

OWNER'S CONSENT AND DEDICATION:

THE PLATTING OF DAWSON LANDING, SECTION SIX, IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), AND TRUSTEE(S), IF ANY. THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO THE DEDICATION TO THE BOARD OF COUNTY SUPERVISORS, IN FEE ABSOLUTE, ALL AREAS SHOWN ON THE PLAT AS "HEREBY DEDICATED FOR PUBLIC STREET PURPOSES", AND FURTHER CONSENT(S) TO THE DEDICATION OF ANY EASEMENT EXPRESSLY IDENTIFIED FOR THE INSTALLATION OF STORM SEWER, SANITARY SEWER, WATERLINE OR FOR THE ACCESS THERETO, ULTIMATELY TO BE OWNED, OPERATED, OR MAINTAINED BY ANY PUBLIC AUTHORITY.

GIVEN UNDER MY HAND THIS 10th DAY OF August, 2000.

Vernon D. Dawson
 MANAGER: VERNON D. DAWSON
 DAWSON LANDING, L.C.

NOTARY CERTIFICATE:

THE COUNTY OF Prince William
 THE STATE OF Virginia
 TO WIT:
 I, Carol A. Westover, A NOTARY PUBLIC AT LARGE WHOSE COMMISSION WILL EXPIRE ON 6-30-03 DO HEREBY CERTIFY THAT

Vernon D. Dawson
 WHOSE NAME(S) JUST SIGNED TO THE FOREGOING OWNER(S) DEDICATED DATED 8-10-00 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.

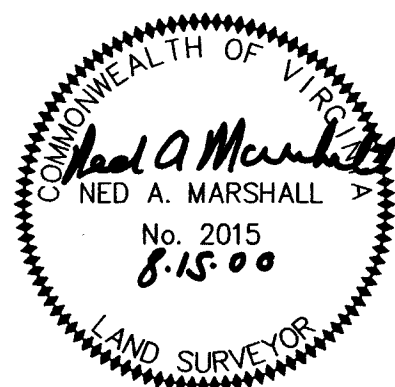
GIVEN UNDER MY HAND THIS 10th DAY OF August, 2000.

Carol A. Westover
 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

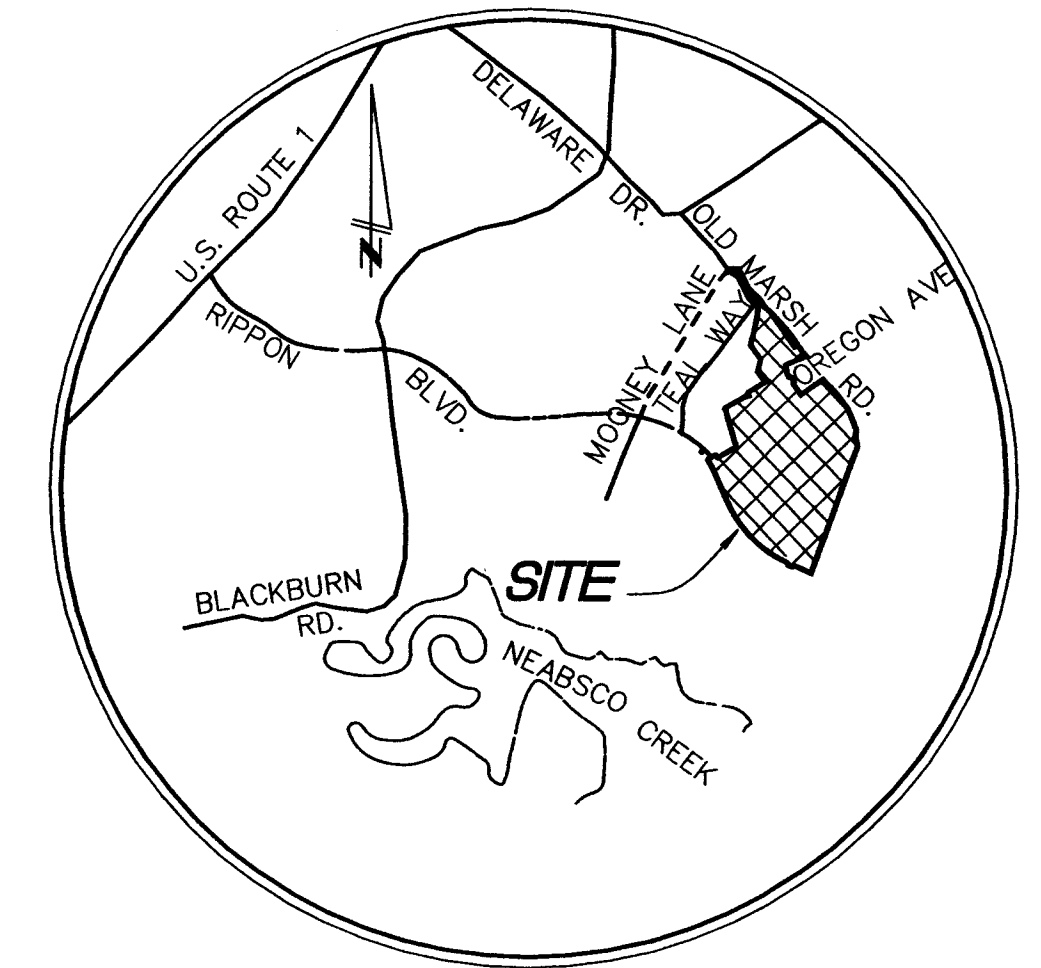
I, NED A. MARSHALL, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS THE PROPERTY ACQUIRED BY DAWSON LANDING, L.C. BY A DEED RECORDED IN DEED BOOK 2143 PAGE 1551 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA. THE COURSES AND DISTANCES ARE REFERENCED TO VCS 1983 GRID NORTH. THIS PLAT CLOSES MATHEMATICALLY WITH A PRECISION RATIO GREATER THAN OR EQUAL TO 1 IN 10,000. AN IRON PIPE WILL BE SET AT ALL PROPERTY CORNERS IN ACCORDANCE WITH SECTION 120.00 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.

GIVEN UNDER MY HAND THIS 15th DAY OF August, 2000.



NOTES:

- 1) NO TITLE REPORT FURNISHED. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.
- 2) THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED AT GPIN: 8390-69-8318 AND IS ZONED R-20. REZONING CASE NO. 79-32.
- 3) THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS 1983) AS COMPUTED FROM A COMPILATION OF RECORDS WHICH TIES THIS SUBDIVISION BOUNDARY TO (PWC) MONUMENT "074" FEATHERSTONE. THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994767. UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS SUBDIVISION. THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE INTERNATIONAL FOOT OR 1 FOOT = 0.3048 METERS.
- 4) THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FACILITIES (SWM/BMP) AND SYSTEMS IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT TO ENSURE THAT THEY FUNCTION PROPERLY. SUBJECT TO OTHER LIMITATIONS, THE FEE TITLE OWNER MAY LANDSCAPE THE EASEMENT TO INCLUDE VEGETATION, SIGNS AND FENCES PROVIDED THAT DRAINAGE AND THE COUNTY'S OR OWNERS ABILITY TO ACCESS THE EASEMENT IS NOT COMPROMISED AND THAT THE COUNTY IS NOT IN ANY WAY RESPONSIBLE FOR THE REPAIRS OF THESE LANDSCAPE ITEMS EVEN IF DAMAGED BY COUNTY FORCES.
- 5) THE OWNER FEE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH AN APPROVED LANDSCAPE/PLANTING SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE APPROVED PLANT MATERIAL AS REQUIRED BY THE ORDINANCE.
- 6) THE FEE SIMPLE TITLE HOLDER OF ANY LAND WITHIN AN EASEMENT FOR SIGHT DISTANCE PURPOSES IS RESPONSIBLE FOR THE MAINTENANCE THEREOF.
- 7) SIGHT DISTANCE EASEMENTS SHALL BE FREE AND CLEAR OF ANY OBSTRUCTIONS WHICH IMPEDE THE LINE OF SIGHT WITHIN THE EASEMENT INCLUDING, BUT NOT LIMITED TO FENCES, TREES, SHRUBS, ETC.
- 8) NO UNAUTHORIZED STRUCTURES OR OBSTRUCTIONS (SUCH AS FENCES, TREES, ETC.) SHALL BE PERMITTED IN STORM DRAINAGE EASEMENTS.
- 9) PARCELS "A", "B", "C" AND "D" TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
- 10) PARCELS "A" & "D" ARE CREATED TO ALLOW ADJACENT OWNERS CONTINUED USE OF THE 30' OUTLET ROAD KNOWN AS "OLD MARSH ROAD". NO ACCESS TO OR FROM "OLD MARSH ROAD" IS PERMITTED TO OR FROM ANY LOTS IN DAWSON LANDING. MAINTENANCE OF PARCELS "A" AND "D" NOT INVOLVING "OLD MARSH ROAD", IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF "OLD MARSH ROAD". PARCELS "A" & "D" ARE ENCUMBERED BY A PRIVATE INGRESS/EGRESS EASEMENT AND ARE HEREBY CREATED.
- 11) LAND DESIGNATED AS BUFFER AREA SHALL BE LANDSCAPED AND MAY ONLY BE USED FOR STRUCTURES, USES, OR FACILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE DCSM.
- 12) THE FEE SIMPLE TITLE HOLDER TO ANY PROPERTY ON WHICH A BUFFER EXISTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT BUFFER.
- 13) TEMPORARY GRADING AND CONSTRUCTION EASEMENTS TO BE NULL AND VOID AT SUCH TIME AS RIPPON BOULEVARD IS BUILT TO FOUR LANES WIDE.
- 14) THE INGRESS/EGRESS EASEMENTS PROVIDED ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS/USERS.
- 15) NO FENCES OR OTHER PERMANENT STRUCTURES ARE PERMITTED ON ANY WATERLINE, SANITARY SEWER EASEMENT WITHOUT OBTAINING PRIOR WRITTEN PERMISSION FROM THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY.
- 16) LATERALS OR PORTIONS OF LATERALS LOCATED OUTSIDE THE STATE ROAD RIGHT-OF-WAY ARE THE RESPONSIBILITY OF THE OWNER.
- 17) THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRS AND MAINTENANCE OF RETAINING WALLS.
- 18) TRAILS LOCATED WITHIN TRAIL EASEMENTS AND THEIR MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.



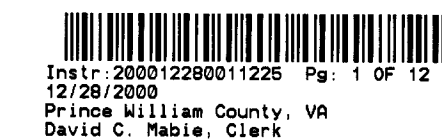
VICINITY MAP
 SCALE: 1" = 2000'

AREA TABULATION:		
STREET DEDICATION	509,558sq	OR 11.6978 ACRES
LOTS (112)	2,517,252sq	OR 57.7881 ACRES
PARCELS "A", "B", "C" & "D"	210,650sq	OR 4.8359 ACRES
TOTAL SECTION 6	3,237,460sq	OR 74.3219 ACRES

APPROVED

DEC 12 2000

OFFICE OF PLANNING
Tahmaseb C. Githens



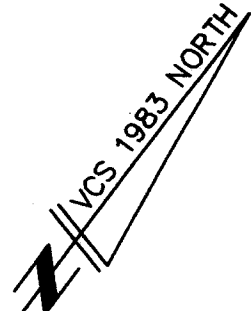
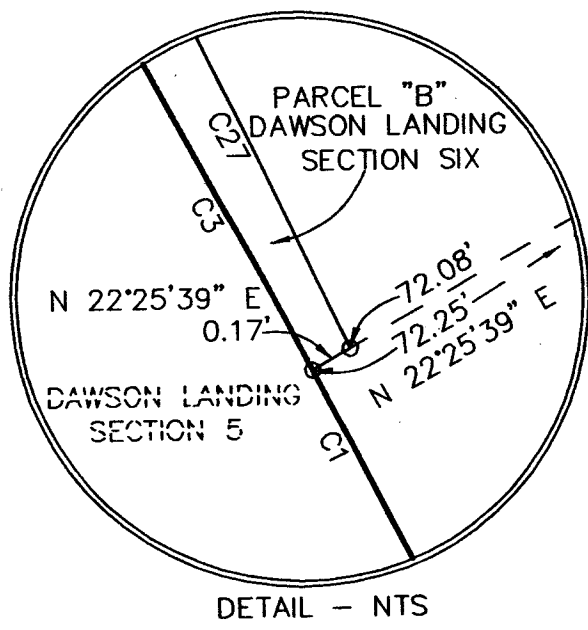
Instr: 200012280011225 Pg. 1 OF 12
 12/28/2000
 Prince William County, VA
 David C. Mabie, Clerk

Filed with Instrument Number:
 200012280011224

PLAT SHOWING
 SUBDIVISION, STREET DEDICATION
 AND VARIOUS EASEMENTS
SECTION SIX
DAWSON LANDING
 WOODBRIDGE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 SCALE: 1" = 50' DATE: MAY 10, 2000

PROJECT # 548 PLAN # 00-00154

THE ENGINEERING GROUPE, INC.
 13625 OFFICE PLACE, SUITE 101
 WOODBRIDGE, VIRGINIA 22192
 703-670-0985 SHEET 1 OF 12



DAWSON LANDING SECTION 5
 USE: SINGLE FAMILY DETACHED
 ZONE: R20
 DB 2715 PG 1168

SEE DETAIL THIS SHEET
 58
 GPIN: 8390-68-8113

EX. TEMP. TURNAROUND ESMT*** HEREBY VACATED

DAWSON LANDING SECTION 5
 56
 GPIN: 8390-78-060

EX TEMP. GRADING & CONST. ESMT. DB 2904 PG 1213

EX. TEMP. CONST. AND GRADING ESMT***

EX. MARSH OVERLOOK DRIVE (52' R/W)

RIPON BOULEVARD (72' R/W)

BALD EAGLE MARSH OVERLOOK DRIVE**

PERCH ASSOCIATES LIMITED PARTNERSHIP
 ZONE: RM-1
 USE: VACANT
 DB 2012 PG 0203
 GPIN: 8390-88-0719

- * DENOTES EASEMENT HEREBY GRANTED.
- ** DENOTES HEREBY GRANTED FOR PUBLIC STREET PURPOSES (509,558 SF).
- *** EXISTING EASEMENT AS PER DB. 2715 PG 1168.

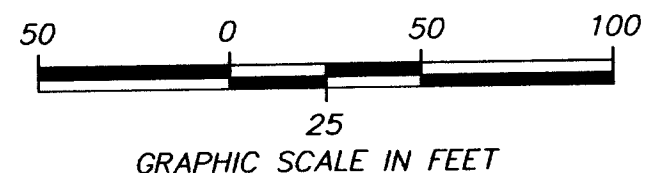
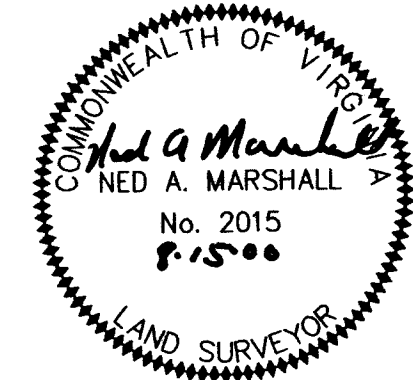
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 OFFICE OF PLANNING
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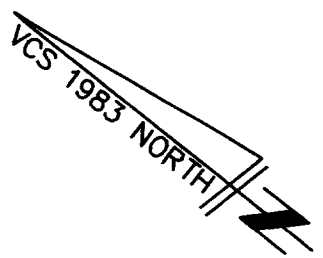


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DAWSON LANDING
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 PRINCE WILLIAM COUNTY, VIRGINIA
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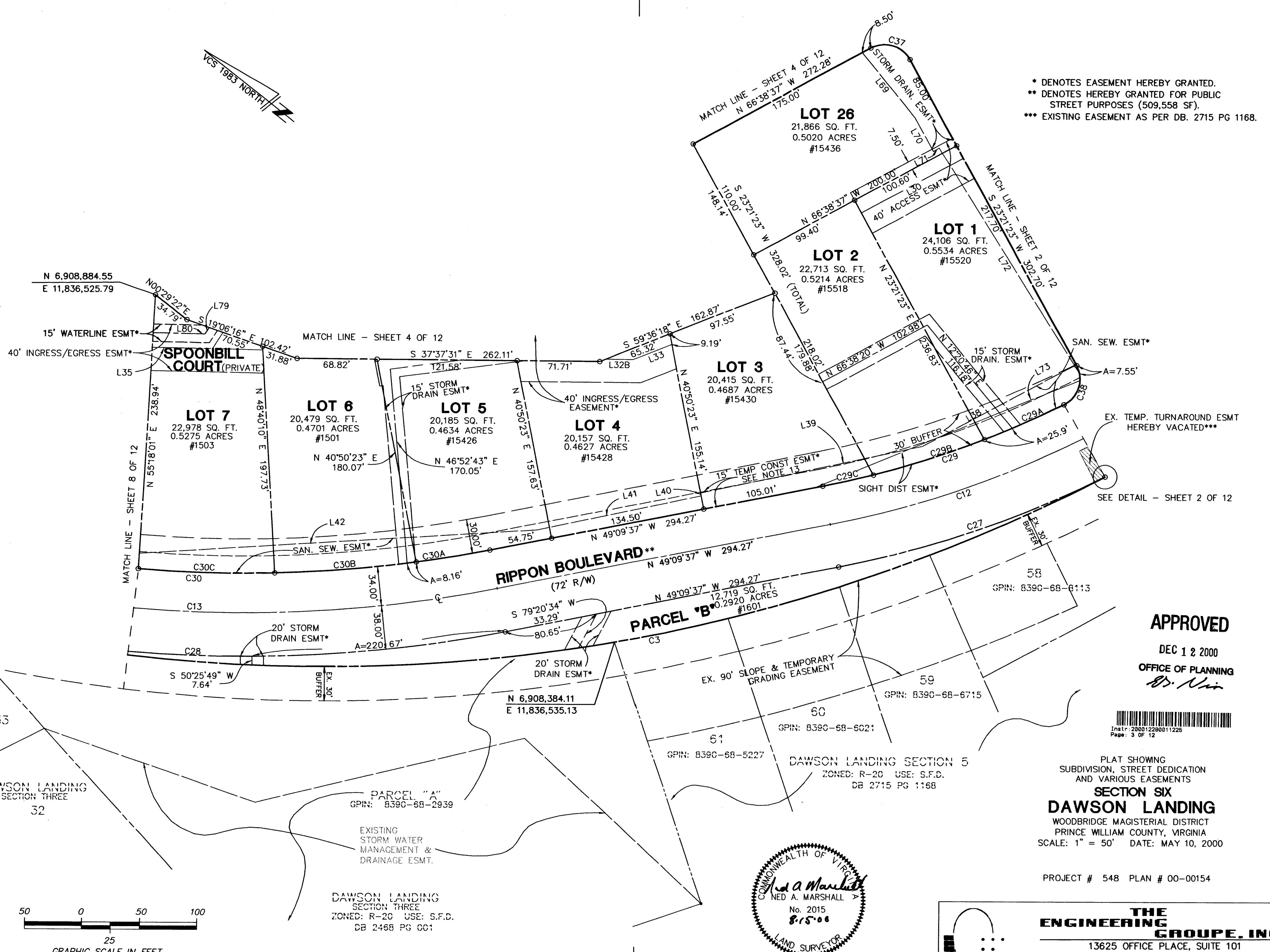
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THE ENGINEERING GROUPE, INC.
 13625 OFFICE PLACE, SUITE 101
 WOODBRIDGE, VIRGINIA 22192
 703-670-0985 SHEET 2 OF 12



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 DEC 12 2000
 OFFICE OF PLANNING
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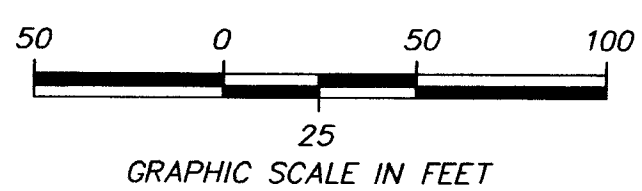


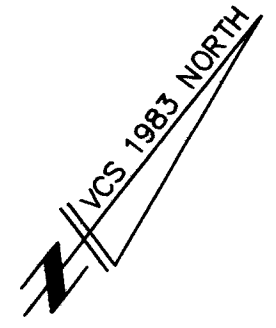
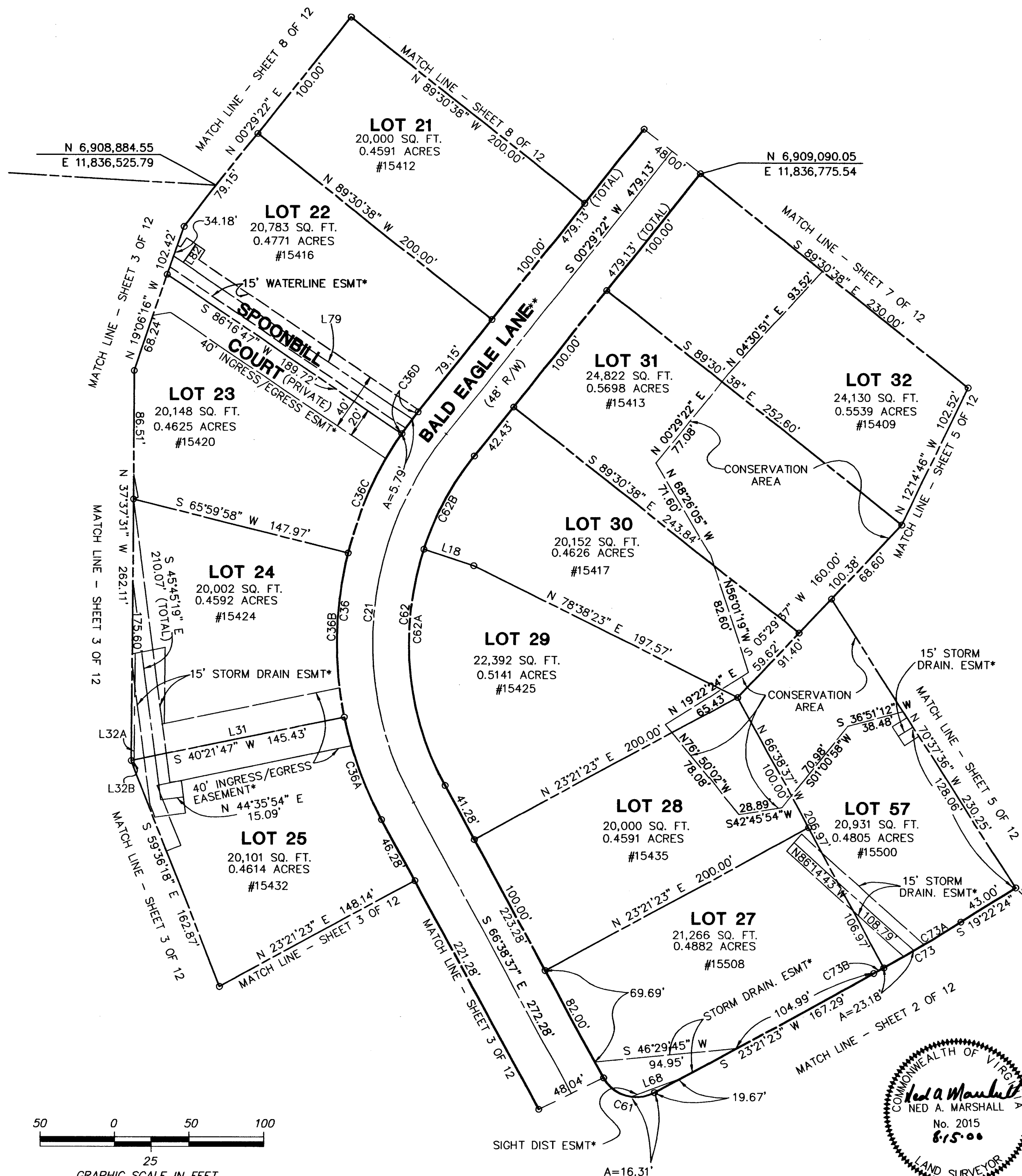
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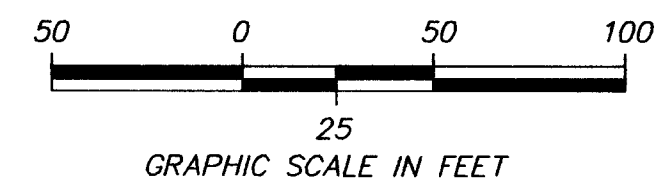
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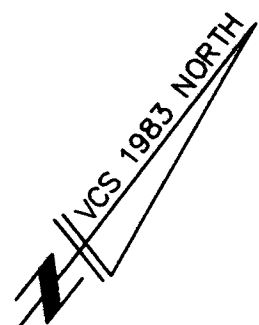


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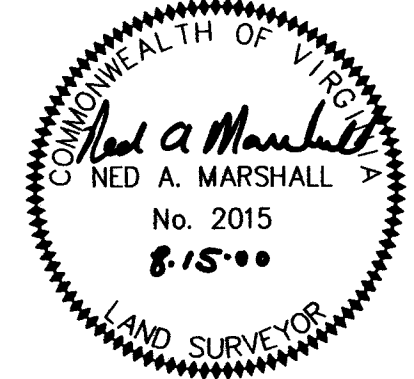
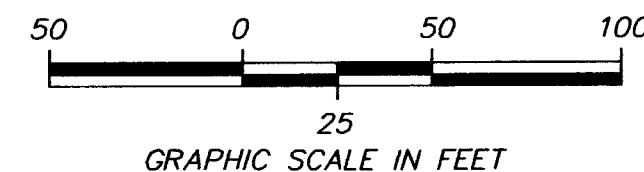
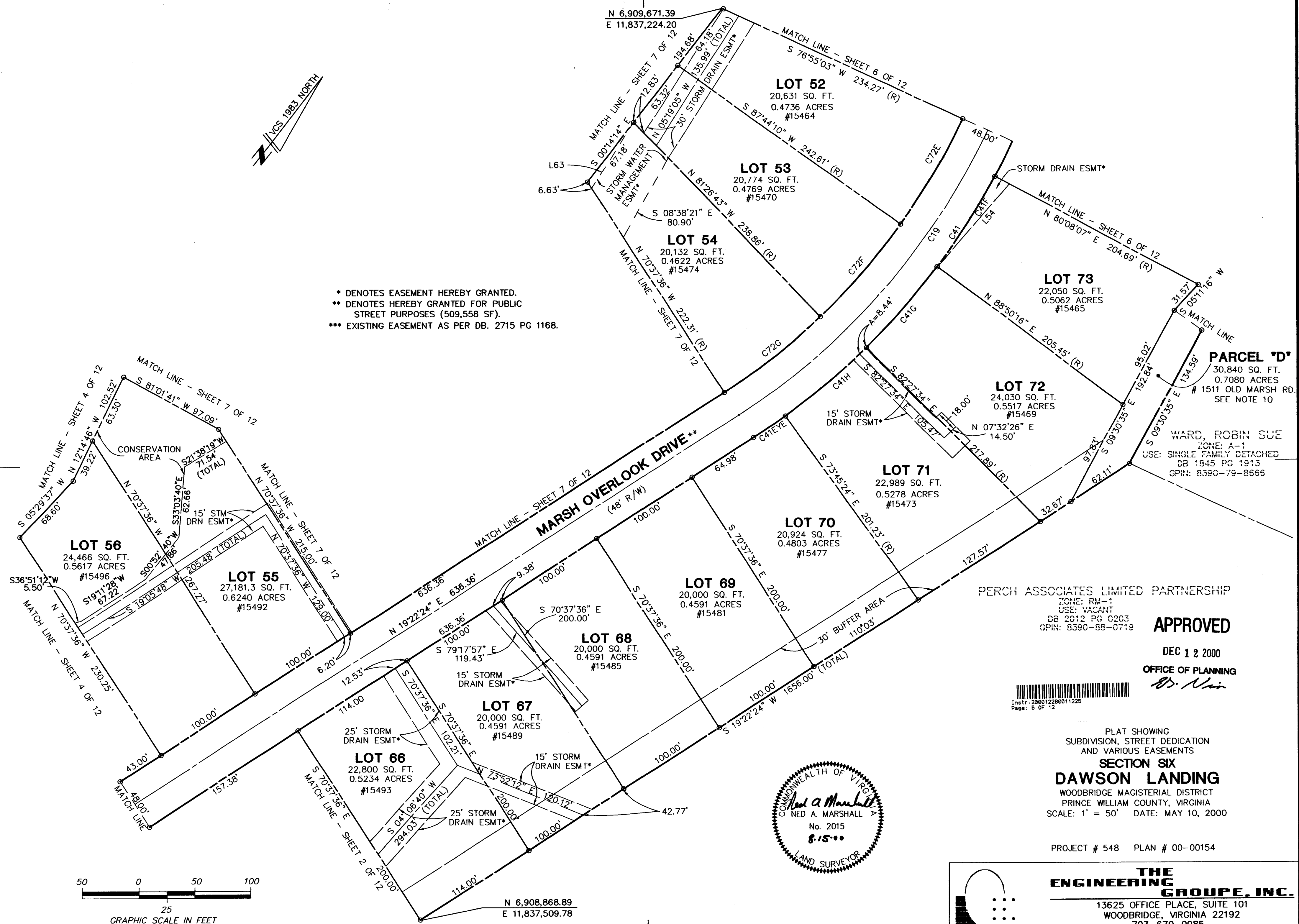
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THE ENGINEERING GROUPE, INC.
 13625 OFFICE PLACE, SUITE 101
 WOODBRIDGE, VIRGINIA 22192
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PERCH ASSOCIATES LIMITED PARTNERSHIP
 ZONE: RM-1
 USE: VACANT
 DB 2012 PG 0203
 GPIN: 8390-88-0719

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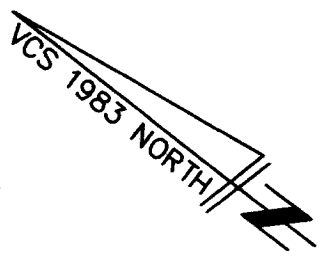
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PLAT SHOWING
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DAWSON LANDING
 WOODBRIDGE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
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PROJECT # 548 PLAN # 00-00154

THE ENGINEERING GROUPE, INC.
 13625 OFFICE PLACE, SUITE 101
 WOODBRIDGE, VIRGINIA 22192
 703-670-0985 SHEET 5 OF 12



MARUMSCO WOOD - SEC 3
USE: SINGLE FAMILY DETACHED
ZONE: R-10

TRUSTEES- BETHEL BAPTIST CHURCH
ZONE: A-1
USE: RELIGIOUS
DB 0493 PG 0401
GPIN: 8391-70-6425

WILEY, CHRISTINE V. & VERNON K.
ZONE: A-1
USE: VACANT
DB 0532 PG 0088
GPIN: 8391-70-7405

ARRINGTON, ROBERT F. & MARGUERITE
ZONE: A-1
USE: SINGLE FAMILY DETACHED
DB 1503 PG 1516
GPIN: 8391-70-8500

LOT 1
GPIN: 8391-70-3741

N 6,910,408.79
E 11,837,335.66

OLD MARSH ROAD

PARCEL "D" # 1511 OLD MARSH ROAD
SEE NOTE 10

4
GPIN 8391-70-2033
DAWSON LANDING SEC 2A
ZONE: R-20
USE: SINGLE FAMILY DETACHED

3A
GPIN 8391-70-0631

LOT 81
26,983 SQ. FT.
0.6194 ACRES
#15437

DUCKLING PLACE**
(48' R/W)

LOT 80
33,368 SQ. FT.
0.7660 ACRES
#15439

LOT 79
22,612 SQ. FT.
0.5191 ACRES
#15441

LOT 78
22,253 SQ. FT.
0.5108 ACRES
#15445

LOT 77
24,316 SQ. FT.
0.5582 ACRES
#15449

LOT 76
24,004 SQ. FT.
0.5511 ACRES
#15455

LOT 75
23,296 SQ. FT.
0.5348 ACRES
#15457

LOT 74
23,396 SQ. FT.
0.5371 ACRES
#15461

LOT 48
22,295 SQ. FT.
0.5118 ACRES
#15440

LOT 49
21,188 SQ. FT.
0.4864 ACRES
#15448

LOT 50
20,222 SQ. FT.
0.4642 ACRES
#15456

LOT 51
20,277 SQ. FT.
0.4655 ACRES
#15460

LOT 47
22,354 SQ. FT.
0.5132 ACRES
#1422

LOT 46
21,083 SQ. FT.
0.4840 ACRES
#1418

LOT 45
22,177 SQ. FT.
0.5091 ACRES
#1414

MARSH OVERLOOK DRIVE**
(48' R/W)

EIDERDOWN COURT**

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DEC 12 2000

OFFICE OF PLANNING

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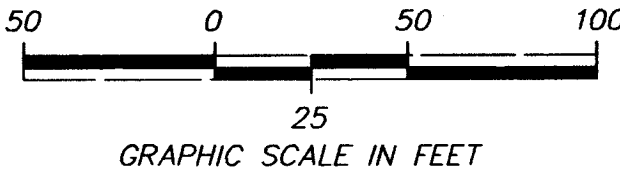
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PRINCE WILLIAM COUNTY, VIRGINIA
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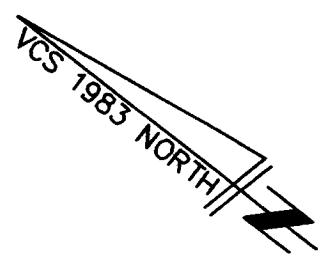
PROJECT #548 PLAN #00-00154

THE ENGINEERING GROUPE, INC.

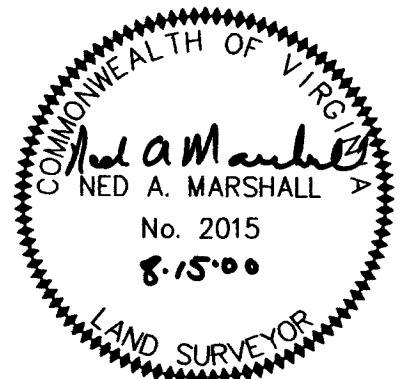
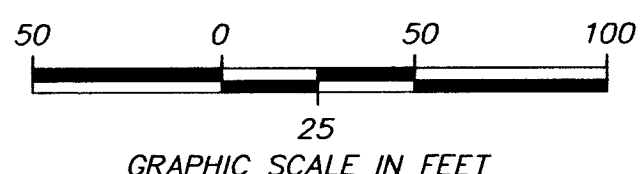
13625 OFFICE PLACE, SUITE 101
WOODBRIDGE, VIRGINIA 22192
703-670-0985

SHEET 6 OF 12





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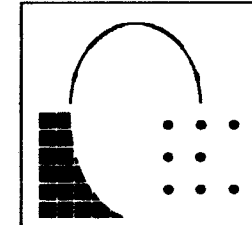


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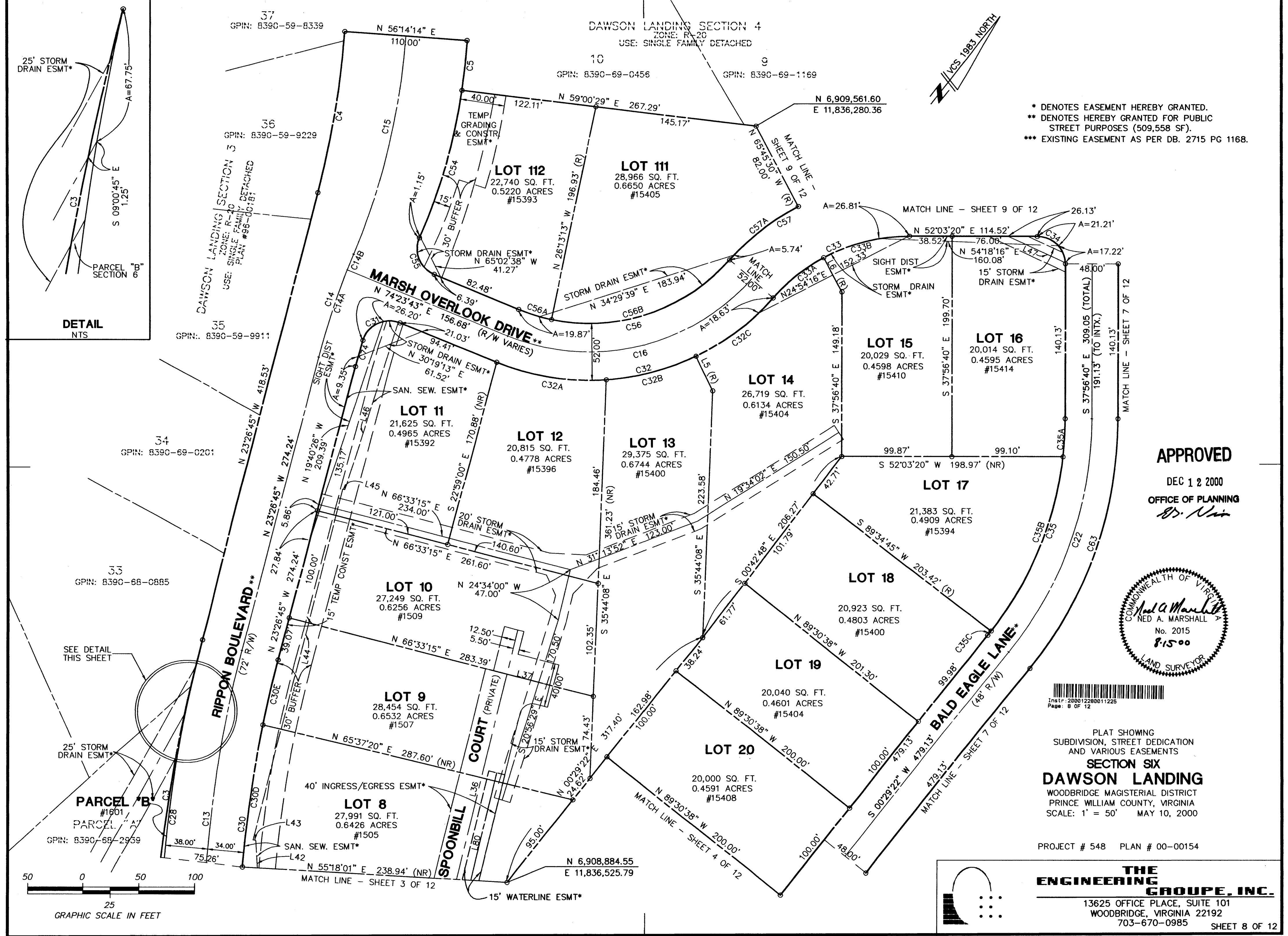
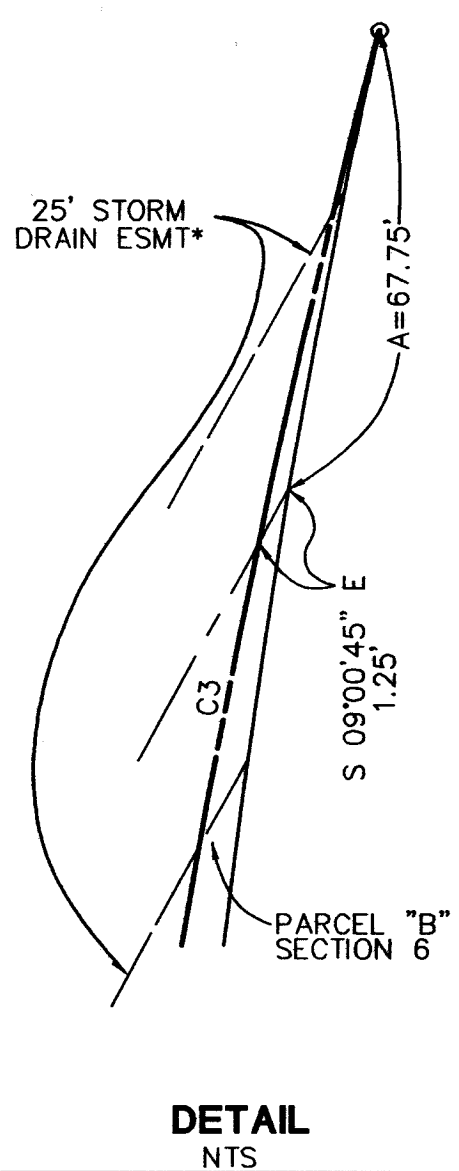


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 SCALE: 1" = 50' DATE: MAY 10, 2000

PROJECT #548 PLAN #00-00154



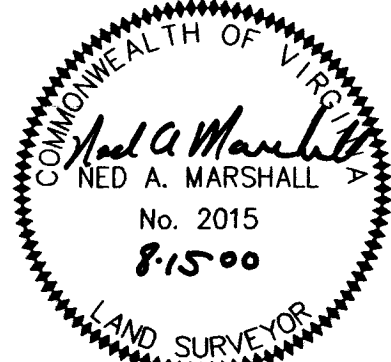
THE ENGINEERING GROUPE, INC.
 13625 OFFICE PLACE, SUITE 101
 WOODBRIDGE, VIRGINIA 22192
 703-670-0985 SHEET 7 OF 12



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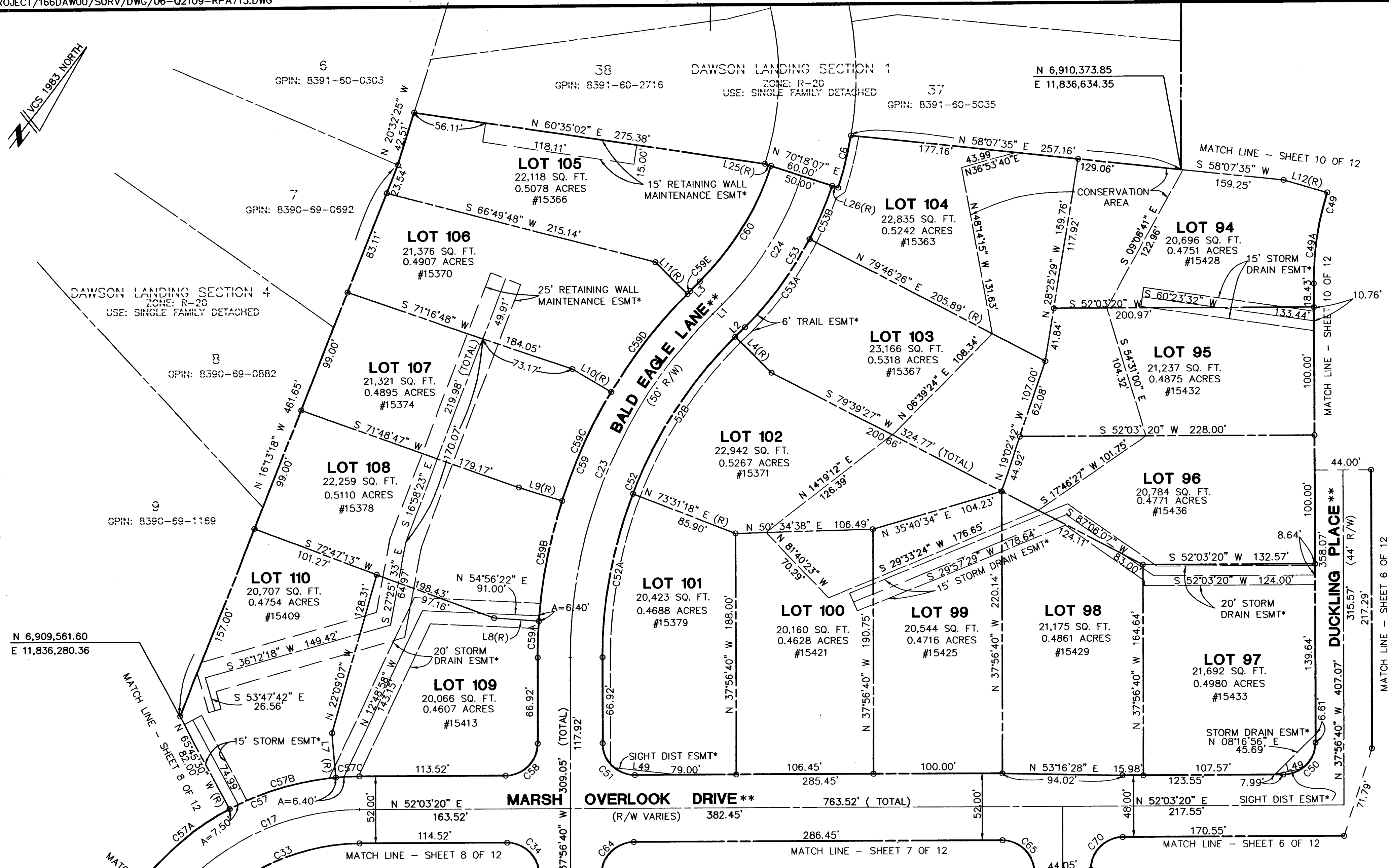
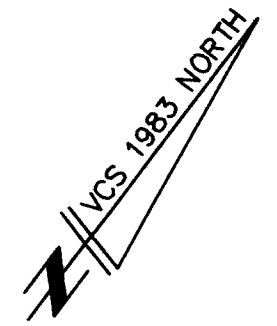
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 OFFICE OF PLANNING
Ed. Vain



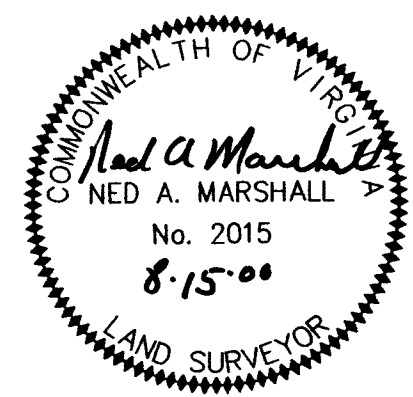
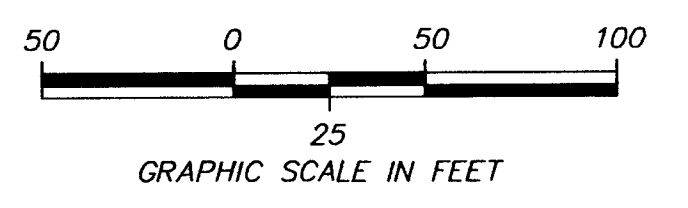
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DAWSON LANDING
 WOODBRIDGE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 SCALE: 1" = 50' MAY 10, 2000

PROJECT # 548 PLAN # 00-00154

THE ENGINEERING GROUPE, INC.
 13625 OFFICE PLACE, SUITE 101
 WOODBRIDGE, VIRGINIA 22192
 703-670-0985 SHEET 8 OF 12



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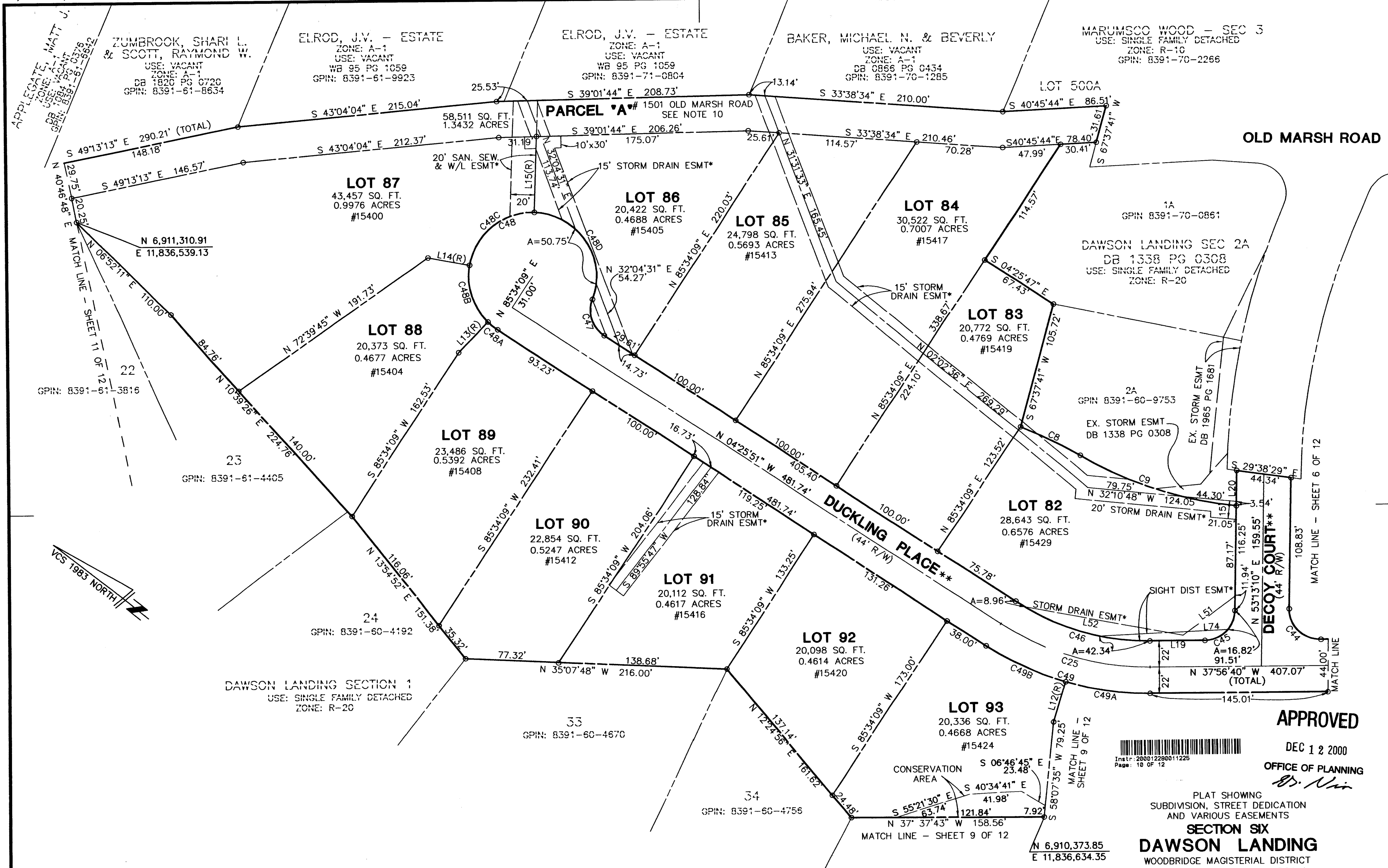


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 DEC 12 2000
 OFFICE OF PLANNING
Dr. Nir

PLAT SHOWING
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SECTION SIX
DAWSON LANDING
 WOODBRIDGE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
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 PROJECT # 584 PLAN # 00-00154

THE ENGINEERING GROUPE, INC.
 13625 OFFICE PLACE, SUITE 101
 WOODBRIDGE, VIRGINIA 22192
 703-670-0985





APPELLEGATE, MATT J.
 ZONE: VACANT
 DB 1084 PG 01876
 GPIN: 8391-61-8642

ZUMBROOK, SHARI L.
 & SCOTT, RAYMOND W.
 USE: VACANT
 ZONE: A-1
 DB 1820 PG 0720
 GPIN: 8391-61-8634

ELROD, J.V. - ESTATE
 ZONE: A-1
 USE: VACANT
 WB 95 PG 1059
 GPIN: 8391-61-9923

ELROD, J.V. - ESTATE
 ZONE: A-1
 USE: VACANT
 WB 95 PG 1059
 GPIN: 8391-71-0804

BAKER, MICHAEL N. & BEVERLY
 USE: VACANT
 ZONE: A-1
 DB 0866 PG 0434
 GPIN: 8391-70-1285

MARUMSCO WOOD - SEC 3
 USE: SINGLE FAMILY DETACHED
 ZONE: R-10
 GPIN: 8391-70-2266

LOT 87
 43,457 SQ. FT.
 0.9976 ACRES
 #15400

LOT 86
 20,422 SQ. FT.
 0.4688 ACRES
 #15405

LOT 85
 24,798 SQ. FT.
 0.5693 ACRES
 #15413

LOT 84
 30,522 SQ. FT.
 0.7007 ACRES
 #15417

LOT 83
 20,772 SQ. FT.
 0.4769 ACRES
 #15419

LOT 88
 20,373 SQ. FT.
 0.4677 ACRES
 #15404

LOT 89
 23,486 SQ. FT.
 0.5392 ACRES
 #15408

LOT 90
 22,854 SQ. FT.
 0.5247 ACRES
 #15412

LOT 91
 20,112 SQ. FT.
 0.4617 ACRES
 #15416

LOT 92
 20,098 SQ. FT.
 0.4614 ACRES
 #15420

LOT 93
 20,336 SQ. FT.
 0.4668 ACRES
 #15424

DAWSON LANDING SECTION 1
 USE: SINGLE FAMILY DETACHED
 ZONE: R-20

DAWSON LANDING SEC 2A
 DB 1338 PG 0308
 USE: SINGLE FAMILY DETACHED
 ZONE: R-20

EX. STORM ESMT
 DB 1338 PG 0308

SIGHT DIST ESMT*

APPROVED

DEC 12 2000

OFFICE OF PLANNING

B. N. Nix

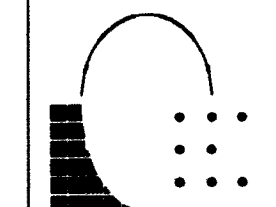
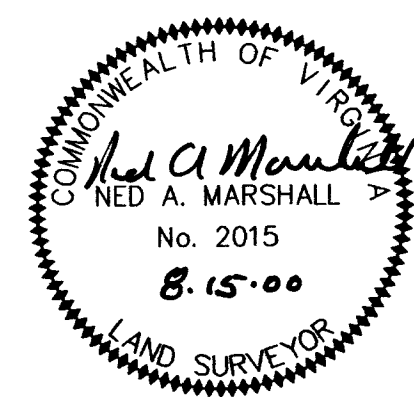
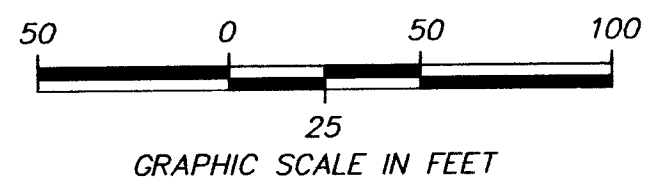
PLAT SHOWING
 SUBDIVISION, STREET DEDICATION
 AND VARIOUS EASEMENTS

**SECTION SIX
 DAWSON LANDING**

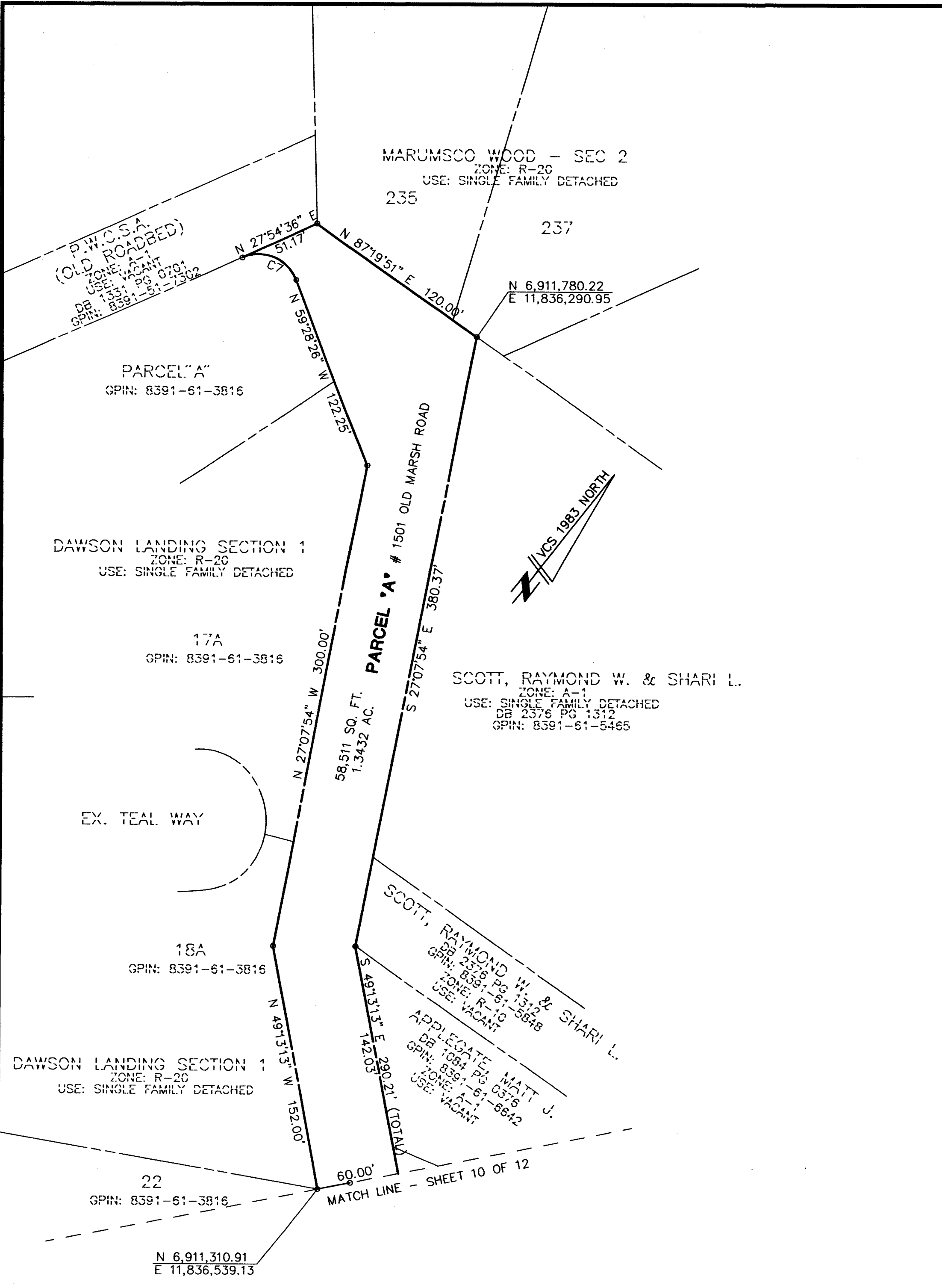
WOODBIDGE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 SCALE: 1" = 50' DATE: MAY 10, 2000

PROJECT # 548 PLAN # 00-00154

- * DENOTES EASEMENT HEREBY GRANTED.
- ** DENOTES HEREBY GRANTED FOR PUBLIC STREET PURPOSES (509,558 SF).
- *** EXISTING EASEMENT AS PER DB. 2715 PG 1168.



THE ENGINEERING GROUPE, INC.
 13625 OFFICE PLACE, SUITE 101
 WOODBRIDGE, VIRGINIA 22192
 703-670-0985



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 07° 33' 19" E	10.48'
L2	N 07° 33' 19" E	10.48'
L3	N 07° 33' 19" E	10.48'
L4	S 82° 26' 41" E	39.88'
L5	S 63° 52' 22" E	35.00'
L6	S 66° 20' 32" E	35.00'
L7	N 42° 46' 39" W	35.00'
L8	S 56° 10' 37" W	35.00'
L9	S 69° 50' 46" W	35.00'
L10	S 83° 10' 43" W	35.00'
L11	N 82° 54' 24" W	35.00'
L12	S 68° 45' 09" W	35.00'
L13	N 83° 20' 08" W	35.00'
L14	N 27° 25' 45" W	35.00'
L15	N 54° 10' 09" E	63.13'
L16	N 08° 04' 43" E	35.00'
L17	N 31° 14' 48" E	35.00'
L18	N 70° 12' 42" E	35.00'
L19	S 37° 56' 40" E	45.43'
L20	N 53° 13' 10" E	29.08'
L21	S 29° 38' 29" E	8.05'
L22	S 53° 13' 10" W	25.25'
L23	N 29° 38' 29" W	8.08'
L24	S 35° 46' 43" E	32.57'
L25	N 70° 18' 06" E	5.00'
L26	N 70° 18' 06" E	5.00'
L27	S 37° 48' 47" E	35.00'
L30	N 66° 38' 37" W	100.60'
L31	S 40° 21' 47" W	143.39'
L32	N 37° 37' 31" W	101.25'
L32A	N 37° 37' 31" W	71.69'
L32B	S 37° 37' 31" E	29.56'
L33	S 59° 37' 36" E	35.89'
L34	S 86° 16' 47" W	206.58'
L35	N 36° 53' 10" W	97.70'
L36	S 24° 20' 41" E	231.14'
L37	N 66° 33' 15" E	43.19'
L38	N 66° 29' 01" W	150.68'
L39	N 50° 03' 55" W	196.61'
L40	S 40° 50' 23" W	2.50'
L41	N 50° 03' 55" W	145.50'
L42	N 41° 33' 46" W	371.01'
L43	S 58° 00' 07" W	2.61'
L44	N 23° 51' 19" W	327.34'
L45	N 66° 08' 41" E	2.02'
L46	N 20° 32' 03" W	159.52'
L47	S 77° 21' 18" W	56.54'
L48	S 41° 55' 26" W	29.56'
L49	S 58° 29' 09" W	50.93'
L50	N 08° 31' 30" E	49.27'
L51	S 74° 24' 27" E	53.52'
L52	S 27° 30' 12" E	134.35'
L53	N 22° 51' 35" W	197.52'
L54	N 02° 51' 31" E	105.83'
L55	N 05° 19' 05" W	10.51'
L56	N 84° 40' 55" E	2.50'
L57	N 05° 19' 05" W	58.06'
L58	S 05° 19' 05" E	34.89'
L59	S 37° 17' 59" E	41.45'
L60	S 76° 55' 03" W	19.73'

CURVE TABLE - BOUNDARY

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.89'	35.09'	N 21°12'40" W	89°08'07"
C2	25.00'	39.27'	35.36'	S 68°21'23" W	90°00'00"
C3	1455.00'	1075.03'	1050.74'	N 44°36'44" W	42°19'59"
C4	820.57'	147.76'	147.56'	N 28°36'14" W	10°19'01"
C5	692.37'	45.00'	44.99'	S 31°54'03" E	03°43'25"
C6	280.00'	41.56'	41.53'	N 23°57'02" W	08°30'19"
C7	25.00'	40.41'	36.15'	S 74°13'05" W	92°36'58"
C8	383.10'	55.30'	55.26'	S 11°59'58" E	08°16'16"
C9	333.10'	137.42'	136.44'	S 19°40'56" E	23°38'12"
C10	25.00'	44.32'	38.74'	S 75°38'28" E	101°34'51"
C11	25.00'	38.66'	34.92'	N 08°31'09" E	88°35'51"

CURVE TABLE - CENTERLINE ROADS

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE
C12	843.41'	257.36'	256.36'	N 57°54'07" W	17°29'00"
C13	1141.62'	512.36'	508.07'	N 36°18'11" W	25°42'52"
C14	700.00'	98.24'	98.16'	N 19°25'32" W	08°02'27"
C14A	700.00'	83.01'	82.96'	N 20°02'56" W	06°47'39"
C14B	700.00'	15.23'	15.23'	N 16°01'42" W	01°14'48"
C15	637.00'	204.10'	203.22'	N 24°35'02" W	18°21'27"
C16	194.00'	240.96'	225.77'	N 38°48'50" E	71°09'47"
C17	190.00'	161.90'	157.05'	N 27°38'38" E	48°49'24"
C18	190.00'	258.03'	238.65'	S 89°02'20" E	77°48'39"
C19	600.00'	727.87'	684.06'	N 15°22'49" W	69°30'25"
C20	1000.00'	69.52'	69.50'	N 21°21'53" E	03°58'59"
C21	225.00'	263.63'	248.81'	N 33°04'38" W	67°07'59"
C22	340.00'	228.07'	223.82'	N 18°43'39" W	38°26'01"
C23	375.00'	297.79'	290.03'	N 15°11'40" W	45°29'59"
C24	250.00'	118.92'	117.80'	N 06°04'17" W	27°15'12"
C25	225.00'	131.61'	129.74'	N 21°11'15" W	33°30'49"
C26	340.00'	320.00'	308.32'	N 10°58'54" W	53°55'32"

LINE TABLE

L61	N 07° 30' 25" E	120.82'
L62	N 21° 37' 23" E	132.39'
L63	N 05° 22' 42" W	127.99'
L64	S 26° 16' 08" E	150.10'
L65	S 05° 14' 41" E	23.76'
L66	S 06° 57' 12" W	139.63'
L67	S 71° 00' 10" E	16.78'
L68	N 31° 44' 10" E	35.22'
L69	S 12° 40' 10" W	72.80'
L70	S 23° 21' 23" W	33.33'
L71	S 69° 53' 53" E	5.76'
L72	S 20° 06' 07" W	231.00'
L73	N 60° 23' 53" W	248.05'
L74	N 40° 25' 37" W	106.79'
L75	N 30° 28' 29" W	39.48'
L76	S 40° 31' 07" W	22.86'
L77	S 40° 55' 36" W	16.57'
L78	S 57° 45' 00" W	27.20'
L79	S 86° 16' 47" W	200.13'
L80	N 36° 53' 10" W	45.47'
L81	S 24° 20' 41" E	99.65'
L82	N 03° 43' 13" W	15.00'
L83	N 66° 21' 32" W	236.68'
L84	S 04° 55' 11" W	111.24'
L85	S 20° 27' 20" E	156.57'
L86	N 66° 41' 22" E	115.62'
L87	S 66° 41' 22" W	117.50'

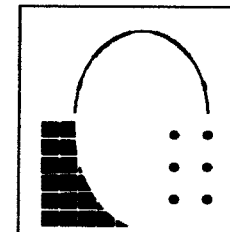
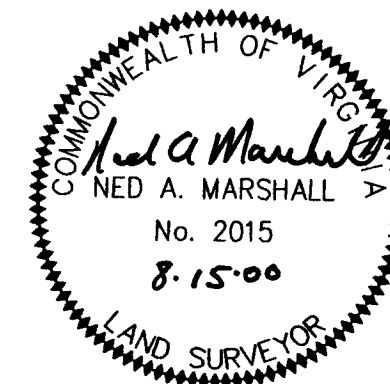
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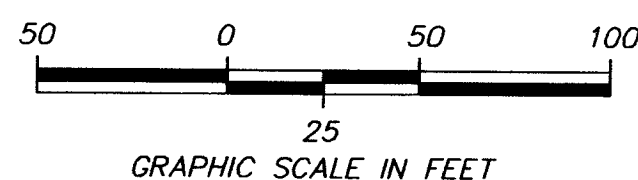
PLAT SHOWING
SUBDIVISION, STREET DEDICATION
AND VARIOUS EASEMENTS
SECTION SIX
DAWSON LANDING
WOODBIDGE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
DATE: MARCH 1, 2000

PROJECT # 548 PLAN # 00-00154



THE ENGINEERING GROUPE, INC.
13625 OFFICE PLACE, SUITE 101
WOODBIDGE, VIRGINIA 22192
703-670-0985 SHEET 11 OF 12

* DENOTES EASEMENT HEREBY GRANTED.
** DENOTES HEREBY GRANTED FOR PUBLIC STREET PURPOSES (509,558 SF).
*** EXISTING EASEMENT AS PER DB. 2715 PG 1168.



CURVE TABLE - LOTLINES

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE
C27	881.41'	244.42'	243.63'	N 57°06'15" W	15°53'17"
C28	1179.62'	529.41'	524.98'	N 36°18'11" W	25°42'52"
C29	809.41'	221.27'	220.59'	N 56°59'31" W	15°39'48"
C29A	809.41'	75.06'	75.04'	N 62°10'00" W	05°18'49"
C29B	809.41'	101.23'	101.16'	N 55°55'38" W	07°09'56"
C29C	809.41'	44.98'	44.98'	N 50°45'08" W	03°11'03"
C30	1107.62'	497.10'	492.94'	N 36°18'11" W	25°42'52"
C30A	1107.62'	64.40'	64.39'	N 47°29'40" W	03°19'53"
C30B	1107.62'	122.81'	122.75'	N 42°39'08" W	06°21'11"
C30C	1107.62'	119.32'	119.27'	N 36°23'22" W	06°10'21"
C30D	1107.62'	129.69'	129.62'	N 29°56'56" W	06°42'32"
C30E	1107.62'	60.87'	60.86'	N 25°01'12" W	03°08'55"
C31	25.00'	41.76'	37.07'	N 26°32'23" E	95°42'41"
C32	220.00'	273.25'	256.02'	N 38°48'50" E	71°09'47"
C32A	220.00'	101.29'	100.40'	N 61°12'22" E	26°22'42"
C32B	220.00'	84.05'	83.54'	N 37°04'20" E	21°53'23"
C32C	220.00'	87.91'	87.33'	N 14°40'47" E	22°53'42"
C33	164.00'	139.75'	135.56'	N 27°38'38" E	48°49'24"
C33A	164.00'	58.46'	58.16'	N 13°26'42" E	20°25'32"
C33B	164.00'	81.28'	80.46'	N 37°51'24" E	28°23'52"
C34	25.00'	39.27'	35.36'	S 82°56'40" E	90°00'00"
C35	316.00'	211.97'	208.02'	N 18°43'39" W	38°26'01"
C35A	316.00'	34.64'	34.62'	N 34°48'16" W	06°16'48"
C35B	316.00'	172.32'	170.19'	N 16°02'34" W	31°14'37"
C35C	316.00'	5.02'	5.02'	N 00°02'03" E	00°54'37"
C36	249.00'	291.75'	275.35'	N 33°04'38" W	67°07'59"
C36A	249.00'	73.91'	73.64'	N 58°08'25" W	17°00'24"
C36B	249.00'	111.41'	110.49'	N 36°49'08" W	25°38'11"
C36C	249.00'	88.14'	87.68'	N 13°51'38" W	20°16'49"
C36D	249.00'	18.29'	18.29'	N 01°36'56" W	04°12'35"
C37	25.00'	39.27'	35.36'	N 21°38'37" W	90°00'00"
C38	25.00'	40.06'	35.91'	N 69°15'59" E	91°49'12"
C39	25.00'	39.27'	35.36'	N 21°38'37" W	90°00'00"
C40	1024.00'	71.19'	71.17'	N 21°21'53" E	03°58'59"
C40A	1024.00'	43.59'	43.59'	N 20°35'34" E	02°26'21"
C40B	1024.00'	27.59'	27.59'	N 22°35'04" E	01°32'38"
C41	624.00'	756.99'	711.42'	N 15°22'49" W	69°30'25"
C41A	624.00'	59.44'	59.42'	N 47°24'17" W	05°27'28"
C41B	624.00'	94.78'	94.69'	N 40°19'28" W	08°42'10"
C41C	624.00'	94.78'	94.69'	N 31°37'18" W	08°42'10"
C41D	624.00'	94.78'	94.69'	N 22°55'08" W	08°42'10"
C41E	624.00'	94.78'	94.69'	N 14°12'58" W	08°42'10"
C41F	624.00'	94.78'	94.69'	N 05°30'49" W	08°42'10"
C41G	624.00'	94.78'	94.69'	N 03°11'21" E	08°42'10"
C41H	624.00'	94.78'	94.69'	N 11°53'31" E	08°42'10"
C41EYE	624.00'	34.09'	34.08'	N 17°48'30" E	03°07'48"
C42	214.00'	248.26'	234.57'	S 83°22'06" E	66°28'10"
C42A	214.00'	43.40'	43.33'	N 69°12'27" E	11°37'15"
C42B	214.00'	86.13'	85.55'	N 86°32'54" E	23°03'39"
C42C	214.00'	86.53'	85.94'	N 70°20'14" W	23°10'04"
C42D	214.00'	32.19'	32.16'	N 54°26'37" W	08°37'11"
C43	25.00'	34.32'	31.69'	S 77°16'25" E	78°39'31"
C44	25.00'	39.78'	35.71'	N 07°38'15" E	91°09'50"
C45	25.00'	38.76'	34.99'	S 82°21'45" E	88°50'10"
C46	203.00'	118.74'	117.05'	N 21°11'15" W	33°30'49"
C47	25.00'	34.11'	31.52'	N 34°39'02" E	78°09'47"
C48	53.00'	238.81'	82.28'	N 55°20'58" W	258°09'47"
C48A	53.00'	10.26'	10.25'	N 01°07'01" E	11°05'43"
C48B	53.00'	51.71'	49.69'	N 34°37'04" E	55°54'23"
C48C	53.00'	75.48'	69.26'	S 76°37'48" E	81°35'54"
C48D	53.00'	101.35'	86.60'	N 18°57'02" E	109°33'47"
C49	247.00'	144.48'	142.42'	N 21°11'15" W	33°30'49"
C49A	247.00'	71.98'	71.73'	N 29°35'45" W	16°41'49"
C49B	247.00'	72.50'	72.24'	N 12°50'21" W	16°49'00"
C50	25.00'	39.27'	35.36'	N 07°03'20" E	90°00'00"
C51	25.00'	39.27'	35.36'	S 82°56'40" E	90°00'00"
C52	350.00'	277.94'	270.70'	N 15°11'40" W	45°29'59"
C52A	350.00'	130.52'	129.77'	N 27°15'40" W	21°22'00"
C52B	350.00'	147.42'	146.33'	N 04°30'40" W	24°07'59"
C53	275.00'	130.81'	129.58'	N 06°04'17" W	27°15'12"
C53B	275.00'	45.46'	45.41'	N 14°57'43" W	09°28'19"
C53A	275.00'	85.34'	85.00'	N 01°20'07" W	17°46'53"
C54	500.00'	139.68'	139.23'	N 22°02'09" W	16°00'22"
C55	25.00'	39.96'	35.84'	N 59°49'07" W	91°34'18"
C56	168.00'	208.67'	195.51'	N 38°48'50" E	71°09'47"
C56A	168.00'	31.13'	31.08'	N 69°05'15" E	10°36'56"
C56B	168.00'	177.54'	169.39'	N 33°30'22" E	60°32'51"
C57	216.00'	184.06'	178.54'	N 27°38'38" E	48°49'24"
C57A	216.00'	79.20'	78.76'	N 13°44'13" E	21°00'34"
C57B	216.00'	86.64'	86.06'	N 35°43'56" E	22°58'51"
C57C	216.00'	18.22'	18.22'	N 49°38'21" E	04°49'59"
C58	25.00'	39.27'	35.36'	N 07°03'20" E	90°00'00"

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE
C58	25.00'	39.27'	35.36'	N 07°03'20" E	90°00'00"
C59	400.00'	317.65'	309.37'	N 15°11'40" W	45°29'59"
C59A	400.00'	28.77'	28.77'	N 35°53'01" W	04°07'17"
C59B	400.00'	95.43'	95.20'	N 26°59'18" W	13°40'09"
C59C	400.00'	93.08'	92.87'	N 13°29'15" W	13°19'57"
C59D	400.00'	97.14'	96.90'	N 00°08'09" E	13°54'53"
C59E	400.00'	3.23'	3.23'	N 07°19'27" E	00°27'44"
C60	225.00'	107.02'	106.02'	N 06°04'17" W	27°15'12"
C61	25.00'	39.27'	35.36'	N 68°21'23" E	90°00'00"
C62	201.00'	235.51'	222.27'	N 33°04'38" W	67°07'59"
C62A	201.00'	164.37'	159.83'	N 43°12'58" W	46°51'19"
C62B	201.00'	71.14'	70.77'	N 09°38'58" W	20°16'40"
C63	364.00'	244.17'	239.62'	N 18°43'39" W	38°26'01"
C63A	364.00'	68.84'	68.74'	N 32°31'36" W	10°50'08"
C63B	364.00'	101.63'	101.30'	N 19°06'36" W	15°59'50"
C63C	364.00'	73.70'	73.57'	N 05°18'40" W	11°36'03"
C64	25.00'	39.27'	35.36'	N 07°03'20" E	90°00'00"
C65	25.00'	39.27'	35.36'	S 82°56'40" E	90°00'00"
C66	318.00'	299.29'	288.37'	N 10°58'54" W	53°55'32"
C66A	318.00'	178.65'	176.31'	N 21°51'01" W	32°11'17"
C66B	318.00'	120.65'	119.92'	N 05°06'45" E	21°44'15"
C67	53.00'	244.21'	78.77'	N 63°58'42" E	264°00'20"
C67A	53.00'	111.20'	91.90'	N 07°55'07" W	120°12'41"
C67B	53.00'	64.06'	60.23'	N 86°48'38" E	69°14'49"
C67C	53.00'	51.37'	49.39'	N 30°47'49" W	55°32'17"
C67D	53.00'	17.58'	17.50'	N 06°28'36" E	19°00'32"
C68	25.00'	31.61'	29.55'	N 31°48'12" W	72°26'33"
C69	362.00'	267.65'	261.59'	N 16°45'47" W	42°21'45"
C69A	362.00'	105.64'	105.27'	N 29°35'03" W	16°43'13"
C69B	362.00'	162.01'	160.66'	N 08°24'11" W	25°38'32"
C70	25.00'	39.27'	35.36'	N 07°03'20" E	90°00'00"
C71	166.00'	225.44'	208.51'	S 89°02'20" E	77°48'39"
C72	576.00'	698.76'	656.69'	N 15°22'49" W	69°30'25"
C72A	576.00'	25.00'	25.00'	N 48°53'24" W	02°29'13"
C72B	576.00'	128.08'	127.81'	N 41°16'36" W	12°44'25"
C72C	576.00'	110.90'	110.73'	N 29°23'27" W	11°01'53"
C72D	576.00'	108.50'	108.34'	N 18°28'44" W	10°47'33"
C72E	576.00'	108.76'	108.60'	N 07°40'24" W	10°49'07"
C72F	576.00'	108.76'	108.60'	N 03°08'43" E	10°49'07"
C72G	576.00'	108.76'	108.60'	N 13°57'50" E	10°49'07"
C73	976.00'	67.85'	67.84'	N 21°21'53" E	03°58'59"
C73A	976.00'	60.14'	60.14'	N 21°08'19" E	03°31'51"
C73B	976.00'	7.71'	7.71'	N 23°07'49" E	00°27'09"
C74	666.00'	24.76'	24.75'	N 22°22'52" W	02°07'47"
C59	400.00'	317.65'	309.37'	N 15°11'40" W	45°29'59"
C59A	400.00'	28.77'	28.77'	N 35°53'01" W	04°07'17"
C59B	400.00'	95.43'	95.20'	N 26°59'18" W	13°40'09"
C59C	400.00'	93.08'	92.87'	N 13°29'15" W	13°19'57"
C59D	400.00'	97.14'	96.90'	N 00°08'09" E	13°54'53"
C59E	400.00'	3.23'	3.23'	N 07°19'27" E	00°27'44"
C60	225.00'	107.02'	106.02'	N 06°04'17" W	27°15'12"

APPROVED

DEC 12 2000

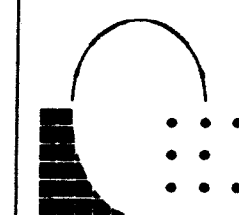
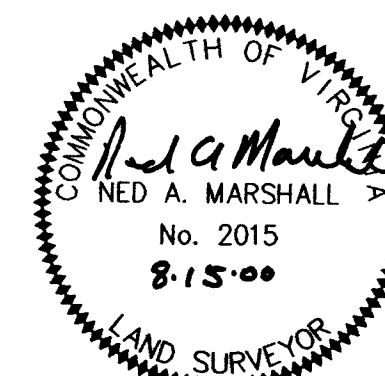
OFFICE OF PLANNING

D. N. N. N.



PLAT SHOWING
SUBDIVISION, STREET DEDICATION
AND VARIOUS EASEMENTS
SECTION SIX
DAWSON LANDING
WOODBIDGE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
DATE: MARCH 1, 2000

PROJECT # 548 PLAN # 00-00154



THE ENGINEERING GROUPE, INC.

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