

**NOTES**

- THE PROPERTY DELINEATED HEREON IS LOCATED ON LOUDOUN COUNTY PIN 319-49-4424 (TAX ASSESSMENT MAP NO. 78 PARCEL 29) AND IS ZONED PD-RV, WITH FLOODPLAIN OVERLAY DISTRICT, AND MODERATELY STEEP SLOPES.
- THE PROPERTY IS NOW IN THE NAME OF COURTLAND-FARM LOUDOUN, LLC AND IS RECORDED IN DEED BOOK 1979, AT PAGE 2377 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.  
COURTLAND-FARM LOUDOUN, LLC  
1750 TYSONS BOULEVARD  
SUITE 530  
MCLEAN, VIRGINIA 22102
- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF LOUDOUN COUNTY AND VERIFIED IN THE FIELD.
- NORTH MERIDIAN INFORMATION AS SHOWN HEREON IS WAS ESTABLISHED BY GPS METHODS AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM 1927, NORTH ZONE.
- BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A TITLE REPORT FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT 44849, EFFECTIVE DATE JANUARY 30, 2001.
- CORNER MARKERS TO BE SET PURSUANT TO LOUDOUN COUNTY SUBDIVISION ORDINANCE AS MANDATED BY SUBSECTION 15.2-2240 OF THE CODE OF VIRGINIA.  
—○— DENOTES IRON PIPE TO BE SET  
—●— DENOTES IRON PIPE TO BE SET UNDER SEPARATE DOCUMENT
- THE PROPERTY SHOWN HEREON IS IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "AE" (BASE FLOOD ELEVATION DETERMINED, 281) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR LOUDOUN COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51107C0240 D, EFFECTIVE DATE JULY 5, 2001.

- PARCELS "D-1", "F-1" AND "H-1" ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION AND SHALL NOT BE DENUDED, DEFACED, OR DISTURBED IN ANY MANNER AT ANY TIME WITHOUT THE APPROVAL OF THE APPROPRIATE COUNTY DEPARTMENT.
- CONSTRUCTION OF THE ACCESS EASEMENT SHOWN HEREON SHALL CONFORM TO THE STANDARDS SET FORTH IN THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE.
- THE PRIVATE INGRESS-EGRESS EASEMENT SHOWN HEREON IS PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL IS NOT A PUBLIC RESPONSIBILITY. IT SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION ROADS CURRENT AT THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED TO CAUSE THIS ROAD TO BECOME ELIGIBLE FOR ADDITION TO THE STATE SYSTEM SHALL BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND LOUDOUN COUNTY.
- THE PROPERTY AS SHOWN HEREON IS SUBJECT TO RESTRICTIONS, COVENANTS, CONDITIONS, LIMITATIONS, REQUIREMENTS, EASEMENTS AND/OR ASSESSMENTS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED CONTEMPORANEOUSLY HEREWITH.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE IN SUBSTANTIAL CONFORMANCE WITH ZMAP 1994-0008 APPROVED MAY 17, 1995, ZCPA 2002-0005 APPROVED NOVEMBER 4, 2002, SPEX 1995-0004 APPROVED JUNE 21, 1995, AND SPEX 1998-0010 APPROVED SEPTEMBER 18, 1998 PURSUANT TO ANY CONDITIONS SET FORTH AS CONDITIONS OF APPROVAL OF CPAP 2003-0075 APPROVED ON MARCH 18, 2004 AND CPAP 2004-0060 APPROVED ON FEBRUARY 7, 2005. THIS APPLICATION IS ALSO IN CONFORMANCE WITH THE CONDITIONS OF APPROVAL OF SBPL 2001-0076 APPROVED ON MARCH 27, 2003.

**ZONING REQUIREMENTS**  
**ZONED: PD-RV (REVISED 1993**  
**ZONING ORDINANCE)**  
 FLOODPLAIN OVERLAY DISTRICT (FOD) AND MODERATELY STEEP SLOPES.  
 PROPOSED USE: RESIDENTIAL (47 LOTS)

**VILLAGE CONSERVANCY SUBDISTRICT:**  
 MIN LOT SIZE: 10 ACRES  
 MIN LOT WIDTH: 300'  
 YARD LINES: (YL)  
 FRONT: 18' MIN.  
 SIDE: 18' MIN.  
 REAR: 18' MIN.  
 LENGTH/WIDTH RATIO: 5:1 MAX BUILDINGS:  
 LOT BUILDING AREA: 7,500 S.F. MIN. 30,000 S.F. MAXIMUM  
 BUILDING HEIGHT: THE LESSER OF 3 STORIES OR 40'

**SINGLE FAMILY DETACHED UNITS:**  
 MIN LOT SIZE: 5,000 S.F.  
 MIN LOT WIDTH: 60'  
 YARD LINE: (YL)  
 FRONT: 8' MIN., 30' MAX.  
 SIDE: 8' MIN.  
 REAR: 16' MIN.  
 LENGTH/WIDTH RATIO: 5:1 MAX BUILDINGS:  
 LOT COVERAGE: 40% MAX.  
 MAX. BUILDING HEIGHT: THE LESSER OF 3 STORIES OR 40'  
 FRONT SIDEWALK WIDTH: 8' MINIMUM WHICH MAY INCLUDE A 4' SIDEWALK AND A 2' PLANTING STRIP AT THE CURB. SIDEWALKS ARE PROVIDED ON BOTH SIDES OF THE STREET.

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE "COURTLAND RURAL VILLAGE, SECTION 1" INTO 47 SINGLE FAMILY DETACHED LOTS, 3 OPEN SPACE PARCELS AND 1 CIVIC LOT.
- THE COURTLAND VILLAGE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF BMP FACILITY, STORM SEWERS, STREET LIGHTS, TRAILS, SIDEWALKS, AND OPEN SPACES THAT DO NOT QUALIFY FOR VDOT MAINTENANCE IN ACCORDANCE WITH THE HOMEOWNER'S ASSOCIATION DOCUMENTS. NOTWITHSTANDING THE FOREGOING, THE COUNTY SHALL MAINTAIN THE PHYSICAL INFRASTRUCTURE OF THE STORM DRAINAGE FACILITIES AND THE STORM WATER MANAGEMENT FACILITIES CONTAINED WITHIN THE EASEMENTS AS MORE FULLY SET FORTH IN THE DEED OF DEDICATION, SUBDIVISION, EASEMENT AND CONVEYANCE RECORDED CONTEMPORANEOUSLY HEREWITH.
- JURISDICTIONAL WETLANDS EXIST ON THE PROPERTY. THE DEVELOPER HAS SECURED AN ARMY CORP'S OF ENGINEERS DISTURBANCE PERMIT (NATIONWIDE 39 PERMIT #01-B0888) FOR IMPROVEMENTS ASSOCIATED WITH THE COURTLAND RURAL VILLAGE PROJECT. THE PERMIT IS SUBJECT TO STIPULATIONS DETAILED IN THE MEMORANDUM OF AGREEMENT DATED OCTOBER 11, 2005, AS RECORDED IN INSTRUMENT 20051129-0113709 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA. IN ACCORDANCE WITH THESE CONDITIONS, LOTS 8 THROUGH 12 AND 24 THROUGH 30, RELATED TO THE SUBJECT RECORD PLAT, ARE SHOWN AS ENHANCED LOTS SHALL EMPHASIZE LANDSCAPING AND OTHER MEANS TO MITIGATE VIEW IMPACTS TO OATLANDS PLANTATION.
- STRUCTURES SUBJECT TO ZONING REQUIREMENTS, WHICH ARE NOT SHOWN ON THE PLAT WILL BE REMOVED UNLESS SATISFACTORY ALTERNATIVE ARRANGEMENTS HAVE BEEN APPROVED BY THE DIRECTOR.
- THE EXTENT OF THE 100-YEAR FLOODPLAIN IS DYNAMIC IN NATURE, IT IS A FUNCTION OF LAND USE WHICH IS SUBJECT TO CHANGE, THEREFORE THE BOUNDARY OF THE 100-YEAR FLOODPLAIN EASEMENT IS SUBJECT TO CHANGE WITH CHANGED LAND USE.
- THE L.C.S.A. WATER METER EASEMENTS AS SHOWN HEREON ARE 10' IN WIDTH AND ARE TO EXTEND PERPENDICULAR FROM THE RIGHT-OF-WAY, THROUGH THE WATER METER, TO 5' BEHIND THE METER AS BUILT IN THE FIELD.
- THIS PLAT IS SUBJECT TO THE STEEP SLOPE STANDARDS AS OUTLINED IN SECTION 5-1508 OF THE REVISED 1993 ZONING ORDINANCE.
- THE CIVIC LOT AS SHOWN HEREON WILL BE CONVEYED TO THE LOUDOUN COUNTY BOARD OF SUPERVISORS PER PROFFER #25 OF THE APPROVED ZMAP 1994-0008 APPROVED ON MAY 17, 1995, UPON THE REQUEST, BUT NOT EARLIER THAN THE APPROVAL OF THE THE RECORD PLAT CONTAINING THE 100th RESIDENTIAL UNIT IN THE VILLAGE CENTER. THE CIVIC LOT WILL REMAIN IN THE NAME OF COURTLAND-FARM LOUDOUN, LLC UNTIL SUCH TIME AS THE LOUDOUN COUNTY BOARD OF SUPERVISORS REQUEST THE CIVIC LOT.
- ADDITIONAL INDIGENOUS TREES WILL BE PLANTED BEHIND LOTS 8 THROUGH 12 IN ACCORDANCE WITH ZCPA 2002-0003.
- EACH DWELLING UNIT SHALL BE CONSTRUCTED WITH A MINIMUM OF 3 OFF STREET PARKING SPACES.
- WATER SERVICE: PUBLIC WATER PROVIDED AND MAINTAINED BY L.C.S.A. SANITARY SEWER SERVICE: ON-SITE COMMUNAL SEWAGE TREATMENT IS PROVIDED AND MAINTAINED BY L.C.S.A.
- THE CIRCUIT COURT OF LOUDOUN COUNTY ISSUED AN OPINION DATED MARCH 30, 2004 (INCORPORATED IN A DECREE ENTERED ON JUNE 14, 2004) RULING THAT THE RIVER AND STREAM CORRIDOR OVERLAY DISTRICT, MOUNTAINSIDE DEVELOPMENT OVERLAY DISTRICT AND LIMESTONE CONGLOMERATE OVERLAY DISTRICT ADOPTED ON JANUARY 6, 2003, ARE VOID. ACCORDINGLY, THIS PLAT HAS BEEN REVIEWED AND APPROVED UNDER THE FLOODPLAIN OVERLAY DISTRICT, MOUNTAINSIDE DEVELOPMENT OVERLAY DISTRICT AND SCENIC CREEK VALLEY BUFFER REGULATIONS IN EFFECT PRIOR TO THE JANUARY 6, 2003 ZONING REVISIONS. THE JUNE 14, 2004 DECISION MAY BE THE SUBJECT OF AN APPEAL, AND FUTURE DEVELOPMENT ON THE SUBJECT PROPERTY MAY BE AFFECTED BY THE OUTCOME OF THE PENDING LITIGATION.
- THE 10' TRAIL EASEMENT AS SHOWN HEREON IS TO BE CENTERED ON THE TRAIL AS CONSTRUCTED. THE TRAIL EASEMENT IS GRAPHICALLY SHOWN IN IT'S PROPOSED LOCATION AND IS SUBJECT TO CHANGE.

**AREA TABULATION**

LOTS (47)	647,841 S.F. OR 14.86782 ACRES
PARCEL "D-1"	22,183 S.F. OR 0.50924 ACRES
PARCEL "F-1"	683,853 S.F. OR 15.23537 ACRES
PARCEL "H-1"	18,218 S.F. OR 0.41822 ACRES
STREET DEDICATION	335,215 S.F. OR 7.69547 ACRES
<b>SECTION 1</b>	<b>1,686,910 S.F. OR 38.72612 ACRES</b>

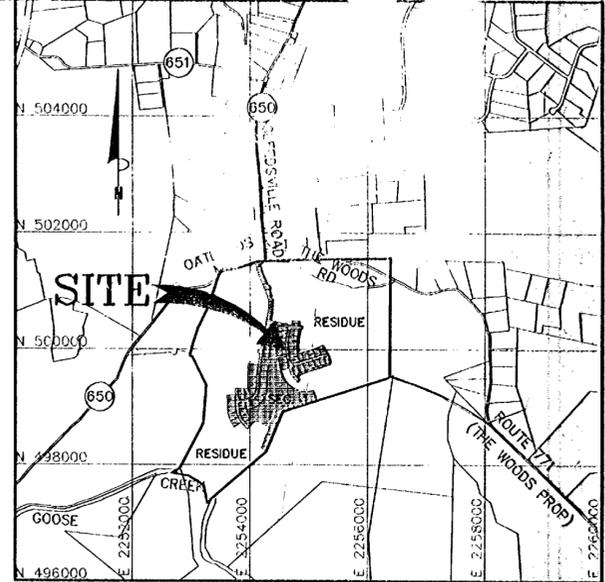
**RESIDUE TABULATION**

TOTAL PARCEL AREA	8,734,932 S.F. OR 200.52845 ACRES
SECTION 1	-1,686,910 S.F. OR -38.72612 ACRES
CIVIC LOT	-10,483 S.F. OR -0.24068 ACRES
<b>RESIDUE</b>	<b>7,037,539 S.F. OR 161.55967 ACRES</b>

**SURVEYOR'S CERTIFICATE**

I, DAVID T. FRANKENFIELD, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED HEREON AND THAT THE LAND SHOWN HEREON IS NOW IN THE NAME OF COURTLAND-FARM LOUDOUN, LLC AND IS RECORDED IN DEED BOOK 1979, AT PAGE 2377 AND BEING THE LAST INSTRUMENT IN THE CHAIN OF TITLE AND RECORDED AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND SHOWN HEREON LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT, THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY OF THE SAME AND ALL COURSES ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM 1927, NORTH ZONE AND ESTABLISHED BY GPS METHODS.



**VICINITY MAP**  
SCALE: 1"= 2000'

**EASEMENT LEGEND**

- (IE) INGRESS-EGRESS EASEMENT
- (PA) PUBLIC ACCESS EASEMENT
- (SD) STORM DRAINAGE EASEMENT
- (SWM) STORM WATER MANAGEMENT EASEMENT
- (SI) SIGHT DISTANCE EASEMENT
- (SS) L.C.S.A. SANITARY SEWER EASEMENT
- (ISS) TEMPORARY 10' L.C.S.A. SANITARY SEWER EASEMENT
- (IT) TEMPORARY TURN-AROUND EASEMENT
- (TW) TEMPORARY 10' L.C.S.A. WATER EASEMENT
- (W) 10' L.C.S.A. WATER EASEMENT
- (WM) 10' L.C.S.A. WATER METER EASEMENT
- (TR) 10' TRAIL EASEMENT
- (FMS) EX. 10' L.C.S.A. FORCE MAIN SANITARY SEWER EASEMENT INSTRUMENT 20051026-0120653
- (FSS) EX. FORCE MAIN SANITARY SEWER EASEMENT D.B. 1614, PG. 1975
- (IE) EX. INGRESS-EGRESS EASEMENT INSTRUMENT 20050425-0041515
- (OS) EX. OPEN SPACE/SCENIC EASEMENT D.B. 1491, PG. 1198
- (SS) EX. 10' L.C.S.A. SANITARY SEWER EASEMENT INSTRUMENT 20050425-0041515
- (W) EX. 10' L.C.S.A. WATER EASEMENT D.B. 1379, PG. 1668
- (W) EX. 10' L.C.S.A. WATER EASEMENT INSTRUMENT 20050425-0041515
- (WTF) EX. WASTEWATER TREATMENT FACILITIES EASEMENT INSTRUMENT 20050425-0041515
- (WB) EX. WETLANDS BANK EASEMENT INSTRUMENT 20031218-0164127

**APPROVAL BLOCK**  
 LAND DEVELOPMENT APPLICATION  
 NUMBER SBRD 2003-0110

*Barbara J. Pomeroy*      12/12/2005  
 DIRECTOR,      DATE  
 DEPARTMENT OF BUILDING AND DEVELOPMENT

RECORD PLAT  
**COURTLAND RURAL VILLAGE**  
**SECTION 1**  
 CATOCTIN ELECTION DISTRICT  
 LOUDOUN COUNTY, VIRGINIA

SCALE: N/A      DATE: SEPTEMBER 12, 2003

REVISION	
02/25/04	COUNTY COMMENTS
11/19/04	COUNTY COMMENTS
05/25/05	COUNTY COMMENTS
09/21/05	COUNTY COMMENTS
11/23/05	COUNTY COMMENTS

**Bowman CONSULTING**

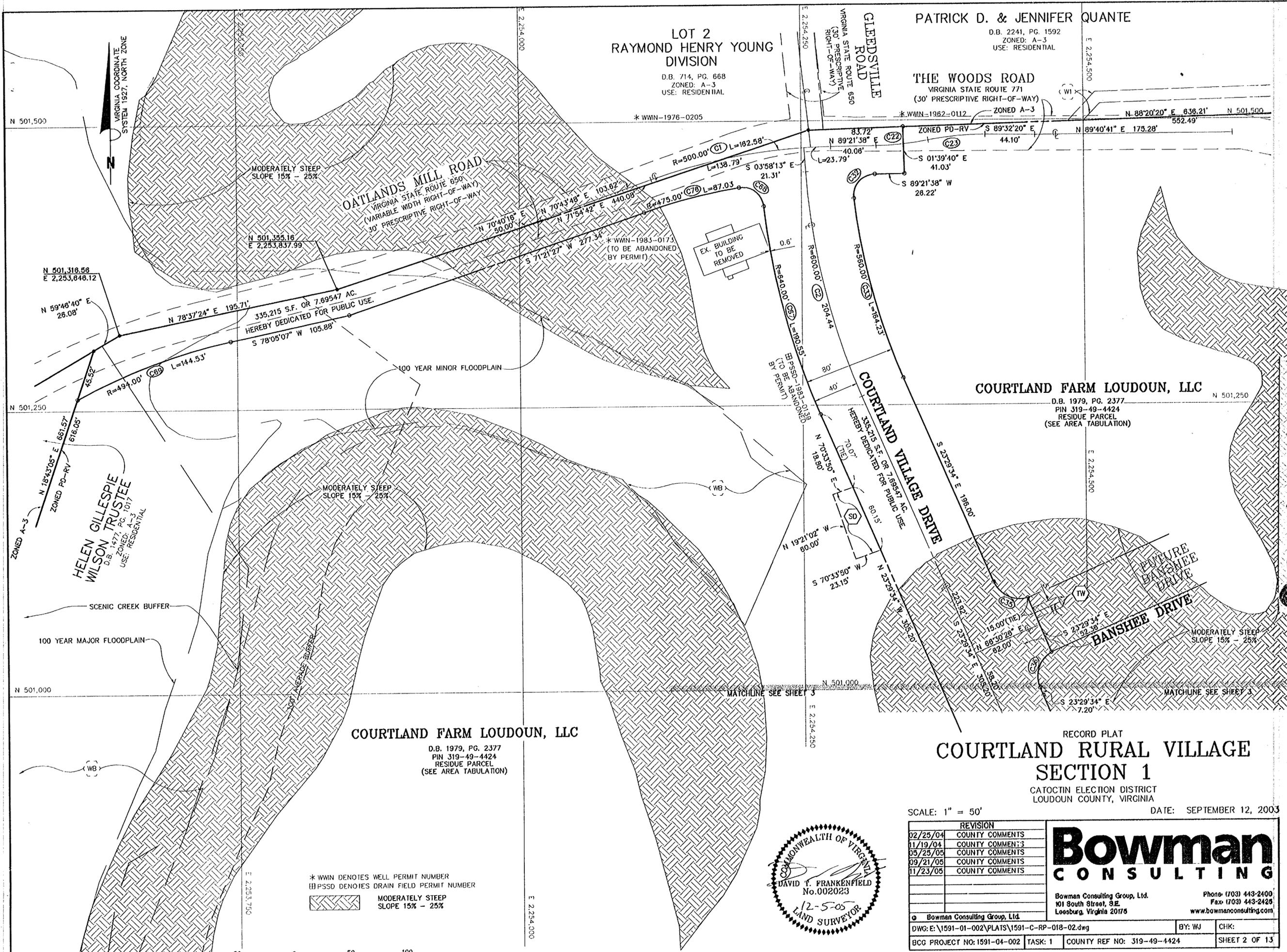
Bowman Consulting Group, Ltd.  
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 DWG: E:\1591-01-002\PLATS\1591-C-RP-018-01.dwg      BY: WJ      CHK:  
 BCG PROJECT NO: 1591-04-002      TASK: 1      COUNTY REF NO: 319-49-4424      SHEET 1 OF 13

L.C.S.A. 03-0062

2004-0002

1591-C-RP-018



**LOT 2  
RAYMOND HENRY YOUNG  
DIVISION**  
D.B. 714, PG. 668  
ZONED: A-3  
USE: RESIDENTIAL

**PATRICK D. & JENNIFER QUANTE**  
D.B. 2241, PG. 1592  
ZONED: A-3  
USE: RESIDENTIAL

**THE WOODS ROAD**  
VIRGINIA STATE ROUTE 771  
(30' PRESCRIPTIVE RIGHT-OF-WAY)  
ZONED A-3

**OATLANDS MILL ROAD**  
VIRGINIA STATE ROUTE 650  
(VARIABLE WIDTH RIGHT-OF-WAY)  
30' PRESCRIPTIVE RIGHT-OF-WAY

**COURTLAND FARM LOUDOUN, LLC**  
D.B. 1979, PG. 2377  
PIN 319-49-4424  
RESIDUE PARCEL  
(SEE AREA TABULATION)

**COURTLAND FARM LOUDOUN, LLC**  
D.B. 1979, PG. 2377  
PIN 319-49-4424  
RESIDUE PARCEL  
(SEE AREA TABULATION)

**RECORD PLAT  
COURTLAND RURAL VILLAGE  
SECTION 1**  
CATOCTIN ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA

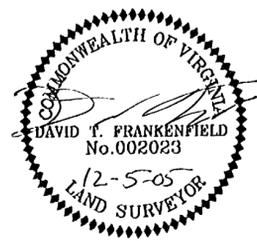
SCALE: 1" = 50' DATE: SEPTEMBER 12, 2003

REVISION	
02/25/04	COUNTY COMMENTS
11/19/04	COUNTY COMMENTS
05/25/05	COUNTY COMMENTS
09/21/05	COUNTY COMMENTS
11/23/05	COUNTY COMMENTS

**Bowman  
CONSULTING**

Bowman Consulting Group, Ltd.  
101 South Street, S.E.  
Leesburg, Virginia 20176

Phone: (703) 443-2400  
Fax: (703) 443-2420  
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\* WVN DENOTES WELL PERMIT NUMBER  
Ⓟ PSD DENOTES DRAIN FIELD PERMIT NUMBER

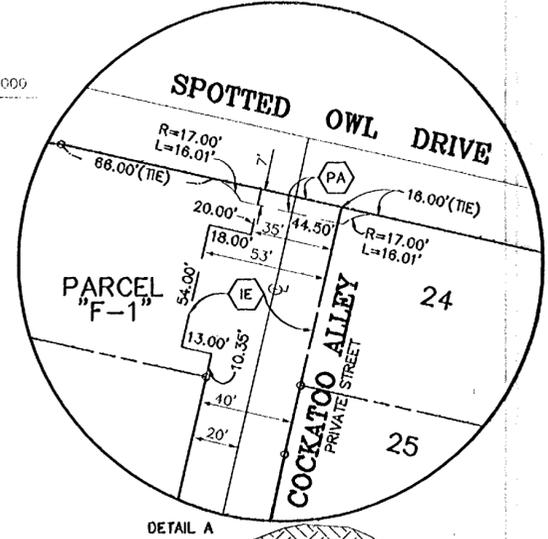
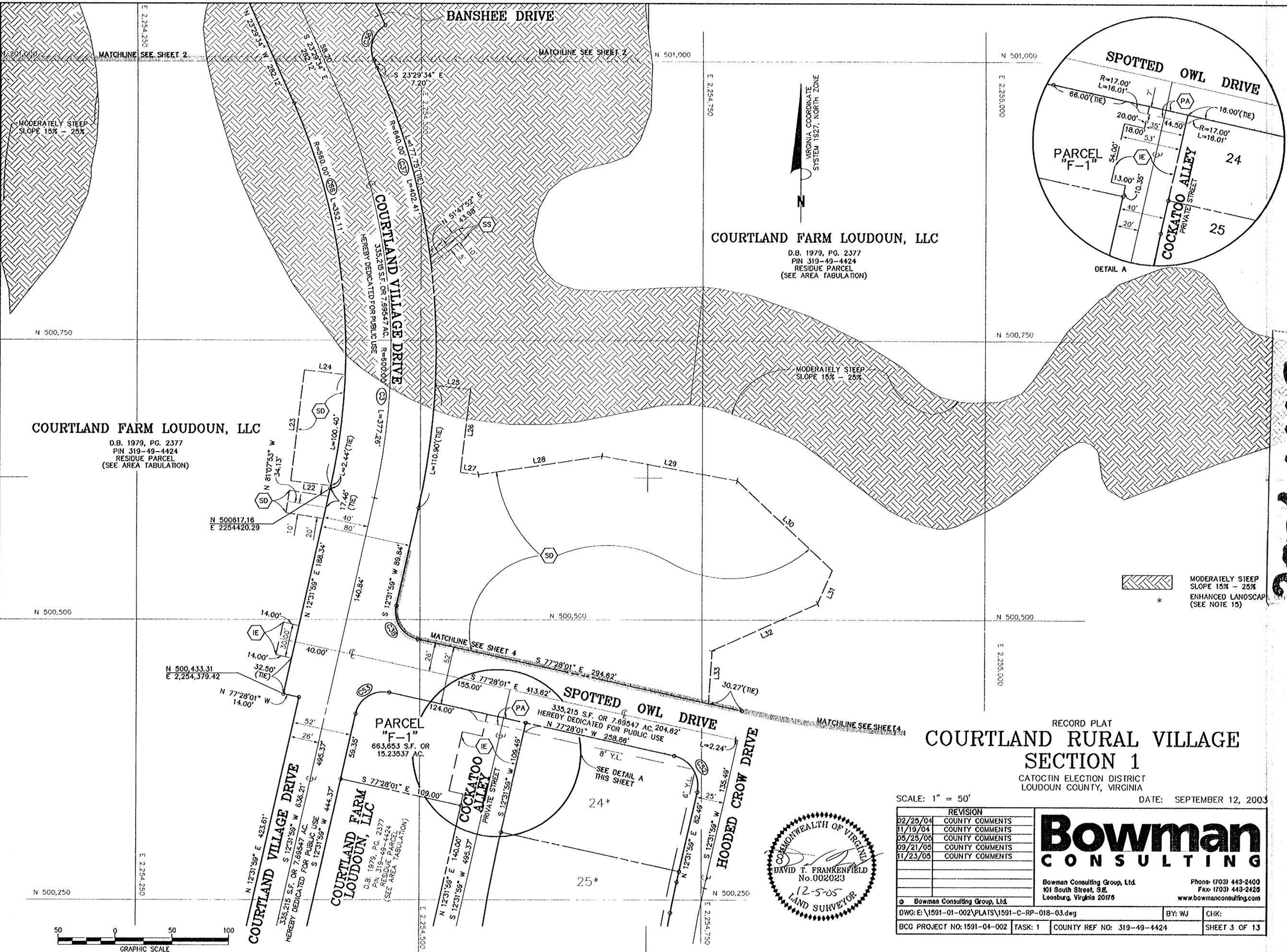
MODERATELY STEEP  
SLOPE 15% - 25%

GRAPHIC SCALE  
0 50 100

2004-0002

1591-C-RP-018

Ⓟ Bowman Consulting Group, Ltd.  
DWG: E:\1591-01-002\PLATS\1591-C-RP-018-02.dwg BY: WJ CHK:  
BCG PROJECT NO: 1591-04-002 TASK: 1 COUNTY REF NO: 319-49-4424 SHEET 2 OF 13



**COURTLAND FARM LOUDOUN, LLC**  
 D.B. 1979, PG. 2377  
 PIN 319-49-4424  
 RESIDUE PARCEL  
 (SEE AREA TABULATION)

RECORD PLAT  
**COURTLAND RURAL VILLAGE**  
**SECTION 1**  
 CATOCTIN ELECTION DISTRICT  
 LOUDOUN COUNTY, VIRGINIA

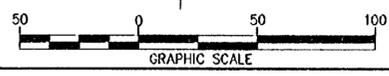
SCALE: 1" = 50' DATE: SEPTEMBER 12, 2003

REVISION	DATE	COMMENTS
02/25/04		COUNTY COMMENTS
11/19/04		COUNTY COMMENTS
05/25/05		COUNTY COMMENTS
09/21/05		COUNTY COMMENTS
11/23/05		COUNTY COMMENTS

**Bowman CONSULTING**

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 101 South Street, S.E.  
 Leesburg, Virginia 20176

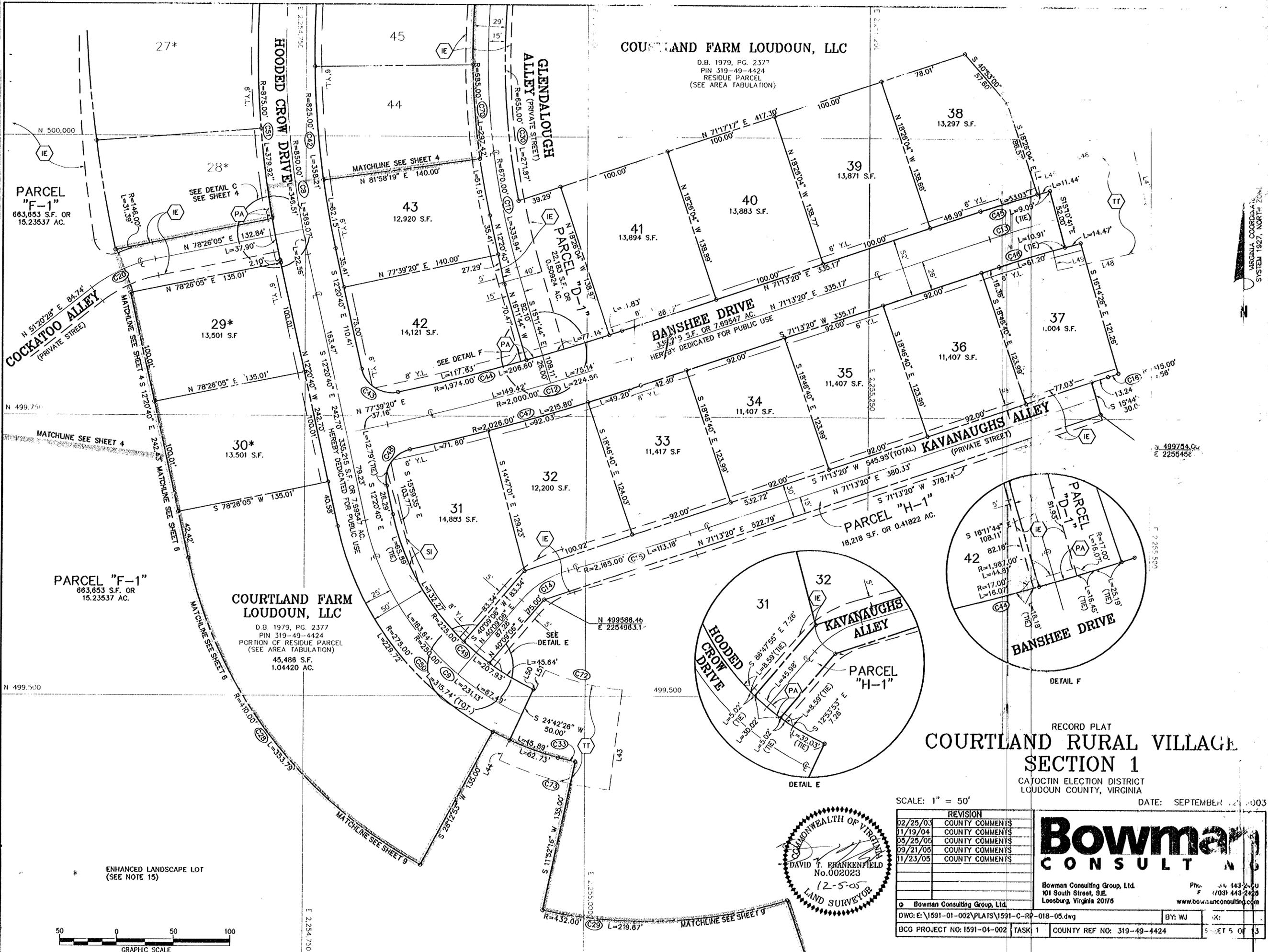
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2004-0002

1591-C-RP-018





**COURTLAND FARM LOUDOUN, LLC**

D.B. 1979, PG. 2377  
 PIN 319-49-4424  
 RESIDUE PARCEL  
 (SEE AREA TABULATION)

**PARCEL "F-1"**  
 663,853 S.F. OR  
 15.23537 AC.

**COCKATOO ALLEY**  
 (PRIVATE STREET)

MATCHLINE SEE SHEET 4

**PARCEL "F-1"**  
 663,853 S.F. OR  
 15.23537 AC.

**COURTLAND FARM LOUDOUN, LLC**

D.B. 1979, PG. 2377  
 PIN 319-49-4424  
 PORTION OF RESIDUE PARCEL  
 (SEE AREA TABULATION)  
 45,486 S.F.  
 1.04420 AC.

**BANSHEE DRIVE**  
 33,975 S.F. OR 7.89547 AC.  
 HEREBY DEDICATED FOR PUBLIC USE

**PARCEL "H-1"**  
 18,218 S.F. OR 0.41822 AC.

**RECORD PLAT  
 COURTLAND RURAL VILLAGE  
 SECTION 1**

CAJOCOTIN ELECTION DISTRICT  
 LOUDOUN COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: SEPTEMBER 22, 2003



REVISION	DATE	DESCRIPTION
02/25/03		COUNTY COMMENTS
11/19/04		COUNTY COMMENTS
05/25/05		COUNTY COMMENTS
09/21/05		COUNTY COMMENTS
11/23/05		COUNTY COMMENTS

**Bowman CONSULTING**

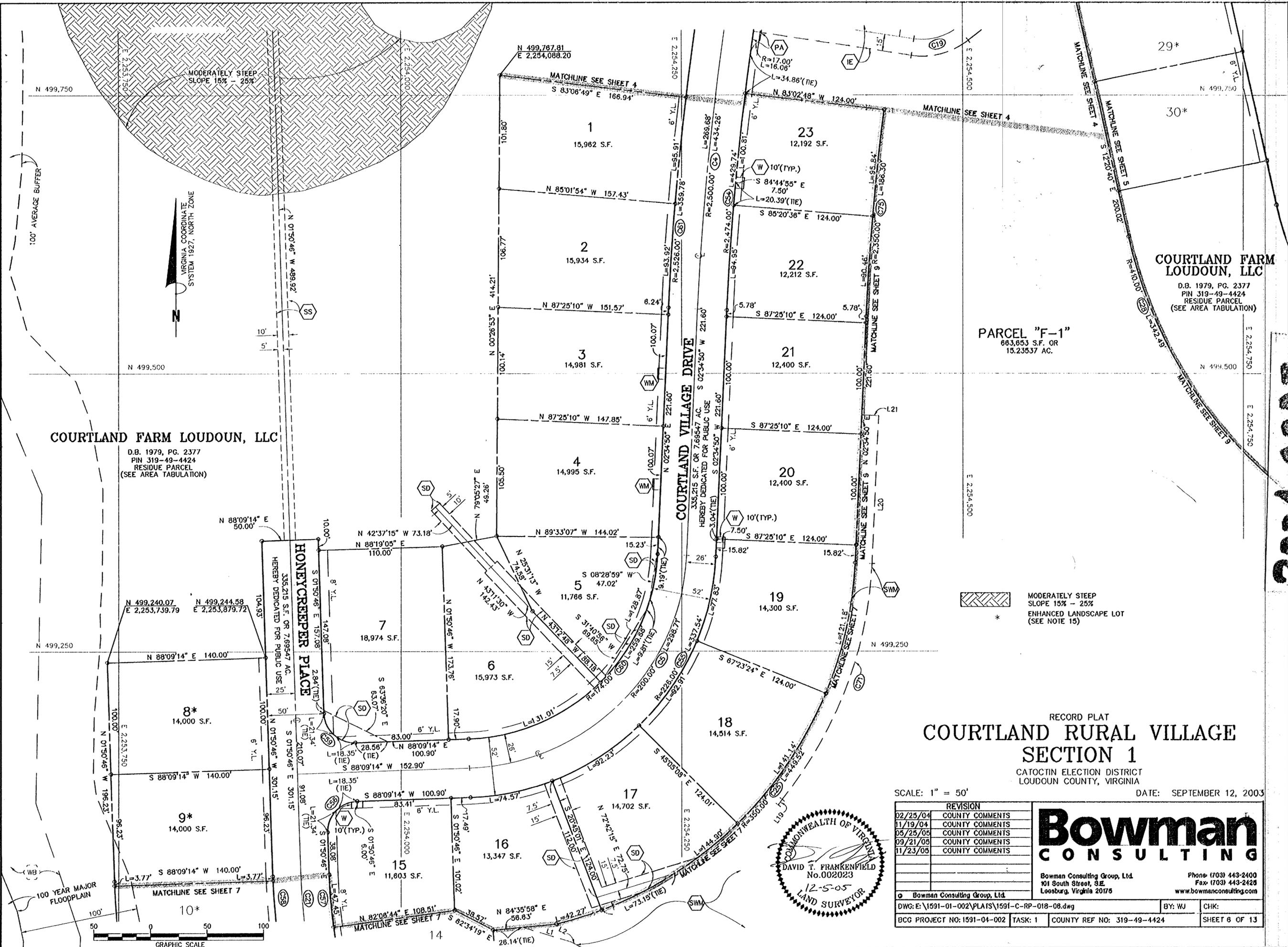
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BCG PROJECT NO: 1591-04-002	TASK 1	COUNTY REF NO: 319-49-4424
SHEET 5 OF 13		

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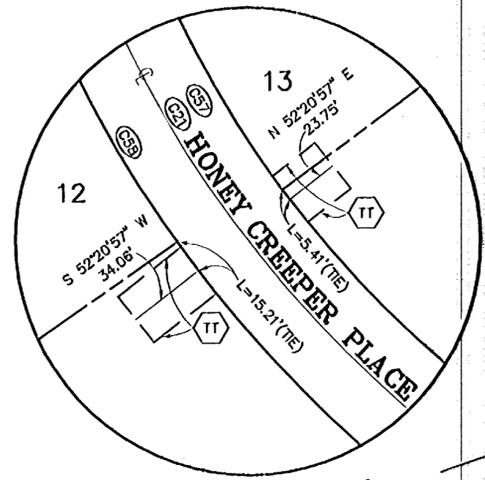
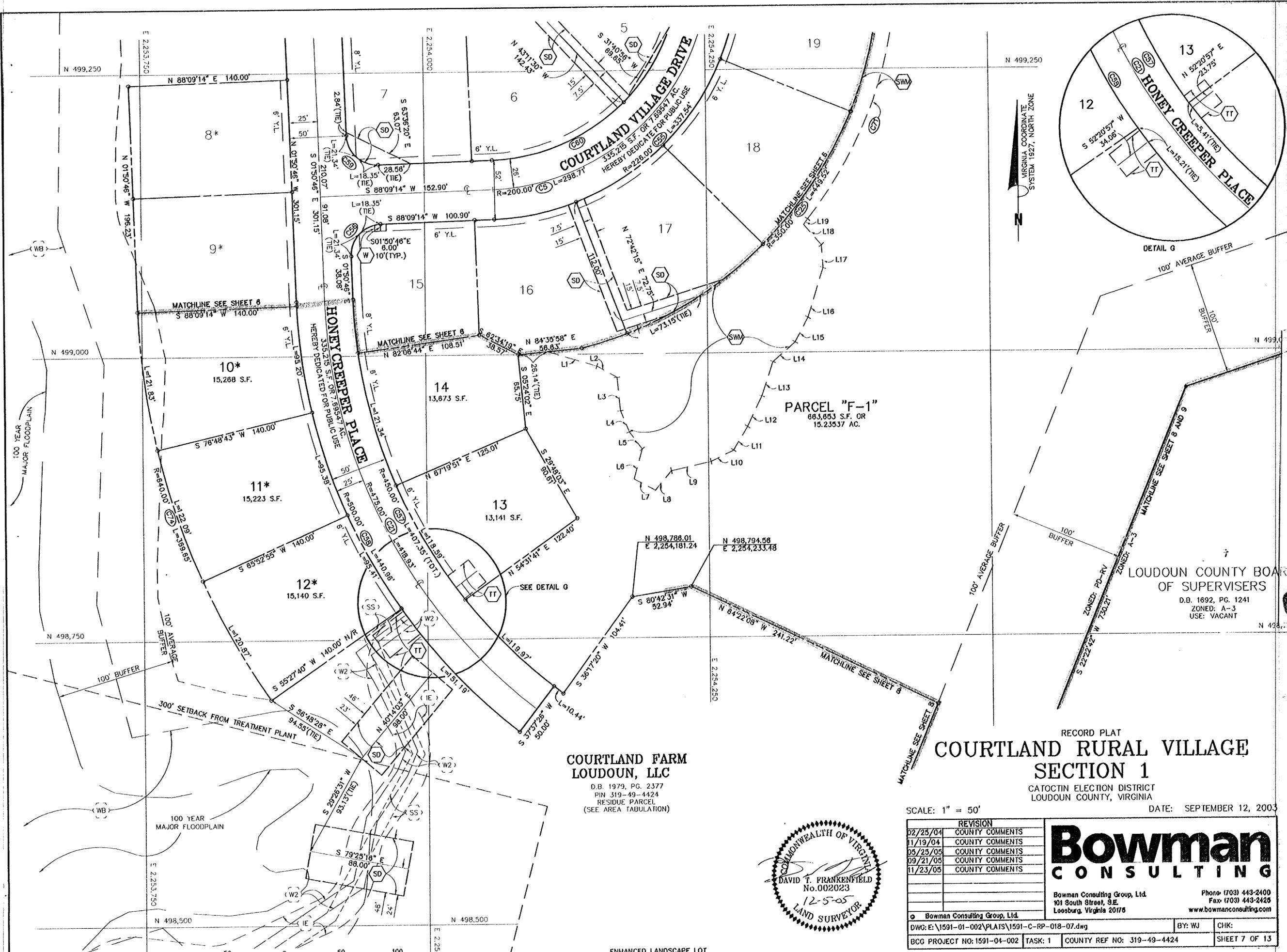
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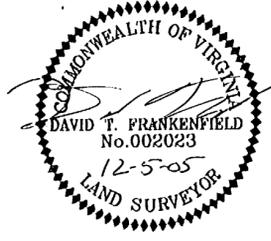


2004-0002

1591-C-RP-018



**COURTLAND FARM  
LOUDOUN, LLC**  
D.B. 1979, PG. 2377  
PIN 319-49-4424  
RESIDUE PARCEL  
(SEE AREA TABULATION)



RECORD PLAT  
**COURTLAND RURAL VILLAGE  
SECTION 1**  
CATOCTIN ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA

SCALE: 1" = 50' DATE: SEPTEMBER 12, 2003

REVISION	DATE	DESCRIPTION
02/25/04		COUNTY COMMENTS
11/19/04		COUNTY COMMENTS
03/23/05		COUNTY COMMENTS
09/21/05		COUNTY COMMENTS
11/23/05		COUNTY COMMENTS

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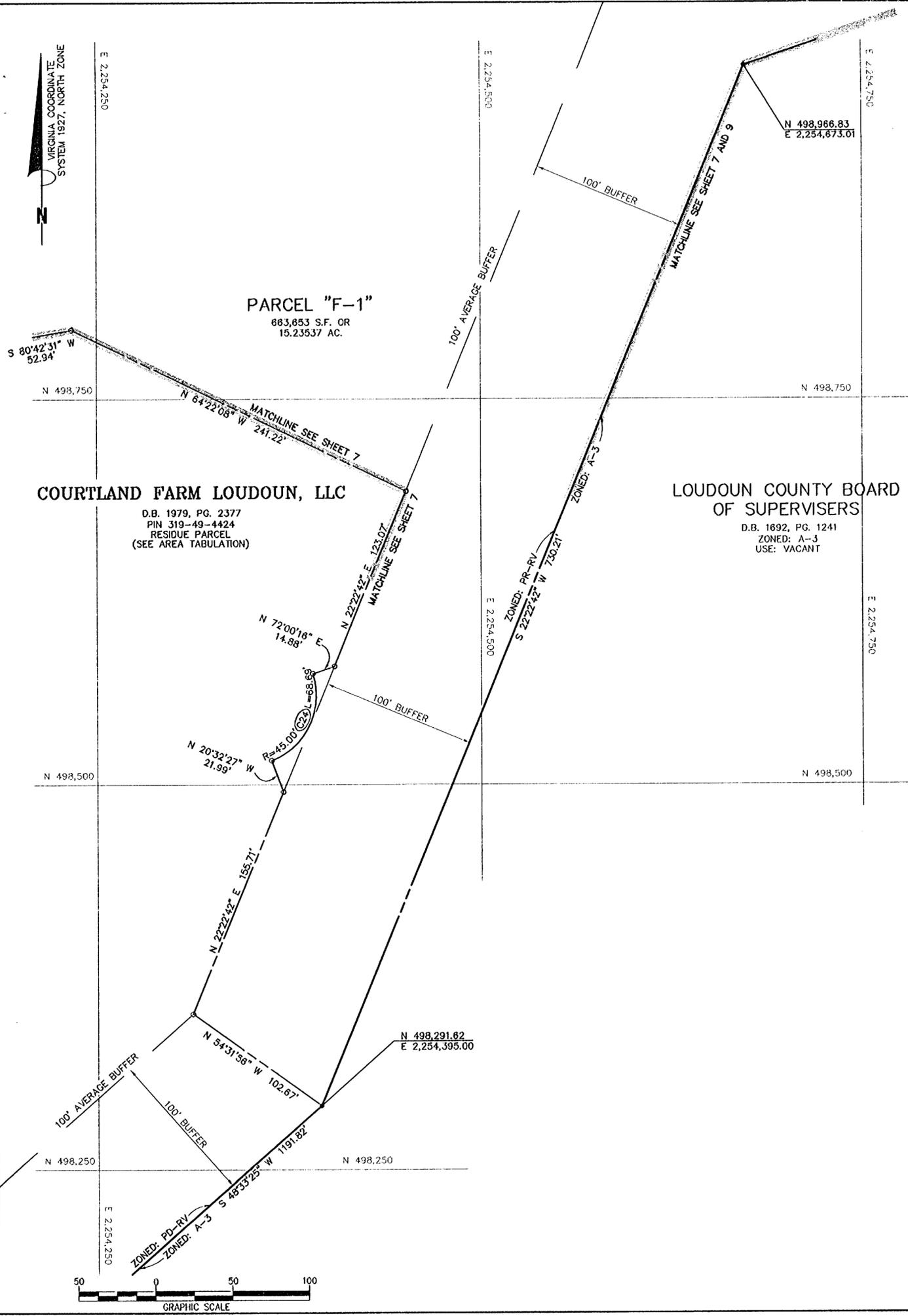
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DWG: E:\1591-01-002\PLATS\1591-C-RP-018-07.dwg	BCC PROJECT NO: 1591-04-002	TASK: 1
COUNTY REF NO: 319-49-4424	SHEET 7 OF 13	



2004-0002

1591-C-RP-018



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°11'31" E	45.78'
L2	S 80°35'38" E	20.36'
L3	S 05°18'42" E	29.68'
L4	S 22°32'18" E	20.17'
L5	S 37°10'12" E	18.81'
L6	S 15°39'28" W	27.28'
L7	S 82°18'40" E	21.19'
L8	N 40°11'45" E	22.18'
L9	N 77°29'48" E	36.07'
L10	N 64°30'18" E	22.18'
L11	N 31°54'45" E	24.08'
L12	N 25°24'24" E	29.87'
L13	N 18°24'52" E	31.84'
L14	N 48°58'27" E	26.42'
L15	N 27°48'14" E	24.56'
L16	N 17°22'04" E	45.70'
L17	N 03°54'14" W	20.04'
L18	N 41°08'21" W	23.51'
L19	N 35°55'15" E	6.04'
L20	N 02°34'50" E	133.20'
L21	N 87°25'10" W	15.00'
L22	N 83°18'28" W	35.56'
L23	N 08°43'32" E	100.13'
L24	S 83°18'28" E	38.29'
L25	S 83°12'55" E	31.54'
L26	S 08°47'05" W	74.90'
L27	S 82°52'51" E	18.09'
L28	N 81°18'08" E	110.74'
L29	S 79°36'57" E	121.94'
L30	S 46°37'09" E	116.14'
L31	S 23°42'01" W	32.58'
L32	S 65°33'00" W	102.42'
L33	S 03°35'14" W	47.48'
L34	S 45°52'12" E	93.55'
L35	S 41°17'58" E	40.53'
L36	S 88°33'10" E	48.32'
L37	S 70°23'43" E	22.74'
L38	S 71°19'57" E	36.89'
L39	S 80°03'59" E	176.73'
L40	S 50°43'57" E	139.20'
L41	S 38°04'07" E	152.34'
L42	S 14°25'49" E	218.84'
L43	S 07°00'52" W	90.07'
L44	N 26°47'29" E	20.01'
L45	N 13°10'18" W	19.99'
L46	N 76°49'42" E	90.00'
L47	S 13°10'18" E	90.00'
L48	S 76°49'42" W	90.00'
L49	N 13°10'18" W	17.96'
L50	S 65°31'28" E	1.82'
L51	N 28°47'29" E	20.02'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	500.00'	182.58'	18°37'50"	82.01'	N 80°02'43" E	181.87'
C2	600.00'	204.44'	19°31'21"	103.22'	N 13°43'53" W	203.45'
C3	600.00'	377.28'	36°01'32"	195.10'	S 05°28'47" E	371.08'
C4	2500.00'	434.28'	09°57'09"	217.88'	S 07°33'24" W	433.71'
C5	200.00'	298.71'	85°34'24"	185.12'	S 45°22'02" W	271.71'
C6	885.00'	215.26'	13°56'10"	108.16'	S 84°28'06" E	214.73'
C7	2345.00'	154.37'	03°46'19"	77.22'	S 10°38'49" W	154.35'
C8	850.00'	369.07'	24°52'39"	187.49'	S 00°05'39" W	366.17'
C9	250.00'	251.13'	52°58'18"	124.57'	S 38°49'48" E	222.99'
C10	200.00'	35.45'	10°09'24"	17.77'	S 07°27'17" W	35.41'
C11	670.00'	335.94'	28°43'42"	171.58'	S 01°49'52" E	332.43'
C12	2000.00'	224.56'	08°26'00"	112.40'	N 74°28'20" E	224.45'
C13	1000.00'	82.83'	03°36'00"	31.43'	N 73°01'20" E	82.82'
C14	84.00'	49.94'	34°03'58"	25.73'	N 57°11'04" E	49.21'
C15	2165.00'	113.18'	02°59'42"	56.60'	N 72°43'11" E	113.16'
C16	415.00'	9.58'	01°19'09"	4.78'	S 71°52'54" W	9.55'
C17	400.00'	28.74'	04°07'00"	14.38'	N 80°08'29" W	28.73'
C18	100.00'	18.51'	10°36'26"	9.28'	N 86°32'33" W	18.49'
C19	50.00'	41.38'	47°25'13"	21.98'	N 75°03'04" E	40.21'
C20	131.00'	61.95'	27°05'37"	31.58'	N 64°53'18" E	61.37'
C21	475.00'	418.45'	50°28'29"	223.90'	S 27°08'01" E	405.05'
C22	280.44'	46.21'	10°09'59"	23.17'	N 84°18'38" E	46.15'
C23	246.94'	50.80'	11°47'09"	25.49'	N 84°55'58" E	50.71'
C24	45.00'	88.69'	87°27'17"	43.04'	N 25°43'54" E	82.21'
C25	350.00'	449.52'	72°35'17"	281.78'	N 39°22'28" E	419.25'
C26	1036.00'	64.25'	03°33'11"	32.13'	S 10°45'23" W	64.24'
C27	1170.00'	342.07'	18°45'08"	172.27'	S 04°03'18" E	340.88'
C28	410.00'	353.79'	49°28'26"	188.75'	N 37°03'54" W	342.91'
C29	432.00'	219.67'	29°08'05"	112.28'	S 87°32'48" W	217.31'
C30	655.00'	271.87'	23°46'54"	137.92'	N 00°38'32" E	269.92'
C31	215.00'	38.11'	10°09'24"	19.11'	S 07°27'17" W	38.08'
C32	19.00'	31.85'	96°03'02"	21.12'	N 41°20'07" E	28.25'
C33	560.00'	184.23'	18°48'10"	82.71'	S 15°05'29" E	183.84'
C34	560.00'	178.66'	18°18'44"	90.09'	S 14°21'11" E	177.90'
C35	25.00'	36.28'	83°08'28"	22.18'	S 65°02'48" E	33.17'
C36	25.00'	36.28'	83°08'28"	22.18'	S 18°03'41" W	33.17'
C37	840.00'	402.41'	36°01'32"	208.11'	S 05°28'47" E	395.81'
C38	25.00'	39.27'	90°00'00"	25.00'	S 32°28'01" E	35.36'
C39	859.00'	208.93'	13°58'10"	104.98'	S 84°28'06" E	208.42'
C40	911.00'	168.87'	10°37'15"	84.68'	N 86°05'33" W	168.63'
C41	27.00'	40.85'	86°41'06"	25.48'	S 55°52'32" W	37.08'
C42	825.00'	358.21'	24°52'39"	181.97'	S 00°05'39" W	355.40'
C43	27.00'	42.82'	90°28'12"	27.21'	S 57°33'47" E	38.33'
C44	1974.00'	208.60'	05°59'48"	103.39'	N 74°13'13" E	208.50'
C45	1028.00'	64.48'	03°36'00"	32.24'	N 73°01'20" E	64.45'
C46	974.00'	75.67'	04°27'04"	37.85'	S 73°28'52" W	75.65'
C47	2026.00'	212.84'	08°01'09"	108.52'	S 74°13'54" W	212.74'
C48	27.00'	42.22'	89°39'09"	26.81'	S 32°28'54" W	38.05'
C49	225.00'	207.93'	52°58'53"	112.05'	S 38°49'07" E	200.81'
C50	275.00'	315.74'	65°47'03"	177.85'	N 45°14'12" W	298.88'
C51	875.00'	379.92'	24°52'39"	193.00'	N 00°05'39" E	376.94'
C52	27.00'	42.41'	90°00'00"	27.00'	N 32°28'01" W	38.18'
C53	25.00'	39.27'	90°00'00"	25.00'	S 57°31'59" W	35.36'
C54	2474.00'	429.74'	09°57'09"	215.41'	S 07°33'24" W	429.20'
C55	228.00'	337.54'	85°34'24"	209.18'	S 45°22'02" W	307.03'
C56	27.00'	42.41'	90°00'00"	27.00'	S 43°09'14" W	38.18'
C57	450.00'	407.35'	51°51'54"	218.82'	S 27°48'43" E	393.58'
C58	500.00'	440.96'	50°31'48"	235.98'	N 27°08'40" W	428.81'
C59	27.00'	42.41'	90°00'00"	27.00'	S 48°50'46" E	38.18'
C60	174.00'	259.88'	85°34'24"	161.05'	N 45°22'02" E	236.39'
C61	2526.00'	359.78'	08°09'39"	180.20'	N 08°39'39" E	359.48'
C62	27.00'	43.13'	91°31'35"	27.73'	N 35°01'19" W	38.69'
C63	375.00'	9.28'	01°24'53"	4.63'	N 81°29'33" W	9.28'
C64	425.00'	14.99'	02°01'13"	7.49'	S 81°11'22" E	14.98'
C65	27.00'	41.13'	87°17'15"	23.75'	N 58°10'36" E	37.27'
C66	560.00'	352.11'	36°01'32"	182.09'	N 05°28'47" W	348.34'
C67	840.00'	190.55'	17°03'33"	95.99'	N 14°57'47" W	189.85'
C68	19.00'	30.63'	92°21'37"	19.80'	N 52°36'49" W	27.42'
C69	494.00'	144.53'	18°45'46"	72.78'	S 69°42'14" W	144.01'
C70	885.00'	297.42'	24°52'39"	151.09'	N 00°05'39" E	295.09'
C71	365.00'	230.05'	36°06'45"	118.99'	N 20°38'13" E	226.26'
C72	205.00'	70.78'	19°46'36"	35.74'	S 75°53'35" E	70.41'
C73	295.00'	101.82'	19°46'36"	51.42'	N 75°02'23" W	101.32'
C74	840.00'	369.65'	33°05'35"	190.14'	N 18°23'33" W	364.53'
C75	2350.00'	188.30'	04°32'37"	93.70'	N 04°51'08" E	188.25'
C76	475.00'	87.03'	10°29'52"	43.84'	S 75°37'27" W	86.91'

RECORD PLAT  
**COURTLAND RURAL VILLAGE**  
**SECTION 1**  
 CATOCTIN ELECTION DISTRICT  
 LOUDOUN COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: SEPTEMBER 12, 2003



REVISION	
02/25/04	COUNTY COMMENTS
11/19/04	COUNTY COMMENTS
05/25/05	COUNTY COMMENTS
09/21/05	COUNTY COMMENTS
11/23/05	COUNTY COMMENTS

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Bowman Consulting Group, Ltd. Phone: (703) 443-2400  
 101 South Street, 3E. Fax: (703) 443-2428  
 Leesburg, Virginia 20176 www.bowmanconsulting.com

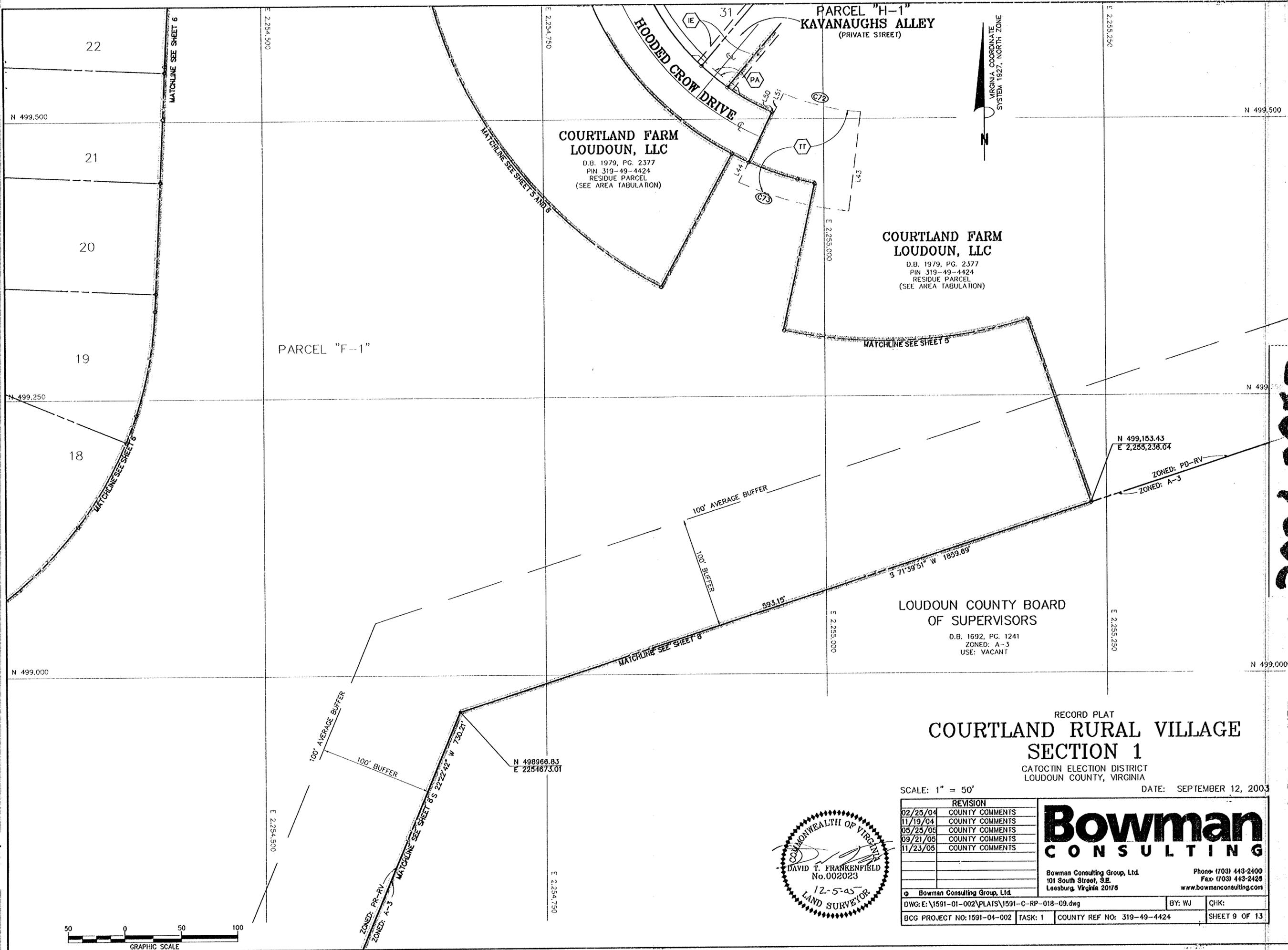
o Bowman Consulting Group, Ltd.

DWG: E:\1591-01-002\PLATS\1591-C-RP-018-08.dwg BY: WJ CHK:

BCG PROJECT NO: 1591-04-002 TASK: 1 COUNTY REF NO: 319-49-4424 SHEET 8 OF 13

2004-0002

1591-C-RP-018



2004-0002

REVISION	
02/25/04	COUNTY COMMENTS
11/19/04	COUNTY COMMENTS
05/25/05	COUNTY COMMENTS
09/21/05	COUNTY COMMENTS
11/23/05	COUNTY COMMENTS

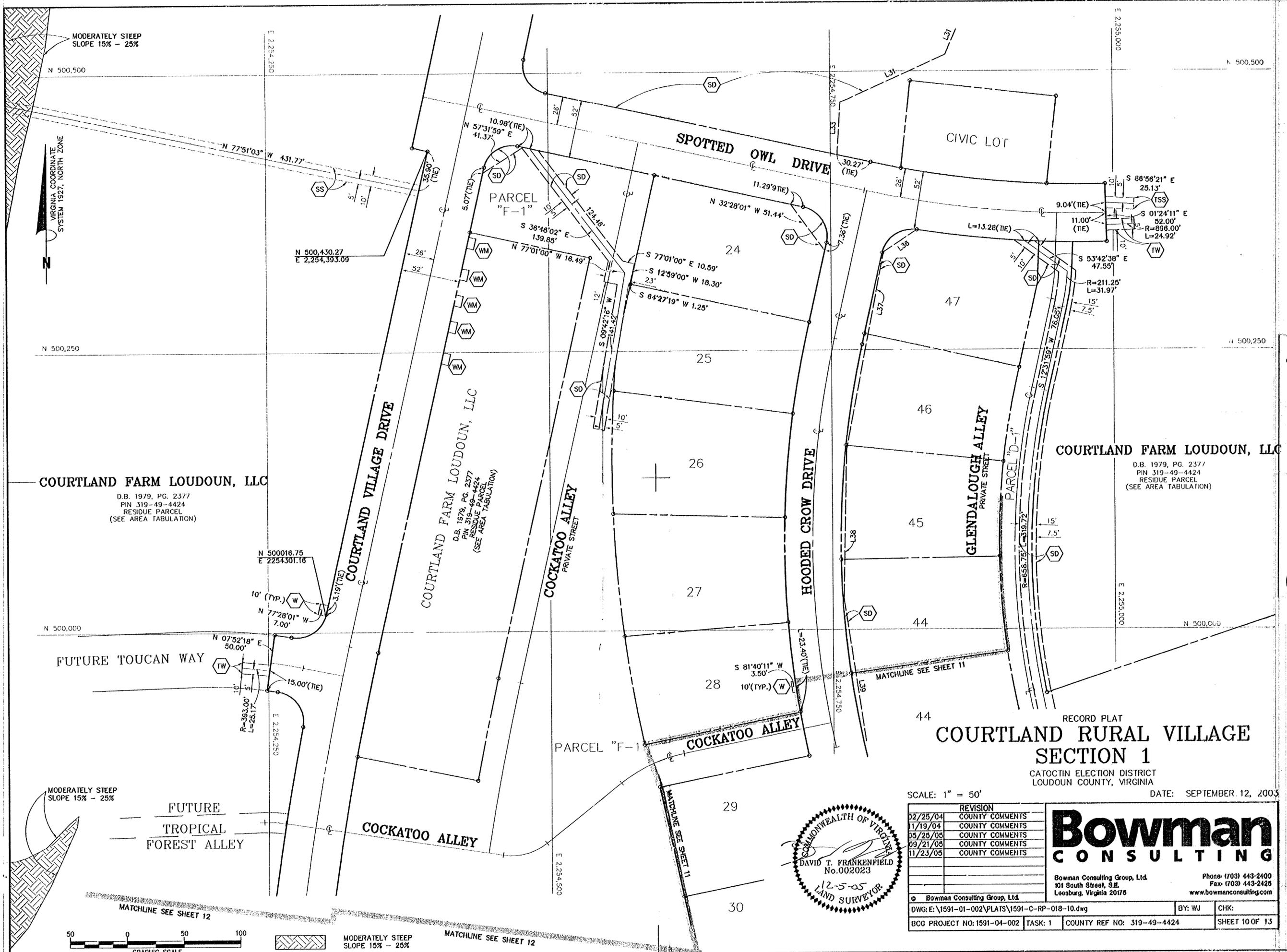
**Bowman CONSULTING**

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Bowman Consulting Group, Ltd.		BY: WJ	CHK:
DWG: E:\1591-01-002\PLATS\1591-C-RP-018-09.dwg		SHEET 9 OF 13	
BCG PROJECT NO: 1591-04-002	TASK: 1	COUNTY REF NO: 319-49-4424	

1591-C-RP-018



COURTLAND FARM LOUDOUN, LLC  
 D.B. 1979, PG. 2377  
 PIN 319-49-4424  
 RESIDUE PARCEL  
 (SEE AREA TABULATION)

COURTLAND FARM LOUDOUN, LLC  
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RECORD PLAT  
**COURTLAND RURAL VILLAGE**  
**SECTION 1**  
 CATOCTIN ELECTION DISTRICT  
 LOUDOUN COUNTY, VIRGINIA

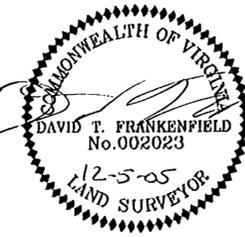
SCALE: 1" = 50' DATE: SEPTEMBER 12, 2003

REVISION	DATE	DESCRIPTION
02/25/04	COUNTY COMMENTS	
11/19/04	COUNTY COMMENTS	
05/25/05	COUNTY COMMENTS	
09/21/05	COUNTY COMMENTS	
11/23/05	COUNTY COMMENTS	

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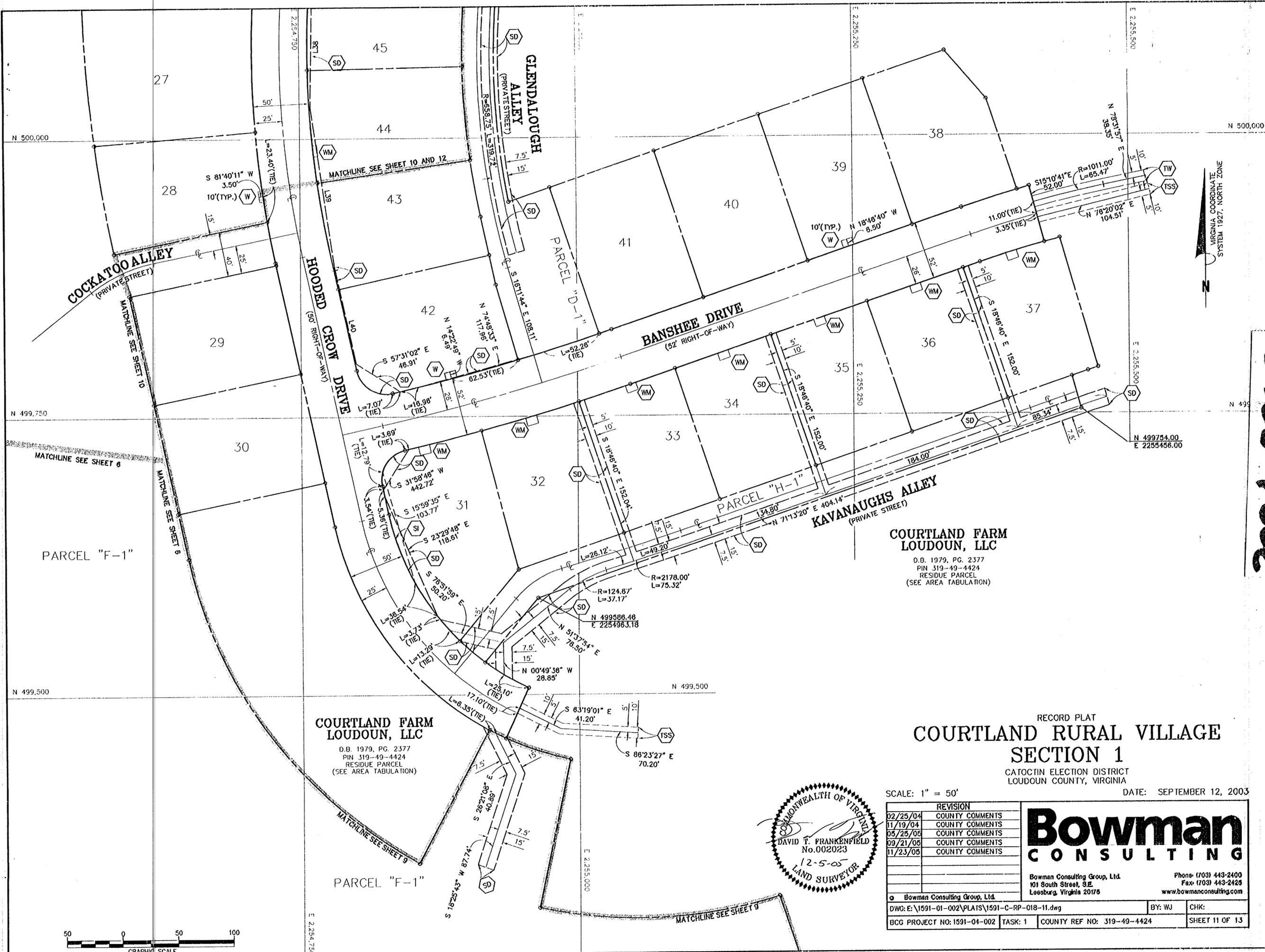
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 BCG PROJECT NO: 1591-04-002 TASK: 1 COUNTY REF NO: 319-49-4424 SHEET 10 OF 13



2004-0002

1591-C-RP-018

2004.0002



VIRGINIA COORDINATE SYSTEM 1927, NORTH ZONE

COURTLAND FARM LOUDOUN, LLC  
D.B. 1979, PG. 2377  
PIN 319-49-4424  
RESIDUE PARCEL  
(SEE AREA TABULATION)

COURTLAND FARM LOUDOUN, LLC  
D.B. 1979, PG. 2377  
PIN 319-49-4424  
RESIDUE PARCEL  
(SEE AREA TABULATION)

RECORD PLAT  
**COURTLAND RURAL VILLAGE SECTION 1**  
CATOCTIN ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA  
DATE: SEPTEMBER 12, 2003

SCALE: 1" = 50'



REVISION	DATE	DESCRIPTION
02/25/04	COUNTY COMMENTS	
11/19/04	COUNTY COMMENTS	
05/25/05	COUNTY COMMENTS	
09/21/05	COUNTY COMMENTS	
11/23/05	COUNTY COMMENTS	

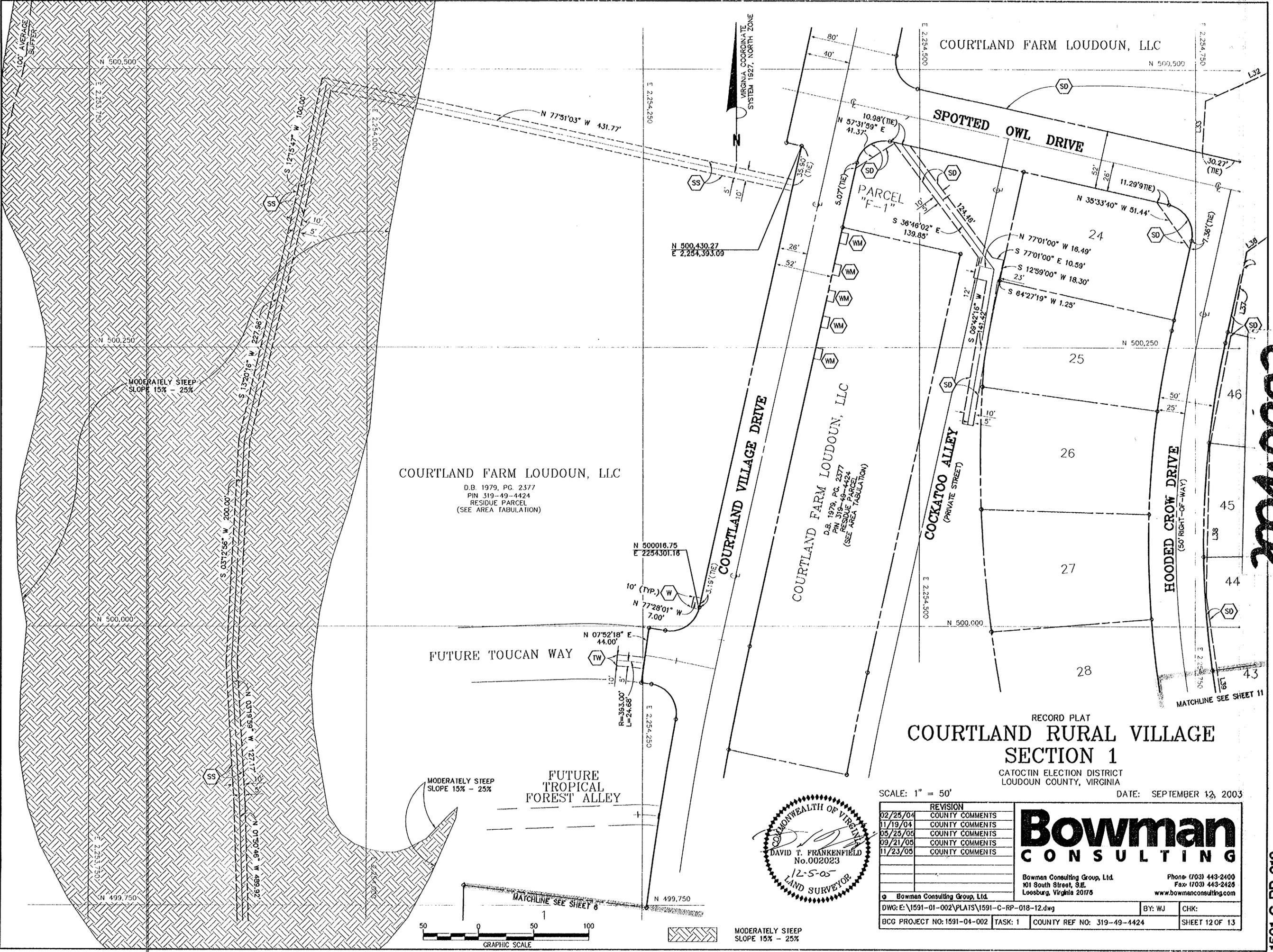
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DWG: E:\1591-01-002\PLATS\1591-C-RP-018-11.dwg	BY: WJ	CHK:
BCC PROJECT NO: 1591-04-002	TASK: 1	COUNTY REF NO: 319-49-4424
		SHEET 11 OF 13



1591-C-RP-018



COURTLAND FARM LOUDOUN, LLC  
 D.B. 1979, PG. 2377  
 PIN 319-49-4424  
 RESIDUE PARCEL  
 (SEE AREA TABULATION)

COURTLAND FARM LOUDOUN, LLC  
 D.B. 1979, PG. 2377  
 PIN 319-49-4424  
 RESIDUE PARCEL  
 (SEE AREA TABULATION)

RECORD PLAT  
**COURTLAND RURAL VILLAGE**  
**SECTION 1**  
 CATOCTIN ELECTION DISTRICT  
 LOUDOUN COUNTY, VIRGINIA

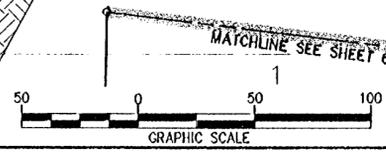
SCALE: 1" = 50'

DATE: SEPTEMBER 13, 2003

REVISION	DATE	DESCRIPTION
02/25/04	COUNTY COMMENTS	
11/19/04	COUNTY COMMENTS	
05/25/05	COUNTY COMMENTS	
09/21/05	COUNTY COMMENTS	
11/23/05	COUNTY COMMENTS	

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2004.0002

1591-C-RP-018



HELEN GILLESPIE  
WILSON TRUSTEE  
D.B. 1477, PG. 1017  
ZONED: A-3  
USE: RESIDENTIAL

COURTLAND FARM LOUDOUN, LLC  
D.B. 1979, PG. 2377  
PIN 319-49-4424  
RESIDUE PARCEL  
(SEE AREA TABULATION)

LOUDOUN COUNTY BOARD  
OF SUPERVISORS  
D.B. 1692, PG. 1241  
ZONED: A-3  
USE: PARK

TOLL ROAD INVESTORS  
PARTNER SHIP II, LP  
D.B. 1342, PG. 17  
ZONED: A-3  
USE: VACANT

COURT-LOUDOUN, LLC  
D.B. 2233, PG. 2493  
ZONED: PD-RV  
USE: VACANT

LOUDOUN COUNTY BOARD OF  
SUPERVISORS  
D.B. 1692, PG. 1241  
ZONED: A-3  
USE: PARK



RECORD PLAT  
**COURTLAND RURAL VILLAGE**  
**SECTION 1**

CATOCTIN ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA

SCALE: 1" = 100'

DATE: SEPTEMBER 12, 2003

REVISION	DATE
COUNTY COMMENTS	02/25/04
COUNTY COMMENTS	01/19/04
COUNTY COMMENTS	05/25/05
COUNTY COMMENTS	09/21/05
COUNTY COMMENTS	11/23/05

**Bowman**  
CONSULTING

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DWG: E:\1591-01-002\PLATS\1591-C-RP-018-13.dwg	BCG PROJECT NO: 1591-04-002	TASK: 1
COUNTY REF NO: 319-49-4424	SHEET 13 OF 13	

2004-0002

1591-C-RP-018

