
USE: VACANT**





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**FINAL PLAT
ABRAMS POINTE
PHASE 1B**

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

SCALE: 1"=50'

DATE: SEPTEMBER 7, 2012

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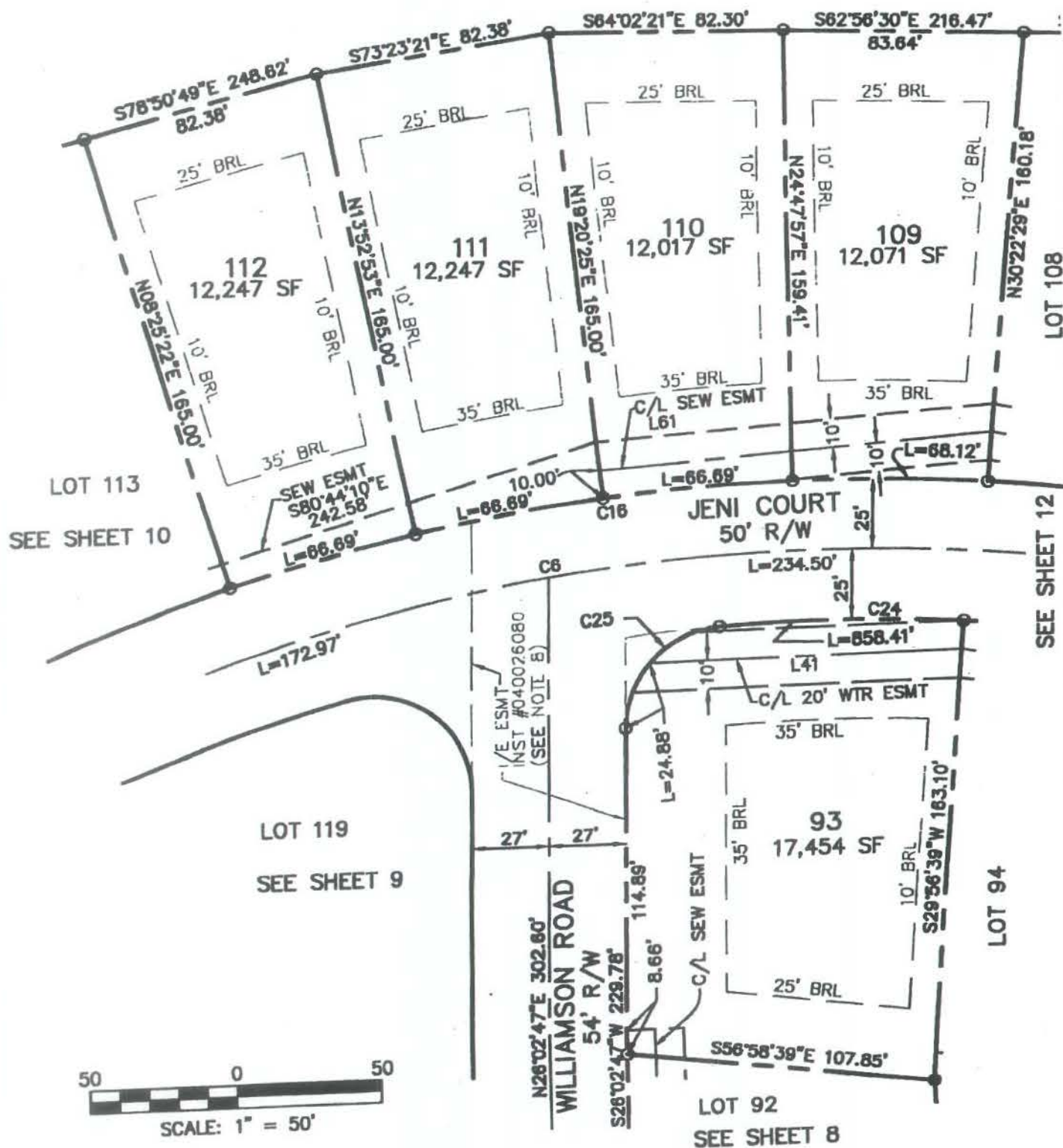
PHRA
A Pennoni Company





0291

OPEN SPACE D
303,525 SF



50 0 50
SCALE: 1" = 50'

**FINAL PLAT
ABRAMS POINTE
PHASE 1B**

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
SCALE: 1"=50'
DATE: SEPTEMBER 7, 2012

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OPEN SPACE D SEE SHEET 5
303,525 SF

0292
VIRGINIA STATE PLANE
NAD 83

55-2-2
N/F
DOUBLE S
ASSOCIATES, LC
DB 881, PG 1389
ZONED: RP
USE: VACANT

SEE SHEET 11

LOT 106
SEE SHEET 14

LOT 98
SEE SHEET 13

SEE SHEET 7

SEE SHEET 8

50 0 50
SCALE: 1" = 50'

**FINAL PLAT
ABRAMS POINTE
PHASE 1B**

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

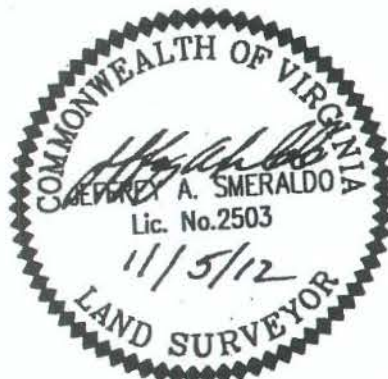
SCALE: 1"=50'

DATE: SEPTEMBER 7, 2012

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PHRA
A Fennell Company



0293

VIRGINIA STATE PLANE
NAD 83

SEE SHEET 12

LOT 97

S37°21'00"W 148.81'

98
14,067 SF

SEE SHEET 7
LOT 88
S35°13'19"E 158.39'

99
13,987 SF

S32°57'56"W 150.17'

100
13,143 SF

S83°36'29"E 156.86'

101
12,430 SF

LOT 102

SEE SHEET 14

CONSERVATION ESMT
SEE SHEET 5

OPEN SPACE E
149,573 SF

SAN SEW ESMT
DB 455, PG 471

FINAL PLAT
ABRAMS POINTE
PHASE 1B

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

SCALE: 1"=50'

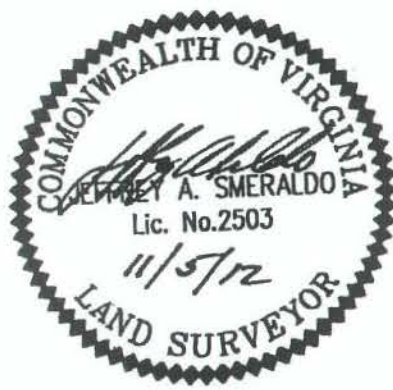
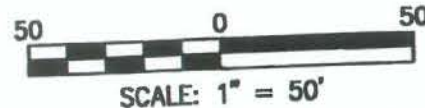
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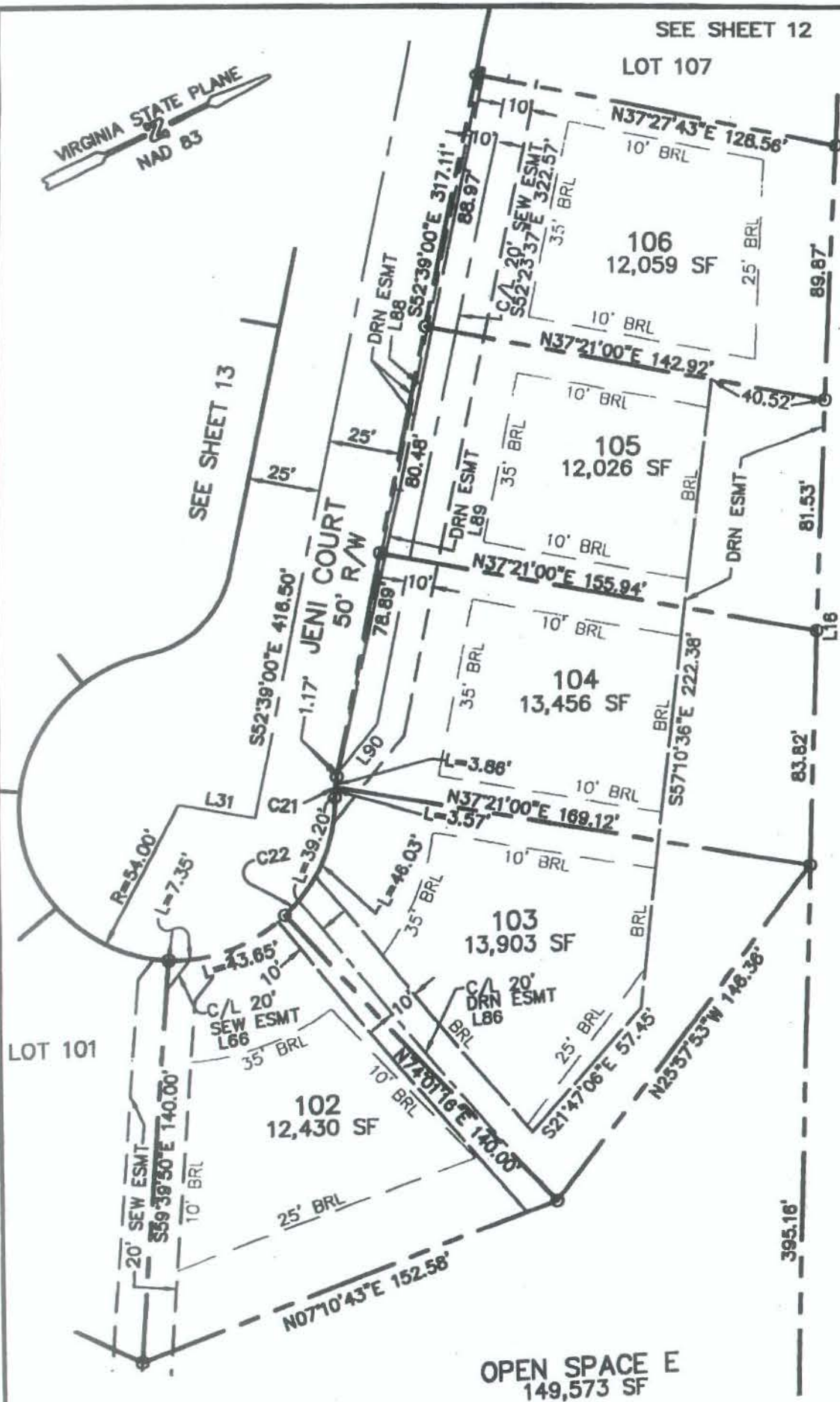
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OPEN SPACE C
SECTION 1A





0294

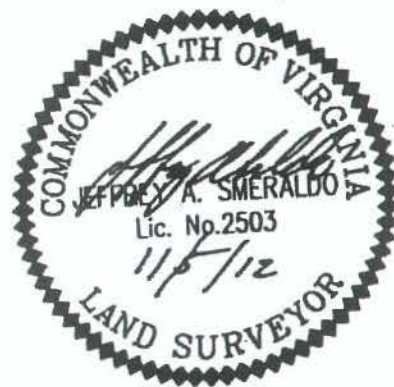


**FINAL PLAT
ABRAMS POINTE
PHASE 1B**
RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
SCALE: 1"=50'
DATE: SEPTEMBER 7, 2012

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VIRGINIA STATE PLANE 2011
NAD 83

SEE SHEET 7

LOT 54

SEE SHEET 7

SEE SHEET 6

55-A-187
CAMPFIELD, LLC
INST #070004938
ZONED: RP
USE: VACANT

ABRAMS POINTE BOULEVARD
60' R/W

STORM DRAINAGE
EASEMENT
HEREBY CREATED

SAN SEW ESMT
DB 458, PG 769

**FINAL PLAT
ABRAMS POINTE
PHASE 1B**
RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
SCALE: 1"=50'
DATE: SEPTEMBER 7, 2012

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PHRA
A Pennoni Company

50 0 50
SCALE: 1" = 50'

COMMONWEALTH OF VIRGINIA
CAROL A. SMERALDO
Lic. No. 2503
11/5/12
LAND SURVEYOR

VIRGINIA: FREDERICK COUNTY.SCT.

This instrument of writing was produced to me on

12-18-2012 at 3:55PM

and with certificate acknowledgement thereto annexed
was admitted to record. Tax imposed by Sec. 58.1-802 of

\$ NA, and 58.1-801 have been paid, if assessable.

Rebecca P. Hogan, Clerk

COMMONWEALTH OF VIRGINIA



OFFICIAL RECEIPT
FREDERICK CIRCUIT COURT
DEED RECEIPT

DATE: 12/18/12 TIME: 15:55:32 ACCOUNT: 069CLR120014010 RECEIPT: 12000025297
CASHIER: KXM REG: WE17 TYPE: DOD PAYMENT: FULL PAYMENT
INSTRUMENT : 120014010 BOOK: PAGE: RECORDED: 12/18/12 AT 15:55
GRANTOR: CAMPFIELD LLC EX: N LOC: CO
GRANTEE: COUNTY OF FREDERICK VIRGINIA EX: N PCT: 100%

AND ADDRESS :
RECEIVED OF : HARRISON & JOHNSTON

CHECK: \$56.00

DESCRIPTION 1: R B DIST
2: ABRAMS POINT. PHASE 1B

PAGES: 32 DP 0
NAMES: 0

CONSIDERATION: .00 A/VAL:

.00 MAP: MISC
PIN:

301 DEEDS	48.50	145	VSLF	1.50
106 TECHNOLOGY TRST FND	5.00	035	VDF FEE	1.00

TENDERED : 56.00
AMOUNT PAID: 56.00
CHANGE AMT : .00

CLERK OF COURT: REBECCA P. HOGAN

(A122383 01/12)