

RETURN TO: RESTON LAND CORPORATION
11800 SUNRISE VALLEY DRIVE
RESTON, VIRGINIA 22091

STATE TAX	.15
COUNTY TAX	.05
TRANSFER FEE	
CLERK'S FEE	40.00
GRANTOR TAX	
CONS.	

40-20

2743-20-15-0-81

DEPARTMENT OF DESIGN REVIEW

DOCUMENT CONTROL NUMBER

THIS DEED OF DEDICATION, RESUBDIVISION, DEED OF CONVEYANCE AND EASEMENT AGREEMENT entered into this 30 day of April, 1986 by and between RESTON LAND CORPORATION, a Delaware Corporation authorized to conduct business in the Commonwealth of Virginia (hereinafter referred to as RLC), party of the first part; THE FAIRFAX COUNTY WATER AUTHORITY, a body corporate (hereinafter referred to as F.C.W.A.), party of the second part; THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA (hereinafter referred to as County), a body corporate and politic, party of the third part; LAKEPORT CLUSTER ASSOCIATION, a non-stock Virginia corporation, party of the fourth part; and the RESTON HOME OWNERS ASSOCIATION, a Virginia non-stock corporation (hereafter referred to as RHOA), party of the fifth part.

WHEREAS, RLC is the owner of all of the land included in Block 1B, Section 80, Reston as the same is duly dedicated, platted and recorded in Deed Book 5442 at page 1850 among the land records of Fairfax County; and

WHEREAS, RLC desires to resubdivide said Block 1B, Section 80 into Blocks 1D and 1E, Section 80 and to resubdivide said Block 1D into 27 lots and Parcel "A"; to grant an ingress and egress easement over private streets for the use of County emergency vehicles to and including law enforcement officers, rescue squad personnel and fire fighting personnel while in pursuit of their duties and for the enforcement of cleared emergency vehicle access on the private streets and common driveways herein dedicated; to grant easements for sanitary sewer, storm sewer and storm drainage to the County as shown on the attached plat; to grant easements and rights of way to F.C.W.A. as shown on the attached plat for the purpose of installing, constructing, operating and maintaining present or future water mains and related facilities; to grant an easement for access to and use of the lake known as Lake Thoreau (Block 9, Section 80, Reston); to grant an easement for a major walkway; to dedicate a portion of the land herein being subdivided for public street purposes; and further, to subject all of the land in Blocks 1D and 1E, Section 80, Reston including Parcel "A" to the Protective Covenants and Restrictions contained in the Deed of Dedication of Reston, Section Two as the same is recorded in Deed Book 2499 at page 339, and amended in Deed Book 2761 at page 415, Deed Book 5947 at page 1127 and Deed Book 6072 at page 69;

WHEREAS, Reston Home Owners Association joins in this Deed of Resubdivision for the purposes of accepting the duties and responsibilities imposed upon it with respect to said land by the Protective Covenants and Restrictions as aforesaid, and to accept maintenance responsibility for the major walkway easement herein granted;

NOW, THEREFORE, THIS DEED OF DEDICATION, RESUBDIVISION, DEED OF CONVEYANCE AND EASEMENT AGREEMENT

W I T N E S S E T H:

That for and in consideration of the premises, Reston Land Corporation does hereby dedicate a portion of aforesaid Block 1B, Section 80 for public street purposes to become a part of Sunrise Valley Drive (Route 5320) and further resubdivides all the land remaining in Block 1B, Section 80 as the same is duly dedicated, platted and recorded in Deed Book 5442 at page 1850 among the land records of Fairfax County, Virginia, into Blocks 1D and 1E, Section 80 and further resubdivides Block 1D into Lots 1 through 27 (both inclusive) and Parcel "A", Block 1D, Reston, Section 80, all as shown on the plat of Urban Engineering & Assoc., Inc., attached hereto and made a part hereof, and does hereby declare that said dedication and resubdivision is made with its free consent, in accordance with the desires of the owners and proprietors of said land and in accordance with the Statutes of Virginia governing the platting of land, said plat of dedication and resubdivision having been duly approved by the proper authorities of Fairfax County, Virginia, as is evidenced by their endorsement thereon.

AND FURTHER, that for and in consideration of One Dollar (\$1.00) cash in hand paid, receipt whereof is hereby acknowledged, and other good and valuable consideration, Reston Land Corporation hereby grants and conveys:

1. Unto the BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, easements and rights-of-way for the purpose of constructing, operating, maintaining, adding to or altering present or future sanitary sewer lines, including house connection lines, plus necessary manholes and appurtenances for the collection of sewage and its transmission through and across said property as shown on the attached plat; and
2. Unto the BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, easements and rights-of-way for the purpose of constructing, operating, maintaining, adding to or altering

present or future storm sewer lines or other storm drainage structures or facilities plus necessary inlet structures and appurtenances for the collection of storm sewage and its transmission through and across said property as shown on the attached plat.

3. Private sanitary sewer lateral line easements are hereby established and created on Lots 14, 15 and 16, as shown on the attached plat. The owners of lots beneficially served by such lateral sewer lines shall have the responsibility for maintenance and repair of said sewer lines.

4. Unto the BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, an easement and right-of-way for ingress and egress for County emergency vehicles to and including law enforcement officers, rescue squad personnel and fire fighting personnel while in pursuit of their duties over the private streets, as shown on the plat attached and for the enforcement of cleared emergency access for said vehicles over said streets and common areas.

The easements thus granted to the County are subject to the following conditions:

(1) All sewers, manholes, inlet structures and rights-of-way shall be and remain the property of the County, its successors and assigns.

(2) The County and its agents shall have full and free use of said easements and rights-of-way for the purposes named, and shall have all rights and privileges reasonably necessary to the exercise of the easements and rights-of-way including the right of access to and from the rights-of-way and the right to use abutting land adjoining the easements where necessary; provided, however, that this right to use abutting land shall be exercised only to the minimum extent necessary for such construction and maintenance and further, this right shall not be construed to allow the County to erect any buildings or structure of a permanent nature on such abutting land.

(3) The County shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in or near the easements being conveyed, deemed by it to interfere with the proper and efficient construction, operation and maintenance of said sewers; provided, however, that the County at its own expense shall restore, as nearly as possible, the premises

to their original condition, such restoration including backfilling of trenches, the replacement of fences, and the resodding of lawns, and the reseeding of pasture areas, and the replacement of shrubbery but not the replacement of structures, trees or other obstructions.

(4) Reston Land Corporation reserves the right to construct and maintain roadways over said easements and to make any use of the easements herein granted which may not be inconsistent with the right herein conveyed, or interfere with the use of said easements by the County for the purposes named; provided, however, that Reston Land Corporation shall not erect any building or other structure, excepting fences, on the easement without obtaining the prior written approval of the County.

Easements for the installation and maintenance of underground utilities, supply and transmission lines, to and including cable TV facilities, drainage facilities and walkways are reserved to Reston Land Corporation, and assigns, through all areas shown on the attached plat, whether within the boundaries of residential lots or in common areas, except only approved building and driveway areas. Such easements shall include the right of ingress and egress provided that any damage resulting from the installation, maintenance or repair of the underground utility, supply or transmission line, drainage facility or walkway shall be promptly repaired or replaced at the expense of the corporation or authority which directed the entry.

AND FURTHER, that for and in consideration of One Dollar (\$1.00) cash in hand paid, receipt whereof is hereby acknowledged and other good and valuable consideration, Reston Land Corporation hereby grants and conveys;

Unto the FAIRFAX COUNTY WATER AUTHORITY, its successors and assigns, the easement(s) and right(s) of way shown on the attached plat as "F.C.W.A. EASEMENT" for the purpose of installing, constructing, operating, maintaining, adding to or altering and replacing present or future water mains including fire hydrants, valves, meters, building service connections and other appurtenant facilities together with all rights and privileges reasonably necessary to the exercise of the easement and right-of-way including, but not limited to, the right to use abutting land adjoining the easement when necessary for actual construction and maintenance. All water mains and appurtenant facilities which are installed in said easements and rights-of-way

shall be or become (when accepted) and remain the property of the authority, its successors and assigns.

At such time as any portion of the land within the above-described easement is accepted by the Commonwealth of Virginia or any appropriate agency thereof for maintenance into the state highway system, all easement rights acquired by the authority by this instrument in such portion of land shall cease and determine, provided that the Commonwealth of Virginia or an appropriate agency thereof concurrently grants to the Authority all necessary permits for the continued operation, maintenance, inspection, repair and replacement of its water mains and appurtenant facilities in said location.

Unto Reston Homeowners Association a major walkway easement is hereby granted, conveyed and otherwise imposed over and across a portion of Parcel A, Block 1D, Section 80 as is more particularly shown and described on the plat attached hereto and made a part hereof to which reference is made for the specific location and dimension of said easement. RHOA hereby accepts the responsibilities herein which are imposed upon it by the protective covenants and restrictions recorded as aforesaid and for maintaining and operating said walkway easement at such time as the walkway is constructed in accordance with the approved site plan. RHOA shall have all rights and privileges reasonably necessary to the exercise of said easement including the right of access to and from the easement and the right to use abutting land adjoining the easement where necessary; provided, however, that the right to use abutting land shall be exercised only to the minimum extent necessary for such maintenance. RHOA shall have no duty or obligation to maintain, repair or operate any portion of the aforesaid easement where the easement traverses or crosses an approved driveway or private street. Such portion of said easement shall be maintained and repaired by the Lakeport Cluster Association.

The parties of the first, fourth and fifth part covenant that all of Lots 1 through 27, inclusive, and Parcel "A", Block 1D, Reston, Section 80, are hereby subjected to the covenants and restrictions contained in the Deed of Dedication of Reston, Section Two recorded in Deed Book 2499 at page 339, and amended in Deed Book 2761 at page 415, Deed Book 5947 at page 1127 and Deed Book 6072 at page 69 among said land records, which covenants and restrictions are incorporated herein by reference as though set forth in haec verba. Further, to the extent that the term "Developer

of Reston" is used in the aforesaid covenants, this shall mean Reston Land Corporation, its successors and assigns, and the term "Association" shall mean Reston Home Owners Association.

The parties of the first and fourth parts covenant that all of the aforesaid lots and Parcel "A" are also subject to the following additional covenants and restrictions, for the purpose of complying with the applicable portions of Sections 2-701, 2-702 and 2-703 of the Zoning Ordinance of Fairfax County, Virginia, as adopted June 12, 1978, and in effect on the date of this deed of resubdivision.

1. The Lakeport Cluster Association, party of the fourth part herein, shall not be dissolved, nor shall Parcel "A" or any portion thereof, or any other common open spaces subsequently acquired by the said association, be disposed of, by sale or otherwise, except to an organization conceived and organized to own and maintain the common open spaces, without first offering to dedicate the same to the County of Fairfax or other appropriate governmental agency.

2. No lands in Parcel "A" or other common open spaces shall be denuded, defaced or otherwise disturbed in any manner at any time without the approval of the Director of Environmental Management of the County of Fairfax, Virginia.

3. All Fairfax County law enforcement officers, animal control wardens, rescue squad personnel, and fire fighting personnel may enter upon the said Parcel "A" and any other common property subsequently acquired by the party of the fourth part, while in the pursuit of their duties, and in the case of private streets and common driveways, for the enforcement of cleared emergency vehicle access.

It is stipulated by all parties hereto that the provisions of paragraphs 6 through 13, inclusive, of Section 2-702 of the said Zoning Ordinance do not apply to the lots and parcel contained in said Block 1D, Reston, Section 80, by reason of the fact the the Director of Environmental Management has not made, with respect to Reston, the determination required as a condition precedent to such application. In all other respects, where the said Zoning Ordinance imposes greater restrictions on the use of the said lots or parcels than are required by the said covenants and restrictions, the Zoning Ordinance shall govern.

The Lakeport Cluster Association and its members, of which the owners of the lots herein subdivided are a part of, shall be entitled to use and enjoy Block 9, Section 80, Reston, more commonly known as Lake Thoreau (the "Lake") by

means of a docking facility constructed or to be constructed on a portion of Parcel A-1, Block 1C (formerly Parcel A, Block 1C, Section), Section 80, Reston, and currently owned by such Association, all in accordance with that certain easement agreement recorded in Deed Book 5608 at page 837. Such rights to use and enjoy such Lake facility shall be subject to such rules and regulations as the Reston Home Owners Association, as owner of said Lake, may promulgate from time to time governing the use, operation, maintenance and enjoyment of the Lake and dock.

So much of an existing ingress/egress easement previously established in Deed Books 5112 at page 365 and 5422 at page 50 is hereby vacated and extinguished as noted on the attached plat by cross-hatching.

WITNESSETH FURTHER, that for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the party of the first part does hereby grant, bargain, sell and convey unto Lakeport Cluster Association, the party of the fourth part, with GENERAL WARRANTY of Title, all that certain lot or parcel of land together with improvements thereon, situate and being in the Centreville District, Fairfax County, Virginia, and being more particularly described as follows:

All of Parcel "A", Block 1D, Reston, Section 80, as shown on the plat attached hereto and made a part hereof.

SUBJECT TO the protective covenants, restrictions, charges, liens and easements contained in the Deed of Dedication of Section Two, Reston, recorded in Deed Book 2499 at page 339 and as amended in Deed Book 2761 at page 412, Deed Book 5947 at page 1127 and Deed Book 6072 at page 69, which are incorporated herein by reference; and further subject to the provisions of the valid ordinances of the County of Fairfax, Virginia, in effect as of the date hereof; and

SUBJECT TO the non-exclusive right and privileges in the owners of the residential lots in Lakeport Cluster for themselves and their invitees entering upon and using all of the parking areas, streets, open spaces, paths and other facilities located now or hereafter upon the above-described parcel, subject to the reasonable regulations and by-laws of the Lakeport Cluster Association; and

TOGETHER WITH an easement for the use and enjoyment of Block 9, Section 80, Reston (Lake Thoreau) as recorded in Deed Book 5608 at page 837 SUBJECT TO such rules and regulations as the Reston Home Owners Association, as owner of said Lake, may promulgate from time to time governing the use, operation, maintenance and enjoyment of the Lake;

SUBJECT TO perpetual easements for the maintenance, repair and replacement of underground footings, footing drains and cornices, eaves and windows, if any, which project into the cluster common area, hereby conveyed, which easements are reserved to Reston Land Corporation, its successors and assigns for conveyance to the respective purchasers of lots in Lakeport Cluster; and

SUBJECT TO the rights of Reston Land Corporation, its successors and assigns to enter and re-enter upon parcel conveyed hereby for the purpose of constructing and otherwise completing improvements in accordance with the applicable site plan on file with the Director of the Department of Environmental Management, County of Fairfax, such right to continue in existence until Reston Land Corporation, its successors and assigns, is released from its obligations under the terms of the applicable Site Plan Agreement and any applicable bonds in connection therewith.

SUBJECT TO the right of Reston Land Corporation or its successors or assigns, to enter the premises for the purpose of constructing or maintaining any easement areas which may be hereafter granted by Reston Land Corporation pursuant to the Protective Covenants and Restrictions for Reston, Section Two, as recorded in Deed Book 2499 at page 339, amended in Deed Book 2761 at page 412, Deed Book 5947 at page 1127 and Deed Book 6072 at page 69.

The party of the first part covenants that it has the right to convey the said property; that it has done no acts to encumber the same, except as above stated; the party of the fourth part shall have quiet possession thereof, free from all encumbrances, except as above stated; and the party of the first part will execute such further assurances of title as may be requisite.

WITNESS the following signatures and seals:

ATTEST: RESTON LAND CORPORATION,
a Delaware Corporation

By [Signature]
Assistant Secretary

By [Signature]
Vice President

LAKEPORT CLUSTER ASSOCIATION,
a Virginia non-stock corporation

By [Signature]
President

ATTEST: RESTON HOME OWNERS ASSOCIATION
a Virginia non-stock corporation

By [Signature]
Secretary

By [Signature]

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to-wit:

I, the undersigned Notary Public in and for the County and State aforesaid do hereby certify that John H. Ferrer whose name is signed as Vice President of Reston Land Corporation to the foregoing Deed of Dedication, Resubdivision, Deed of Conveyance and Easement Agreement bearing date on the 30 day of April, 1986, has appeared before me and acknowledged same to be the act of Reston Land Corporation.

GIVEN under my hand and seal this 30 day of April, 1986.

Joan Sweeney
Notary Public

My Commission expires:
July 11, 1989

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to-wit:

I, the undersigned Notary Public in and for the County and State aforesaid do hereby certify that James Katz whose name is signed as President of Lakeport Cluster Association to the foregoing Deed of Dedication, Resubdivision, Deed of Conveyance and Easement Agreement bearing date on the 30 day of April, 1986, has appeared before me and acknowledged the same to be the act of Lakeport Cluster Association.

Joan Sweeney
Notary Public

My Commission expires:
July 11, 1989

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to-wit:

I, the undersigned Notary Public in and for the County and State aforesaid, do hereby certify that Anna L. Jones whose name is signed as President of Reston Home Owners Association to the foregoing Deed of Dedication, Resubdivision, Deed of Conveyance and Easement Agreement dated the 30th day of April, 1986 has this day acknowledged the same before me in my county and state aforesaid.

GIVEN under my hand this 13th day of May, 1986.

Carmela M. Montagne
Notary Public

My Commission expires:
April 13, 1987

with plat attached

RECORDED W/CERTIFICATE ANNEXED

1986 MAY 27 PM 3:27

FAIRFAX COUNTY, VA.

TESTE: [Signature]
CLERK

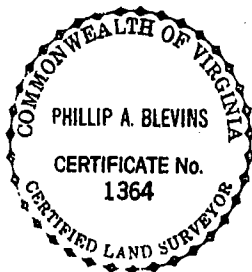
SURVEYOR'S CERTIFICATE

I, PHILLIP A. BLEVINS, A DULY CERTIFIED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND EMBRACED WITHIN THE SUBDIVISION SHOWN ON THIS PLAT OF RESUBDIVISION OF BLOCK I-B, SECTION 80, RESTON, AS PREVIOUSLY RECORDED IN DEED BOOK 5442, AT PAGE 1850, IS NOW IN THE NAME OF RESTON LAND CORPORATION AND WAS ACQUIRED FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY BY DEED RECORDED JULY 12, 1978 IN DEED BOOK 4926 AT PAGE 299, AT SEQ., AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THIS PROPERTY IS WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND THAT BEARINGS ARE CALCULATED TO VIRGINIA STATE GRID NORTH.

GIVEN UNDER MY HAND THIS 17th DAY OF DECEMBER, 1985

Phillip A. Blevins
PHILLIP A. BLEVINS, C.L.S. #1364



OWNERS DEDICATION

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. WE FURTHER AGREE THAT IRON PIPES WILL BE SET AS INDICATED THUS _____ IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRFAX COUNTY SUBDIVISION CONTROL ORDINANCE.

OWNER: RESTON LAND CORPORATION

BY: *John W. Fanner* 1/22/86
VICE PRESIDENT DATE

NOTES :

1. EASEMENT FOR INSTALLATION AND MAINTENANCE OF UNDER AND TRANSMISSION LINES, DRAINAGE FACILITIES AND WALKWAY. RESTON LAND CORPORATION AND ASSIGNS, THROUGH ALL PLAT, WHETHER WITHIN THE BOUNDARIES OF RESIDENTIAL EXCEPTING ONLY APPROVED BUILDING AND DRIVEWAY AREA. INCLUDE THE RIGHT OF INGRESS AND EGRESS PROVIDED FROM THE INSTALLATION, MAINTENANCE OR REPAIR OF AN SUPPLY AND TRANSMISSION LINE, DRAINAGE FACILITY OR REPAIRED OR REPLACED AT THE EXPENSE OF THE CORPORATION DIRECTED THE ENTRY.
2. ALL EASEMENTS FOR THE DRAINAGE OF NATURAL OR STORM ASSIGNED TO FAIRFAX COUNTY.
3. THIS PARCEL CONSTITUTES OPEN SPACE AND MAY NOT BE ALTERED OR MODIFIED EXCEPT AFTER AN AMENDED FINAL ZONING ORDINANCE, HAS BEEN APPROVED BY THE APPROPRIATE AGENCIES.
4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON 27-1-(19)-1B, AND IS ZONED PRC.
5. PARCEL "A" TO BE CONVEYED TO AND MAINTAINED BY A HOMEOWNERS ASSOCIATION, EXCEPTING ONLY WHERE SAID DRIVEWAY OR PRIVATE STREET WHICH PORTION OF SAID EASEMENT IS TO BE CONVEYED TO AND MAINTAINED BY A CLUSTER ASSOCIATION.
6. EASEMENT FOR INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE AND OTHER EMERGENCY VEHICLES.
7. FLOOD PLAIN EASEMENT
NO USE SHALL BE MADE OF, NOR SHALL ANY IMPROVEMENTS BE MADE ON THE FLOOD PLAIN EASEMENT WITHOUT SPECIFIC AUTHORIZATION FROM THE APPROPRIATE AGENCIES.
8. WALKWAY AND EASEMENT FOR GENERAL USAGE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION, EXCEPTING ONLY WHERE SAID DRIVEWAY OR PRIVATE STREET WHICH PORTION OF SAID EASEMENT IS TO BE CONVEYED TO AND MAINTAINED BY A CLUSTER ASSOCIATION.
9. MAJOR WALKWAY TO BE CONSTRUCTED AS SHOWN ON THE LOCATION OF WALKWAY MAY VARY SLIGHTLY FROM THAT TO TOPOGRAPHY AND VEGETATION.
10. FOR ALL EASEMENT INFORMATION SEE SHEET 4 OF 4.
11. LAKEPORT WAY IS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. TEMPORARY GRADING AND CONSTRUCTION EASEMENT TO BE MAINTAINED AS DEVELOPMENT OF BLOCK 1E, SECTION 80 IS SUBMITTED.

RECEIVED
5-20-86 SW
<i>John W. Fanner</i>
APPROVED OFFICER
180 5/20/86

OF UNDERGROUND FACILITIES, SUPPLY AND WALKWAYS ARE RESERVED TO ALL AREAS SHOWN ON THE ATTACHED IDENTICAL LOTS OR IN COMMON AREAS, DRIVEWAY AREAS. SUCH EASEMENTS SHALL BE PROVIDED THAT ANY DAMAGE RESULTING FROM THE EXISTENCE OR MAINTENANCE OF AN UNDERGROUND UTILITY OR WALKWAY SHALL BE PROMPTLY REPAIRED BY THE CORPORATION OR AUTHORITY WHICH

FOR SURFACE OR STORM WATERS ARE HEREBY

SHALL NOT BE SUBDIVIDED, BUILT UPON, OR OTHERWISE USED IN ANY MANNER UNLESS THE PROPOSED FINAL PLAN, THAT CONFORMS TO THE REQUIREMENTS OF THE APPROPRIATE FAIRFAX COUNTY OFFICIALS.

LOCATED ON ASSESSMENT MAP NO.

MAINTAINED BY A CLUSTER ASSOCIATION.

CONSTRUCTION, MAINTENANCE OF UTILITIES,

IMPROVEMENTS BE MADE IN THE FLOOD PROTECTION FROM FAIRFAX COUNTY.

TO BE MAINTAINED BY RESTON WHERE SAID EASEMENT CROSSES AN APPROVED EASEMENT IF SAID EASEMENT IS TO BE MAINTAINED BY

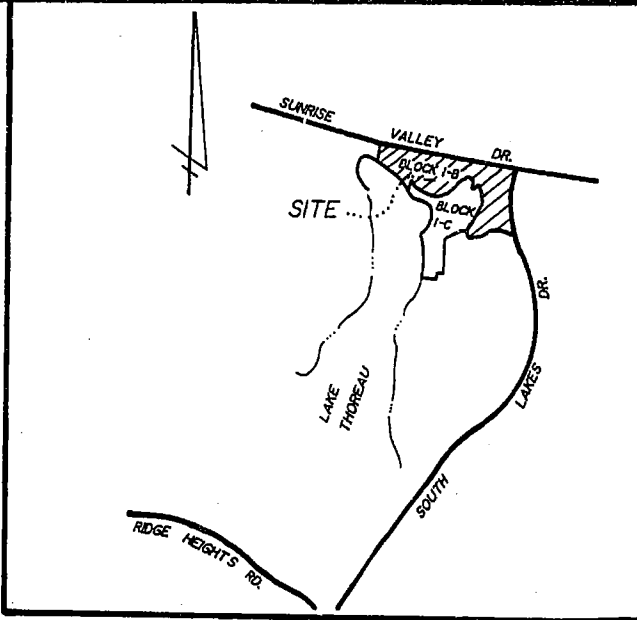
AS SHOWN ON THE SITE PLAN. ACTUAL FIELD CONDITIONS MAY VARY FROM THAT SHOWN ON THIS PLAT DUE

OF 4.

OWNED AND MAINTAINED BY THE CLUSTER

THIS PLAT IS INTENDED TO BE NULL AND VOID AT SUCH TIME AS THE PROJECT IS SUBSTANTIALLY COMPLETE.

Signature



VICINITY MAP
SCALE: 1"=800'

AREA TABULATION

ZONED	PRC
<u>BLOCK 1-D</u>	134,196 ± OR 3.08071 AC.
NO. LOTS	27
LOT AREA	78,176 ± OR 1.79467 AC.
AVG. LOT AREA	2,895 ± OR 0.06647 AC.
PARCEL 'A'	55,164 ± OR 1.26639 AC.
DEDICATED STREET	856 ± OR 0.01965 AC.
DENSITY	8.76 D.U./AC.
<u>BLOCK 1-E</u>	103,399 ± OR 2.37370 AC.
PREVIOUSLY RECORDED <u>BLOCK 1-B (TOTAL)</u>	237,594 ± OR 5.45441 AC.

Signature

PREVIOUSLY SUBMITTED	ACREAGE	TYPE DENSITY	TYPE USE	UNITS PROPOSED	PERSONS PROPOSED	PERSONS PER ACRE
NORTHERN SECTOR	1914.39	---	---	8349	24002	---
SOUTHERN SECTOR	3247.71	---	---	10486	31794	---
SUB TOTAL	5162.10	---	---	18835	55796	---
SEC. 80 BLOCK 1-D	3.08	HIGH	SFA	27	81	---
SEC. 80 BLOCK 1-E	2.37	HIGH	SFA	17	51	---
TOTAL	5167.55	---	---	18879	55928	*10.82

* 13 PERSONS PER GROSS RESIDENTIAL ACRE PERMITTED.

APPROVED
COUNTY OF FAIRFAX

PLAT OF RESUBDIVISION
OF
BLOCK 1-D, SECTION 80

URBAN ENGINEERING & ASSOC., INC.
 ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
 8001 FORBES PLACE, SPRINGFIELD, VA. 22151

DATE: DEC., 1985

SCALE: 1" = 30'

FAIRFAX COUNTY, VIRGINIA
 CENTREVILLE DISTRICT

RESTON
 BLOCKS 1D & 1E, SECTION 80

PLAT OF RESUBDIVISION
 OF
 BLOCK 1-B, SECTION 80
 DB. 5442 PG. 1850
 INTO

APPROVED
 COUNTY OF FAIRFAX
 PLANNING BOARD
 DATE: 2-17-86
 5-14-86 WJX

5-19-86
 2-13-86

* 13 PERSONS PER GROSS RESIDENTIAL ACRE PERMITTED.

PREVIOUSLY SUBMITTED	ACREAGE	DENSITY	TYPE	UNITS PROPOSED	PERSONS PROPOSED	PERSONS PER ACRE
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SEC. 80 BLOCK 1-E	2.37	HIGH	SFA	17	51	---
TOTAL	5167.55	---	---	18879	55928	* 10.82

TOTAL DENSITY TABULATION

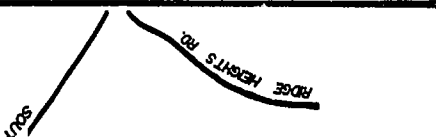
CSG

SW Engman

ZONED PRC
 BLOCK 1-D 134,196 # OR 3,08071 AC.
 NO. LOTS 27
 LOT AREA 78,176 # OR 1,79467 AC.
 AVG. LOT AREA 2,895 # OR 0,06647 AC.
 PARCEL 'A' 55,164 # OR 1,26639 AC.
 DEDICATED STREET 856 # OR 0,01965 AC.
 DENSITY 8,76 D.U./AC.
 BLOCK 1-E 103,398 # OR 2,37370 AC.
 PREVIOUSLY RECORDED BLOCK 1-B (TOTAL) 237,594 # OR 5,45441 AC.

AREA TABULATION

VICINITY MAP
 SCALE: 1"=800'



NOVEMENTS BE MADE IN THE FLOOD
 ON FROM FAIRFAX COUNTY.
 TO BE MAINTAINED BY RESTON
 RE SAID EASEMENT IS TO BE MAINTAINED BY
 A THAT SHOWN ON THIS PLAT DUE
 TO BE MAINTAINED BY THE CLUSTER
 TO BE NULL AND VOID AT SUCH
 IS SUBSTANTIALLY COMPLETE.

ED BY A CLUSTER ASSOCIATION
 TION, MAINTENANCE OF UTILITIES,
 PLAT ON PROPOSEMENT MAP FOR

8-31-2
13-61-5

APPROVED
DATE
John C. [Signature]
5-20-86
RECEIVED

5. PARCEL "A" TO BE CONVEYED TO AND MAINTAINED BY A CLUSTER EASEMENT FOR INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE AND OTHER EMERGENCY VEHICLES.
6. FLOOD PLAN EASEMENT
7. NO USE SHALL BE MADE OF, NOR SHALL ANY IMPROVEMENTS BE MADE, UNDER THIS PLAN EASEMENT WITHOUT SPECIFIC AUTHORIZATION FROM FAIRFAX COUNTY AND EASEMENT FOR GENERAL USAGE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION, EXCEPTING ONLY WHERE SAID EASEMENT IS FOR PRIVATE DRIVEWAY OR PRIVATE STREET WHICH PORTION OF SAID EASEMENT IS TO BE MAINTAINED BY THE CLUSTER ASSOCIATION.
8. MAJOR WALKWAY TO BE CONSTRUCTED AS SHOWN ON THE SITE PLAN. LOCATION OF WALKWAY MAY VARY SLIGHTLY FROM THAT SHOWN ON THE TOPOGRAPHY AND VEGETATION.
9. FOR ALL EASEMENT INFORMATION SEE SHEET 4 OF 4.
10. LAKEPORT WAY IS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY ASSOCIATION.
11. TEMPORARY GRADING AND CONSTRUCTION EASEMENT TO BE NULL AND VOID AS DEVELOPMENT OF BLOCK IE, SECTION 80 IS SUBSTANTIAL.

PLACING OR DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, METORS, AND TRUSTEES, IF ANY. WE FURTHER AGREE THAT IRON PIPES WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF FAIRFAX COUNTY SUBDIVISION CONTROL ORDINANCE.

OWNERS DEDICATION



L. Williams
VICE PRESIDENT
1/22/86
DATE

RESTON LAND CORPORATION

14	192.54'	40°38'25"	136.57'	71.30'	133.72'	N 53°11'54" W
15	207.54'	50°31'46"	183.03'	97.94'	177.15'	S 58°14'35" E
16	229.15'	50°32'13"	202.12'	108.16'	195.63'	S 58°14'54" E
18	5049.00'	02°12'54"	195.19'	97.61'	195.18'	N 81°53'33" W
19	15.00'	84°54'59"	22.23'	13.72'	20.25'	N 25°51'46" W
20	74.50'	22°05'47"	28.73'	14.55'	28.55'	N 44°27'27" W
21	38.50'	19°30'45"	13.11'	6.62'	13.05'	N 43°09'56" W
22	25.00'	35°04'55"	15.31'	7.90'	15.07'	N 14°42'46" W

BY: *[Signature]*
 VICE PRESIDENT

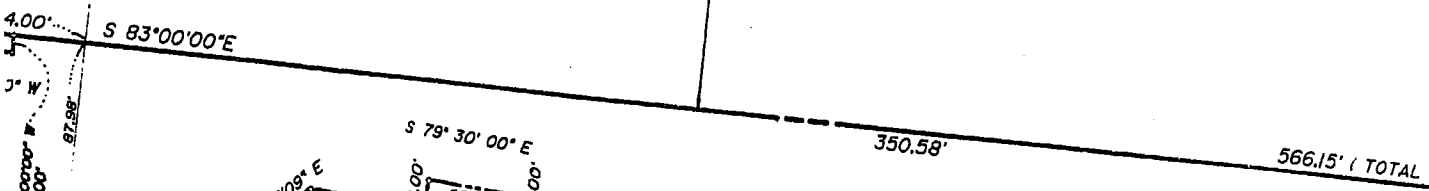
OWNER: RESTON LAND CO
 THE PLATTING OR DEDICAT
 CONSENT AND IS IN ACCOR
 PROPRIETORS, AND TRUSTE
 BE SET AS INDICATED THU
 THE FAIRFAX COUNTY SUBI

OWNER
 PHILLIP A. BLEVIN

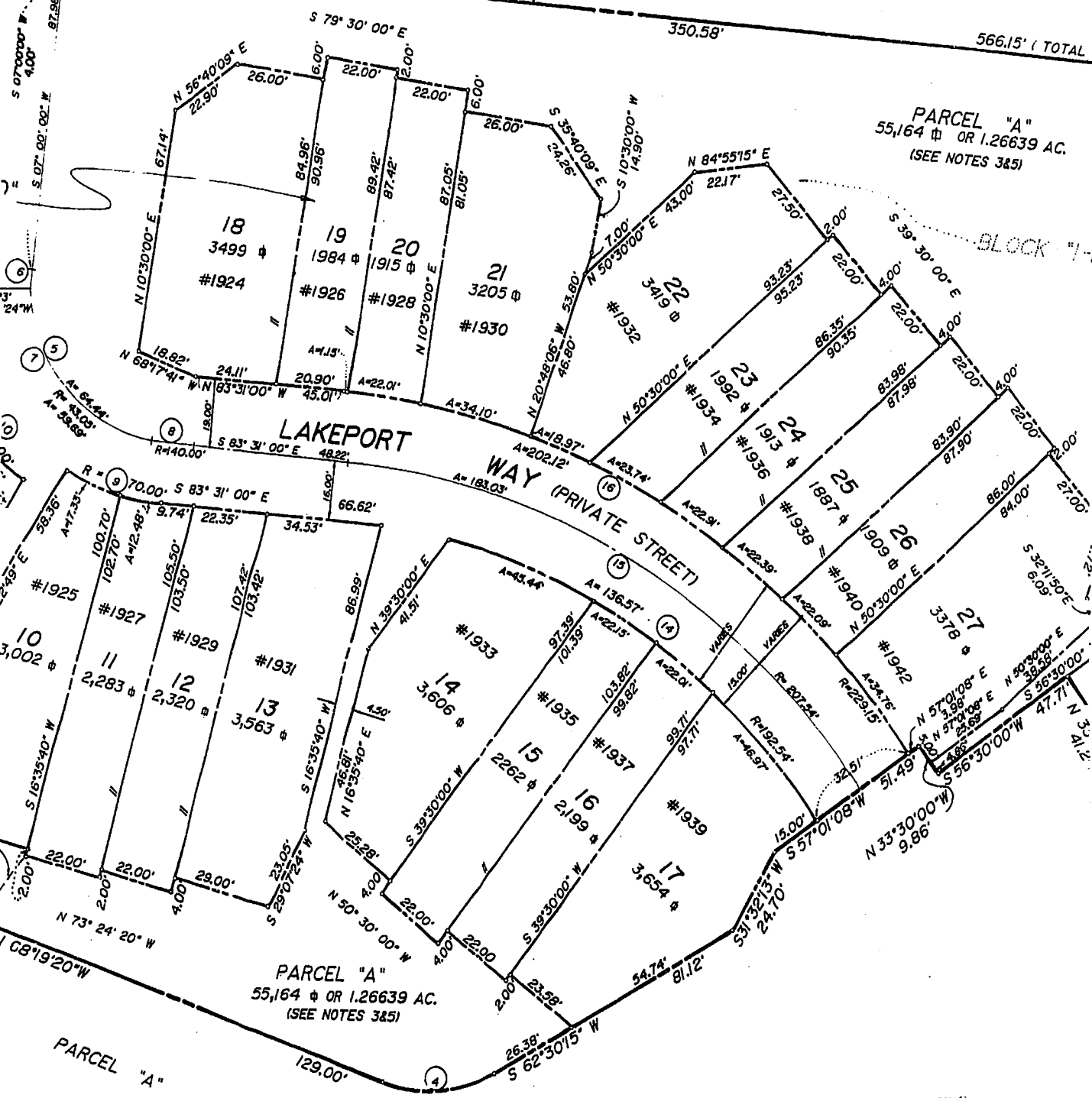
SUNRISE VALLEY DRIVE

EX. 90' R/W
DEED BOOK 4412 PAGE 767

ROUTE



PARCEL "A"
55,164 ± OR 1.26639 AC.
(SEE NOTES 3&5)



PARCEL "A"
55,164 ± OR 1.26639 AC.
(SEE NOTES 3&5)

PARCEL "A"

URBAN ENGINEERING & ASSOC., INC.

ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

8001 FORBES PLACE, SPRINGFIELD, VA. 22151

DATE: DEC, 1985

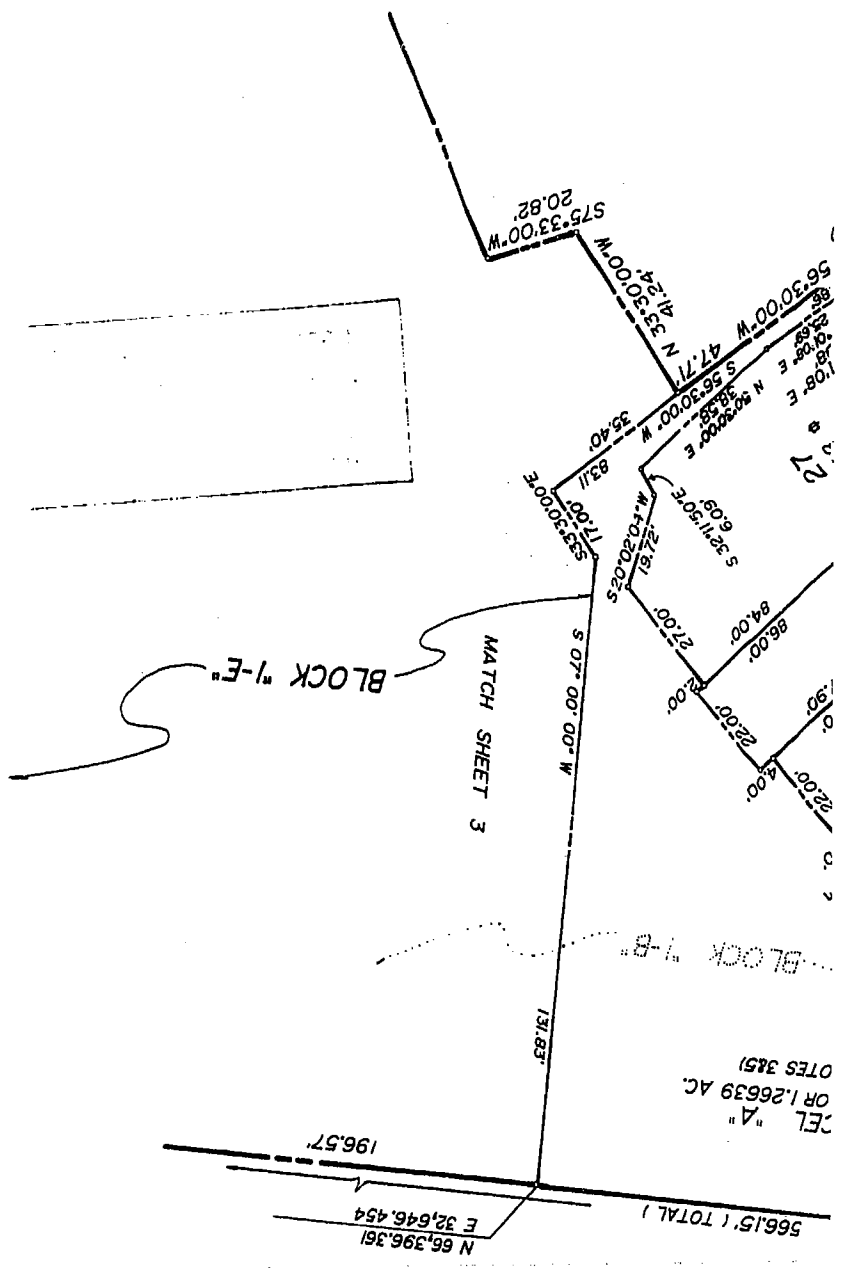
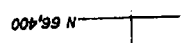
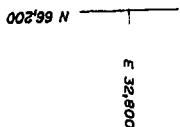
FAIRFAX COUNTY, VIRGINIA
CENTREVILLE DISTRICT
RESTON
BLOCKS 1-D & 1-E, SECTION 80

PLAT OF RESUBDIVISION
OF
BLOCK 1-B, SECTION 80
DB. 5442 PG. 1850
INTO
BLOCKS 1-D & 1-E, SECTION 80

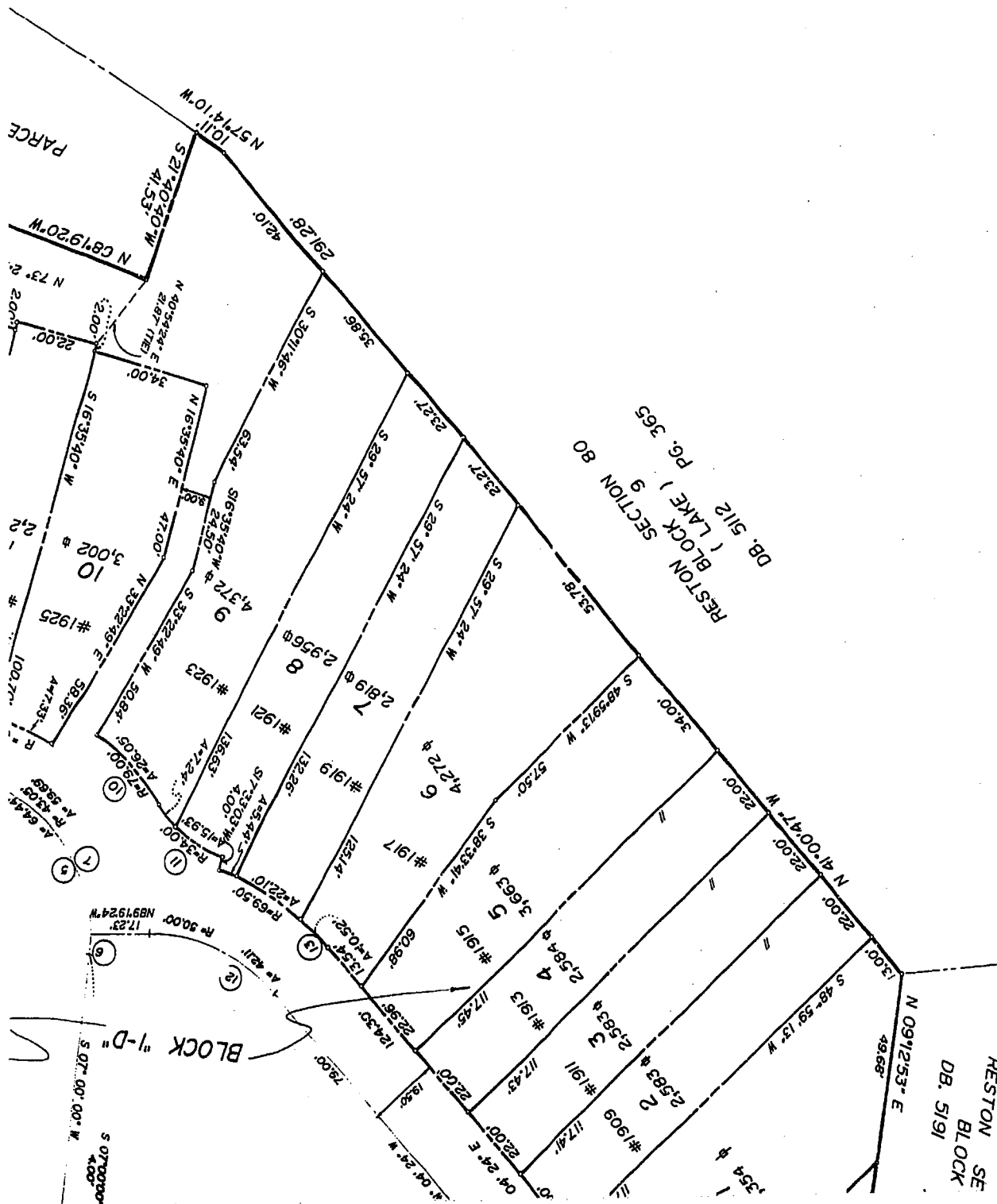
APPROVED
J. G. Galt
5-14-86
2-1-86

5-19-86
C-15-86

APPROVED	DATE	BY
5-20-86		J. G. Galt
5-20-86		J. G. Galt



566.15' (TOTAL)
N 66° 39' 36.1\"/>

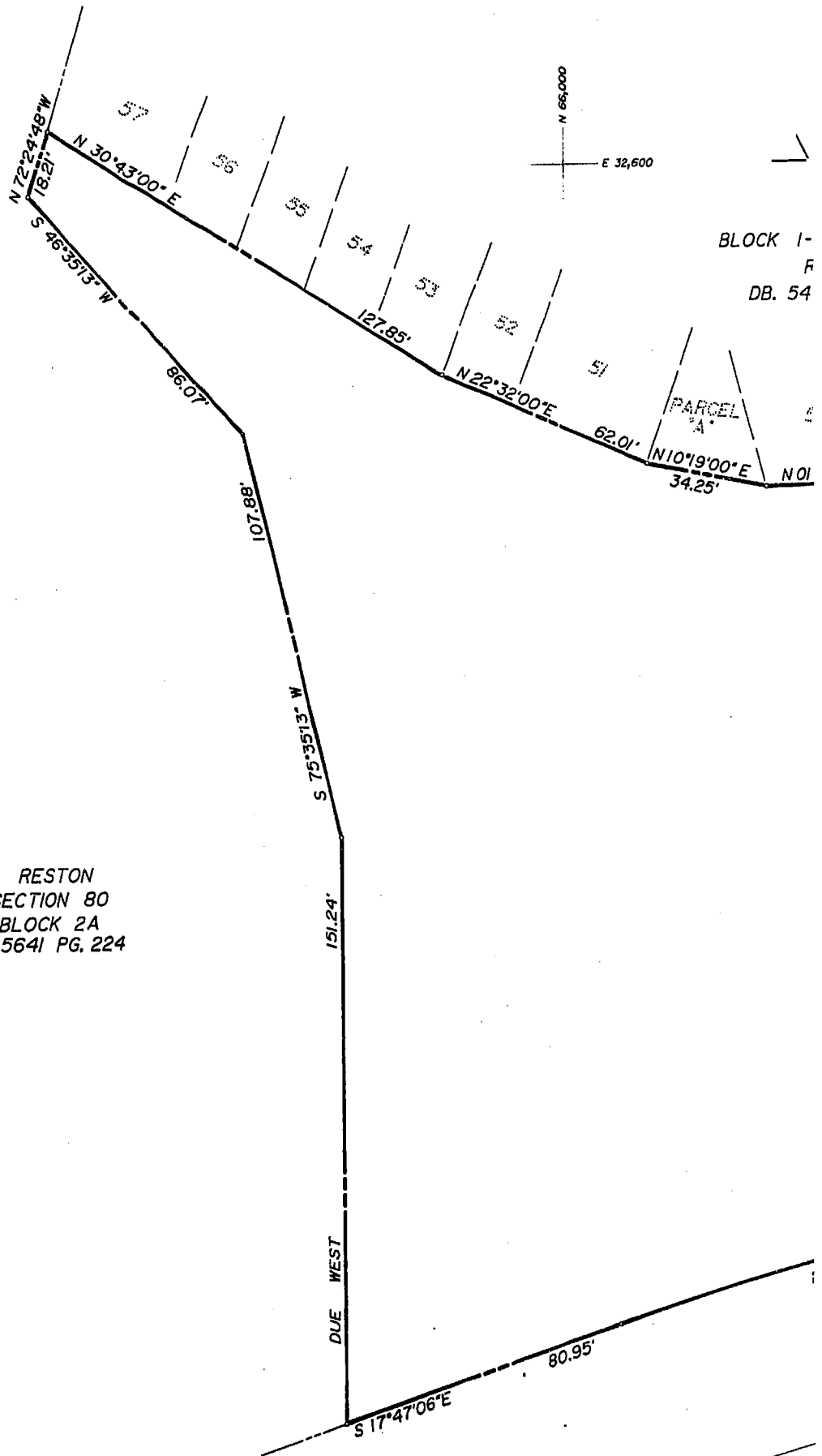


RESTON SECTION 80
 DB. 5112 (LAKE) PG. 365

RESTON SE
 BLOCK
 DB. 5191

BLOCK "1-D"

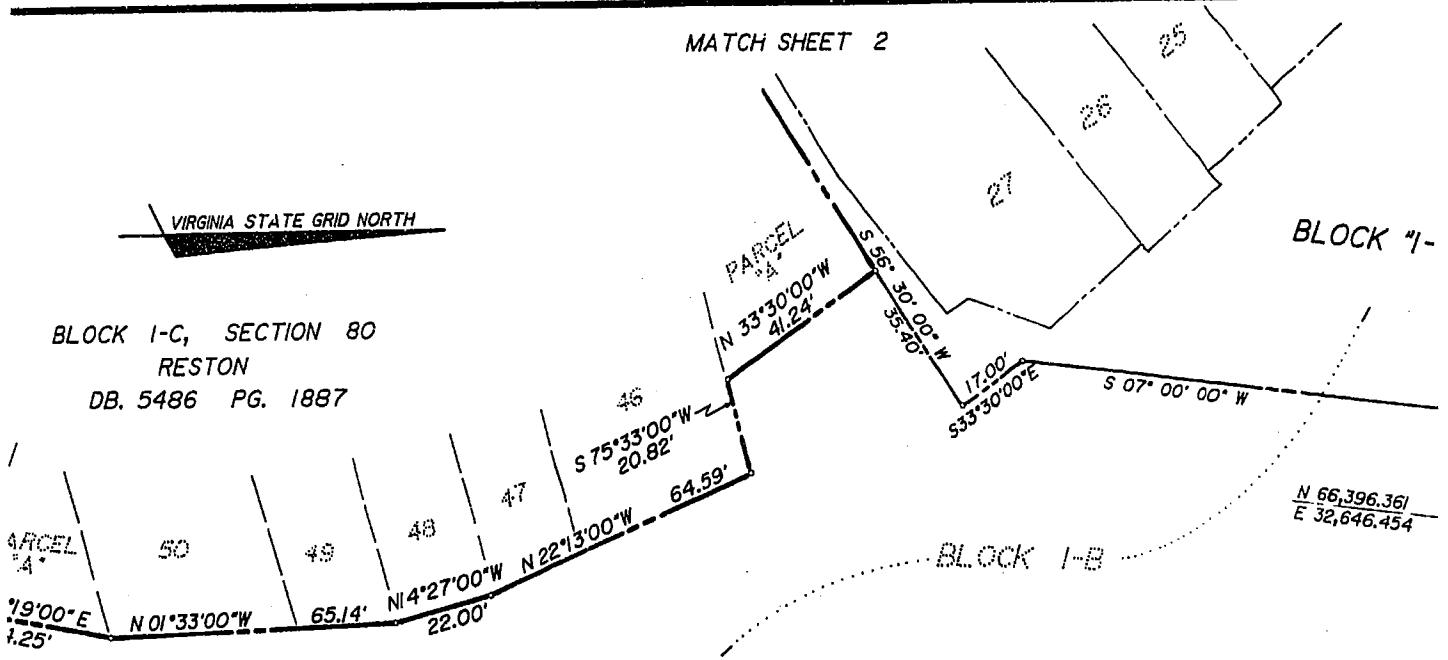
RESTON
SECTION 80
BLOCK 2A
DB. 5641 PG. 224



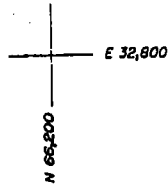
MATCH SHEET 2

VIRGINIA STATE GRID NORTH

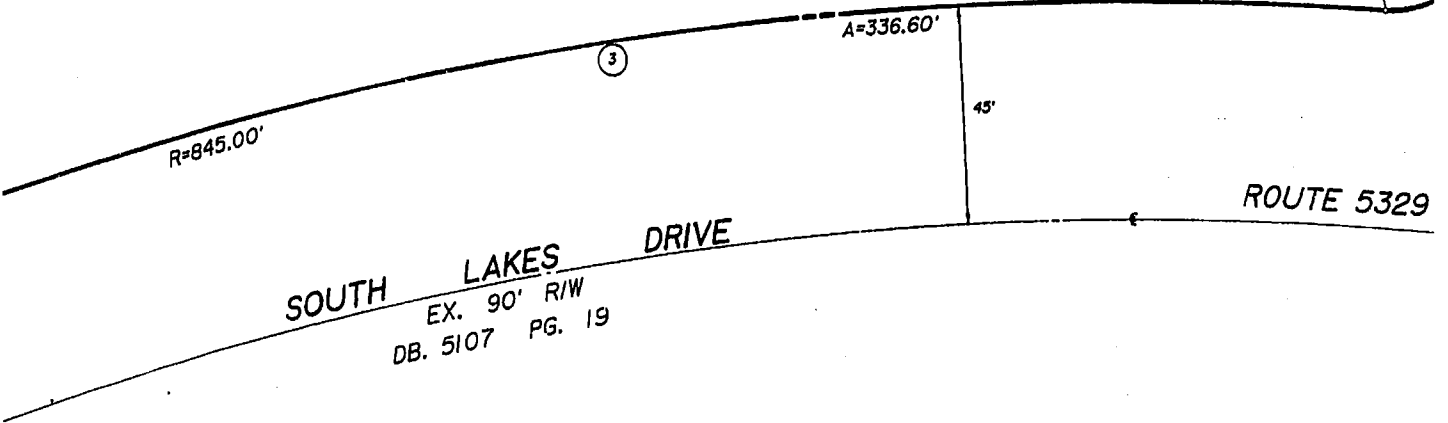
BLOCK I-C, SECTION 80
RESTON
DB. 5486 PG. 1887

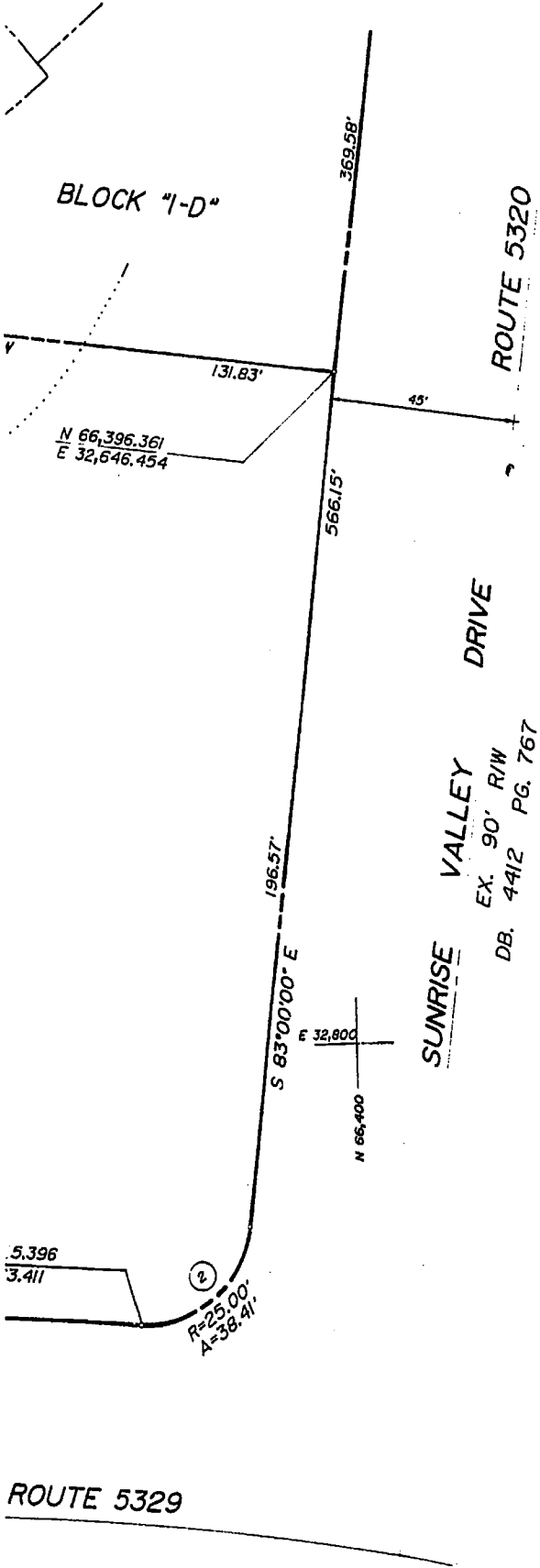


BLOCK "I-E"
103,398 ± OR 2.37370 AC.
PROPOSED USE: 17 SINGLE
FAMILY ATTACHED

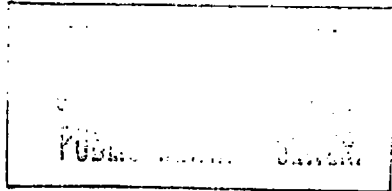


N 66,345.396
E 32,863.411





RECOMMENDED	APPROVAL
520-86	<i>[Signature]</i>
DATE	
<i>[Signature]</i>	
DATE	
APPROVED FOR RECORDATION OFFERED FOR RECORDATION 180 DAYS AFTER DATE THEREOF	



APPROVED
COMMISSIONER OF TAX
REVENUE OF DELAWARE

PLAT OF RESUBDIVISION

URBAN ENGINEERING & ASSOC., INC.

ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

8001 FORBES PLACE, SPRINGFIELD, VA. 22151

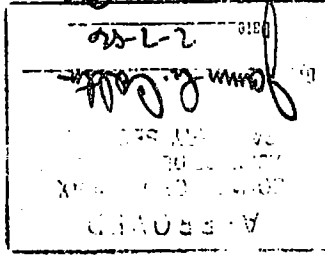
DATE: DEC., 1985

FAIRFAX COUNTY, VIRGINIA
CENTREVILLE DISTRICT

RESTON
BLOCKS 1D & 1E, SECTION 80

PLAT OF RESUBDIVISION
OF
BLOCK 1-B, SECTION 80
DB. 5442 PG. 1850
INTO

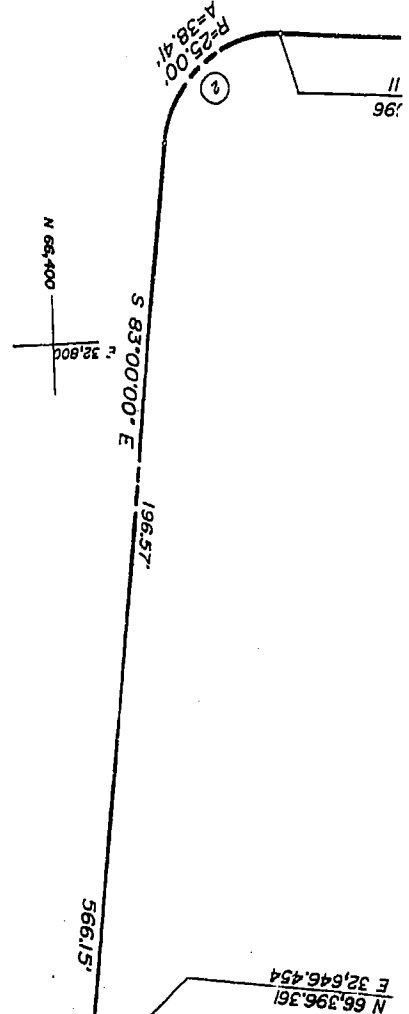
SCALE: 1"=30'



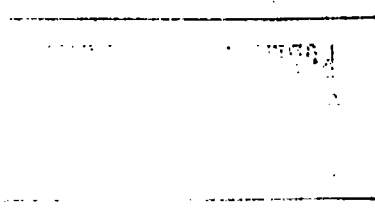
5-19-86
7-13-86

ROUTE 5329

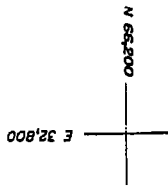
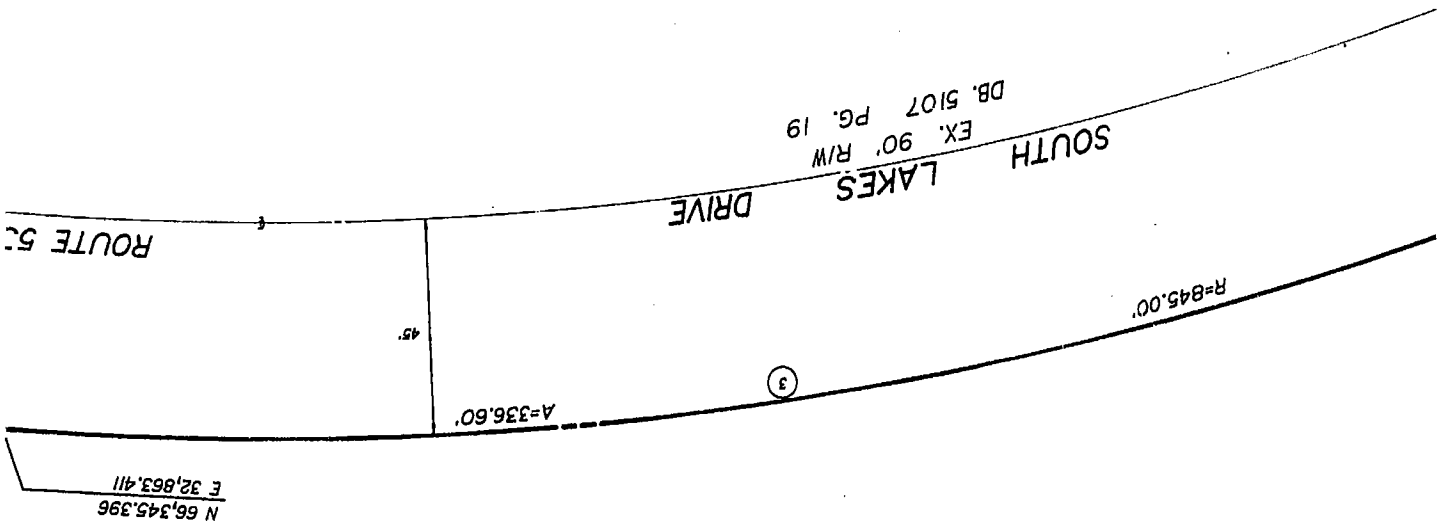
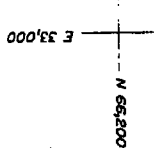
SUNRISE VALLEY DRIVE
EX. 90' R/W
DB. 4412 PG. 767



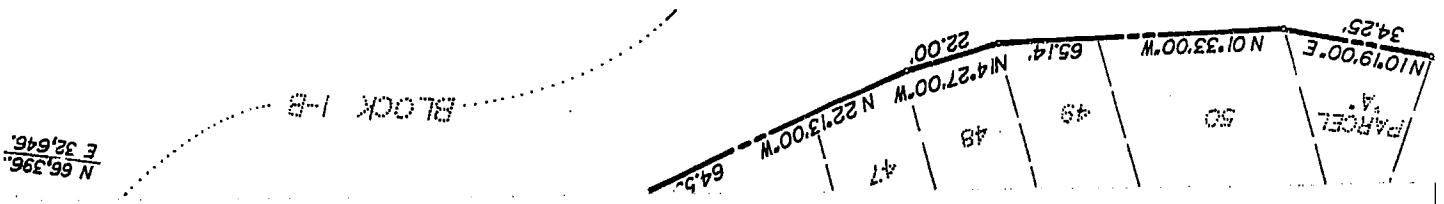
RECOMMENDED FOR APPROVAL	DATE
<i>[Signature]</i>	5-20-86
BY	DATE
<i>[Signature]</i>	5/18/86
APPROVED	DATE
<i>[Signature]</i>	5/18/86
OFFICIAL	DATE
<i>[Signature]</i>	5/18/86

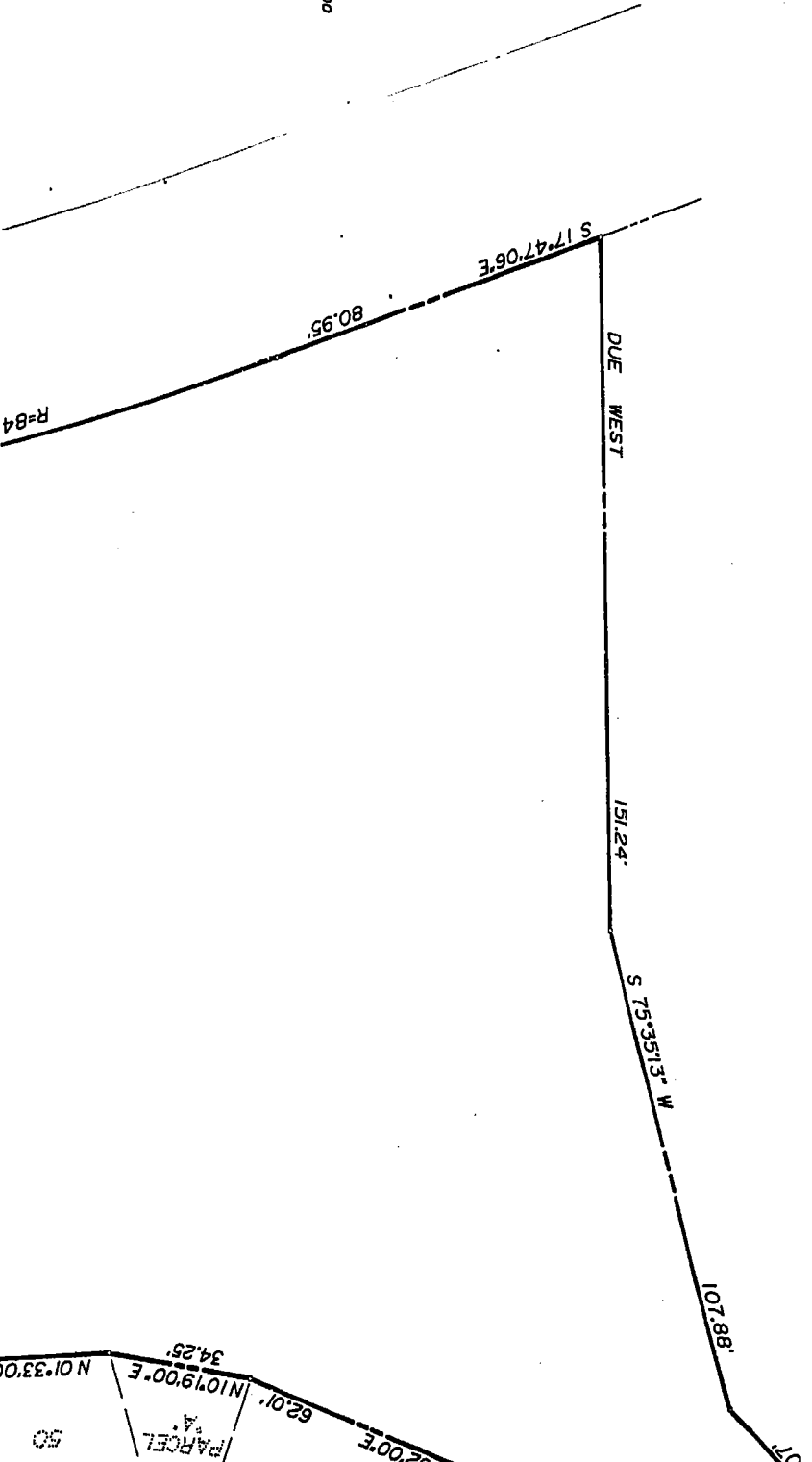
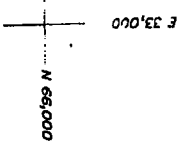


NOTE: SEE SHEET 4 FOR EASEMENTS.

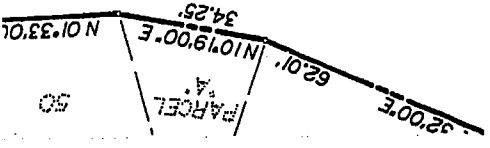


BLOCK "I-E"
 103,398 ± OR 2,37370 AC.
 PROPOSED USE: 17 SINGLE
 FAMILY ATTACHED





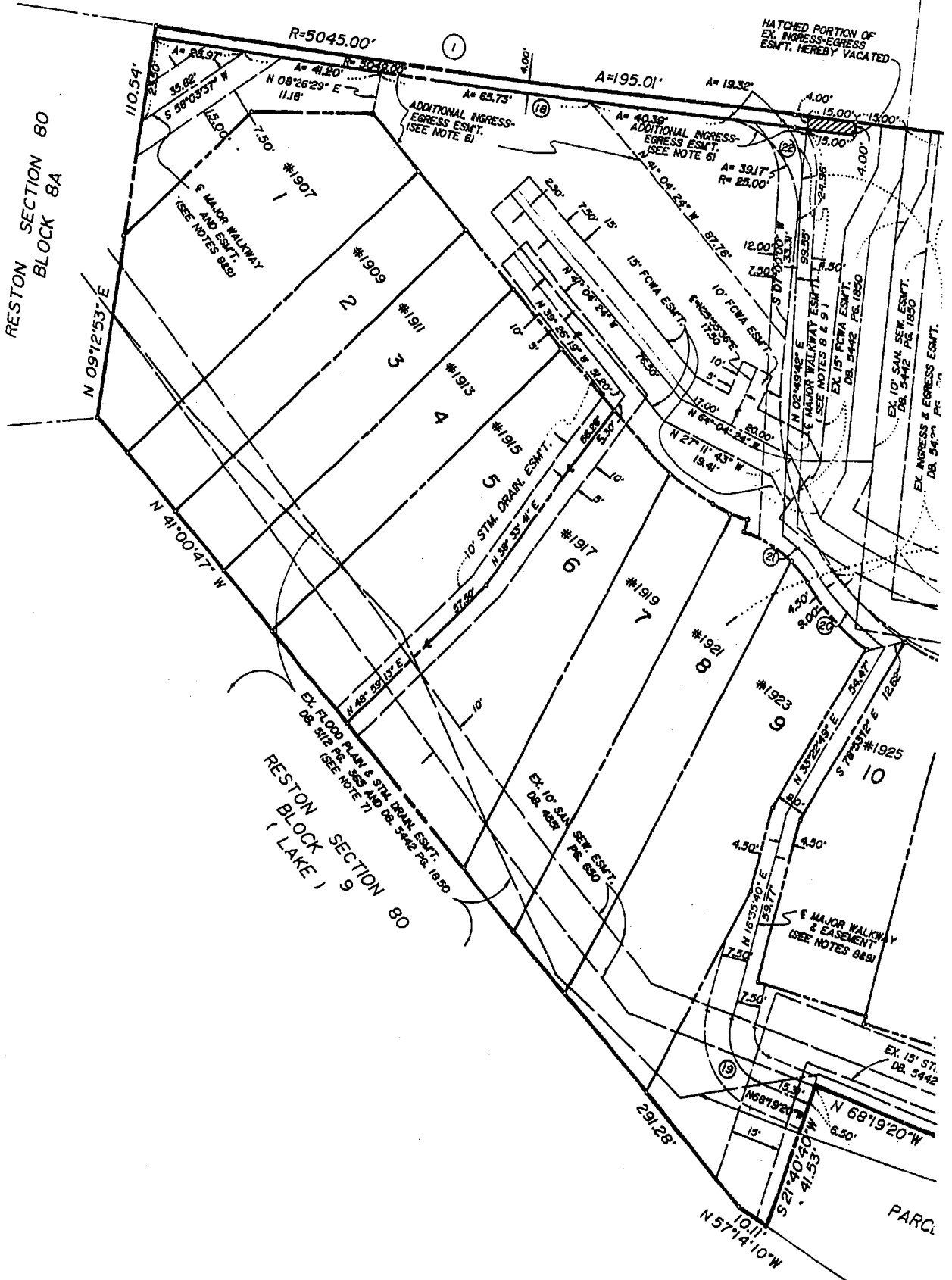
RESTON
SECTION 80
BLOCK 2A
DB. 5641 Pg. 224



PARCEL
A.

50

SL



RESTON SECTION 80
BLOCK 8A

RESTON SECTION 80
(LAKE)

PARCEL

HATCHED PORTION OF
EX. INGRESS-EGRESS
ESM'T. HEREBY VACATED

ADDITIONAL INGRESS-
EGRESS ESM'T.
(SEE NOTE 6)

ADDITIONAL INGRESS-
EGRESS ESM'T.
(SEE NOTE 6)

EX. 15' FOMA ESM'T.
(SEE NOTES 8 & 9)

EX. 10' SAN. SEW. ESM'T.
DB. 5442 PG. 1850
EX. INGRESS & EGRESS ESM'T.
DB. 5442 PG. 1850

EX. FLOOD PLAN & STIM. DRAIN. ESM'T.
DB. 5412 PG. 365 AND DB. 5442 PG. 1850
(SEE NOTE 7)

EX. 10' SAN. SEW. ESM'T.
DB. 4488

EX. MAJOR WALKWAY & EASEMENT
(SEE NOTES 8&9)

EX. 15' ST.
DB. 5442

Michele B. Hurley

From: Kim M. O'Halloran
Sent: Wednesday, September 26, 2007 12:22 PM
To: Michele B. Hurley
Subject: FW: Lakeport Cluster By-Laws

Mike - would you see what you can find on CPAN for Lakeport Cluster - a deed of dedication is what they are looking for see below. If you need to you can pull an current directors deed as a starting place to see if it cross references the deed of dedication.

Please bill your time to 12334.01.

Thanks,

Kim

-----Original Message-----

From: laeser [mailto:laeser@comcast.net]
Sent: Friday, September 21, 2007 10:39 AM
To: Kim M. O'Halloran
Subject: Lakeport Cluster By-Laws

Kimberly,

This is a status report and a heads-up.

We held our Annual Meeting last Monday evening. Unlike most Associations, we had a great turnout of engaged homeowners (over 1/3 of the homes plus proxies). The major By-Laws update that you drafted for us passed, but to achieve that milestone the board had to agree to establish an ad hoc committee to recommend refinements that will be individually voted on.

The three salient issues that emerged before and at the annual meeting are:

1. The "members must be residents to have voting rights" provision that carried over from our prior 27-year old by-laws.
2. The reduction of quorum requirement from 20% to 10% for member meetings that you added.
3. The possibility of board compensation that we asked you to add.

So, in early October you should expect a request to draft a few modifications to what we thought was a finished product. Three questions immediately come to mind:

1. Can you do this work within or as an extension of our previous agreement?
2. Our new Article X requires that these changes be adopted in accordance with the VPOAA. It looks like our threshold will be raised from 1/2 to 2/3, right? Is this 2/3 of (A) all members, (B) all members with voting rights (invoking the resident provision and possibly the delinquent account provision), or (C) those members attending a properly called meeting of members (including proxies) ??
3. Are there any potential pitfalls we should be aware of?

The Annual Meeting yielded no changes to the board membership.

I believe that one previous question posed to you remains unanswered: does Lakeport have a Deed of Dedication among its governing documents, or is it under the umbrella of Reston's Deed of Dedication? If we have one, we need a copy to put on our website and in our files.

Dick Laeser
Treasurer
Lakeport Cluster Association

