

**GENERAL NOTES**

- THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBERS AND ZONING AS IDENTIFIED ON THE PRINCE WILLIAM COUNTY, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM ARE:  
8192-93-1868 O(H), R-2 AND A-1  
8192-83-4108 ZONED O(H)  
8192-74-5435 ZONED A-1
- THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF:  
SOUTHERN KNOLLS, LLC, INST. #201505190038629  
WASP, LLC, INST. #20112210104667  
ALL AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
- THE AREAS FOR REZONING AS SHOWN HEREON, ARE BASED ON A FIELD RUN SURVEY BY THIS FIRM AND CONFORMS WITH THE STANDARDS ESTABLISHED BY THE COMMONWEALTH OF VIRGINIA, AND THE CONFIGURATION MAY DIFFER FROM THAT SHOWN ON THE PRINCE WILLIAM COUNTY MAPPER.
- HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
- NO TITLE REPORT FURNISHED. UNDERLYING EASEMENTS ARE NOT SHOWN ON THIS PLAT.
- PROPOSED ZONING: PLANNED MIXED USE DISTRICT (PMD) AND PLANNED MIXED RESIDENTIAL DISTRICT (PMR).

**LINE TABLE**

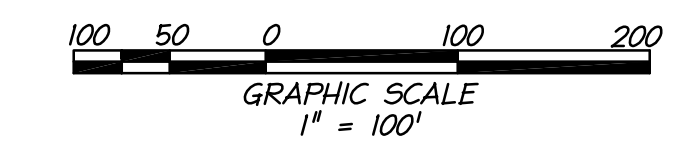
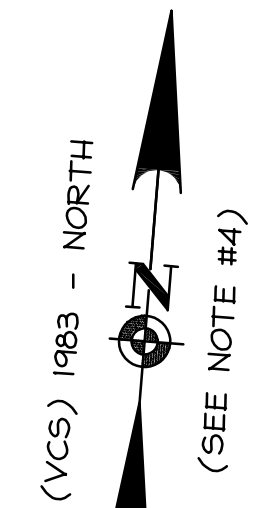
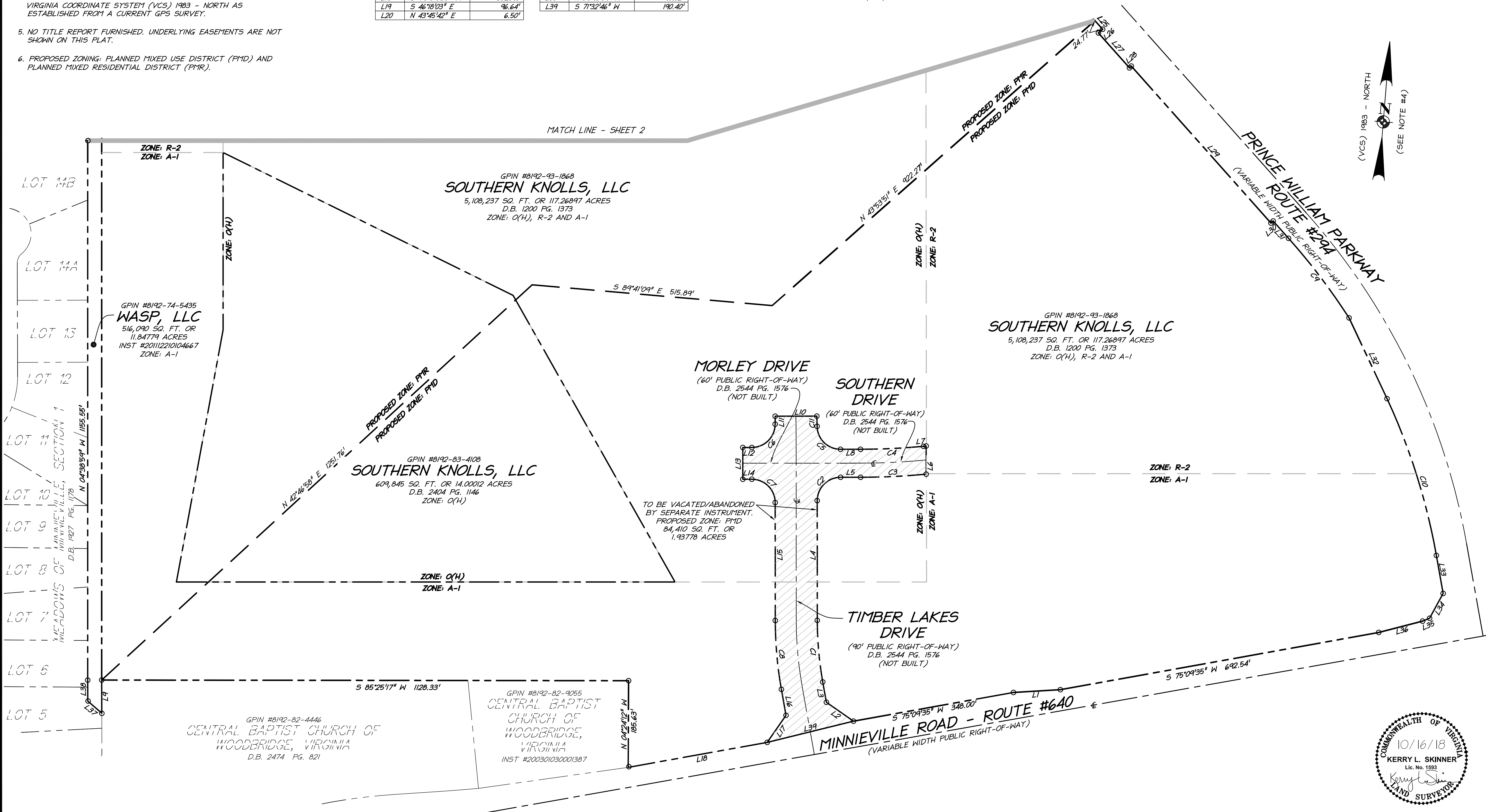
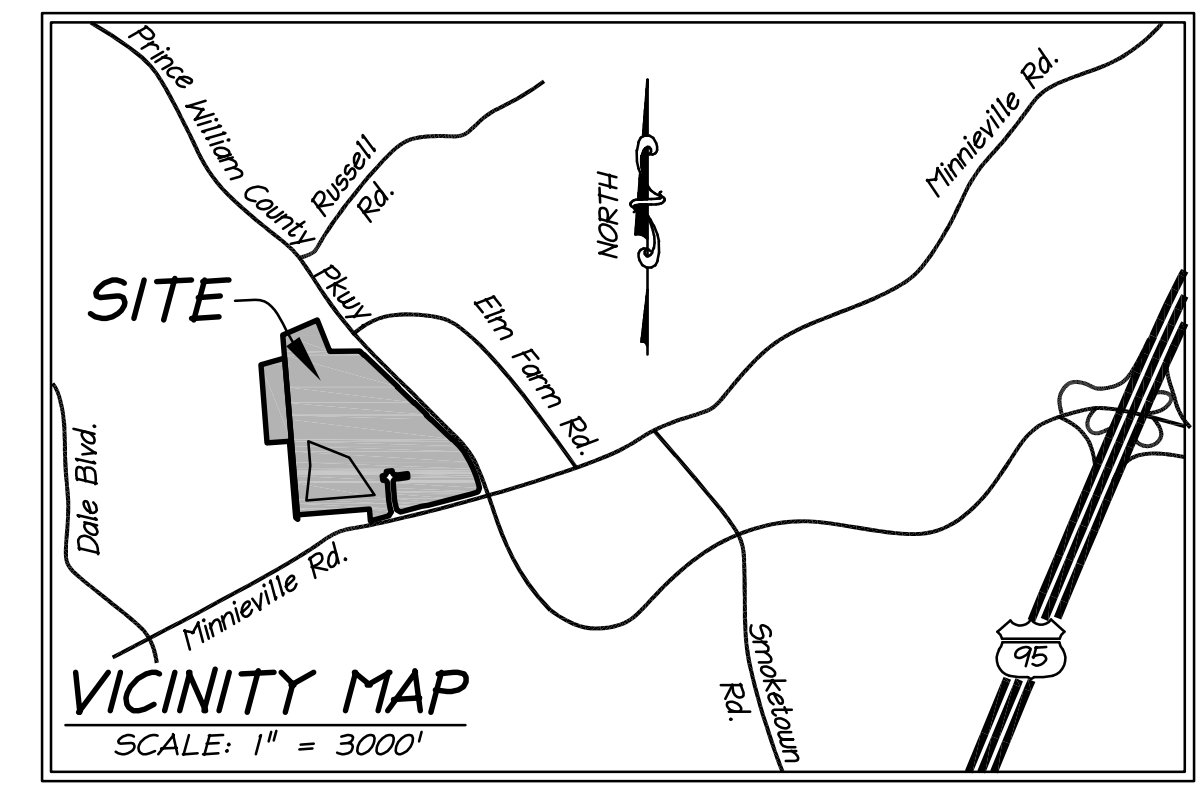
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 82°00'09" W	100.72'	L21	S 46°18'03" E	724.62'
L2	N 59°47'36" W	70.77'	L22	S 43°45'42" W	6.50'
L3	N 14°44'48" W	44.26'	L23	S 46°18'03" E	349.81'
L4	N 04°41'04" W	256.50'	L24	N 43°45'42" E	6.50'
L5	N 85°18'56" E	42.79'	L25	S 46°18'03" E	274.85'
L6	N 04°41'04" W	60.27'	L26	S 43°45'42" W	11.93'
L7	S 79°57'39" W	5.69'	L27	S 46°18'03" E	99.95'
L8	S 85°18'56" E	42.91'	L28	N 43°45'42" E	5.44'
L9	S 04°43'54" E	70.96'	L29	S 46°18'03" E	449.76'
L10	S 85°18'56" W	89.20'	L30	N 43°45'42" E	6.50'
L11	S 04°41'04" E	17.00'	L31	S 46°18'03" E	49.51'
L12	S 85°18'56" W	19.33'	L32	S 29°52'05" E	191.16'
L13	S 04°41'04" E	68.00'	L33	S 14°43'53" E	82.66'
L14	N 85°18'56" E	19.33'	L34	S 23°59'15" W	60.56'
L15	S 04°41'04" E	252.50'	L35	S 62°40'10" W	16.33'
L16	S 14°44'48" E	56.57'	L36	S 70°52'52" W	97.18'
L17	S 30°12'24" W	70.65'	L37	N 53°51'39" W	39.67'
L18	S 75°09'35" W	302.40'	L38	N 04°43'54" W	45.02'
L19	S 46°18'03" E	96.64'	L39	S 71°32'46" W	190.40'
L20	N 43°45'42" E	6.50'			

**CURVE TABLE**

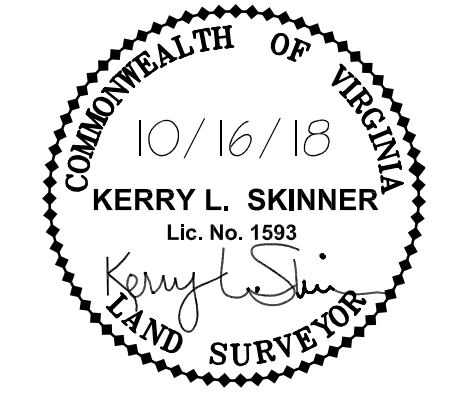
CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	755.00'	132.59'	10°03'44"	66.47'	N 09°42'56" W	132.42'
C2	50.00'	78.54'	90°00'00"	50.00'	N 40°18'56" E	70.71'
C3	1506.27'	140.77'	5°21'17"	70.44'	N 82°38'17" E	140.72'
C4	1446.27'	135.16'	5°21'17"	67.63'	S 82°38'17" W	135.12'
C5	50.00'	77.74'	89°04'40"	49.20'	N 50°28'44" W	70.14'
C6	50.00'	78.54'	90°00'00"	50.00'	S 40°18'56" W	70.71'
C7	50.00'	78.54'	90°00'00"	50.00'	S 49°41'04" E	70.71'
C8	845.00'	148.40'	10°03'44"	74.39'	N 09°42'56" W	148.21'
C9	1384.65'	214.42'	8°52'21"	107.42'	S 41°51'52" E	214.20'
C10	1372.20'	353.11'	14°44'38"	177.54'	S 22°06'36" E	352.14'
C11	883.76'	21.81'	1°24'51"	10.91'	N 06°18'49" W	21.81'

**ZONING AREA TABULATION**

PROPOSED PMR	3,987,884 SQ. FT. OR	91.54922 ACRES
PROPOSED PMD	2,246,287 SQ. FT. OR	51.56766 ACRES
TOTAL REZONING AREA	6,234,171 SQ. FT. OR	143.11688 ACRES



Rev#	DATE	REVISION
1	05/11/18	CHANGE ZONE LINE
2	10/16/18	AREA TABULATION



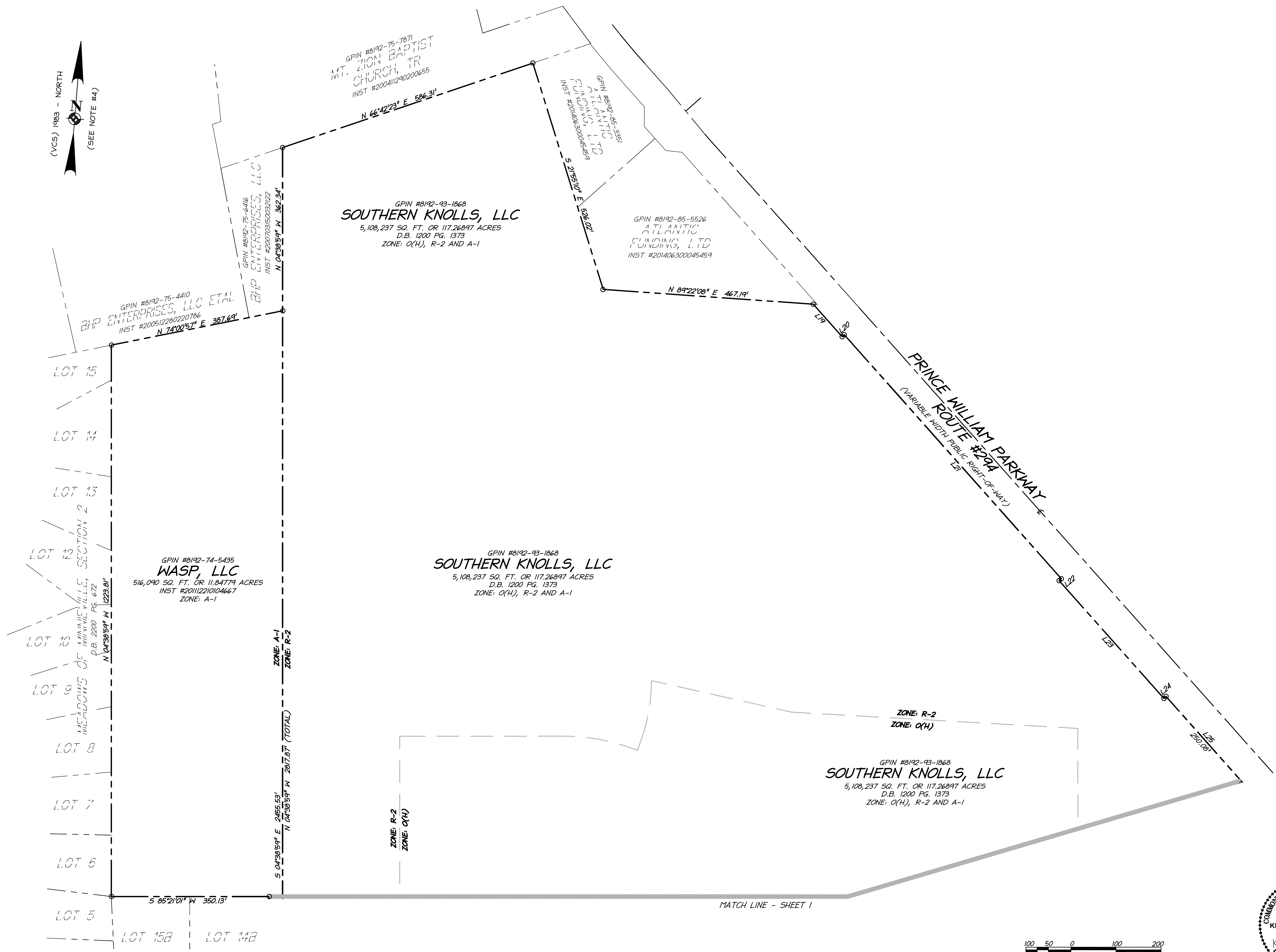
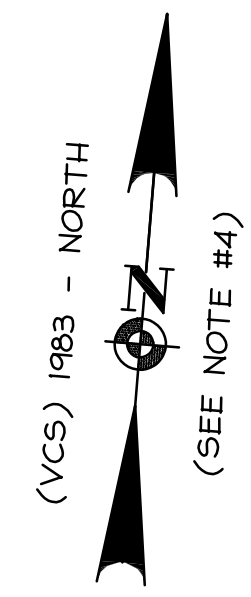
**christopher consultants**  
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phone 703.393.9887 · fax 703.273.6820

**SOUTHERN KNOLLS, LLC**  
(INSTRUMENT #201505190038629)

**AND**

**WASP, LLC**  
(INSTRUMENT #20112210104667)

PROJECT: 06108.009.00  
SCALE: 1" = 100'  
DATE: 02/27/18  
DRAWN: P65  
CHECKED: KLS  
SHEET No. **1 OF 2**



GPIN #8192-75-4410  
BHP ENTERPRISES, LLC ETAL  
INST #200512280220786  
N 74°02'57" E 387.69'

GPIN #8192-93-1868  
**SOUTHERN KNOLLS, LLC**  
5,108,237 SQ. FT. OR 117.26897 ACRES  
D.B. 1200 PG. 1373  
ZONE: O(H), R-2 AND A-1

GPIN #8192-85-5526  
ATLANTIC  
FUNDING, LTD  
INST #201406300045459

GPIN #8192-74-5435  
**WASP, LLC**  
516,090 SQ. FT. OR 11.84779 ACRES  
INST #2011210104667  
ZONE: A-1

GPIN #8192-93-1868  
**SOUTHERN KNOLLS, LLC**  
5,108,237 SQ. FT. OR 117.26897 ACRES  
D.B. 1200 PG. 1373  
ZONE: O(H), R-2 AND A-1

GPIN #8192-93-1868  
**SOUTHERN KNOLLS, LLC**  
5,108,237 SQ. FT. OR 117.26897 ACRES  
D.B. 1200 PG. 1373  
ZONE: O(H), R-2 AND A-1

**PRINCE WILLIAM PARKWAY**  
ROUTE #294  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

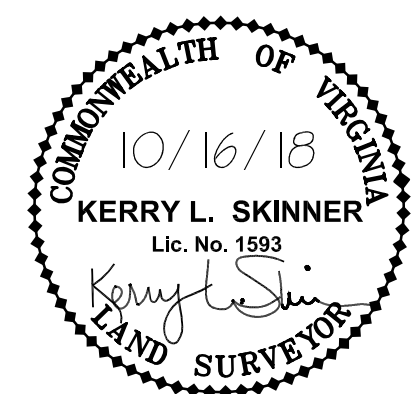
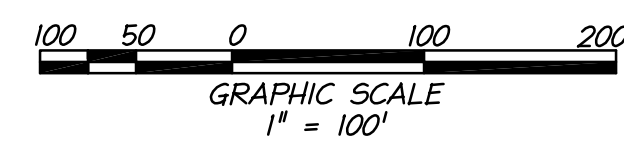
LOT 15  
LOT 14  
LOT 13  
LOT 12  
SECTION 2  
LOT 11  
MEADOWS OF  
MIDWINTER VILLES  
D.B. 2200 PG. 672  
LOT 10  
LOT 9  
LOT 8  
LOT 7  
LOT 6  
LOT 5  
LOT 15B  
LOT 14B

ZONE: A-1  
ZONE: R-2  
N 04°39'59" W 1123.81'  
N 04°39'59" W 2817.87' (TOTAL)  
S 04°39'59" E 2465.83'  
N 04°39'59" W 2817.87'

ZONE: R-2  
ZONE: O(H)

ZONE: R-2  
ZONE: O(H)

MATCH LINE - SHEET 1



**ZONING PLAN**  
OF THE LANDS OF  
**SOUTHERN KNOLLS, LLC**  
(INSTRUMENT #201505140038624)  
**AND**  
**WASP, LLC**  
(INSTRUMENT #2011220104667)

PROJECT: 06108.009.00  
SCALE: 1" = 100'  
DATE: 02/27/18  
DRAWN: PGS  
CHECKED: KLS  
SHEET No.



NEABSCO MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA