



RECEIVED

2021 NOV -3 P 4:10
PLANNING OFFICE
PRINCE WILLIAM COUNTY

LETTER OF TRANSMITTAL

TO: Prince William County Planning Office
5 County Complex Court
Prince William, VA 22192

DATE: 11-3-2021 PROJECT NO: 21236.001.00

PROJECT: Comprehensive Plan Amendment Application (Out of Turn)

WE ARE SENDING (✓) HEREWITH

SENT VIA () REGULAR MAIL () FEDERAL EXPRESS () YOUR MESSENGER

() PRIORITY MAIL (✓) OUR MESSENGER () COURIER () ELECTRONIC SUBMISSION

NO. COPIES	DWG. NO.	DWG. DATE	DESCRIPTION / TITLE	PRINT	MYLAR	OTHER
5			Copies of Application Forms	✓		
5			Copies of Deeds and Plats	✓		
5			Copies of Exhibits (and 1 reduced size copy)	✓		
5			Copies of Statement of Justification	✓		
5			Copies of Trip Generation Estimates	✓		
5			Copies of Cultural Resources Form	✓		
5			Copies of Property List	✓		
1			Thumb Drive containing Application Documents	✓		
1			Check for Application Fee - \$2,197.92	✓		

REMARKS:

RECEIVED BY: _____

COPY TO: _____

BY: Steven Grant

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499-63-6178	AE	T/F	5.3680
Total Acreage:			5.3680

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property*

Authorized Agent(s)*

Name: BRANDON & TERESA GREENE

Name: Tim Kissler c/o CastleRock Partners, LLC

Mailing Address: 12884 Livia Drive

Mailing Address: 12894 Livia Drive

City/State/Zip: Catiharpin, VA 20143

City/State/Zip: Catharpin, VA 20143

Phone: 571-261-2534

Phone: 202-957-6300

Email: tpgeene@gmail.com

Email: tkissler@CastleRockPartners.net

Contract Purchaser/Lessee*

Engineer*

Name: _____

Name: Mike Kitchen c/o christopher consultants

Mailing Address: _____

Mailing Address: 9301 Innovation Drive, Suite 150

City/State/Zip: _____

City/State/Zip: Manassas, VA 20110

Phone: _____

Phone: 703-393-9887

Email: _____

Email: mikekitchen@ccl-eng.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 29 day of September 2021

Brandon Greene Teresa P. Greene
 Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 29th day of September, 2021,
(day) (month) (year)

I, Brandan & Teresa Geene

(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

Brandan Geene
Owner

Teresa P. Geene
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 29 day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 6/30/2023

Karen Waldhouse
Notary Public # 7388359



Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 29th day of September, 2021,
(day) (month) (year)

I, Brandan & Teresa Geene, owner of
7499-63-6178 (describe land by Grid Parcel Identification Number (GPIN))
make, constitute, and appoint TIMOTHY L. KISSLER

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said
TIMOTHY L. KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
September 29, 2021, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.

Brandan Geene
Owner

Teresa P. Geene
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 29 day of September, 2021 in my
county and state aforesaid, by the aforementioned principal.

My commission expires: 6/30/2023

Karen Waldrope
Notary Public # 7388359





PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12884 LIVIA DR

7499-63-6178

General Info Notes Map

Property Information		
Account Number	085316	Property Address:
Owner Name	GEENE BRANDAN M & TERESA L SURV	12884 LIVIA DR
Owner Address	12884 LIVIA DR	CATHARPIN VA 20143
	CATHARPIN VA 20143-1221	
Use Code	11 SFD Detached	

Description
PT PCL G (LOT 11B) 149-1-11A1

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$165,800
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$572,200
Zoning	Semi-rural Residential (1/5a)	Total - Market Value	\$738,000
Acres	5.3680		

[<< Previous Card](#) **Card 1 of 1** [Next Card >>](#)

Dwelling Information				
# of Stories	2	# Bedrooms	3	Basement Type
Year Built	2003	Full Baths	2	Style
Fin Area	2912	Half Baths	1	Exterior Wall
Unfin Area	0	Basement Area	1440	
Fireplaces	1	Fin Basement	0	
				234 Walkout
				3 2 Story, 2 plus Story
				57 Partial Stone Front w/AV

Card - 1

Improvements		
IMPR Type	Description	Area
Addition	DEK Deck	192
Addition	POR Porch, Open	525
Addition	PAT Patio	352
Other Improvement	GD3 Gar Detached - 3 Car	1200

Assessment History						
Reason	Year	Land	Use	IMPR	Total	
General Reassessment	2021	\$165,800	\$0	\$572,200	\$738,000	
General Reassessment	2020	\$164,900	\$0	\$531,200	\$696,100	
General Reassessment	2019	\$164,900	\$0	\$484,600	\$649,500	
General Reassessment	2018	\$160,900	\$0	\$469,400	\$630,300	
General Reassessment	2017	\$159,700	\$0	\$451,400	\$611,100	
General Reassessment	2016	\$159,700	\$0	\$427,900	\$587,600	
General Reassessment	2015	\$159,700	\$0	\$451,300	\$611,000	
General Reassessment	2014	\$148,500	\$0	\$447,500	\$596,000	
General Reassessment	2013	\$136,600	\$0	\$363,500	\$500,100	
General Reassessment	2012	\$132,100	\$0	\$352,300	\$484,400	
General Reassessment	2011	\$143,800	\$0	\$293,300	\$437,100	
General Reassessment	2010	\$168,600	\$0	\$273,300	\$441,900	
General Reassessment	2009	\$177,700	\$0	\$303,800	\$481,500	
General Reassessment	2008	\$224,900	\$0	\$381,500	\$606,400	
General Reassessment	2007	\$267,000	\$0	\$383,900	\$650,900	
General Reassessment	2006	\$267,000	\$0	\$533,900	\$800,900	
General Reassessment	2005	\$163,000	\$0	\$446,500	\$609,500	
General Reassessment	2004	\$153,600	\$0	\$381,700	\$535,300	
General Reassessment	2003	\$111,300	\$0	\$0	\$111,300	
General Reassessment	2002	\$104,800	\$0	\$0	\$104,800	
General Reassessment	2001	\$89,600	\$0	\$0	\$89,600	
General Reassessment	2000	\$86,100	\$0	\$0	\$86,100	
General Reassessment	1999	\$82,000	\$0	\$0	\$82,000	
General Reassessment	1998	\$79,200	\$0	\$0	\$79,200	
General Reassessment	1997	\$77,900	\$0	\$0	\$77,900	
General Reassessment	1996	\$77,200	\$0	\$0	\$77,200	

Transfer History					
Date	Sale Amount	Owner	Transfer Type	Conveyance Number	
2002/02/27	\$0	GEENE BRANDAN M & TERESA L SURV	XG	200202270026028	



THIS DEED OF GIFT made this 31st day of January, 2002, by and between

MATTHEW P. GEENE, JR. and CHRISTINE O. GEENE, husband and wife,
Grantors, to BRANDAN M. GEENE and TERESA L. GEENE, husband and wife,
Grantees.

WITNESSETH:

That for and in consideration of the love and affection of the Grantors for the
Grantees, and other good and valuable considerations, the receipt of which is
hereby acknowledged, the said Grantors do hereby grant, give, and convey with
Special Warranty of title, unto the said Grantees, as tenants by the entireties with
full common law rights of survivorship, that certain lot or parcel of land lying and
being situate in Prince William County, Virginia, and more particularly described
as follows:

PIN 7499-63-6178

All of Lot Eleven B (11B) containing 5.368 acres and
more particularly described as:

Beginning at an iron pin in the western line of State
Route No. 705 and the northern line of Livia Drive; thence
with the northern lines of Livia Drive the following courses,
S 89 11 17 W 126.70 feet to an iron pin; thence with a curve
to the right on a radius of 361.76 feet and an arc length of
111.60 feet to an iron pin; thence N 73 08 10 W 170.83 feet
to an iron pipe found; thence with a curve to the right on a
radius of 192.00 feet and an arc length of 301.42 feet to an

Grantee Address:

7278 Centreville Road
Manassas, VA 20111-1790

Tax exempt pursuant to Virginia Code Section 58.1-811(D)

Document prepared by and return to:

Leo J. Scalfaro
9403 Grant Ave., Suite 205
Manassas, VA 20110-5509

iron pipe found; thence N 16 48 42 E 131.59 feet to an iron pipe; thence with the southern line of revised Lot No. 110 N 84 25 09 E 506.23 feet to an iron pipe in stream, in line with Garrett's other property; thence with the lines of Garrett's other property S 13 10 11 W 60.00 feet to an iron rod in stream; thence S 16 46 16 E 268.34 feet to an iron pipe in the western line of State Route No. 705; thence with the western lines of State Route No. 705, the following courses S 31 00 17 W 53.00 feet to an iron pin; thence S 60 29 43 E 22.00 feet to an iron pin; thence S 33 05 17 W 126.68 feet to the point of beginning and containing 5.368 acres.

AND BEING the same property conveyed to Matthew P. Geene, Jr. and Christine O. Geene, his wife, by Deed dated March 20, 1985 from John F. Garrett and Pearl S. Garrett, his wife, and recorded in Deed Book 1307 at Page 559 among the land records of Prince William County, Virginia.

The above described land is conveyed subject to all easements, conditions, covenants, restrictions and rights of way of record legally affecting the said property.

The Grantors covenant that they have the right to convey the said land to the said Grantees, that the said Grantees shall have quiet possession of the same, free from all encumbrances, and that they, the said Grantors, will execute such further assurances of the said land as may be requisite.

WITNESS the following signatures and seals:

Matthew P. Geene, Jr. (SEAL)
MATTHEW P. GEENE, JR.

Christine O. Geene (SEAL)
CHRISTINE O. GEENE

STATE OF VIRGINIA,
COUNTY OF PRINCE WILLIAM, to-wit:

The foregoing Deed of Gift was acknowledged before me this 31st

day of January, 2002 by Matthew P. Geene, Jr. and Christine O. Geene.

Notary Public, Commonwealth of Virginia
My Commission Expires July 31, 2004

My Commission expires: July 31 2004

Jerry E. Kencill
NOTARY PUBLIC

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499.64.5227	AF	T/F	5.7020
Total Acreage:			5.7020

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property*

Authorized Agent(s)*

Name: PETER & ROBYN CANDLAND

Name: Tim Kissler c/o CastleRock Partners, LLC

Mailing Address: _____

Mailing Address: 12894 Livia Drive

City/State/Zip: _____

City/State/Zip: Catharpin, VA 20143

Phone: _____

Phone: 202-957-6300

Email: _____

Email: tkissler@CastleRockPartners.net

Contract Purchaser/Lessee*

Engineer*

Name: _____

Name: Mike Kitchen c/o christopher consultants

Mailing Address: _____

Mailing Address: 9301 Innovation Drive, Suite 150

City/State/Zip: _____

City/State/Zip: Manassas, VA 20110

Phone: _____

Phone: 703-393-9887


Email: _____

Email: mikekitchen@ccl-eng.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 25TH day of September OCTOBER, 2021.


 Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 25TH day of OCTOBER, 2021,
(day) (month) (year)

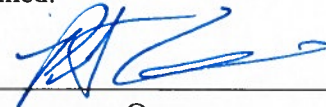
I, PETE & ROBYN CAWDLAND, owner of
7499-64-5227 (describe land by Grid Parcel Identification Number (GPIN))

make, constitute, and appoint TIM KISSLER,

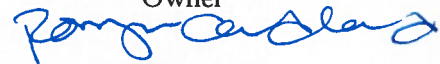
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said

TIM KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
OCTOBER 25, 2021, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.



Owner

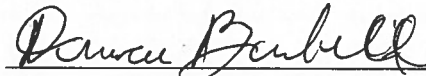


COMMONWEALTH OF VIRGINIA:

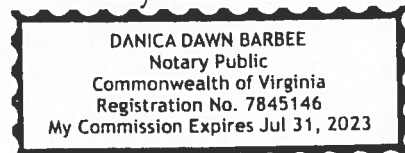
County of Prince William

Subscribed and sworn to before me this 25th day of October, 2021 in my
county and state aforesaid, by the aforementioned principal.

My commission expires: July 31, 2023



Notary Public



Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 25th day of OCTOBER, 2021,
(day) (month) (year)

I, ROBYN CAROLAND
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

Robyn Caroland
Owner

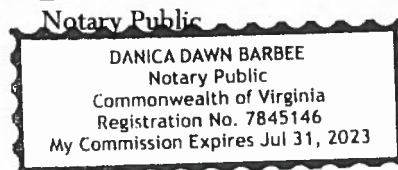
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 25th day of October, 2021 in my county and state aforesaid, by the aforementioned principal.

Danica Barbée

My commission expires: July 31, 2023



* [Signature]

- I am on The Board of County Supervisors.



PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12888 LIVIA DR

7499-64-5227

General Info Notes Map

Property Information

Account Number	016531	Property Address:
Owner Name	CANDLAND PETER K & ROBYN L SURV	12888 LIVIA DR
Owner Address	12888 LIVIA DR	CATHARPIN VA 20143
	CATHARPIN VA 20143	
Use Code	11 SFD Detached	

Description
PT PCL G 149-1-11A

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$172,100
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$604,200
Zoning	Semi-rural Residential (1/5a)	Total - Market Value	\$776,300
Acres	5.7020		

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information

# of Stories	2	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1987	Full Baths	3	Style	3 2 Story, 2 plus Story
Fin Area	3628	Half Baths	1	Exterior Wall	22 All Alum/Vinyl
Unfin Area	0	Basement Area	2108		
Fireplaces	2	Fin Basement	1391		

Card - 1

Improvements

IMPR Type	Description	Area
Addition	POR Porch, Open	192
Addition	GAR Garage	780
Addition	PAT Patio	1378
Addition	DEK Deck	784
Other Improvement	SS1 Storage Shed	288
Other Improvement	FSS Farm Sun Shelter	144
Other Improvement	IGP Inground Pool	540
Other Improvement	FSS Farm Sun Shelter	400
Other Improvement	SS1 Storage Shed	108
Other Improvement	SS1 Storage Shed	144
Other Improvement	GD1 Gar Detached - 1 Car	540

Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$172,100	\$0	\$604,200	\$776,300
General Reassessment	2020	\$170,400	\$0	\$566,600	\$737,000
General Reassessment	2019	\$170,400	\$0	\$521,700	\$692,100
General Reassessment	2018	\$166,700	\$0	\$504,700	\$671,400
General Reassessment	2017	\$164,400	\$0	\$558,000	\$722,400
General Reassessment	2016	\$164,400	\$0	\$530,400	\$694,800
General Reassessment	2015	\$164,200	\$0	\$561,100	\$725,300
General Reassessment	2014	\$153,000	\$0	\$544,200	\$697,200
General Reassessment	2013	\$139,800	\$0	\$455,700	\$595,500
General Reassessment	2012	\$135,600	\$0	\$442,600	\$578,200
General Reassessment	2011	\$148,000	\$0	\$369,500	\$517,500
General Reassessment	2010	\$173,400	\$0	\$345,500	\$518,900
General Reassessment	2009	\$182,800	\$0	\$385,200	\$568,000
General Reassessment	2008	\$231,200	\$0	\$485,000	\$716,200
General Reassessment	2007	\$276,000	\$0	\$489,700	\$765,700
General Reassessment	2006	\$276,000	\$0	\$682,900	\$958,900
General Reassessment	2005	\$166,700	\$0	\$573,000	\$739,700
General Reassessment	2004	\$157,000	\$0	\$491,300	\$648,300
General Reassessment	2003	\$113,500	\$0	\$414,900	\$528,400
General Reassessment	2002	\$107,100	\$0	\$358,600	\$465,700
General Reassessment	2001	\$91,900	\$0	\$304,300	\$396,200
General Reassessment	2000	\$84,800	\$0	\$277,800	\$362,600
General Reassessment	1999	\$80,800	\$0	\$257,200	\$338,000

After Recording Return to:
Metropolitan Title, LLC
14535 John Marshall Highway, Suite 109
Gainesville VA, 20155
Old Republic National Title Insurance Company
File No.: 1702236

201711210087814

Prince William County, VA
11/21/2017 11:29 AM Pgs: 2
Jacqueline C Smith, Esq., Clerk
Grantor Tax: \$722.50



DEED

THIS DEED, made this 15 day of Nov, 2017, by and between **Lue Ann RAY**, Grantor, and **Peter K. CANDLAND** and **Robyn L. CANDLAND**, Grantees;

WITNESSETH

THAT, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, said Grantor does grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto **Peter K. CANDLAND** and **Robyn L. CANDLAND**, Grantees, as tenants by the entirety with common law right of survivorship, their heirs, personal representatives and assigns, in fee simple, all that piece or parcel of land situate, lying and being in the County of Prince William, Commonwealth of Virginia and, described as follows:

ALL OF THAT CERTAIN lot or parcel of land, lying and being situate in Prince William County, Virginia, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the East edge of Livia Drive, a corner to the N/F Massie; thence North 38 degrees 20' 35" E. 240.60 feet to a point; thence North 16 degrees 48' 42" East 224.15 feet to a point; thence South 55 degrees 45' 18" E. 164.03 feet to a point; thence South 09 degrees 00' 49" West, 131.38 feet to a point; thence South 27 degrees 43' 41" East 137.82 feet to a point; thence South 59 degrees 44' 41" East 103.66 feet to a point; thence South 13' degrees 10' 11" West 164.06 feet to a point; thence South 84 degrees 25' 09" W. 506.23 feet to a point; thence North 16 degrees 48' 42" East 60.00 feet to a point; thence on a curve to the left with an arc of 274.45 feet and a radius of 245.00 feet to the point and place of beginning, containing 5.702 acres, more or less, on a Plat of Survey prepared by Holmes S. Smith & Associates, dated February 10, 1989, revised March 10, 1989 and attached to and made part of Deed recorded in Deed Book 1641, Page 808, among the Land Records of Prince William County, Virginia.

SUBJECT TO a Road Maintenance Agreement recorded in Deed Book 2017, Page 1951, among the aforesaid Land Records.

AND BEING the same property conveyed by Joel Anthony Thompson and Clara A. Thompson, husband and wife, unto Lue Ann Ray, married, by virtue of a Deed dated November 21, 2011, and recorded November 23, 2011 at Instrument No. 201111230096710, among the Land Records of Prince William County, Virginia.

THIS conveyance is made expressly subject to the restrictions, conditions, rights-of-way, and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein, and to matters visible upon inspection.

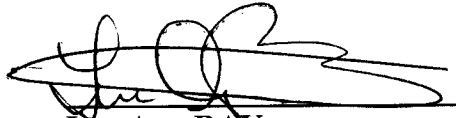
Prepared by: James E. Mitchell, III, Esq. VA Bar Number: 23104
Grantee Address: 12888 Livia Drive Catharpin, VA 20143
Tax Map No: 7499-64-5227
Consideration: \$680,000.00
Assessment: \$722,400.00

172

1

AND the said Grantor(s) covenant(s) that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

Witness hand(s) and seal(s) of the said Grantor(s).


Lue Ann RAY

COMMONWEALTH OF VIRGINIA, COUNTY OF Prince William to wit:

On this 15 day of Nov, 2017, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Lue Ann RAY** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in any presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Debra Scott Combs
Notary Public

My commission Expires: 03-11-2019



(2)

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)
Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499.64.1457	AE	T/F	5.0000
Total Acreage:			5.0000

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
 The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property* **Authorized Agent(s)***
 Name: KAREN S. KISSLER - TIM KISSLER Name: Tim Kissler c/o CastleRock Partners, LLC
 Mailing Address: 12894 LIVIA DRIVE Mailing Address: 12894 Livia Drive
 City/State/Zip: CATHARPIN VA 20143 City/State/Zip: Catharpin, VA 20143
 Phone: 703.606.3406 Phone: 202-957-6300
 Email: _____ Email: tkissler@CastleRockPartners.net

Contract Purchaser/Lessee* **Engineer***
 Name: _____ Name: Mike Kitchen c/o christopher consultants
 Mailing Address: _____ Mailing Address: 9301 Innovation Drive, Suite 150
 City/State/Zip: _____ City/State/Zip: Manassas, VA 20110
 Phone: _____ Phone: 703-393-9887
 Email: _____ Email: mikekitchen@ccl-eng.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 25TH day of OCTOBER ~~September~~, 2021.

Karen Kissler 
 Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 25th day of October, 2021,
(day) (month) (year)

I, Karen & Tim Kissel
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

Karen Kissel
Owner

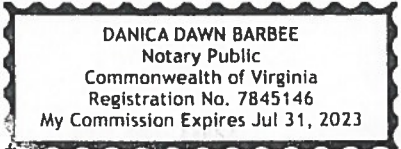
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 25th day of October, 2021 in my county and state aforesaid, by the aforementioned principal.

Danica Barbée
Notary Public

My commission expires: July 31, 2023



Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 25th day of OCTOBER, 2021,
(day) (month) (year)

I, TIM J KARON KISSLER, owner of
7999-64-1457 (describe land by Grid Parcel Identification Number (GPIN))
make, constitute, and appoint TIM KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said
TIM KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
October 25, 2021, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.

Karon Kissler
Owner

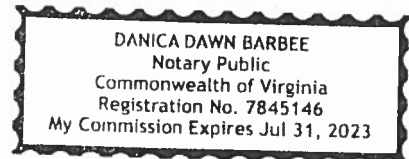
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 25th day of October, 2021 in my
county and state aforesaid, by the aforementioned principal.

Danica Barbée
Notary Public

My commission expires: July 31, 2023



Grantee's Address: 12894 Livia Drive Catharpin, VA 20143
Tax Map Number: 7499-64-1457
Consideration: \$0.00
Tax Assessment: \$682,300.00

202110050114437

Prince William County, VA
10/05/2021 01:10 PM Pgs: 2
Jacqueline C Smith, Esq., Clerk

Title Insurance Provided By: none

Prepared by/Return To:
Amir Raminpour, Esq. (VSB # 78955)
8229 Boone Blvd., Suite 610
Vienna, Virginia 22182



DEED BETWEEN HUSBAND AND WIFE

THIS DEED, made and entered into this 29TH day of September 2021, by and between,
KAREN S. DEUTSCH n/k/a Karen S. Kissler, (the "Grantor"), and TIMOTHY L. KISSLER and
KAREN S. KISSLER, husband and wife, (the "Grantees"):

WITNESSETH:

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 and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, and convey with General Warranty and English Covenants of Title, in fee simple, all of that certain parcel of real property unto the Grantees, husband and wife, as tenants by the entirety with common law right of survivorship, situate, lying and being in Prince William County, Virginia, more particularly described as:

BEGINNING at a point in the center of Lick Branch in the line of Connors and being a corner to Garrett. Thence leaving said Branch and running with Garrett S. 09 degrees 45' 11" W. 224.17 feet and S. 31 degrees 17' 04" W. 240.60 feet to a point on the northerly side of a 50' ingress, egress and utility easement. Thence with the northerly side of said easement N. 54 degrees 25' 49" W. 392.36 feet to a point. Thence through the property N. 15 degrees 29' 04" E. 659.65 feet to a point in the middle of Lick Branch. Thence with the middle of Lick Branch the following average courses and distance: S. 57 degrees 56' 08" E. 64.05 feet and S. 15 degrees 19' 00" E. 288.55 feet, S. 47 degrees 27' 39" E. 117.48 feet and S. 62 degrees 48' 39" E. 99.92 feet to the point of beginning and containing 5.00 acres in Prince William County, Virginia.

Said property also known as Lot 15, Section 1, CATHARPIN FARMS ESTATES. The property is more commonly known as 12894 Livia Drive, Catharpin, Virginia 20143.

AND BEING the same property conveyed to Karen S. Deutsch by Deed dated April 21, 2011 and Recorded April 22, 2011 as instrument no. 201104220033823 in the land records of Prince William County.

TOGETHER WITH all improvements and fixtures thereon and all rights, privileges, easements, benefits and agreements appurtenant thereto.

THIS CONVEYANCE is made subject to any and all easements, rights of way, valid restrictions and agreements of record insofar as they may lawfully affect the Property.

TO HAVE AND TO HOLD the Property unto the use and benefit of the Grantees, their successors and assigns, in fee simple forever.

AND Grantor covenants that she will execute such further assurances of said Property as may be requisite.

IN WITNESS WHEREOF, Grantor executed this Deed as of the date first above written.

GRANTOR:

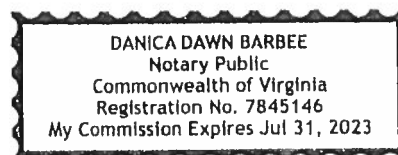
Karen S. Kissler
Karen S. Deutsch n/k/a Karen S. Kissler

COMMONWEALTH OF VIRGINIA
COUNTY OF Prince William :

I, the undersigned Notary Public, hereby certify that on this 29th day of September 2021, before me personally appeared Karen S. Deutsch, whose name is signed to the foregoing instrument, and personally acknowledged the same as her act and deed in my jurisdiction aforesaid.

My Commission expires: July 31, 2023
My Commission number: 7845146

Dawn Barbee
Notary Public





PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12894 LIVIA DR

7499-64-1457

General Info Notes Map

Property Information

Account Number	053873	Property Address:	
Owner Name	DEUTSCH KAREN S	12894 LIVIA DR	
Owner Address	12894 LIVIA DR	CATHARPIN VA 20143	
	CATHARPIN VA 20143		
Use Code	11 SFD Detached		

Description

CATHARPIN FARMS LOT 15 SEC 1

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$159,000
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$523,300
Zoning	Agricultural	Total - Market Value	\$682,300
Acres	5.0000		

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information

# of Stories	1	# Bedrooms	2	Basement Type	234 Walkout
Year Built	1974	Full Baths	3	Style	1 1 Story
Fin Area	1500	Half Baths	1	Exterior Wall	22 All Alum/Vinyl
Unfin Area	0	Basement Area	1500		
Fireplaces	1	Fin Basement	1442		

Card - 1

Improvements

IMPR Type	Description	Area
Addition	POR Porch, Open	56
Addition	DEK Deck	196
Addition	GA2 Gar Att - 2 Car	440
Addition	PAT Patio	80
Feature	KIT Kitchen	1
Other Improvement	SS1 Storage Shed	121
Other Improvement	FSS Farm Sun Shelter	99
Other Improvement	SS1 Storage Shed	240
Other Improvement	BRN Barn	972
Other Improvement	BRN Barn	1152
Other Improvement	BRN Barn	1188
Other Improvement	FSS Farm Sun Shelter	266
Other Improvement	IGP Inground Pool	432
Other Improvement	LAD Living Area Detached	624
Other Improvement	FSS Farm Sun Shelter	276
Other Improvement	BRN Barn	13860

Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$159,000	\$0	\$523,300	\$682,300
General Reassessment	2020	\$159,000	\$0	\$497,000	\$656,000
General Reassessment	2019	\$159,000	\$0	\$430,900	\$589,900
General Reassessment	2018	\$154,600	\$0	\$435,200	\$589,800
General Reassessment	2017	\$154,600	\$0	\$420,400	\$575,000
General Reassessment	2016	\$154,600	\$0	\$400,200	\$554,800
General Reassessment	2015	\$154,600	\$0	\$424,000	\$578,600
General Reassessment	2014	\$143,800	\$0	\$453,700	\$597,500
General Reassessment	2013	\$132,900	\$0	\$371,300	\$504,200
General Reassessment	2012	\$128,500	\$0	\$361,100	\$489,600
General Reassessment	2011	\$139,400	\$0	\$204,600	\$344,000
General Reassessment	2010	\$163,400	\$0	\$192,000	\$355,400
General Reassessment	2009	\$172,100	\$0	\$214,300	\$386,400
General Reassessment	2008	\$217,800	\$0	\$270,900	\$488,700
General Reassessment	2007	\$257,000	\$0	\$274,000	\$531,000
General Reassessment	2006	\$257,000	\$0	\$383,200	\$640,200
General Reassessment	2005	\$159,000	\$0	\$322,100	\$481,100
General Reassessment	2004	\$149,900	\$0	\$276,900	\$426,800

Grantee's Address: 12894 Livia Drive Catharpin, VA 20143
Tax Map Number: 7499-64-1457
Consideration: \$0.00
Tax Assessment: \$682,300.00

202110050114437

Prince William County, VA
10/05/2021 01:10 PM Pgs: 2
Jacqueline C Smith, Esq., Clerk

Title Insurance Provided By: none

Prepared by/Return To:
Amir Raminpour, Esq. (VSB # 78955)
8229 Boone Blvd., Suite 610
Vienna, Virginia 22182



DEED BETWEEN HUSBAND AND WIFE

THIS DEED, made and entered into this 29TH day of September 2021, by and between,
KAREN S. DEUTSCH n/k/a Karen S. Kissler, (the "Grantor"), and TIMOTHY L. KISSLER and
KAREN S. KISSLER, husband and wife, (the "Grantees"):

WITNESSETH:

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 and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, and convey with General Warranty and English Covenants of Title, in fee simple, all of that certain parcel of real property unto the Grantees, husband and wife, as tenants by the entirety with common law right of survivorship, situate, lying and being in Prince William County, Virginia, more particularly described as:

BEGINNING at a point in the center of Lick Branch in the line of Connors and being a corner to Garrett. Thence leaving said Branch and running with Garrett S. 09 degrees 45' 11" W. 224.17 feet and S. 31 degrees 17' 04" W. 240.60 feet to a point on the northerly side of a 50' ingress, egress and utility easement. Thence with the northerly side of said easement N. 54 degrees 25' 49" W. 392.36 feet to a point. Thence through the property N. 15 degrees 29' 04" E. 659.65 feet to a point in the middle of Lick Branch. Thence with the middle of Lick Branch the following average courses and distance: S. 57 degrees 56' 08" E. 64.05 feet and S. 15 degrees 19' 00" E. 288.55 feet, S. 47 degrees 27' 39" E. 117.48 feet and S. 62 degrees 48' 39" E. 99.92 feet to the point of beginning and containing 5.00 acres in Prince William County, Virginia.

Said property also known as Lot 15, Section 1, CATHARPIN FARMS ESTATES. The property is more commonly known as 12894 Livia Drive, Catharpin, Virginia 20143.

AND BEING the same property conveyed to Karen S. Deutsch by Deed dated April 21, 2011 and Recorded April 22, 2011 as instrument no. 201104220033823 in the land records of Prince William County.

TOGETHER WITH all improvements and fixtures thereon and all rights, privileges, easements, benefits and agreements appurtenant thereto.

THIS CONVEYANCE is made subject to any and all easements, rights of way, valid restrictions and agreements of record insofar as they may lawfully affect the Property.

TO HAVE AND TO HOLD the Property unto the use and benefit of the Grantees, their successors and assigns, in fee simple forever.

AND Grantor covenants that she will execute such further assurances of said Property as may be requisite.

IN WITNESS WHEREOF, Grantor executed this Deed as of the date first above written.

GRANTOR:

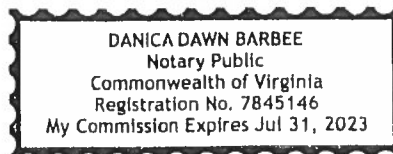
Karen S. Kissler
Karen S. Deutsch n/k/a Karen S. Kissler

COMMONWEALTH OF VIRGINIA
COUNTY OF Prince William :

I, the undersigned Notary Public, hereby certify that on this 29th day of September 2021, before me personally appeared Karen S. Deutsch, whose name is signed to the foregoing instrument, and personally acknowledged the same as her act and deed in my jurisdiction aforesaid.

My Commission expires: July 31, 2023
My Commission number: 7845146

Danica Dawn Barbée
Notary Public



GPN: 7499-64-1457

T-16671

Considered \$513,000.00
AV \$344,000.00

DEED



201104220033823
Prince William County, VA Pgs: 2
04/22/2011 3:32:40PM Grantor Tax Pd
Michèle B. McGuigg, Clerk \$513.00

THIS DEED made this 21st day of April, 2011, by and between **JOCK R. ANDERSON** and **ELIZABETH ANNE ANDERSON**, his wife, as tenants by the entirety, with the right of survivorship as at common law, **GRANTORS**, and **KAREN S. DEUTSCH**, **GRANTEE**:

WITNESSETH:

THAT, for and in consideration of the sum of FIVE HUNDRED THIRTEEN THOUSAND AND 00/100 DOLLARS (\$513,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTORS do hereby bargain, sell, grant and convey, with General Warranty of Title and in fee simple, unto GRANTEE all that certain lot, piece or parcel of land situate, with improvements thereon and appurtenances thereunto belonging, lying and being in Gainesville Magisterial District, Prince William County, Virginia, and more particularly described as follows:

BEGINNING at a point in the center of Lick Branch in the line of Connors and being a corner to Garrett. Thence leaving said Branch and running with Garrett S. 09 degrees 45' 11" W. 224.17 feet and S. 31 degrees 17' 04" W. 240.60 feet to a point on the northerly side of a 50' ingress, egress and utility easement. Thence with the northerly side of said easement N. 54 degrees 25' 49" W. 392.36 feet to a point. Thence through the property N. 15 degrees 29' 04" E. 659.65 feet to a point in the middle of Lick Branch. Thence with the middle of Lick Branch the following average courses and distance: S. 57 degrees 56' 08" E. 64.05 feet and S. 15 degrees 19' 00" E. 288.55 feet, S. 47 degrees 27' 39" E. 117.48 feet and S. 62 degrees 48' 39" E. 99.92 feet to the point of beginning and containing 5.00 acres in Prince William County, Virginia.

Said property also known as Lot 15, Section 1, CATHARPIN FARMS ESTATES. The property is more commonly known as 12894 Livia Drive, Catharpin, Virginia 20143.

AND BEING the same property conveyed to Grantors herein by Deed dated October 11, 1989, and recorded among the aforesaid land records in Deed Book 1693 at Page 0024.

This conveyance is also made subject to the restrictions, conditions, rights of way and easements, if any, contained in the instruments forming the chain of title to this property.

Return To:
Alliance Title & Escrow
6800 Backlick Road, Suite 205
Springfield, VA 22150

Deed
Prepared by Janice E. Garlitz

Title Insurance Underwriter:

UNKNOWN

110

The Grantors covenant that they have the right to convey the aforesaid property unto the Grantee; that the Grantee shall have quiet possession thereof, that the Grantors have done no act to encumber said land that they will execute such further assurance of the land as may be requisite.

Tax Map No.: 149-05-000-0015
Grantee's Address: 12894 Livia Drive
Catharpin, Virginia 20143
Consideration: \$513,000.00

WITNESS the following signatures and seals.

GRANTOR:

J.R. Anderson [SEAL]
Jock R. Anderson, Grantor

E.A. Anderson [SEAL]
Elizabeth Anne Anderson, Grantor

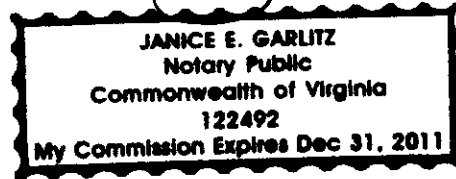
COMMONWEALTH OF VIRGINIA)
) ss:
COUNTY OF PRINCE WILLIAM)

The foregoing instrument was acknowledged before me this 21st day of April, 2011, by Jock R. Anderson.

[NOTARIAL SEAL]

Janice E. Garlitz
Notary Public

My Commission Expires:



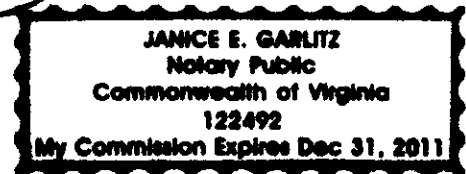
COMMONWEALTH OF VIRGINIA)
) ss:
COUNTY OF PRINCE WILLIAM)

The foregoing instrument was acknowledged before me this 16th day of April, 2011, by Elizabeth Anne Anderson.

[NOTARIAL SEAL]

Janice E. Garlitz
Notary Public

My Commission Expires:



Deed

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)
 Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499.55.8403	AE	T/F	7.1450
Total Acreage:			7.1450

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

<input type="checkbox"/> Owner of Property* Name: <u>PAUL & KATHLEEN NORRIS</u> Mailing Address: <u>13220 PRESSMONT LANE</u> City/State/Zip: <u>FAIRFAX, VA 22033</u> Phone: <u>571-220-1382</u> Email: <u>Sportsplus.paul@gmail.com</u>	<input checked="" type="checkbox"/> Authorized Agent(s)* Name: <u>Tim Kissler c/o CastleRock Partners, LLC</u> Mailing Address: <u>12894 Livia Drive</u> City/State/Zip: <u>Catharpin, VA 20143</u> Phone: <u>202-957-6300</u> Email: <u>tkissler@CastleRockPartners.net</u>
--	--

<input type="checkbox"/> Contract Purchaser/Lessee* Name: _____ Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	<input checked="" type="checkbox"/> Engineer* Name: <u>Mike Kitchen c/o christopher consultants</u> Mailing Address: <u>9301 Innovation Drive, Suite 150</u> City/State/Zip: <u>Manassas, VA 20110</u> Phone: <u>703-393-9887</u> Email: <u>mikekitchen@ccl-eng.com</u>
--	---

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 20th day of September, 2021.
Paul Norris

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)


Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 20TH day of SEPTEMBER, 2021,
(day) (month) (year)

I, KATHLEEN M NORRIS, owner of
7499.55.8403 (describe land by Grid Parcel Identification Number (GPIN))
make, constitute, and appoint TIMOTHY L. KISSLER,
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said
TIMOTHY L. KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
20 SEPTEMBER, 2021, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.


Owner

COMMONWEALTH OF VIRGINIA:

County of Fairfax
Subscribed and sworn to before me this 20th day of September, 2021 in my
county and state aforesaid, by the aforementioned principal.


Notary Public

My commission expires: 04/30/2024



Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 20th day of SEPTEMBER, 2021
(day) (month) (year)

I, KATHLEEN M NORRIS
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

[Empty lines for disclosure details]

[Handwritten signature of Kathleen M Norris]
Owner

COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 20th day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

[Handwritten signature of Notary Public]
Notary Public

My commission expires: 04/30/2024



Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 20th day of SEPTEMBER, 2021,
(day) (month) (year)

I, PAUL WHITNEY NORRIS, owner of
7499.55.8403 (describe land by Grid Parcel Identification Number (GPI#))
make, constitute, and appoint TIMOTHY L. KISSLER,
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said
TIMOTHY L. KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
20 SEPTEMBER, 2021, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified

Paul W. Norris
Owner

COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 20th day of September, 2021 in my
county and state aforesaid, by the aforementioned principal.

Fahla
Notary Public

My commission expires: 04/30/2024



Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 20th day of SEPTEMBER, 2021,
(day) (month) (year)

I, PAUL WHITNEY NORRIS
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

Paul W Norris

Owner

COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 20th day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Fahler

Notary Public

My commission expires: 04/30/2024





PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12898 LIVIA DR

7499-55-8403

General Info Notes Map

Property Information			
Account Number	054368	Property Address:	
Owner Name	NORRIS PAUL WHITNEY & KATHLEEN M SURV	12898 LIVIA DR	
Owner Address	12898 LIVIA DR	CATHARPIN VA 20143	
Use Code	11 SFD Detached		

Description
CATHARPIN FARMS L 14A SEC 1

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$199,200
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$416,200
Zoning	Agricultural	Total - Market Value	\$615,400
Acres	7.1450		

[<< Previous Card](#) Card 1 of 1 [Next Card >>](#)

Dwelling Information					
# of Stories	1	# Bedrooms	3	Basement Type	234 Walkout
Year Built	1974	Full Baths	3	Style	7 Split Foyer
Fin Area	1008	Half Baths	0	Exterior Wall	29 Brick Front w/Alum-Vinyl
Unfin Area	0	Basement Area	1008		
Fireplaces	2	Fin Basement	958		

Card - 1

Improvements		
IMPR Type	Description	Area
Addition	GAR Garage	576
Addition	POR Porch, Open	168
Addition	DEK Deck	288
Other Improvement	FSS Farm Sun Shelter	120
Other Improvement	SS3 3 Sided Det - Storage Shed	144
Other Improvement	SS1 Storage Shed	924
Other Improvement	BRN Barn	3410
Other Improvement	SS3 3 Sided Det - Storage Shed	192
Other Improvement	FSS Farm Sun Shelter	240
Other Improvement	FSS Farm Sun Shelter	120
Other Improvement	SS3 3 Sided Det - Storage Shed	120
Other Improvement	FSS Farm Sun Shelter	264

Assessment History						
Reason	Year	Land	Use	IMPR	Total	
General Reassessment	2021	\$199,200	\$0	\$416,200	\$615,400	
General Reassessment	2020	\$193,600	\$0	\$393,200	\$586,800	
General Reassessment	2019	\$193,600	\$0	\$343,200	\$536,800	
General Reassessment	2018	\$191,100	\$0	\$336,000	\$527,100	
General Reassessment	2017	\$184,600	\$0	\$324,500	\$509,100	
General Reassessment	2016	\$184,600	\$0	\$308,500	\$493,100	
General Reassessment	2015	\$183,600	\$0	\$326,600	\$510,200	
General Reassessment	2014	\$171,800	\$0	\$311,500	\$483,300	
General Reassessment	2013	\$154,400	\$0	\$254,700	\$409,100	
General Reassessment	2012	\$150,000	\$0	\$247,600	\$397,600	
General Reassessment	2011	\$165,600	\$0	\$206,900	\$372,500	
General Reassessment	2010	\$194,200	\$0	\$193,400	\$387,600	
General Reassessment	2009	\$204,800	\$0	\$215,900	\$420,700	
General Reassessment	2008	\$259,000	\$0	\$272,000	\$531,000	
General Reassessment	2007	\$315,000	\$0	\$274,700	\$589,700	
General Reassessment	2006	\$315,000	\$0	\$383,400	\$698,400	

Transfer History				
Date	Sale Amount	Owner	Transfer Type	Conveyance Number
2005/12/29	\$700,000	NORRIS PAUL WHITNEY & KATHLEEN M SURV		200512290221418

[Click here for transfer type code descriptions](#)

103

Instr: 200512290221418 Pg: 1 OF 2
Prince William County, VA
12/29/2005 12:21:57PM Grantor Tax Pd
David C. Mabie, Clerk \$700.00

7499-55-8403

DEED

THIS DEED, made this th 27 day of December, 2005, by and between **Stephen A. UGOLINI and Michelle E. UGOLINI**, husband and wife, GRANTORS, and **Paul Whitney NORRIS and Kathleen M. NORRIS**, husband and wife, GRANTEES:

WITNESSETH

THAT, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTORS do hereby bargain, grant, sell and convey unto GRANTEES, husband and wife, as tenants by the entirety with full common law right of survivorship, in fee simple and with General Warranty and English Covenants of Title, all that certain lot or parcel of land, together with the improvements thereon, located and being in the County of Prince William, Commonwealth of Virginia, and being more particularly described as follows (the "Property"):

Lot 14A, Section 1, CATHARPIN FARMS ESTATES, as the same is duly dedicated, platted and recorded among the land records of Prince William County, Virginia.

AND BEING the same property consolidated in that certain Deed of Consolidation dated July 27, 2005, recorded August 26, 2005 as Instrument No. 200508260146728 among the land records of Prince William County, Virginia, and the same property conveyed to GRANTORS by virtue of that certain Deed from Jeffrey S. Roberts and Patricia H. Roberts, husband and wife, dated March 28, 1996, and recorded March 29, 1996 in Deed Book 2324, Page 0273 among the land records of Prince William County, Virginia.

This Deed is subject to all easements, rights of way and restrictions of record

Reference is hereby made to the aforesaid deed or deeds referred to therein for a more particular description of the land hereby conveyed.

**SIGNATURES AND ACKNOWLEDGMENT
ON FOLLOWING PAGE**

RETURN TO:
J MICHAEL BURKE
LAW OFFICES
9267 OLD KEENE MILL ROAD
BURKE, VA 22075

BOX
103
J. MICHAEL BURKE



WITNESS the following signature(s) and seal(s).

GRANTORS:

 [SEAL]
STEPHEN A. UGOLINI

 [SEAL]
MICHELLE E. UGOLINI

COMMONWEALTH OF VIRGINIA)
) SS:
COUNTY OF PRINCE WILLIAM)

The foregoing instrument was acknowledged before me this 27 day of December, 2005, by Stephen A. Ugolini and Michelle E. Ugolini.

[NOTARIAL SEAL]


Notary Public

My Commission Expires: 04/30/2006

Consideration: \$700,000.00

Tax Identification No.: 7499-55-8403

Property Address: 12898 Livia Drive
Catharpin, Virginia 20143

Reza Raissian
NOTARY PUBLIC
Commonwealth of Virginia
My Commission Expires 4/30/06

After Recordation, Please Return To:
J. Michael Burke, Esquire
9267 Old Keen Mill Road
Burke, Virginia 22015

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499.55.4720	AE	T/F	5.2498
Total Acreage:			5.2498

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property*

Authorized Agent(s)*

Name: FREDERICK LENNON/M. RODDEN Name: Tim Kissler c/o CastleRock Partners, LLC

Mailing Address: 12908 LIVIA DR Mailing Address: 12894 Livia Drive

City/State/Zip: CATHARPIN, VA 20143 City/State/Zip: Catharpin, VA 20143

Phone: 703-609-1474 Phone: 202-957-6300

Email: lennmd1@msn.com Email: tkissler@CastleRockPartners.net

Contract Purchaser/Lessee*

Engineer*

Name: _____ Name: Mike Kitchen c/o christopher consultants

Mailing Address: _____ Mailing Address: 9301 Innovation Drive, Suite 150

City/State/Zip: _____ City/State/Zip: Manassas, VA 20110

Phone: _____ Phone: 703-393-9887

Email: _____ Email: mikekitchen@ccl-eng.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 17th day of September September, 2021.

Frederick Lennon, Margaret Rodden
 Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 17th day of September, 2021,
(day) (month) (year)

I, FREDERICK LENNON / Margaret Rodden
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

Frederick Lennon, Margaret Rodden
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 17 day of September, 2021 in my county and state aforesaid, by the aforementioned principal.



Notary Public

My commission expires: 12/31/2024

JASON LUIS JIMENEZ
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#7879389 COMM. EXP. 12/31/2024

Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 17th day of September, 2021,
(day) (month) (year)

I, _____, owner of
7499-55-4720 (describe land by Grid Parcel Identification Number (GPIN))

make, constitute, and appoint TIMOTHY L. KISSLER

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said

TIMOTHY L. KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
Sept 17, 2021, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.

Margaret Rodden
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 17 day of September, 2021 in my
county and state aforesaid, by the aforementioned principal.

My commission expires: 12/31/2024

[Signature]
Notary Public

JASON LUIS JIMENEZ
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#7879389 COMM. EXP. 12/31/2024



PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12908 LIVIA DR

7499-55-4720

General Info Notes Map

Property Information

Account Number	054316	Property Address:
Owner Name	LENNON FREDERICK F & M RODDEN SURV	12908 LIVIA DR
Owner Address	12908 LIVIA DR	CATHARPIN VA 20143
Use Code	11 SFD Detached	

Description
CATHARPIN FARMS PT L 13 SEC 2

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$163,700
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$350,900
Zoning	Agricultural	Total - Market Value	\$514,600
Acres	5.2498		

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information

# of Stories	2	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1979	Full Baths	2	Style	3 2 Story, 2 plus Story
Fin Area	2288	Half Baths	1	Exterior Wall	29 Brick Front w/Alum-Vinyl
Unfin Area	0	Basement Area	1144		
Fireplaces	2	Fin Basement	0		

Card - 1

Improvements

IMPR Type	Description	Area
Addition	DEK Deck	224
Addition	POR Porch, Open	70
Addition	GAR Garage	484
Addition	POE Porch, Enclosed	256
Addition	PAT Patio	140
Other Improvement	SS1 Storage Shed	80

Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$163,700	\$0	\$350,900	\$514,600
General Reassessment	2020	\$163,100	\$0	\$326,500	\$489,600
General Reassessment	2019	\$163,100	\$0	\$305,500	\$468,600
General Reassessment	2018	\$158,900	\$0	\$297,900	\$456,800
General Reassessment	2017	\$158,000	\$0	\$287,600	\$445,600
General Reassessment	2016	\$158,000	\$0	\$273,900	\$431,900
General Reassessment	2015	\$158,000	\$0	\$290,200	\$448,200
General Reassessment	2014	\$147,000	\$0	\$295,200	\$442,200
General Reassessment	2013	\$135,400	\$0	\$240,700	\$376,100
General Reassessment	2012	\$131,000	\$0	\$234,200	\$365,200
General Reassessment	2011	\$142,500	\$0	\$195,900	\$338,400
General Reassessment	2010	\$166,900	\$0	\$183,500	\$350,400
General Reassessment	2009	\$175,900	\$0	\$204,900	\$380,800
General Reassessment	2008	\$222,500	\$0	\$262,500	\$485,000
General Reassessment	2007	\$263,700	\$0	\$266,700	\$530,400
General Reassessment	2006	\$263,700	\$0	\$372,400	\$636,100
General Reassessment	2005	\$161,700	\$0	\$314,000	\$475,700
General Reassessment	2004	\$152,500	\$0	\$269,100	\$421,600
General Reassessment	2003	\$110,500	\$0	\$231,200	\$341,700
General Reassessment	2002	\$103,800	\$0	\$199,800	\$303,600
General Reassessment	2001	\$88,700	\$0	\$169,800	\$258,500
General Reassessment	2000	\$81,700	\$0	\$166,500	\$248,200
General Reassessment	1999	\$77,800	\$0	\$154,200	\$232,000
General Reassessment	1998	\$75,200	\$0	\$148,400	\$223,600
General Reassessment	1997	\$73,900	\$0	\$143,800	\$217,700
General Reassessment	1996	\$73,300	\$0	\$144,200	\$217,500

26952

D E E D

THIS DEED made this 22nd day of February, 1991, by and between Michael D. REYNOLDS and Virginia M. REYNOLDS, husband and wife, GRANTORS; and Frederick F. LENNON and Margaret RODDEN, husband and wife, GRANTEES;

W I T N E S S E T H

THAT, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the GRANTORS do hereby grant, bargain, sell and convey, in fee simple and with General Warranty of Title, unto the GRANTEES, as tenants by the entirety with full common law rights of survivorship the following described property, situate, lying and being in PRINCE WILLIAM County, Virginia, to wit:

SEE EXHIBIT "A"

BEING the same property conveyed unto the Grantors herein by Deed from JAMES K. LUCK AND GAYLE F. LUCK, HUSBAND AND WIFE, dated 3-15-79, recorded 3-16-79, in Deed Book 1065, at Page 612, among the land records of PRINCE WILLIAM COUNTY, Virginia.

This conveyance is made subject to covenants, conditions, restrictions, easements and rights of way of record.

The GRANTORS covenant that said GRANTORS have the right to convey the aforesaid property; that the GRANTORS have done no act to encumber said property; that the GRANTEES shall have quiet possession of said property; and that the GRANTORS will execute such further assurances as may be requisite.

Witness the following signatures and seals.

Michael D Reynolds (seal)
Michael D. REYNOLDS

Virginia M Reynolds (seal)
Virginia M. REYNOLDS

STATE OF VIRGINIA
COUNTY OF Prince William

I, the undersigned, a Notary Public for the jurisdiction aforesaid, do certify that Michael D. REYNOLDS and Virginia M. REYNOLDS, husband and wife whose name(s) is/are signed to the foregoing document acknowledged the same before me in my jurisdiction aforesaid, this 22nd day of February, 1991.

My commission expires on the 23rd day of March, 1993.

Christine Asil
Notary Public

This is to certify that the tax imposed by Section 58.1-802(A) has been paid

Consideration 235,000.00

Tax 235.00

RETURN TO:
VIRGINIA TITLE & ESCROW
7546 DIPLOMAT DRIVE
MANASSAS, VA 22110

Tax Map No. : 149-04-000-0013
Grantee's Address: 12908 LIVIA DRIVE
CATHARPIN, VA 22018
Consideration: \$235,000.00

91090159

CASE NO. 91090159

EXHIBIT A - LEGAL DESCRIPTION

Lying and being in the County of Prince William, State of Virginia, more particularly described as follows:

Lot 13, Section 2, CATHARPIN FARMS ESTATES, as the same is duly dedicated, platted and recorded in Deed Book 752, at Page 429, among the land records of Prince William County, Virginia;

TOGETHER WITH the right to use, in conjunction with others, a private 50 foot wide ingress and egress and utilities easement leading to State Route #705 (Pageland Lane) and shown as Livia Drive on the aforesaid plat.

LESS AND EXCEPT, however, from the above-described parcel of land, all that certain parcel which was conveyed to James C. Poffinbarger, Jr. and Joyce Poffinbarger, his wife, by deed recorded in Deed Book 802, at page 408, among the land records of said County, described as follows:

BEGINNING at a pipe a corner to Lot 13, Section 2 and Lot 14, Section 1, of CATHARPIN FARMS ESTATES on the north side of Livia Drive, thence departing from said Drive and running through Lot 13 N. 0 deg. 55' 18" W. 877.39 feet to the center of Lick Branch thence down Lick Branch with the center S. 42 deg. 33' 41" E. 13.09 feet, thence S. 73 deg. 50' 20" E. 184.89 feet, thence S. 27 deg. 49' 56" E. 24.01 feet to the corner of Lot 14, Section 1, thence departing from Lick Branch and running with Lot 14, S. 13 deg. 00' 02" W. 815.35 feet to the beginning, containing 2.00 acres.

RECORDED W/CERTIFICATE ANNEXED

91 FEB 22 PM 3:40

PRINCE WILLIAM CO., VA.

TESTE: *William C. Poffinbarger, Jr.*
CLERK

2

Comprehensive Plan Amendment Initiation Request Form
TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)
Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499.55.1912	AE	T/F	5.7111
Total Acreage:			5.7111

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property* **Authorized Agent(s)***

Name: EDWARD AUGUSTUS RALEY, JR Name: Tim Kissler c/o CastleRock Partners, LLC
Mailing Address: _____ Mailing Address: 12894 Livia Drive
City/State/Zip: _____ City/State/Zip: Catharpin, VA 20143
Phone: _____ Phone: 202-957-6300
Email: _____ Email: tkissler@CastleRockPartners.net

Contract Purchaser/Lessee* **Engineer***

Name: _____ Name: Mike Kitchen c/o christopher consultants
Mailing Address: _____ Mailing Address: 9301 Innovation Drive, Suite 150
City/State/Zip: _____ City/State/Zip: Manassas, VA 20110
Phone: _____ Phone: 703-393-9887
Email: _____ Email: mikekitchen@ccl-eng.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 4th day of ~~September~~ OCTOBER, 2021.

Edward A. Raley, Jr.
Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

Special Power of Attorney Affidavit

Each owner
NEEDS TO
Fill out,
SIGN +
Notarize

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 4th day of OCTOBER, 2021,
(day) (month) (year)

I, EDWARD A. RALEY, JR., owner of
7499-55-1912 (describe land by Grid Parcel Identification Number (GPIN))
make, constitute, and appoint TIMOTHY L. KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said
TIMOTHY L. KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
OCTOBER 4, 2021, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.

Edward A. Raley Jr
Owner

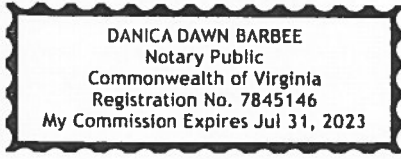
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 4th day of October, 2021 in my
county and state aforesaid, by the aforementioned principal.

Danica Barb
Notary Public

My commission expires: July 31, 2023



Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 4th day of OCTOBER, 2021,
(day) (month) (year)

I, EDWARD A. RALEY, JR.
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

Edward A. Raley, Jr.
Owner

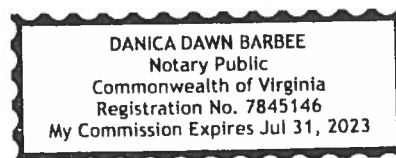
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 4th day of October, 2021 in my county and state aforesaid, by the aforementioned principal.

Dan Barbee
Notary Public

My commission expires: July 31, 2023





PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12910 LIVIA DR

7499-55-1912

General Info Notes Map

Property Information		
Account Number	054315	Property Address:
Owner Name	RALEY EDWARD AUGUSTUS JR	12910 LIVIA DR
Owner Address	12910 LIVIA DR	CATHARPIN VA 20143
	CATHARPIN VA 20143-1245	
Use Code	11 SFD Detached	

Description
CATHARPIN FARMS L 12 SEC 2

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$172,400
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$369,600
Zoning	Agricultural	Total - Market Value	\$542,000
Acres	5.7111		

[<< Previous Card](#) Card 1 of 1 [Next Card >>](#)

Dwelling Information					
# of Stories	1	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1978	Full Baths	3	Style	6 Split Level
Fin Area	1680	Half Baths	0	Exterior Wall	55 Partial Brick Front w/ AV
Unfin Area	0	Basement Area	1680		
Fireplaces	1	Fin Basement	887		

Card - 1

Improvements		
IMPR Type	Description	Area
Addition	PAT Patio	696
Addition	DEK Deck	150
Addition	PAT Patio	256
Addition	POR Porch, Open	96
Addition	GA2 Gar Att - 2 Car	529
Addition	GAZ Gazebo	156
Other Improvement	GD2 Gar Detached - 2 Car	1040

Assessment History						
Reason	Year	Land	Use	IMPR	Total	
General Reassessment	2021	\$172,400	\$0	\$369,600	\$542,000	
General Reassessment	2020	\$170,400	\$0	\$347,000	\$517,400	
General Reassessment	2019	\$170,400	\$0	\$320,000	\$490,400	
General Reassessment	2018	\$166,700	\$0	\$299,000	\$465,700	
General Reassessment	2017	\$164,400	\$0	\$288,800	\$453,200	
General Reassessment	2016	\$164,400	\$0	\$273,700	\$438,100	
General Reassessment	2015	\$164,200	\$0	\$290,000	\$454,200	
General Reassessment	2014	\$153,000	\$0	\$321,800	\$474,800	
General Reassessment	2013	\$140,100	\$0	\$263,800	\$403,900	
General Reassessment	2012	\$135,600	\$0	\$256,900	\$392,500	
General Reassessment	2011	\$148,000	\$0	\$214,800	\$362,800	
General Reassessment	2010	\$173,700	\$0	\$201,200	\$374,900	
General Reassessment	2009	\$182,900	\$0	\$224,600	\$407,500	
General Reassessment	2008	\$231,400	\$0	\$283,300	\$514,700	
General Reassessment	2007	\$276,100	\$0	\$286,500	\$562,600	
General Reassessment	2006	\$276,100	\$0	\$400,300	\$676,400	
General Reassessment	2005	\$166,700	\$0	\$336,400	\$503,100	
General Reassessment	2004	\$157,000	\$0	\$289,000	\$446,000	
General Reassessment	2003	\$113,700	\$0	\$248,500	\$362,200	
General Reassessment	2002	\$107,000	\$0	\$214,700	\$321,700	
General Reassessment	2001	\$91,800	\$0	\$187,700	\$279,500	
General Reassessment	2000	\$84,900	\$0	\$176,900	\$261,800	
General Reassessment	1999	\$80,900	\$0	\$163,800	\$244,700	
General Reassessment	1998	\$78,200	\$0	\$157,700	\$235,900	
General Reassessment	1997	\$76,900	\$0	\$157,500	\$234,400	
General Reassessment	1996	\$76,200	\$0	\$149,400	\$225,600	

Buford & Associates, PC
3921 Old Lee Highway
Suite 72-C
Fairfax, VA 22030

THIS DEED, made and entered into this 15th day of August, 2000, by and between Harris J. HULBURT and Nancy N. HULBURT, husband and wife, parties of the first part, GRANTOR; and Edward Augustus RALEY Jr., married, party of the second part, GRANTEE:

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the parties of the first part do hereby grant and convey with General Warranty and English Covenants of Title, unto the said party of the second part, Edward Augustus RALEY Jr., married, in fee simple, all that land situate in Prince William County, Virginia and more particularly described as follows:

Lot 12, Section 2, CATHARPIN FARMS ESTATES, as the same is duly dedicated, platted and recorded in Deed Book 752 at page 429, among the land records of Prince William County, Virginia.

AND BEING the same property conveyed to the Grantor herein by Deed recorded in Deed Book 1400 at page 858, among the aforesaid land records.

Tax Map # 149-04-000-0012

SUBJECT, HOWEVER, to covenants, restrictions and easements of record.

WITNESS the following signatures and seals:

Harris J. Hulburt (SEAL)
Harris J. HULBURT

Nancy N. Hulburt (SEAL)
Nancy N. HULBURT

STATE OF Massachusetts
CITY/COUNTY OF Barnstable, to-wit:

The foregoing deed was acknowledged before me this 9th day of August, 2000 by Harris J. HULBURT and Nancy N. HULBURT.

Notary Public: Corrie C. Leonard
Commission Expiration Date: 7-14-06

Grantee's Address: 12910 Livia Dr., Catharpin, VA, 20143-1245

Consideration: ~~\$320,000.00~~ ^{330,000.00} WJ R 7/7/00

Prepared by: Buford & Associates, P. C.
3921 Old Lee Hwy. Suite 72C, , Fairfax, VA 22030
Box # 30

This is to certify that the tax imposed by Section 58.1-802 (A) has been paid

Consideration 330,000.00
Tax 330.00

RECORDED W/CERTIFICATE ANNEXED

00 AUG 16 PM 2: 08

PRINCE WILLIAM CO.,VA

TESTE: Paulie Willie
CLERK

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499.44.8686	AF	T/A	5.4574
Total Acreage:			

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
 The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property*

Authorized Agent(s)*

Name: JOHN & JESSICA HARASEK

Name: Tim Kissler c/o CastleRock Partners, LLC

Mailing Address: 12912 Livia Dr.

Mailing Address: 12894 Livia Drive

City/State/Zip: Catharpin, VA 20143

City/State/Zip: Catharpin, VA 20143

Phone: 703-304-9937

Phone: 202-957-6300

Email: jharasek527@aol.com

Email: tkissler@CastleRockPartners.net

Contract Purchaser / Lessee*

Engineer*

Name: _____

Name: Mike Kitchen c/o christopher consultants

Mailing Address: _____

Mailing Address: 9301 Innovation Drive, Suite 150

City/State/Zip: _____

City/State/Zip: Manassas, VA 20110

Phone: _____

Phone: 703-393-9887

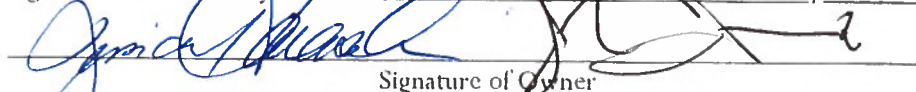
Email: _____

Email: mikekitchen@ccl-eng.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 27 day of September, 2021.



 Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 27th day of September, 2021,
(day) (month) (year)

I, Jessica Harasek and John P. Harasek
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

[Signature]
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 27 day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

[Signature]
Notary Public

My commission expires: March 31, 2023

ADAM A. SHREINER
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#7500089 COMM. EXP. 03/31/2023

Special Power of Attorney Affidavit

Each owner
NEEDS TO
Fill out,
SIGN +
Notarize

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 27th day of September, 2021,
(day) (month) (year)

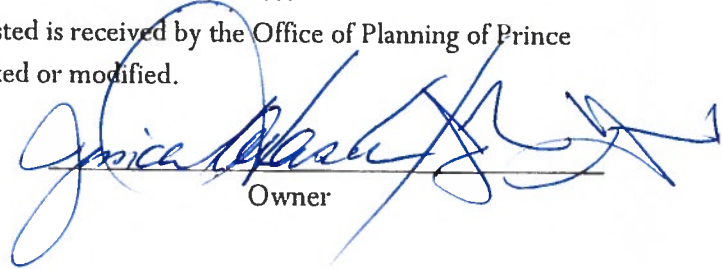
I, Jessica Hararek & John P. Hararek, owner of
7499.44.8656 (describe land by Grid Parcel Identification Number (GPIN))

make, constitute, and appoint TIMOTHY L. KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said

TIMOTHY L. KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
September 27, 2021, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.


Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 27 day of September, 2021 in my
county and state aforesaid, by the aforementioned principal.


Notary Public

My commission expires: March 31, 2023

ADAM A. SHREINER
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#7500089 COMM. EXP. 03/31/2023



PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12912 LIVIA DR

7499-44-8686

General Info Notes Map

Property Information

Account Number	054314	Property Address:
Owner Name	HARASEK JOHN P & JESSICA LEIGH SURV	12912 LIVIA DR
Owner Address	12912 LIVIA DR	CATHARPIN VA 20143
Use Code	11 SFD Detached	

Description
CATHARPIN FARMS L 11 SEC 2

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$167,600
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$574,800
Zoning	Agricultural	Total - Market Value	\$742,400
Acres	5.4574		

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information

# of Stories	1	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1985	Full Baths	3	Style	7 Split Foyer
Fin Area	2130	Half Baths	0	Exterior Wall	55 Partial Brick Front w/ AV
Unfin Area	0	Basement Area	1670		
Fireplaces	2	Fin Basement	1586		

Card - 1

Improvements

IMPR Type	Description	Area
Addition	DEK Deck	300
Addition	PAT Patio	420
Addition	GAR Garage	624
Addition	POR Porch, Open	192
Addition	PAT Patio	189
Addition	PAT Patio	165
Other Improvement	IGP Inground Pool	630
Other Improvement	BRN Barn	1440


Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$167,600	\$0	\$574,800	\$742,400
General Reassessment	2020	\$166,400	\$0	\$538,400	\$704,800
General Reassessment	2019	\$166,400	\$0	\$500,700	\$667,100
General Reassessment	2018	\$162,400	\$0	\$467,900	\$630,300
General Reassessment	2017	\$160,900	\$0	\$451,200	\$612,100
General Reassessment	2016	\$160,900	\$0	\$428,900	\$589,800
General Reassessment	2015	\$160,700	\$0	\$453,200	\$613,900
General Reassessment	2014	\$149,800	\$0	\$430,300	\$580,100
General Reassessment	2013	\$137,400	\$0	\$356,800	\$494,200
General Reassessment	2012	\$133,100	\$0	\$346,500	\$479,600
General Reassessment	2011	\$145,000	\$0	\$289,100	\$434,100
General Reassessment	2010	\$170,000	\$0	\$270,100	\$440,100
General Reassessment	2009	\$179,000	\$0	\$301,200	\$480,200
General Reassessment	2008	\$226,600	\$0	\$379,000	\$605,600
General Reassessment	2007	\$269,300	\$0	\$382,500	\$651,800
General Reassessment	2006	\$269,300	\$0	\$533,500	\$802,800
General Reassessment	2005	\$164,000	\$0	\$447,100	\$611,100
General Reassessment	2004	\$154,500	\$0	\$359,400	\$513,900
General Reassessment	2003	\$111,700	\$0	\$312,300	\$424,000
General Reassessment	2002	\$105,300	\$0	\$269,800	\$375,100
General Reassessment	2001	\$90,100	\$0	\$234,800	\$324,900
General Reassessment	2000	\$83,100	\$0	\$212,000	\$295,100
General Reassessment	1999	\$79,100	\$0	\$196,300	\$275,400
General Reassessment	1998	\$76,500	\$0	\$189,000	\$265,500
General Reassessment	1997	\$75,200	\$0	\$189,100	\$264,300

Assessment \$ 494,200.00

Consideration \$535,000.00
Tax Map No: 7499-44-8686
Grantee Address:
12912 Livia Drive
Catharpin, Virginia 20111

Document Prepared By A Party To The
Instrument:
FFC Properties, LLC
17090 Quail Creek Circle
Hamilton, VA 20158
Underwriter: Stewart


201307240075323
Prince William County, VA Pgs: 2
07/24/2013 1:27:01PM Grantor Tax Pd
Michèle B. McQuigg, Clerk \$535.00

187

This Deed, made this July 3, 2013, by and between **FFC PROPERTIES, LLC**, A Virginia Limited Liability Company, Grantor, and John P. **HARASEK** and Jessica Leigh **HARASEK**, Husband and Wife, Grantees.

-Witnesseth-

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with **GENERAL WARRANTY** and English Covenants of title, unto the Grantees, as tenants by the entirety with common law right of survivorship, all the following-described lot or parcel of land together with improvements thereon, situate, lying and being in the **County of Prince William**, Commonwealth of Virginia:

Lot 11, Section 2, Catharpin Farms Estates, as the same appears duly described by Deed of Subdivision in Deed Book 752, at page 429, among the land records of Prince William County, Virginia.

Together with the right to use in conjunction with others, a private 50 foot wide ingress and egress and utilities easement leading to route #705 (Pageland Lane) and as shown as Livia Drive on the Plat recorded with the aforesaid Deed of Subdivision.

BEING the same property conveyed to FFC Properties, LLC from ALG Trustees, LLC, by Trustee's Deed dated recorded on March 4, 2013, as Instrument No. 201303040022696.

42116-13

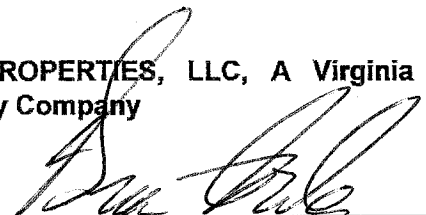
This conveyance is made expressly subject to the easements, conditions, restrictions, and rights-of-way of record contained in the instruments forming the chain of title to the property conveyed herein and to matters visible upon inspection.

The said Grantor covenants that it has the right to convey the said land to the said Grantee, that it has done no act to encumber the same; that the said Grantee shall have quiet possession of the said land, free from all encumbrances except mentioned herein; and that it, the said Grantor, will execute such further assurances of the land as may be requisite.

This Deed is executed for FFC Properties, LLC, A Virginia Limited Liability Company by the undersigned, its duly authorized officer or agent, pursuant to the authority of a Resolution of the Board of Directors of FFC Properties, LLC, A Virginia Limited Liability Company, which resolution has not been repealed or revoked and is currently in full force and effect.

Witness the following signature and seal.

FFC PROPERTIES, LLC, A Virginia Limited Liability Company

By:  {SEAL}
Brian Fowler, sole member

Commonwealth of Virginia)
County of Loudoun) to wit:

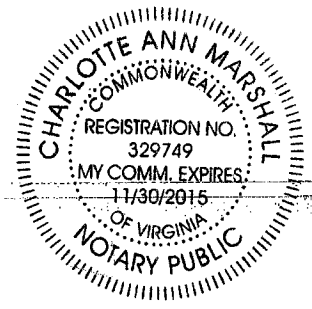
The foregoing deed was acknowledged before me on June 19, 2013
by Brian Fowler, sole member of FFC Properties, LLC.

C. Mannan
Notary Public
My commission expires 11-30-15

After recording, please return to:

Reserved for Recording Clerk:

MBH Settlement Group
4230 Lafayette Center Dr.
Suite I
Chantilly, VA 20151



CATHARPIN FARMS HOMEOWNERS
ASSOCIATION, INC. UNANIMOUS WRITTEN
CONSENT IN LIEU OF SPECIAL MEETING OF THE
BOARD OF DIRECTORS
(Execution of Comprehensive Plan Amendment
Application)

This Written Consent in Lieu of Special Meeting of the Board of Directors of Catharpin Farms Estates Homeowners Association, Inc. (the "Association"), a Virginia nonstock corporation organized pursuant to the Virginia Nonstock Corporation Act, Chapter 10 of Title 13.1 of the Code of Virginia (1950), as amended (the "Act"), is made effective as of the date set forth below. The undersigned, being all of the directors of the Association, do hereby: (i) authorize the following by written consent; and (ii) consent to the actions of the directors contained herein, pursuant to Section 13.1-865 of the Act.

WEREAS, Catharpin Farms Estates, Sections 1, 2 and 3 were created by Deeds of Subdivision recorded in Deed Book 755, Page 791 (Section 1), Deed Book 752, Page 420 (Section 2), Deed Book 789, Page 344 (Section 3P respectively, of the Prince William County Land Records.

WHEREAS, The lots in Catharpin Farms Estates, Section 1, 2 and 3, are served by Livia Drive, a 50-foot road, and Saddle Ridge Road, a 40-foot road, as shown on plats recorded with said Deeds of Subdivision. Livia Road and Saddle Ridge Road were conveyed to the Association by Deed dated May 15, 1978, recorded in Deed Book 993, Page 491, of the land records of Prince William County,

WHEREAS, the overall community is governed by and subject to the Catharpin Farms Estates Road Maintenance Agreement, dated April 6, 1993, (the "RMA"), which provides for the maintenance of Livia Drive and Saddle Ridge Road, all as more particularly set forth in the RMA; and

WHEREAS, on July 20, 2021, the Prince William County Board of County Supervisors voted to initiate an amendment to the Comprehensive Plan of an area between Route 29 and Sudley Road generally along the Pageland Lane Corridor and the Dominion Power lines (the "Pageland Lane Corridor Study Area").

WHEREAS, the members of the Association would like to be included in the Pageland Corridor Study Area and will indicate as such to the Prince William County Planning Department by submitting a Comprehensive Plan Amendment Application (the "CPA Application") for the Association's property, including Livia Drive and Saddle Ridge Road.

WHEREAS, the CPA Application may require the Association's execution and in order to facilitate execution of the CPA Application by the Association, the Board of Directors desires to authorize and direct Scot Chipman, as President of the Association, and any duly appointed or

elected successor President of the Association to execute such SPA Application on behalf of the Association and deliver the same to Prince William County Planning Department.

NOW, THEREFORE, BE IT RESOLVED, that Scot Chipman, as President of the Association, and any duly appointed or elected successor President of the Association, is hereby authorized to execute and deliver to Prince William County Planning Department, all CPA Application documents and other instruments, including plats and exhibits, as may be requested from time to time by Prince William County Planning Department, the Prince William County Planning Commission and the Prince William County Board of County Supervisors.

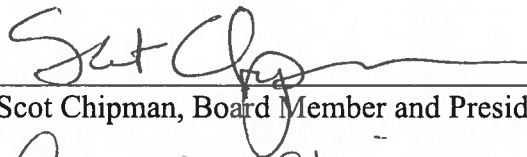
There being no further business to be taken by the undersigned directors, the directors of the Association make this consent effective as of the date set forth below and shall deliver this consent to the Association at its principal place of business and direct that it be filed in the appropriate records of the Association.

This Written Consent may be signed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

The undersigned, being all of the members of the Board of Directors, hereby take the actions set forth above effective as of September 24, 2021.

Date of Signature:

September 24, 2021



Scot Chipman, Board Member and President

September 24, 2021



Caroline Chipman, Board Member Treasurer

September __, 2021



Margaret Bloxton, Board Member

September 24, 2021



Stephen Kott, Board Member

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499.44.8466	AE	TIF	0.5351
7499-43.8370	AE	TIF	1.8616
7499.64.1129	AF	TIF	1.5810
Total Acreage:			3.9777

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property*

Authorized Agent(s)*

Name: <u>CATHARPIN FARMS ESTATES HOA</u> Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	Name: <u>Tim Kissler c/o CastleRock Partners, LLC</u> Mailing Address: <u>12894 Livia Drive</u> City/State/Zip: <u>Catharpin, VA 20143</u> Phone: <u>202-957-6300</u> Email: <u>tkissler@CastleRockPartners.net</u>
---	---

Contract Purchaser/Lessee*

Engineer*

Name: _____ Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	Name: <u>Mike Kitchen c/o christopher consultants</u> Mailing Address: <u>9301 Innovation Drive, Suite 150</u> City/State/Zip: <u>Manassas, VA 20110</u> Phone: <u>703-393-9887</u> Email: <u>mikekitchen@ccl-eng.com</u>
--	---

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 27th day of September, 2021.



Signature of ~~Owner~~ PRESIDENT OF HOA

(If anyone other than owner is signing, Power of Attorney must be attached.)

Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 27th day of September, 2021,
(day) (month) (year)

I, Scot Chipman (President Catharpin Farms HOA), owner of
_____ (describe land by Grid Parcel Identification Number (GPIN))

make, constitute, and appoint Timothy Kissler,
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said

TIMOTHY L. KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
27 September 2021, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.

Scot Chipman
Owner
President CFHOA

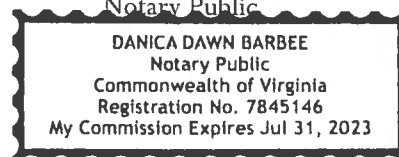
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 27th day of September, 2021 in my
county and state aforesaid, by the aforementioned principal.

Dan Barbee
Notary Public

My commission expires: July 31, 2023



Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 27th day of September, 2021,
(day) (month) (year)

I, Scot Chipman (President Catharpin Farms HOA)
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

All HOA members except Pete Candland

Scot Chipman
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 27th day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Dan Barbee
Notary Public

My commission expires: July 31, 2023

DANICA DAWN BARBEE
Notary Public
Commonwealth of Virginia
Registration No. 7845146
My Commission Expires Jul 31, 2023



PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12914 LIVIA DR

7499-44-8466

General Info Notes Map

Property Information

Account Number	130835	Property Address:
Owner Name	CATHARPIN FARMS EST HMOWNRS ASSOC	12914 LIVIA DR
Owner Address	C/O JIM K BROWN 12918 LIVIA DR	CATHARPIN VA 20143
Use Code	CATHARPIN VA 20143-1247 92 Pvt Openspace owned by HOA	

Description

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$0
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$0
Acres	0.5351		

Card 1 of 0

Card - 1

Improvements		
IMPR Type	Description	Area

Assessment History						
Reason	Year	Land	Use	IMPR	Total	
General Reassessment	2021	\$0	\$0	\$0	\$0	\$0
General Reassessment	2020	\$0	\$0	\$0	\$0	\$0
General Reassessment	2019	\$0	\$0	\$0	\$0	\$0
General Reassessment	2018	\$0	\$0	\$0	\$0	\$0
General Reassessment	2017	\$0	\$0	\$0	\$0	\$0
General Reassessment	2016	\$0	\$0	\$0	\$0	\$0
General Reassessment	2015	\$0	\$0	\$0	\$0	\$0
General Reassessment	2014	\$0	\$0	\$0	\$0	\$0
General Reassessment	2013	\$0	\$0	\$0	\$0	\$0
General Reassessment	2012	\$0	\$0	\$0	\$0	\$0
General Reassessment	2011	\$0	\$0	\$0	\$0	\$0
General Reassessment	2010	\$0	\$0	\$0	\$0	\$0
General Reassessment	2009	\$0	\$0	\$0	\$0	\$0
General Reassessment	2008	\$0	\$0	\$0	\$0	\$0
General Reassessment	2007	\$0	\$0	\$0	\$0	\$0
General Reassessment	2006	\$0	\$0	\$0	\$0	\$0
General Reassessment	2005	\$0	\$0	\$0	\$0	\$0
General Reassessment	2004	\$0	\$0	\$0	\$0	\$0
General Reassessment	2003	\$0	\$0	\$0	\$0	\$0
General Reassessment	2002	\$0	\$0	\$0	\$0	\$0
General Reassessment	2001	\$0	\$0	\$0	\$0	\$0
General Reassessment	2000	\$0	\$0	\$0	\$0	\$0
General Reassessment	1999	\$0	\$0	\$0	\$0	\$0
General Reassessment	1998	\$0	\$0	\$0	\$0	\$0

Transfer History				
Date	Sale Amount	Owner	Transfer Type	Conveyance Number
1900/01/01	\$0	CATHARPIN FARMS EST HMOWNRS ASSOC		0993-0491

[Click here for transfer type code descriptions](#)

Last Updated: 9/1/2021

[Register](#) | [Login](#)

11171

THIS DEED,

made and entered into this 15th day of May, 1978, by and between JOSEPH E. SLATTERY and IDA L. SLATTERY, his wife, parties of the first part; and CATHARPIN FARMS ESTATES HOMEOWNERS ASSOCIATION, a Virginia non-stock, non-profit corporation, party of the second part.

WITNESSETH,

that for and in consideration of the sum of \$5.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey, with GENERAL WARRANTY OF TITLE, unto the party of the second part all of that certain lot or parcel of land located in Prince William County, Virginia, with all rights, ways, easements, improvements and appurtenances thereunto belonging, described as follows:

All that certain fifty foot ingress, egress and utility easement known and designated as Livia Drive as the same is platted and recorded in Deed Book No. 752, page 429 and in Deed Book No. 755, page 791 among the land records of said County.

All that certain forty foot road known as Saddle Ridge Road, said road running from its intersection with Livia Drive between Lots 10 and 11 Section 2 CATHARPIN FARMS ESTATES to the boundary line of Lot 3 Section 3 CATHARPIN FARMS ESTATES as the same is platted and recorded in Deed Book No. 752, page 429 among the land records of said County.

The parties of the first part, their heirs and assigns, reserve the right to extend, use and grant the right to use the fifty foot ingress, egress and utility easement known and designated as Livia Drive in the event the property at the present western terminus of Livia Drive is developed. In the event such property is developed and such lots will use Livia Drive for ingress, egress and utility easement, the parties of the first part agree that they will require, as a condition of such use, the lot owners or the association of such development to pay to the party of the second part one-half of the cost of the road maintenance, upkeep and repair of Livia Drive.

GRANTEES ADDRESS
5209 SURLY ROAD
MANASSAS, VIRGINIA 22110

1978
L. E. SLATTERY & IDA L. SLATTERY
CATHARPIN FARMS ESTATES HOMEOWNERS ASSOCIATION
10070

Ret to: Rust, Rust & Pratt Fairfax, VA 6-26-78

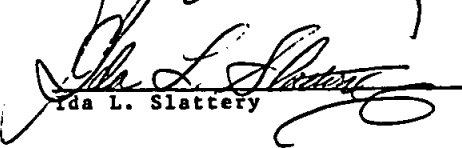
REFERENCE is hereby made to said plats for a further and more particular description of the land hereby conveyed.

The land hereby conveyed is subject to any restrictions, easements and rights of way of record.

The parties of the first part covenant that they have the right to convey the said land; that the party of the second part shall have quiet possession of the same, free from all encumbrances; and, that they, the parties of the first part, will execute such further assurances as may be deemed requisite.

WITNESS the following signatures and seals:

 (SEAL)
Joseph E. Slattery

 (SEAL)
Ida L. Slattery

State of Virginia,

County of Fauquier, to-wit:

I, Bonnie D. Crane, a Notary Public in and for the said State and County, do hereby certify that this day personally appeared before me in my said County, JOSEPH E. SLATTERY and IDA L. SLATTERY, his wife, whose names are signed to the foregoing deed dated May 15, 1978, and acknowledged the same before me in my said County.

My commission expires: March 31, 1981.

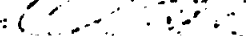
GIVEN under my hand this 19th day of May, 1978.


Notary Public as aforesaid



Recorded with certificate numbered June 5, 1978

at 3:45 P M. in the County of Fauquier, Virginia.

Test: 



PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12913 LIVIA DR

7499-43-8370

General Info Notes Map

Property Information

Account Number	130836	Property Address:
Owner Name	CATHARPIN FARMS EST HMOWNRS ASSOC	12913 LIVIA DR
Owner Address	C/O JIM K BROWN 12918 LIVIA DR CATHARPIN VA 20143-1247	CATHARPIN VA 20143
Use Code	92 Pvt Openspace owned by HOA	

Description

CATHARPIN FARMS SEC 2 STREETS

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$0
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$0
Acres	1.8616		

<< Previous Card Card 1 of 0 Next Card >>

Card - 1

Improvements

IMPR Type	Description	Area
-----------	-------------	------

Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$0	\$0	\$0	\$0
General Reassessment	2020	\$0	\$0	\$0	\$0
General Reassessment	2019	\$0	\$0	\$0	\$0
General Reassessment	2018	\$0	\$0	\$0	\$0
General Reassessment	2017	\$0	\$0	\$0	\$0
General Reassessment	2016	\$0	\$0	\$0	\$0
General Reassessment	2015	\$0	\$0	\$0	\$0
General Reassessment	2014	\$0	\$0	\$0	\$0
General Reassessment	2013	\$0	\$0	\$0	\$0
General Reassessment	2012	\$0	\$0	\$0	\$0
General Reassessment	2011	\$0	\$0	\$0	\$0
General Reassessment	2010	\$0	\$0	\$0	\$0
General Reassessment	2009	\$0	\$0	\$0	\$0
General Reassessment	2008	\$0	\$0	\$0	\$0
General Reassessment	2007	\$0	\$0	\$0	\$0
General Reassessment	2006	\$0	\$0	\$0	\$0
General Reassessment	2005	\$0	\$0	\$0	\$0
General Reassessment	2004	\$0	\$0	\$0	\$0
General Reassessment	2003	\$0	\$0	\$0	\$0
General Reassessment	2002	\$0	\$0	\$0	\$0
General Reassessment	2001	\$0	\$0	\$0	\$0
General Reassessment	2000	\$0	\$0	\$0	\$0
General Reassessment	1999	\$0	\$0	\$0	\$0
General Reassessment	1998	\$0	\$0	\$0	\$0

Transfer History

Date	Sale Amount	Owner	Transfer Type	Conveyance Number
1900/01/01	\$0	CATHARPIN FARMS EST HMOWNRS ASSOC		0993-0491

[Click here for transfer type code descriptions](#)

Last Updated: 10/25/2021

11171

THIS DEED,

made and entered into this 15th day of May, 1978, by and between JOSEPH E. SLATTERY and IDA L. SLATTERY, his wife, parties of the first part; and CATHARPIN FARMS ESTATES HOMEOWNERS ASSOCIATION, a Virginia non-stock, non-profit corporation, party of the second part.

WITNESSETH,

that for and in consideration of the sum of \$5.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey, with GENERAL WARRANTY OF TITLE, unto the party of the second part all of that certain lot or parcel of land located in Prince William County, Virginia, with all rights, ways, easements, improvements and appurtenances thereunto belonging, described as follows:

All that certain fifty foot ingress, egress and utility easement known and designated as Livia Drive as the same is platted and recorded in Deed Book No. 752, page 429 and in Deed Book No. 755, page 791 among the land records of said County.

All that certain forty foot road known as Saddle Ridge Road, said road running from its intersection with Livia Drive between Lots 10 and 11 Section 2 CATHARPIN FARMS ESTATES to the boundary line of Lot 3 Section 3 CATHARPIN FARMS ESTATES as the same is platted and recorded in Deed Book No. 752, page 429 among the land records of said County.

The parties of the first part, their heirs and assigns, reserve the right to extend, use and grant the right to use the fifty foot ingress, egress and utility easement known and designated as Livia Drive in the event the property at the present western terminus of Livia Drive is developed. In the event such property is developed and such lots will use Livia Drive for ingress, egress and utility easement, the parties of the first part agree that they will require, as a condition of such use, the lot owners or the association of such development to pay to the party of the second part one-half of the cost of the road maintenance, upkeep and repair of Livia Drive.

GRANTEES ADDRESS
5209 SURLY ROAD
MANASSAS, VIRGINIA 22110

5209 SURLY ROAD
MANASSAS, VA 22110
10070

Ret to: Rust, Rust & Pratt Fairfax, VA 6-26-78

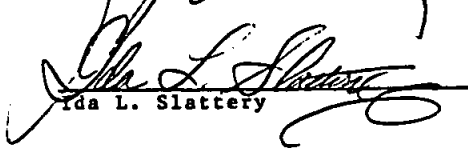
REFERENCE is hereby made to said plats for a further and more particular description of the land hereby conveyed.

The land hereby conveyed is subject to any restrictions, easements and rights of way of record.

The parties of the first part covenant that they have the right to convey the said land; that the party of the second part shall have quiet possession of the same, free from all encumbrances; and, that they, the parties of the first part, will execute such further assurances as may be deemed requisite.

WITNESS the following signatures and seals:

 (SEAL)
Joseph E. Slattery

 (SEAL)
Ida L. Slattery

State of Virginia,

County of Fauquier, to-wit:

I, Bonnie D. Crane, a Notary Public in and for the said State and County, do hereby certify that this day personally appeared before me in my said County, JOSEPH E. SLATTERY and IDA L. SLATTERY, his wife, whose names are signed to the foregoing deed dated May 15, 1978, and acknowledged the same before me in my said County.

My commission expires: March 31, 1981.

GIVEN under my hand this 19th day of May, 1978.


Notary Public as aforesaid



Recorded with certificate numbered June 5, 1978

3:45 P M. P. in the County of Fauquier, Virginia.

True:



PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12882 LIVIA DR

7499-64-1129

General Info Notes Map

Property Information

Account Number	130837	Property Address:
Owner Name	CATHARPIN FARMS EST HMOWNRS ASSOC	12882 LIVIA DR
Owner Address	C/O JIM K BROWN 12918 LIVIA DR	CATHARPIN VA 20143
Use Code	CATHARPIN VA 20143-1247 92 Pvt Openspace owned by HOA	
Description CATHARPIN FARMS STREET SEC 1		
Assessment Info		2021 Assessment
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value
Fire House	07 - Evergreen	Land - Use Value
Special District		Impr - Market Value
Zoning	Agricultural	Total - Market Value
Acres	1.5810	

Card - 1

Improvements		
IMPR Type	Description	Area

Assessment History						
Reason	Year	Land	Use	IMPR	Total	
General Reassessment	2021	\$0	\$0	\$0	\$0	\$0
General Reassessment	2020	\$0	\$0	\$0	\$0	\$0
General Reassessment	2019	\$0	\$0	\$0	\$0	\$0
General Reassessment	2018	\$0	\$0	\$0	\$0	\$0
General Reassessment	2017	\$0	\$0	\$0	\$0	\$0
General Reassessment	2016	\$0	\$0	\$0	\$0	\$0
General Reassessment	2015	\$0	\$0	\$0	\$0	\$0
General Reassessment	2014	\$0	\$0	\$0	\$0	\$0
General Reassessment	2013	\$0	\$0	\$0	\$0	\$0
General Reassessment	2012	\$0	\$0	\$0	\$0	\$0
General Reassessment	2011	\$0	\$0	\$0	\$0	\$0
General Reassessment	2010	\$0	\$0	\$0	\$0	\$0
General Reassessment	2009	\$0	\$0	\$0	\$0	\$0
General Reassessment	2008	\$0	\$0	\$0	\$0	\$0
General Reassessment	2007	\$0	\$0	\$0	\$0	\$0
General Reassessment	2006	\$0	\$0	\$0	\$0	\$0
General Reassessment	2005	\$0	\$0	\$0	\$0	\$0
General Reassessment	2004	\$0	\$0	\$0	\$0	\$0
General Reassessment	2003	\$0	\$0	\$0	\$0	\$0
General Reassessment	2002	\$0	\$0	\$0	\$0	\$0
General Reassessment	2001	\$0	\$0	\$0	\$0	\$0
General Reassessment	2000	\$0	\$0	\$0	\$0	\$0
General Reassessment	1999	\$0	\$0	\$0	\$0	\$0
General Reassessment	1998	\$0	\$0	\$0	\$0	\$0

Transfer History				
Date	Sale Amount	Owner	Transfer Type	Conveyance Number
1900/01/01	\$0	CATHARPIN FARMS EST HMOWNRS ASSOC		0993-0491

[Click here for transfer type code descriptions](#)

Last Updated: 9/1/2021

[Register](#) | [Login](#)

11171

THIS DEED,

made and entered into this 15th day of May, 1978, by and between JOSEPH E. SLATTERY and IDA L. SLATTERY, his wife, parties of the first part; and CATHARPIN FARMS ESTATES HOMEOWNERS ASSOCIATION, a Virginia non-stock, non-profit corporation, party of the second part.

WITNESSETH,

that for and in consideration of the sum of \$5.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey, with GENERAL WARRANTY OF TITLE, unto the party of the second part all of that certain lot or parcel of land located in Prince William County, Virginia, with all rights, ways, easements, improvements and appurtenances thereunto belonging, described as follows:

All that certain fifty foot ingress, egress and utility easement known and designated as Livia Drive as the same is platted and recorded in Deed Book No. 752, page 429 and in Deed Book No. 755, page 791 among the land records of said County.

All that certain forty foot road known as Saddle Ridge Road, said road running from its intersection with Livia Drive between Lots 10 and 11 Section 2 CATHARPIN FARMS ESTATES to the boundary line of Lot 3 Section 3 CATHARPIN FARMS ESTATES as the same is platted and recorded in Deed Book No. 752, page 429 among the land records of said County.

The parties of the first part, their heirs and assigns, reserve the right to extend, use and grant the right to use the fifty foot ingress, egress and utility easement known and designated as Livia Drive in the event the property at the present western terminus of Livia Drive is developed. In the event such property is developed and such lots will use Livia Drive for ingress, egress and utility easement, the parties of the first part agree that they will require, as a condition of such use, the lot owners or the association of such development to pay to the party of the second part one-half of the cost of the road maintenance, upkeep and repair of Livia Drive.

GRANTEES ADDRESS
5209 SURLY ROAD
MANASSAS, VIRGINIA 22110

1978
L. E. SLATTERY & IDA L. SLATTERY
5209 SURLY ROAD
MANASSAS, VIRGINIA 22110
10070

Ret to: Rust, Rust & Pratt Fairfax, VA 6-26-78

REFERENCE is hereby made to said plats for a further and more particular description of the land hereby conveyed.

The land hereby conveyed is subject to any restrictions, easements and rights of way of record.

The parties of the first part covenant that they have the right to convey the said land; that the party of the second part shall have quiet possession of the same, free from all encumbrances; and, that they, the parties of the first part, will execute such further assurances as may be deemed requisite.

WITNESS the following signatures and seals:

Joseph E. Slattery (SEAL)
Joseph E. Slattery

Ida L. Slattery (SEAL)
Ida L. Slattery

State of Virginia,

County of Fauquier, to-wit:

I, Bonnie D. Crane, a Notary Public in and for the said State and County, do hereby certify that this day personally appeared before me in my said County, JOSEPH E. SLATTERY and IDA L. SLATTERY, his wife, whose names are signed to the foregoing deed dated May 15, 1978, and acknowledged the same before me in my said County.

My commission expires: March 31, 1981.

GIVEN under my hand this 19th day of May, 1978.

Bonnie D. Crane
Notary Public as aforesaid



Recorded with certificate numbered June 5, 1978

3:45 P M. P. Office of the County, Virginia.

True

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)
Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499.44.3886	AF	T/F	6.9520
Total Acreage:			6.9520

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
 The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

<input checked="" type="checkbox"/> Owner of Property* Name: <u>GEORGE + SANDRA SHERIFF</u> Mailing Address: <u>4851 Saddle Ridge Rd</u> City/State/Zip: <u>Catharpin, VA 20143</u> Phone: _____ Email: _____	<input checked="" type="checkbox"/> Authorized Agent(s)* Name: <u>Tim Kissler c/o CastleRock Partners, LLC</u> Mailing Address: <u>12894 Livia Drive</u> City/State/Zip: <u>Catharpin, VA 20143</u> Phone: <u>202-957-6300</u> Email: <u>tkissler@CastleRockPartners.net</u>
---	--

<input type="checkbox"/> Contract Purchaser/Lessee* Name: _____ Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	<input checked="" type="checkbox"/> Engineer* Name: <u>Mike Kitchen c/o christopher consultants</u> Mailing Address: <u>9301 Innovation Drive, Suite 150</u> City/State/Zip: <u>Manassas, VA 20110</u> Phone: <u>703-393-9887</u> Email: <u>mikekitchen@ccl-eng.com</u>
--	---

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 23RD day of September, 2021.



 Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 23RD day of September, 2021,
(day) (month) (year)

I, George Sheriff and Sandra Sheriff
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

George Sheriff
Owner
Sandra Sheriff

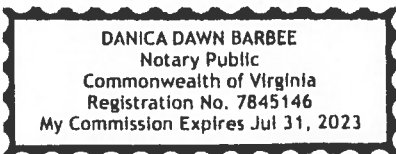
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 23RD day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Dawn Barbée
Notary Public

My commission expires: July 31, 2023



Special Power of Attorney Affidavit

Each owner
NEEDS TO
Fill out,
SIGN +
Notarize

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 23RD day of September, 2021,
(day) (month) (year)

I, George Sheriff and Sandra Sheriff, owner of
_____ (describe land by Grid Parcel Identification Number (GPIN))

make, constitute, and appoint TIMOTHY L. KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said

TIMOTHY L. KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
_____, _____, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.

George R Sheriff
Owner
Sandra Sheriff

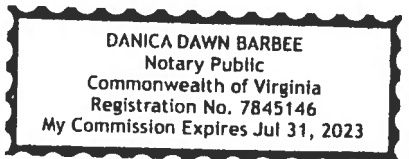
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 23RD day of September, 2021 in my
county and state aforesaid, by the aforementioned principal.

Dawn Barb
Notary Public

My commission expires: July 31, 2023





PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

4851 SADDLE RIDGE RD

7499-44-3886

General Info Notes Map

Property Information		
Account Number	055361	Property Address:
Owner Name	SHERIFF GEORGE R & SANDRA S SURV	4851 SADDLE RIDGE RD
Owner Address	4851 SADDLE RIDGE RD	CATHARPIN VA 20143
	CATHARPIN VA 20143-1207	
Use Code	11 SFD Detached	

Description
CATHARPIN FARMS L 3 SEC 3

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$193,100
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$361,600
Zoning	Agricultural	Total - Market Value	\$554,700
Acres	6.9520		

[<< Previous Card](#) Card 1 of 1 [Next Card >>](#)

Dwelling Information			
# of Stories	1	# Bedrooms	4
Year Built	1977	Full Baths	2
Fin Area	1222	Half Baths	1
Unfin Area	0	Basement Area	1222
Fireplaces	2	Fin Basement	1160
		Basement Type	234 Walkout
		Style	7 Split Foyer
		Exterior Wall	21 All Brick

Card - 1

Improvements			
IMPR Type	Description	Area	
Addition	DEK Deck	378	
Addition	POR Porch, Open	188	
Addition	POE Porch, Enclosed	91	
Addition	GA2 Gar Att - 2 Car	806	
Addition	PAT Patio	120	
Other Improvement	SS1 Storage Shed	680	
Other Improvement	SS1 Storage Shed	120	
Other Improvement	IGP Inground Pool	528	
Other Improvement	BRN Barn	784	
Other Improvement	SS1 Storage Shed	120	
Other Improvement	BRN Barn	660	

Assessment History					
Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$193,100	\$0	\$361,600	\$554,700
General Reassessment	2020	\$188,000	\$0	\$340,700	\$528,700
General Reassessment	2019	\$187,300	\$0	\$309,600	\$496,900
General Reassessment	2018	\$184,600	\$0	\$297,200	\$481,800
General Reassessment	2017	\$178,500	\$0	\$287,100	\$465,600
General Reassessment	2016	\$178,500	\$0	\$273,200	\$451,700
General Reassessment	2015	\$177,900	\$0	\$289,300	\$467,200
General Reassessment	2014	\$166,100	\$0	\$311,800	\$477,900
General Reassessment	2013	\$149,100	\$0	\$255,400	\$404,500
General Reassessment	2012	\$144,900	\$0	\$248,600	\$393,500
General Reassessment	2011	\$160,000	\$0	\$207,800	\$367,800
General Reassessment	2010	\$188,200	\$0	\$194,600	\$382,800
General Reassessment	2009	\$198,500	\$0	\$217,300	\$415,800
General Reassessment	2008	\$252,100	\$0	\$273,900	\$526,000
General Reassessment	2007	\$306,600	\$0	\$278,000	\$584,600
General Reassessment	2006	\$306,600	\$0	\$388,400	\$695,000
General Reassessment	2005	\$177,000	\$0	\$326,500	\$503,500
General Reassessment	2004	\$166,400	\$0	\$279,800	\$446,200
General Reassessment	2003	\$119,100	\$0	\$240,500	\$359,600
General Reassessment	2002	\$112,500	\$0	\$207,800	\$320,300
General Reassessment	2001	\$97,300	\$0	\$179,100	\$276,400
General Reassessment	2000	\$93,500	\$0	\$165,300	\$258,800
General Reassessment	1999	\$89,000	\$0	\$153,100	\$242,100

DEED

THIS DEED, made and entered into this 21st day of
December _____, 1984, by and between ROBERT O. HUNDLEY, also
known of record as ROBERT O. HUNDLEY, JR., and C. FAYE HUNDLEY,
also known of record as FAYE HUNDLEY, his wife, parties of the
first part; and GEORGE R. SHERIFF and SANDRA S. SHERIFF, his wife,
parties of the second part;

WITNESSETH :

THAT for and in consideration of the sum of TEN DOLLARS
(\$10.00), cash in hand paid unto the parties of the first part at
and before the delivery of this Deed, receipt of all of which is
hereby acknowledged, the parties of the first part do hereby grant,
bargain, sell and convey with GENERAL WARRANTY OF TITLE, unto the
parties of the second part as tenants by the entirety with full
common law right of survivorship, it being intended that fee simple
title thereto shall vest in the parties of the second part during
their joint lives, thereafter, fee simple title thereto shall vest
in the survivor of them, all of that certain lot or parcel of land,
together with all improvements thereon, located and being in the
County of Prince William, Virginia, and more particularly described
as follows:

Lot Three (3), Section Three (3), CATHARPIN
FARMS ESTATES, as the same appears duly dedi-
cated, platted and recorded in Deed Book 789
at Page 344, among the land records of Prince
William County, Virginia.

AND BEING the same property conveyed to the
parties of the first part by deed recorded
in Deed Book 942 at Page 516.

This Deed is subject to all easements, rights of way
and restrictions of record.

Reference is hereby made to the aforesaid deed or deeds
referred to therein for a more particular description of the land
hereby conveyed.

4851 Saddle Ridge Road
Catharpin, Va 22018

This deed is subject to a deed
by section 58-51.1 has been paid
Condo return 162,000.00
162.00

COLDWELL BANKER
SETTLEMENT & TITLE SERVICES, INC
10505 JUDICIAL DRIVE
FAIRFAX, VA 22030

ODIN, FELDMAN & PITELMAN
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
10505 JUDICIAL DRIVE
P. O. BOX 387
FAIRFAX, VIRGINIA 22030
703-288-7700

BK 1296 PG 0630

The said parties of the first part covenant that they have the right to convey the said land to the parties of the second part; that the parties of the second part shall have quiet possession of the said land, free from all encumbrances except as above set forth; and that they, the said parties of the first part, will execute such further assurances of said land as may be requisite and necessary.

WITNESS the following signatures and seals:

Robert O. Hundley (SEAL)
ROBERT O. HUNDLEY

C. Faye Hundley (SEAL)
C. FAYE HUNDLEY

STATE OF VIRGINIA,
COUNTY OF FAIRFAX, to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that ROBERT O. HUNDLEY and C. FAYE HUNDLEY, his wife, whose names are signed to the foregoing and hereunto annexed Deed bearing date of the 21st day of December, 1984, appeared before me in my jurisdiction aforesaid and acknowledged the same before me.

Given under my hand and seal this 21st day of December, 1984.

Lisa A. Overton
NOTARY PUBLIC

My Commission Expires:
9-26-89

84-J-1911

1984 DEC 26 PM 12:19
FBI - FAIRFAX CO., VA
CLERK

ODIN, FELDMAN & PELLEGRINO
ATTORNEYS AT LAW
FEDERAL JUDICIAL CENTER
P.O. BOX 1807
FAIRFAX, VIRGINIA 22037
703-388-9700

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499-44-3150	AF	T/F	5.1340
Total Acreage:			5.1340

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

<input type="checkbox"/> Owner of Property* Name: <u>RUSSELL & JUDITH DODD</u> Mailing Address: <u>4863 Saddle Ridge Rd</u> City/State/Zip: _____ Phone: _____ Email: _____	<input checked="" type="checkbox"/> Authorized Agent(s)* Name: <u>Tim Kissler c/o CastleRock Partners, LLC</u> Mailing Address: <u>12894 Livia Drive</u> City/State/Zip: <u>Catharpin, VA 20143</u> Phone: <u>202-957-6300</u> Email: <u>tkissler@CastleRockPartners.net</u>
---	--

<input type="checkbox"/> Contract Purchaser/Lessee* Name: _____ Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	<input checked="" type="checkbox"/> Engineer* Name: <u>Mike Kitchen c/o christopher consultants</u> Mailing Address: <u>9301 Innovation Drive, Suite 150</u> City/State/Zip: <u>Manassas, VA 20110</u> Phone: <u>703-393-9887</u> Email: <u>mikekitchen@ccl-eng.com</u>
--	---

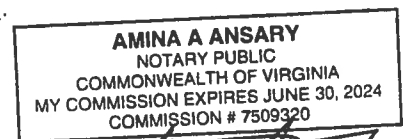
*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 23rd day of September, 2021.

Russell & Judith W. Dodd
 Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)



Special Power of Attorney Affidavit

Each owner
NEEDS TO
Fill out,
SIGN +
Notarize

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 24th day of September, 2021,
(day) (month) (year)

I, Russell J Dodd, owner of
7499-44-3150 (describe land by Grid Parcel Identification Number (GPIN))
make, constitute, and appoint TIMOTHY L. KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said
TIMOTHY L. KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
September 24, 2021, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.

Russell J Dodd
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 24 day of September, 2021 in my
county and state aforesaid, by the aforementioned principal.

My commission expires: 12/31/2024

[Signature]
Notary Public

JASON LUIS JIMENEZ
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#7879389 COMM. EXP. 12/31/2024

Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 24th day of September, 2021,
(day) (month) (year)

I, Russell J. Dodd Judith W Dodd
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

/
/
/

Russell J. Dodd Judith W. Dodd
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 24 day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

[Signature]
Notary Public

My commission expires: 12/31/2024

JASON LUIS JIMENEZ
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#7879389 COMM. EXP. 12/31/2024



PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

4863 SADDLE RIDGE RD

7499-44-3150

General Info Notes Map

Property Information		
Account Number	055360	Property Address:
Owner Name	DODD RUSSELL J & JUDITH W SURV	4863 SADDLE RIDGE RD
Owner Address	4863 SADDLE RIDGE RD	CATHARPIN VA 20143
	CATHARPIN VA 20143-1207	
Use Code	11 SFD Detached	

Description
CATHARPIN FARMS L 2 SEC 3

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$161,500
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$233,200
Zoning	Agricultural	Total - Market Value	\$394,700
Acres	5.1340		

[<< Previous Card](#) Card 1 of 1 [Next Card >>](#)

Dwelling Information			
# of Stories	2	# Bedrooms	5
Year Built	1976	Basement Type	0 Not Applicable
Fin Area	1428	Style	3 2 Story, 2 plus Story
Unfin Area	0	Exterior Wall	21 All Brick
Fireplaces	1	Basement Area	0
		Fin Basement	0

Card - 1

Improvements			
IMPR Type	Description	Area	
Addition	POR Porch, Open	192	
Addition	GAR Garage	480	
Other Improvement	SS1 Storage Shed	192	
Other Improvement	BRN Barn	720	

Assessment History						
Reason	Year	Land	Use	IMPR	Total	
General Reassessment	2021	\$161,500	\$0	\$233,200	\$394,700	
General Reassessment	2020	\$161,200	\$0	\$216,800	\$378,000	
General Reassessment	2019	\$161,200	\$0	\$198,500	\$359,700	
General Reassessment	2018	\$157,000	\$0	\$200,000	\$357,000	
General Reassessment	2017	\$156,600	\$0	\$193,300	\$349,900	
General Reassessment	2016	\$156,600	\$0	\$184,200	\$340,800	
General Reassessment	2015	\$156,600	\$0	\$195,200	\$351,800	
General Reassessment	2014	\$145,600	\$0	\$262,000	\$407,600	
General Reassessment	2013	\$134,200	\$0	\$213,800	\$348,000	
General Reassessment	2012	\$129,900	\$0	\$208,100	\$338,000	
General Reassessment	2011	\$141,100	\$0	\$174,100	\$315,200	
General Reassessment	2010	\$165,300	\$0	\$163,200	\$328,500	
General Reassessment	2009	\$174,200	\$0	\$182,400	\$356,600	
General Reassessment	2008	\$220,300	\$0	\$230,000	\$450,300	
General Reassessment	2007	\$260,500	\$0	\$232,700	\$493,200	
General Reassessment	2006	\$260,500	\$0	\$325,200	\$585,700	
General Reassessment	2005	\$160,400	\$0	\$273,400	\$433,800	
General Reassessment	2004	\$151,200	\$0	\$234,800	\$386,000	
General Reassessment	2003	\$109,600	\$0	\$202,000	\$311,600	
General Reassessment	2002	\$103,100	\$0	\$174,500	\$277,600	
General Reassessment	2001	\$87,900	\$0	\$149,500	\$237,400	
General Reassessment	2000	\$80,700	\$0	\$141,900	\$222,600	
General Reassessment	1999	\$76,900	\$0	\$131,400	\$208,300	
General Reassessment	1998	\$74,400	\$0	\$126,500	\$200,900	
General Reassessment	1997	\$73,200	\$0	\$126,400	\$199,600	
General Reassessment	1996	\$72,500	\$0	\$125,700	\$198,200	

Transfer History					
Date	Sale Amount	Owner	Transfer Type	Conveyance Number	
1983/11/01	\$100,000	DODD RUSSELL J & JUDITH W SURV		1240-0483	

THIS DEED, made this 29th day of April, 1983, by and between KENNETH W. van DOMMELEN and CATHERINE van DOMMELEN, his wife and R. MARSHALL MOIST and KATHLEEN A. MOIST, his wife, parties of the first part; and RUSSELL J. DODD and JUDITH W. DODD, his wife, as tenants by the entirety with the common law right of survivorship, parties of the second part;

W I T N E S S E T H :

That for and in consideration of the sum of Ten Dollars cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption of the hereinafter recited Deed of Trust obligation, the parties of the first part do hereby grant, bargain, sell and convey with GENERAL WARRANTY OF TITLE unto the parties of the second part as tenants by the entirety with full common law rights of survivorship expressly retained, all that certain lot or parcel of land with the improvements thereon, located in Prince William County, Virginia, known and described as follows:

Lot TWO (2), Section THREE (3), CATHARPIN FARMS ESTATES, as the same appears duly dedicated, platted and recorded in Deed Book 789 at Page 344 among the land records of Prince William County, Virginia.

And being the same property conveyed to the parties of the first part by Deed recorded in Deed Book 1193 at page 1284, among the land records of Prince William County, Virginia.

This conveyance is made subject to the restrictions and rights of way contained in the Deeds forming the chain of title to this property.

As part of the consideration for this conveyance, the parties of the second part assume that certain Deed of Trust obligation in the original sum of \$39,700.00, recorded in Deed Book 951 at page 792, and amended by the appointment of a

Grantees: 4863 Saddle Ridge Road Catharpin, Virginia 22018

Grantees:

Proposed
 2003
 900
 6200

substitute trustee, recorded in Deed Book 1183 at page 291, among the land records of Prince William County, Virginia.

The parties of the first part covenant that they have the right to convey the said property; that they have done no act to encumber the same, other than as herein recited; that the parteis of the second part shall have quiet possession thereof, free from all encumbrances other than as herein recited; and that they, the parteis of the first part, will execute such further assurances of title as may be requisite.

WITNESS the following signatures and seals:

Kenneth W. van Dommelen (SEAL)
 Kenneth W. van Dommelen

Catherine van Dommelen (SEAL)
 Catherine van Dommelen

R. Marshall Moist (SEAL)
 R. Marshall Moist

Kathleen A. Moist (SEAL)
 Kathleen A. Moist

STATE OF VIRGINIA

COUNTY OF Prince William, to-wit:

I, the undersigned, a Notary Public for the jurisdiction aforesaid, whose commission as such expires on the _____ day of _____, 19 87, do hereby certify that KENNETH W. van DOMMELEN, CATHERINE van DOMMELEN, his wife, R. MARSHALL MOIST and KATHLEEN A. MOIST, his wife, whose names are signed to the foregoing Deed dated the 27th day of April, 1983, have acknowledged the same before me in the County and State aforesaid.

Given under my hand this 27th day of April, 1983.

[Signature]
Notary Public

March 1987

NOTARY PUBLIC
PRINCE WILLIAM COUNTY, VIRGINIA
COMMISSION EXPIRES _____

BK 1240P60485

RECORDS & COMMUNICATIONS ANNEXED

1983 NOV -9 AM 9 42

PRINCE WILLIAM CO., VA.

ESTD: *Chatterbox*
CLERK

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499-43-2193	AF	T/F	6.0430
Total Acreage:			6.0430

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (?) public roads or streets):
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property* Authorized Agent(s)*

Name: CHARLES & KATHRYN BLANKENSHIP Name: Tim Kissler c/o CastleRock Partners, LLC

Mailing Address: 4815 SADDLE RIDGE RD Mailing Address: 12894 Livia Drive

City/State/Zip: CATHARPIN, VA 20143 City/State/Zip: Catharpin, VA 20143

Phone: 571-288-4333 Phone: 202-957-6300

Email: KATHRYN@G811.COM Email: tkissler@CastleRockPartners.net

Contract Purchaser/Lessee* Engineer*

Name: _____ Name: Mike Kitchen c/o christopher consultants

Mailing Address: _____ Mailing Address: 9301 Innovation Drive, Suite 150

City/State/Zip: _____ City/State/Zip: Manassas, VA 20110

Phone: _____ Phone: 703-393-9887

Email: _____ Email: mikekitchen@ccl-eng.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 28 day of September, 2021

[Signature] * CHARLES R. BLANKENSHIP
DECEASED 2/18/2017

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 28 day of September, 2021,
(day) (month) (year)

I, Anthony M. Blankenship
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

[Signature]
Owner

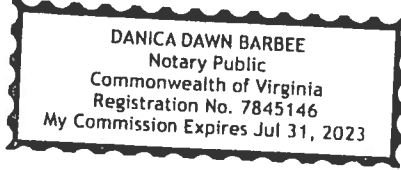
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 28th day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

[Signature]
Notary Public

My commission expires: July 31, 2023



Special Power of Attorney Affidavit

EACH OWNER
NEEDS TO
FILL OUT,
SIGN +
NOTARIZE

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 28 day of September, 2021,
(day) (month) (year)

I, KATHRYN M. BLANKINSHIP, owner of 4875 SADDLE RIDGE RD
(CATHAMPTON LIT) (describe land by Grid Parcel Identification Number (GPIN))

make, constitute, and appoint TIMOTHY L. KISSLER
July 31

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said
TIMOTHY L. KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
September 28, 2021, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.

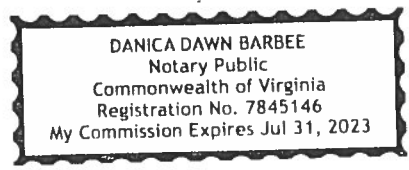
Kathy M. Blankinship
Owner

COMMONWEALTH OF VIRGINIA:
County of Prince William

Subscribed and sworn to before me this 28th day of September, 2021 in my
county and state aforesaid, by the aforementioned principal.

My commission expires: July 31, 2023

Dani Barbé
Notary Public





PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

4875 SADDLE RIDGE RD

7499-43-2193

General Info Notes Map

Property Information			
Account Number	055359	Property Address:	
Owner Name	BLANKENSHIP CHARLES R & KATHRYN M SURV	4875 SADDLE RIDGE RD	
Owner Address	4875 SADDLE RIDGE RD	CATHARPIN VA 20143	
Use Code	CATHARPIN VA 20143-1207 11 SFD Detached		
Description			
CATHARPIN FARMS L 1 SEC 3			
Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$178,500
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$607,100
Zoning	Agricultural	Total - Market Value	\$785,600
Acres	6.0430		

[<< Previous Card](#) Card 1 of 1 [Next Card >>](#)

Dwelling Information				
# of Stories	2	# Bedrooms	4	Basement Type
Year Built	1988	Full Baths	3	234 Walkout
Fin Area	3960	Half Baths	1	3 2 Story, 2 plus Story
Unfin Area	0	Basement Area	990	63 Half Brick-Half Alum-Vinyl
Fireplaces	1	Fin Basement	0	

Card - 1

Improvements		
IMPR Type	Description	Area
Addition	POR Porch, Open	112
Addition	POR Porch, Open	18
Addition	GAR Garage	670
Addition	DEK Deck	80
Addition	PAT Patio	297
Addition	DEK Deck	96
Feature	BG2 Basement Garage - 2 car	1

Assessment History					
Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$178,500	\$0	\$607,100	\$785,600
General Reassessment	2020	\$175,800	\$0	\$563,000	\$738,800
General Reassessment	2019	\$175,800	\$0	\$523,900	\$699,700
General Reassessment	2018	\$172,400	\$0	\$516,200	\$688,600
General Reassessment	2017	\$169,300	\$0	\$497,800	\$667,100
General Reassessment	2016	\$169,300	\$0	\$473,300	\$642,600
General Reassessment	2015	\$168,700	\$0	\$500,500	\$669,200
General Reassessment	2014	\$157,400	\$0	\$479,000	\$636,400
General Reassessment	2013	\$143,200	\$0	\$390,200	\$533,400
General Reassessment	2012	\$139,000	\$0	\$379,100	\$518,100
General Reassessment	2011	\$152,200	\$0	\$316,500	\$468,700
General Reassessment	2010	\$178,500	\$0	\$295,800	\$474,300
General Reassessment	2009	\$188,000	\$0	\$329,700	\$517,700
General Reassessment	2008	\$237,700	\$0	\$415,100	\$652,800
General Reassessment	2007	\$285,100	\$0	\$418,900	\$704,000
General Reassessment	2006	\$285,100	\$0	\$584,300	\$869,400
General Reassessment	2005	\$170,300	\$0	\$490,100	\$660,400
General Reassessment	2004	\$160,300	\$0	\$420,400	\$580,700
General Reassessment	2003	\$115,800	\$0	\$360,800	\$476,600
General Reassessment	2002	\$109,500	\$0	\$311,000	\$420,500
General Reassessment	2001	\$94,200	\$0	\$267,400	\$361,600
General Reassessment	2000	\$87,300	\$0	\$256,100	\$343,400
General Reassessment	1999	\$83,100	\$0	\$237,100	\$320,200
General Reassessment	1998	\$80,300	\$0	\$228,200	\$308,500
General Reassessment	1997	\$79,000	\$0	\$227,800	\$306,800
General Reassessment	1996	\$78,400	\$0	\$229,600	\$308,000

THIS DEED, made this 21st day of October, 1987, by and between JOSEPH E. SLATTERY and IDA L. SLATTERY, each in his/her own right and as husband and wife, parties of the first part and CHARLES R. BLANKENSHIP and KATHRYN M. BLANKENSHIP, husband and wife, as tenants by the entirety with common law right of survivorship, parties of the second part:

W I T N E S S E T H

THAT FOR and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations by the parties of the second part to the parties of the first part, at or before the sealing and delivery of these presents, receipt of which is hereby acknowledged, the said parties of the first part do hereby grant, bargain, sell and convey with GENERAL WARRANTY OF TITLE, unto the said parties of the second part, husband and wife, as tenants by the entirety with common law rights of survivorship, all that certain lot or parcel of land lying and being situate in Prince William County, Virginia, and being more particularly described as follows:


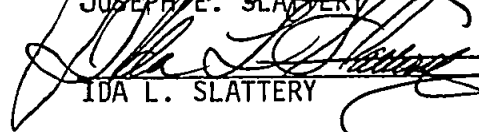
Lot 1, Section 3, CATHARPIN FARMS ESTATES, as the same is duly dedicated, platted and recorded in Deed Book 789, page 344, among the land records of Prince William County, Virginia.

AND BEING part of the same property conveyed to the parties of the first part by Deed dated April 16, 1970 and recorded in Deed Book 542, page 311, among the land records of Prince William County, Virginia.

THIS CONVEYANCE is made subject to all covenants, easements, restrictions and reservations of record.

THE PARTIES of the first part covenant that they have the right to convey subject land to the parties of the second part and that the said parties of the second part shall have quiet possession thereof, free from all encumbrance, except as above, and that the said parties of the first part will execute such further assurances of said land as may be deemed requisite.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

 (SEAL)
JOSEPH E. SLATTERY
 (SEAL)
IDA L. SLATTERY

1503 Forrester Lane
Manassas, Va 22110

RETURN TO:
STEPHENS, BOATWRIGHT & HOWARD
ATTORNEYS AT LAW
SUITE 1122 AVENUE
MANASSAS, VA 22110
This is to certify that the tax imposed
by Section 58.1-803 (A) has been paid
Consideration 57,000.00
Tax 57.00

STATE OF VIRGINIA

COUNTY OF PRINCE WILLIAM, to-wit:

I, Karen Kirby Gorsuch, a Notary Public in and for the County and State aforesaid, whose commission expires on the 24th day of November, 19 88, do hereby certify that JOSEPH E. SLATTERY and IDA L. SLATTERY, husband and wife, whose names are signed to the foregoing Deed dated the 21st day of October, 1987 have each acknowledged the same before me in my County aforesaid.

Given under my hand this 21st day of October, 1987.

Karen Kirby Gorsuch
Notary Public

RECORDED W/CERTIFICATE ANNEXED

87 OCT 22 PM 1:47

PRINCE WILLIAM CO., VA.

TESTE: Charlton Elliott
CLERK

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499-44-7009	AF	T/F	15.2129
Total Acreage:			15.2129

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property*

Authorized Agent(s)*

Name: MARGARET & KENNETH BLOXTON TRUST

Name: Tim Kissler c/o CastleRock Partners, LLC

Mailing Address: _____

Mailing Address: 12894 Livia Drive

City/State/Zip: _____

City/State/Zip: Catharpin, VA 20143

Phone: _____

Phone: 202-957-6300

Email: _____

Email: tkissler@CastleRockPartners.net

Contract Purchaser/Lessee*

Engineer*

Name: _____

Name: Mike Kitchen c/o christopher consultants

Mailing Address: _____

Mailing Address: 9301 Innovation Drive, Suite 150

City/State/Zip: _____

City/State/Zip: Manassas, VA 20110

Phone: _____

Phone: 703-393-9887

Email: _____

Email: mikekitchen@ccl-eng.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 29 day of September, 2021.

Bloxton Family Trust Margaret Bloxton
 Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 29 day of September, 2021,
(day) (month) (year)

I, Bloxton Family Trust
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

Margaret K Bloxton
Owner

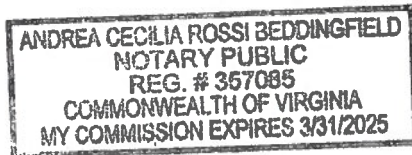
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 29 day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Armedding Zuid
Notary Public

My commission expires: _____



Special Power of Attorney Affidavit

Each owner
NEEDS TO
Fill out,
SIGN +
Notarize

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 29 day of September, 2021,
(day) (month) (year)

I, Bloxton Family Trust, owner of
7499-44-7009 (describe land by Grid Parcel Identification Number (GPIN))

make, constitute, and appoint TIMOTHY L. KISSLER,
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said
TIMOTHY L. KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
29 September 2021, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.

Bloxton Family Trust Margaret K. Bloxton
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 29 day of September, 2021 in my
county and state aforesaid, by the aforementioned principal.

A Meddingibuild
Notary Public

My commission expires: _____



CERTIFICATE OF
TRUSTOF

Bloxton Family Trust

JOINT TRUST AGREEMENT DATED March 11, 2016

We, Kenneth Bloxton and Margaret Bloxton here, of Prince William County, Virginia, through this Certificate of Trust ("Certificate of Trust") effective March 11, 2016, declare the following:

1. We have created the Bloxton Family Trust JOINT TRUST AGREEMENT DATED March 11, 2016 ("Joint Trust Agreement"). This Joint Trust Agreement is a revocable Trust Agreement.

2. The initial and current Trustees are Kenneth Bloxton and Margaret Bloxton, either of whom may act. Should Kenneth Bloxton fail or cease to serve as Trustee for any reason, Margaret Bloxton is sole Trustee. Should Margaret Bloxton fail or cease to serve as Trustee for any reason, Kenneth Bloxton is sole Trustee. Should both and fail or cease to serve as Trustee for any reason, 3rd person is successor Trustee Kathleen Bellerby. No surety is required on any trustee serving under the Joint Trust Agreement.

3. Any trustee, acting alone or in concert with another trustee, in addition to the powers granted by law, shall have all of the powers and authority enumerated in Code Sections 64.2-105 and 64.2-777 of the Code of Virginia of 1950, as amended, which we have expressly incorporated in our Joint Trust Agreement and expressly incorporate in this Certificate of Trust by reference as if fully written out herein, including the following powers: to sell, exchange, lease or encumber any trust assets, real or personal, upon such terms as the trustee may deem appropriate and to borrow money for any purpose, including loans from the trustee, and secure such Joans with any assets of the trust.

4. It is our intention that uno party or person dealing with our trustee shall need to review the terms of our Joint Trust Agreement but shall rely entirely on this Certificate of Trust. We specifically direct that any trustee or successor trustee named in this Certificate of Trust shall be fully empowered to act and no person dealing with such trustee shall be obligated to inquire as to whether such trustee has been removed or the trustee's powers revised unless such other person or party has been given written notice of the removal of a trustee or the revision of the trustee's powers.

5. At the time of the execution of this Certificate of Trust, we do not intend to place this Certificate of Trust on public record and do not intend that the failure to record the Certificate of Trust shall affect its effectiveness. If it is eventually recorded, the fact that a long lapse of time occurs between its execution and recordation shall not impair its effectiveness.

Grantor and Trustee of the Bloxton Family Trust
DATED March 11, 2016

Margaret Bloxton
12918 Livia Drive
Catharpin VA 20143

Margaret Bloxton

Trustee of the Bloxton Family Trust
DATED March 11, 2016

Kenneth Bloxton
12918 Livia Drive
Catharpin VA 20143

Kenneth Bloxton

Beneficiary of the Bloxton Family Trust
DATED March 11, 2016

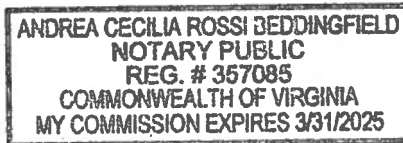
John Bloxton
12918 Livia Drive
Catharpin VA 20143

John Bloxton

STATE OF VIRGINIA
COUNTY OF PRINCE WILLIAM, to-wit:

The foregoing instrument was acknowledged _____ before me in this jurisdiction aforesaid this 29 day of September 2021, by Margaret Bloxton Grantor, and Kenneth Bloxton Trustee, and John Bloxton Beneficiary.

Andrea Beddingfield
Notary Public





PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12918 LIVIA DR

7499-44-7009

General Info Notes Map

Property Information

Account Number	081520	Property Address:
Owner Name	BLOXTON MARGARET K TR & KENNETH T BLOXTON TR	12918 LIVIA DR
Owner Address	12918 LIVIA DR CATHARPIN VA 20143-1247	CATHARPIN VA 20143
Use Code	11 SFD Detached	

Description

CATHARPIN FARMS SEC 2 PT LTS 9&10 PCL A

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$317,300
Fire House	07 - Evergreen	Land - Use Value	\$122,800
Special District		Impr - Market Value	\$460,500
Zoning	Agricultural	Total - Market Value	\$777,800
Acres	15.2129		

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information

# of Stories	1	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1978	Full Baths	3	Style	1 1 Story
Fin Area	2306	Half Baths	1	Exterior Wall	21 All Brick
Unfin Area	0	Basement Area	2056		
Fireplaces	2	Fin Basement	0		

Card - 1

Improvements

IMPR Type	Description	Area
Addition	POS Porch, Screened	192
Addition	PAT Patio	384
Addition	POR Porch, Open	21
Addition	POR Porch, Open	192
Addition	GA2 Gar Att - 2 Car	500
Other Improvement	BRN Barn	1760
Other Improvement	BRN Barn	1920
Other Improvement	SS1 Storage Shed	144

Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$317,300	\$122,800	\$460,500	\$777,800
General Reassessment	2020	\$304,200	\$123,100	\$431,800	\$736,000
General Reassessment	2019	\$304,200	\$119,900	\$396,100	\$700,300
General Reassessment	2018	\$304,200	\$104,300	\$386,400	\$690,600
General Reassessment	2017	\$285,800	\$103,900	\$373,100	\$658,900
General Reassessment	2016	\$285,800	\$97,300	\$355,400	\$641,200
General Reassessment	2015	\$292,200	\$97,000	\$376,500	\$668,700
General Reassessment	2014	\$277,000	\$95,200	\$375,600	\$652,600
General Reassessment	2013	\$235,300	\$94,500	\$306,600	\$541,900
General Reassessment	2012	\$230,600	\$89,900	\$298,300	\$528,900
General Reassessment	2011	\$263,700	\$92,000	\$249,500	\$513,200
General Reassessment	2010	\$310,100	\$107,600	\$233,600	\$543,700
General Reassessment	2009	\$328,000	\$113,100	\$260,800	\$588,800
General Reassessment	2008	\$413,500	\$143,200	\$329,100	\$742,600
General Reassessment	2007	\$532,800	\$151,000	\$333,800	\$866,600
General Reassessment	2006	\$532,800	\$150,800	\$466,600	\$999,400
General Reassessment	2005	\$270,400	\$0	\$392,000	\$662,400
General Reassessment	2004	\$252,500	\$0	\$336,000	\$588,500
General Reassessment	2003	\$163,500	\$0	\$288,900	\$452,400
General Reassessment	2002	\$156,900	\$0	\$249,500	\$406,400
General Reassessment	2001	\$139,100	\$0	\$211,600	\$350,700
General Reassessment	2000	\$124,500	\$0	\$203,300	\$327,800
General Reassessment	1999	\$118,600	\$0	\$188,200	\$306,800
General Reassessment	1998	\$114,700	\$0	\$181,100	\$295,800
General Reassessment	1997	\$113,400	\$0	\$181,100	\$294,500

PREPARED BY:
Brian O'Laughlin, Esq.
7 South Adams Street
Richmond, VA 23220
VA Bar ID: 81500
Title Co.: Chicago Title Insurance Company

201807090049274

Prince William County, VA
07/09/2018 08:43 AM Pages: 4
Jacqueline C Smith, Esq., Clerk

ORDER NUMBER:
64605610 - 4503231

RECORD AND RETURN TO:
Amrock
662 Woodward Avenue
Detroit, MI 48226.

CONSIDERATION: \$-0-
TAX MAP NO. 7499-44-7009

③

THIS DEED made and entered into this the 30th day of Jun, 2018, by and between **MARGARET K. BLOXTON** and **KENNETH T. BLOXTON**, party of the first part and hereinafter referred to as the Grantor, whether one or more, and **MARGARET K. BLOXTON** and **KENNETH T. BLOXTON**, Trustees of the **BLOXTON FAMILY TRUST, DATED MARCH 11, 2016**, whose mailing address is 12918 Livia Drive, Catharpin, VA 20143-1247, party of the second part and hereinafter referred to as the Grantee, whether one or more.

PURSUANT to § 58.1-811(A)(12) of the Code of Virginia of 1950 as amended to date, no additional grantee tax shall be required, and pursuant to § 58.1-811(C)(1) of the Code of Virginia of 1950 as amended to date, no additional grantor tax shall be required.

WITNESSETH:

THAT FOR AND IN consideration of the sum of Zero Dollars (\$0.00) cash in hand paid by the Grantee unto the Grantor, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby **QUITCLAIM, RELEASE** and **CONVEY**, unto the Grantee, **MARGARET K. BLOXTON** and **KENNETH T. BLOXTON**, Trustees of the **BLOXTON FAMILY TRUST, DATED MARCH 11, 2016**, all of the following described parcel of land, together with any improvements thereon, lying and being in the Gainesville Magisterial

District, State of Virginia, to-wit:

All of those certain lots or parcels of land, being 15.2 acres in the aggregate, more or less, together with improvements thereon, situated in Gainesville Magisterial District, Prince William County, Virginia, as more particularly described as follows:

Tract #1:

Lot 10 and Parcel "A", Section 2, Catharpin Farms Estates, as the same are shown on the plat attached to the deed of subdivision recorded in Deed Book No. 752, Page 429, among the Land Records of Prince William County, Virginia.

Tract #2:

Being a .7288 acre parcel previously partitioned from the East corner of Lot 9, Section 2, Catharpin Farms Estates, described as follows:

Beginning at an iron pipe found in the West edge of Livia Drive and corner with Jim K. Brown, et ux; thence with the street edge, South 39 degrees 14 minutes 19 seconds West 101.00 feet to an iron stake; thence on a line approximately three feet South of and parallel with an old field fence North 79 degrees 45 minutes 20 seconds 174.64 feet to an iron stake in the middle of an old gate opening; thence with a second field fence North 09 degrees 28 minutes 54 seconds East 213.86 feet to an iron stake; thence with line of Jim K. Brown, et ux, South 50 degrees 45 minutes 41 seconds East 258.90 feet to the Point of Beginning, containing 0.7288 acre, more or less, according to a plat prepared by Rush W. Boyer, dated May 1979.

Tract#3:

Being a 1.66 acre parcel previously partitioned from the said East corner of Lot 9, Section 2, Catharpin Farms Estates, described as follows:

Beginning at a large post found at the North corner of a former purchase by Jim K. Brown, et ux, from Joseph E. Slattery, et ux; thence with the line of the said purchase and fence and thence South 09 degrees 28 minutes 54 seconds West 265.91 feet to a stake which is 52.05 feet beyond the limit of the former lot; thence N 79 degrees 45 minutes 20 seconds West 249.72 feet to a stake; thence North 18 degrees 07 minutes 49 seconds East 377.21 feet to a stake in the line of the main lot of Jim K. Brown, et ux; thence with the said line and irregular fence South 50 degrees 45 minutes 41 seconds East 222.29 feet to the Point of Beginning, containing 1.66 acres, more or less, according to a plat prepared by Rush W. Boyer, dated January 1983.

Tract #4:

The residue of Lot 9, Section 2, Catharpin Farms Estates, as the same is shown on the plat attached to deed recorded in Book 752, Page 429 among the Land Records of Prince William County, Virginia.

Less and except from Tract #4:

Two parcels previously partitioned from Lot 9 and described by deeds recorded in Deed Book 1087, Page 106 and in Deed Book 1202, Page 1077.

BEING the same property conveyed to MARGARET K. BLOXTON and KENNETH T. BLOXTON, by deed dated 06/30/2018, from MARGARET K. BLOXTON and KENNETH T. BLOXTON, Trustees of the BLOXTON FAMILY TRUST, DATED MARCH 11, 2016, who acquired title as MARGARET K. BLOXTON and KENNETH T. BLOXTON, Trustees of the BLOXTON FAMILY TRUST, of record in the Clerk's Office of Prince William County, Virginia, as Instrument Number 201807060049249.

BEING FURTHER the same property conveyed to MARGARET K. BLOXTON AND KENNETH T. BLOXTON, TRUSTEES OF THE BLOXTON FAMILY TRUST, by deed of MARGARET K. BLOXTON AND JOHN B. BLOXTON III, of record in the Clerk's Office of Prince William County, Virginia, as Instrument Number 201604280030848.

Without reimposing them, this deed is made subject to all easements, restrictions, reservations, and conditions of record affecting said property herein conveyed.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

**PREPARER OF THIS DEED HAS NOT RELIED ON EITHER
A TITLE EXAMINATION OR A SURVEY**

Attached to and becoming a part of Deed between MARGARET K. BLOXTON and KENNETH T. BLOXTON, as Grantor(s), and MARGARET K. BLOXTON and KENNETH T. BLOXTON, Trustees of the BLOXTON FAMILY TRUST, DATED MARCH 11, 2016, as Grantee(s).

WITNESS the following signature and seal:

Margaret K Bloxton (SEAL)
MARGARET K. BLOXTON

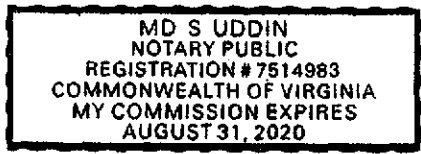
KT Bloxton (SEAL)
KENNETH T. BLOXTON

COMMONWEALTH/STATE OF Virginia
CITY/COUNTY OF Prince William to-wit:

The foregoing instrument was acknowledged before me this the 30th day of Jun, 2018, by MARGARET K. BLOXTON and KENNETH T. BLOXTON.

[Signature]
Notary Public

My Commission Expires: 08/31/2020
Registration No.: 7514983



Special Power of Attorney Affidavit

Each owner
NEEDS TO
Fill out,
SIGN +
Notarize

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 29 day of September, 2021,
(day) (month) (year)

I, Stephen J. Kott & Liliana V. Kott, owner of
7499-54-6132 (describe land by Grid Parcel Identification Number (GPIN))

make, constitute, and appoint TIMOTHY L. KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said

TIMOTHY L. KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

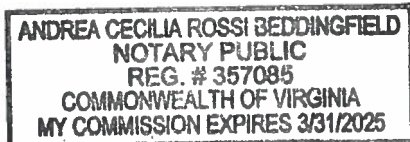
The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
September 29, 2021, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.

[Signature]
Owner
Liliana V. Kott

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 29 day of September, 2021 in my
county and state aforesaid, by the aforementioned principal.



[Signature]
Notary Public

My commission expires: _____

Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 29 day of September, 2021,
(day) (month) (year)

I, Stephen J. Kott & Liliانا V. Kott
(Owner)

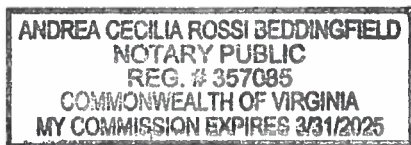
hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

SLJ Kott
Owner
Liliana Vanessa Kott

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 29 day of September, 2021 in my county and state aforesaid, by the aforementioned principal.



A Beddingfield
Notary Public

My commission expires: _____

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)
 Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499.54.6132	AF	T/F	5.3278
Total Acreage:			5.3278

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
 The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.
 The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property* **Authorized Agent(s)***

Name: STEPHEN & LILIANA V. KOTT Name: Tim Kissler c/o CastleRock Partners, LLC
 Mailing Address: _____ Mailing Address: 12894 Livia Drive
 City/State/Zip: _____ City/State/Zip: Catharpin, VA 20143
 Phone: _____ Phone: 202-957-6300
 Email: _____ Email: tkissler@CastleRockPartners.net

Contract Purchaser/Lessee* **Engineer***

Name: _____ Name: Mike Kitchen c/o christopher consultants
 Mailing Address: _____ Mailing Address: 9301 Innovation Drive, Suite 150
 City/State/Zip: _____ City/State/Zip: Manassas, VA 20110
 Phone: _____ Phone: 703-393-9887
 Email: _____ Email: mikekitchen@ccl-eng.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 29 day of September, 2021

Stephen J. Kott Liliana V. Kott
 Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)



PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12907 LIVIA DR

7499-54-6132

General Info Notes Map

Property Information			
Account Number	054309	Property Address:	
Owner Name	KOTT STEPHEN J & LILIANA V SURV	12907 LIVIA DR	
Owner Address	12907 LIVIA DR	CATHARPIN VA 20143	
	CATHARPIN VA 20143		
Use Code	11 SFD Detached		
Description			
CATHARPIN FARMS L 3 SEC 2			
Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$165,200
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$494,500
Zoning	Agricultural	Total - Market Value	\$659,700
Acres	5.3278		

Card 1 of 1

Dwelling Information					
# of Stories	1	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1979	Full Baths	3	Style	1 1 Story
Fin Area	2216	Half Baths	1	Exterior Wall	21 All Brick
Unfin Area	0	Basement Area	2056		
Fireplaces	1	Fin Basement	1028		

Card - 1

Improvements			
IMPR Type	Description	Area	Area
Addition	PAT Patio	925	
Addition	GA2 Gar Att - 2 Car	530	
Addition	PAT Patio	126	
Addition	DEK Deck	336	
Other Improvement	BRN Barn	1296	
Other Improvement	IGP Inground Pool	540	
Other Improvement	FSS Farm Sun Shelter	288	
Other Improvement	FSS Farm Sun Shelter	288	
Other Improvement	FSS Farm Sun Shelter	288	

Assessment History						
Reason	Year	Land	Use	IMPR	Total	Total
General Reassessment	2021	\$165,200	\$0	\$494,500	\$659,700	\$659,700
General Reassessment	2020	\$164,300	\$0	\$464,400	\$628,700	\$628,700
General Reassessment	2019	\$164,300	\$0	\$432,600	\$596,900	\$596,900
General Reassessment	2018	\$160,100	\$0	\$413,100	\$573,200	\$573,200
General Reassessment	2017	\$159,200	\$0	\$391,300	\$550,500	\$550,500
General Reassessment	2016	\$159,200	\$0	\$372,400	\$531,600	\$531,600
General Reassessment	2015	\$159,000	\$0	\$394,700	\$553,700	\$553,700
General Reassessment	2014	\$148,100	\$0	\$390,400	\$538,500	\$538,500
General Reassessment	2013	\$136,200	\$0	\$319,700	\$455,900	\$455,900
General Reassessment	2012	\$131,800	\$0	\$310,900	\$442,700	\$442,700
General Reassessment	2011	\$143,400	\$0	\$260,000	\$403,400	\$403,400
General Reassessment	2010	\$168,000	\$0	\$243,500	\$411,500	\$411,500
General Reassessment	2009	\$177,100	\$0	\$271,900	\$449,000	\$449,000
General Reassessment	2008	\$224,200	\$0	\$342,700	\$566,900	\$566,900
General Reassessment	2007	\$266,000	\$0	\$347,600	\$613,600	\$613,600
General Reassessment	2006	\$266,000	\$0	\$485,600	\$751,600	\$751,600
General Reassessment	2005	\$162,500	\$0	\$408,200	\$570,700	\$570,700
General Reassessment	2004	\$153,200	\$0	\$349,800	\$503,000	\$503,000
General Reassessment	2003	\$110,900	\$0	\$300,900	\$411,800	\$411,800
General Reassessment	2002	\$104,400	\$0	\$260,000	\$364,400	\$364,400
General Reassessment	2001	\$89,100	\$0	\$220,500	\$309,600	\$309,600
General Reassessment	2000	\$82,200	\$0	\$214,100	\$296,300	\$296,300
General Reassessment	1999	\$78,300	\$0	\$198,200	\$276,500	\$276,500
General Reassessment	1998	\$75,700	\$0	\$190,700	\$266,400	\$266,400
General Reassessment	1997	\$74,400	\$0	\$190,700	\$265,100	\$265,100

✓ Consideration: \$540,000.00
✓ Assessed Value: \$531,600.00
✓ Tax Map No: 7499-54-6132

Grantee Address:
✓ 12907 Livia Drive
Catharpin, VA 20143

✓ Title Insurer: First American Title Insurance Company
✓ Document Prepared By: *+ Return to:*
Eric A. Nesheim, VSB# 31803
14901 Bogle Drive, Suite 301
Chantilly, Virginia 20151
File No. S16-3845

201702070010508

Prince William County, VA
02/07/2017 12:44 PM Pgs: 2
Michèle B. McQuigg, Clerk
Grantor Tax: \$540.00



This Deed, made this **February 3, 2017**, by and between **Stacy A. SMITH, Teri Kristine DAVISON** and **John Russell DAVISON**, Grantors, and **Stephen J. KOTT** and **Liliana V. KOTT**, Grantees.

-Witnesseth-

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey, in fee simple, with GENERAL WARRANTY and English Covenants of title, unto the Grantees, as tenants by the entirety with common law right of survivorship, all the following-described lot or parcel of land together with improvements thereon, situate, lying and being in the **County of Prince William**, Commonwealth of Virginia:

Lot 3, Section 2, CATHARPIN FARMS ESTATES, as the same are shown on the plat attached to the deed of subdivision recorded in Deed Book 752, at Page 429 ✓ among the land records of Prince William County, Virginia.

Together with the right to use, in conjunction with others, a private 50 foot wide ingress and egress and utilities easement to State Route #705 (Pageland Lane) and shown as Livia Drive on the aforesaid Plat.

BEING the same property conveyed to the Heirs of the Estate of Russell L. Davison by Last Will and Testament dated 06/24/2014, and recorded on 06/24/2014 in Instrument Number 201406240043482.

box 246

T,

This conveyance is made expressly subject to the easements, conditions, restrictions, and rights-of-way of record contained in the instruments forming the chain of title to the property conveyed herein and to matters visible upon inspection.

The said Grantors covenant that they have the right to convey the said land to the said Grantees; that they have done no act to encumber the same; that the said Grantees shall have quiet possession of the said land, free from all encumbrances except mentioned herein; and that they, the said Grantors, will execute such further assurances of the land as may be requisite.

Witness the following signatures and seals.

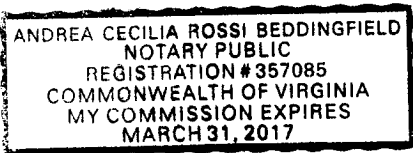
Stacy A. Smith (SEAL)
Stacy A. SMITH

Teri Kristine Davison (SEAL)
Teri Kristine DAVISON
by Stacy A. Smith attorney in fact

John Russell Davison (SEAL)
John Russell DAVISON
by Stacy A. Smith attorney in fact

Commonwealth of Virginia)
County of Prince William) to wit:

The foregoing deed was acknowledged before me on 2/3/2017
by **Stacy A. SMITH, Teri Kristine DAVISON and John Russell DAVISON.**



Amadine Guid
Notary Public
My commission expires _____

After recording, please return to:
Title One Settlement Group, LLC
14901 Bogle Drive, Suite 301
Chantilly, Virginia 20151

Reserved for Recording Clerk:

NESMITH + POTTER

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499.63.0595	AF	T/F	6.550
Total Acreage:			6.550

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property* **Authorized Agent(s)***

Name: Joseph A. Nesmith, Dorothy J. Nesmith + Dorothy J. Potter Name: Tim Kissler c/o CastleRock Partners, LLC

Mailing Address: 12901 Livia Dr Mailing Address: 12894 Livia Drive

City/State/Zip: CATHARPIN, VA 20143 City/State/Zip: Catharpin, VA 20143

Phone: 703-659-7328 Phone: 202-957-6300

Email: jnesmith@aol.com Email: tkissler@CastleRockPartners.net

Contract Purchaser/Lessee* **Engineer***

Name: _____ Name: Mike Kitchen c/o christopher consultants

Mailing Address: _____ Mailing Address: 9301 Innovation Drive, Suite 150

City/State/Zip: _____ City/State/Zip: Manassas, VA 20110

Phone: _____ Phone: 703-393-9887

Email: _____ Email: mikekitchen@ccl-eng.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 30th day of September, 2021

Joseph A. Nesmith, Dorothy J. Nesmith, Dorothy J. Potter

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 4th day of October, 2021,
(day) (month) (year)

I, Joseph Q. Nesmith, Dorothy J. Nesmith & Donna J. Ritter, owner of
7499-63-0595 (describe land by Grid Parcel Identification Number (GPIN))
make, constitute, and appoint Tim Kissler o/o CastleRock Partners, LLC,
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said
Tim Kissler, o/o CastleRock Partners, LLC full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
October 4, 2021, _____, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.

[Signature]
Owner
[Signature]
owner
[Signature]
owner

COMMONWEALTH OF VIRGINIA:

County of Loudoun
Prince William

Subscribed and sworn to before me this 4th day of October, 2021 in my
county and state aforesaid, by the aforementioned principal.

[Signature]
Notary Public

My commission expires: 9-30-2025



Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 4th day of October, 2021,
(day) (month) (year)

I, Joseph Q. Nesbitt, Dorothy J. Nesbitt & Donna J. Patten
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

COMMONWEALTH OF VIRGINIA:

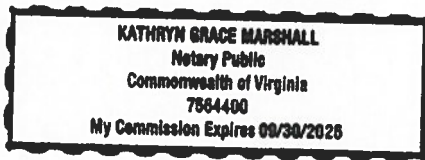
County of Loudoun

Subscribed and sworn to before me this 4th day of October , 2021 in my county and state aforesaid, by the aforementioned principal.

[Signature]
Owner
 [Signature]
owner

My commission expires: 9-30-2025

Kathryn Marshall
Notary Public





PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12901 LIVIA DR

7499-63-0595

General Info Notes Map

Property Information

Account Number	054367	Property Address:
Owner Name	NESMITH JOSEPH Q & DOROTHY J NESMITH & DONNA J POTTER J-T	12901 LIVIA DR
Owner Address	12901 LIVIA DR CATHARPIN VA 20143	CATHARPIN VA 20143
Use Code	11 SFD Detached	

Description

CATHARPIN FARMS L 1 SEC 1

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$188,000
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$359,200
Zoning	Agricultural	Total - Market Value	\$547,200
Acres	6.5500		

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information

# of Stories	2	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1975	Full Baths	2	Style	3 2 Story, 2 plus Story
Fin Area	1944	Half Baths	2	Exterior Wall	29 Brick Front w/Alum-Vinyl
Unfin Area	0	Basement Area	972		
Fireplaces	2	Fin Basement	243		

Card - 1

Improvements

IMPR Type	Description	Area
Addition	DEK Deck	504
Addition	POE Porch, Enclosed	504
Addition	DEK Deck	240
Addition	POR Porch, Open	192
Addition	POR Porch, Open	88
Addition	PAT Patio	216
Addition	GA2 Gar Att - 2 Car	552
Other Improvement	SS1 Storage Shed	64
Other Improvement	BRN Barn	680

Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$188,000	\$0	\$359,200	\$547,200
General Reassessment	2020	\$184,000	\$0	\$336,600	\$520,600
General Reassessment	2019	\$184,000	\$0	\$310,200	\$494,200
General Reassessment	2018	\$180,900	\$0	\$309,000	\$489,900
General Reassessment	2017	\$176,300	\$0	\$298,600	\$474,900
General Reassessment	2016	\$176,300	\$0	\$284,500	\$460,800
General Reassessment	2015	\$175,500	\$0	\$301,300	\$476,800
General Reassessment	2014	\$164,100	\$0	\$311,800	\$475,900
General Reassessment	2013	\$148,400	\$0	\$254,700	\$403,100
General Reassessment	2012	\$144,100	\$0	\$248,100	\$392,200
General Reassessment	2011	\$158,400	\$0	\$207,600	\$366,000
General Reassessment	2010	\$185,700	\$0	\$194,400	\$380,100
General Reassessment	2009	\$195,700	\$0	\$217,400	\$413,100
General Reassessment	2008	\$247,400	\$0	\$274,300	\$521,700
General Reassessment	2007	\$298,700	\$0	\$278,500	\$577,200
General Reassessment	2006	\$298,700	\$0	\$389,500	\$688,200
General Reassessment	2005	\$175,800	\$0	\$327,300	\$503,100
General Reassessment	2004	\$165,500	\$0	\$280,700	\$446,200
General Reassessment	2003	\$119,600	\$0	\$241,500	\$361,100
General Reassessment	2002	\$113,000	\$0	\$208,600	\$321,600
General Reassessment	2001	\$97,900	\$0	\$177,400	\$275,300
General Reassessment	2000	\$90,800	\$0	\$169,100	\$259,900
General Reassessment	1999	\$86,500	\$0	\$156,600	\$243,100

202005180038345

Prince William County, VA
05/18/2020 03:01 PM Pages: 1
Jacqueline C Smith, Esq., Clerk

Prepared by Joseph NeSmith, Grantor, Grantee and Attorney under VA Code 58.1-811 D. Grantee Address: Joseph NeSmith, 12901 Livia Drive, Catharpin, VA 20143 for APN 5499-63-0595 and GPIN 7499-63-0595. Title Insurance: FIRST AMERICAN TITLE INSURANCE COMPANY.

DEED OF GIFT

JOSEPH Q. NESMITH and DOROTHY J. NESMITH, husband and wife (whose mailing address is 12901 Livia Drive, Catharpin, VA 20143) as a gift and for other consideration paid, grant to JOSEPH Q. NESMITH and DOROTHY J. NESMITH, husband and wife, of the town of Catharpin, County of Prince William, State of Virginia and DONNA J. POTTER, their Daughter, of the County of Loudon, State of Virginia, as Joint Tenants and not as Tenants in common, with WARRANTY COVENANTS:

Lot 1, Section 1, CATHARPIN FARMS ESTATES as the same is duly dedicated, platted, and recorded in Deed Book 755, Page 791 among the land records of Prince William County, Virginia.

AND BEING the same property conveyed to the party of the first part by deed recorded in Deed Book 773 at page 229 among the aforesaid land records.

THIS CONVEYANCE is made subject to the covenants, restrictions, easements, rights-of-way and conditions contained in the deeds forming the chain of title to the property.

We, JOSEPH Q. NESMITH AND DOROTHY J. NESMITH, husband and wife, release to said grantees all our right of curtesy and dower and all other interest in the aforesaid premises.

Being the same premises conveyed to JOSEPH Q NESMITH and DOROTHY J NESMITH, husband and wife, by deed dated July 12, 1985 and recorded in Book 1325 at Page 1003.

The consideration for this conveyance is such that no documentary stamps are required.

Witness my hand(s) and seal(s) this 27th day of April 2020.

WITNESS:
[Signature]
Joseph Q. NeSmith
[Signature]
Donna J. Potter

[Signature]
Dorothy J. NeSmith

STATE Virginia
COUNTY Loudon

4/24/2020
Date

Then personally appeared the above named Joseph Q. NeSmith, Dorothy J. NeSmith and Donna J. Potter and acknowledged the foregoing to be his/her free act and deed.



[Signature]
Notary Public
Commission Expires: 7525060
7/31/2020

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499.53.4696	AE	T/F	6.4501
Total Acreage:			

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
 The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

<input type="checkbox"/> Owner of Property* Name: <u>SCOT & CAROLINE CHIPMAN</u> Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	<input checked="" type="checkbox"/> Authorized Agent(s)* Name: <u>Tim Kissler c/o CastleRock Partners, LLC</u> Mailing Address: <u>12894 Livia Drive</u> City/State/Zip: <u>Catharpin, VA 20143</u> Phone: <u>202-957-6300</u> Email: <u>tkissler@CastleRockPartners.net</u>
---	--

<input type="checkbox"/> Contract Purchaser/Lessee* Name: _____ Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	<input checked="" type="checkbox"/> Engineer* Name: <u>Mike Kitchen c/o christopher consultants</u> Mailing Address: <u>9301 Innovation Drive, Suite 150</u> City/State/Zip: <u>Manassas, VA 20110</u> Phone: <u>703-393-9887</u> Email: <u>mikekitchen@ccl-eng.com</u>
--	---

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 27 day of September, 2021.

Caroline Chipman - Scot Chipman
 Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 27th day of September, 2021,
(day) (month) (year)

I, Scot Chipman & Caroline Chipman, owner of
7499-53-4696 (describe land by Grid Parcel Identification Number (GPIN))
make, constitute, and appoint Timothy L Kissler,
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said

_____ full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
_____, _____, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.

Scot Chipman

owner
Caroline Chipman

COMMONWEALTH OF VIRGINIA:

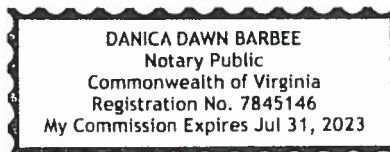
County of Prince William

Subscribed and sworn to before me this 27th day of September, 2021 in my
county and state aforesaid, by the aforementioned principal.

Dawn Barb

Notary Public

My commission expires: July 31, 2023



Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 27th day of September, 2021,
(day) (month) (year)

I, Scot Chipman & Caroline Chipman
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

Scot Chipman
Owner
Caroline Chipman

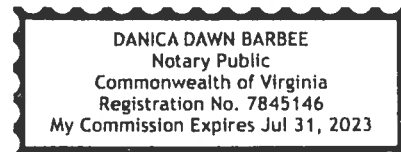
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 27th day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Dan Barb
Notary Public

My commission expires: July 31, 2023





PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12919 LIVIA DR

7499-53-4696

General Info Notes Map

Property Information

Account Number	054310	Property Address:
Owner Name	CHIPMAN SCOT E & CAROLINE M SURV	12919 LIVIA DR
Owner Address	12919 LIVIA DR	CATHARPIN VA 20143
	CATHARPIN VA 20143-1246	
Use Code	11 SFD Detached	

Description

CATHARPIN FARMS L 4 SEC 2

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$186,300
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$471,600
Zoning	Agricultural	Total - Market Value	\$657,900
Acres	6.4501		

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information

# of Stories	2	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1981	Full Baths	3	Style	3 2 Story, 2 plus Story
Fin Area	2772	Half Baths	1	Exterior Wall	29 Brick Front w/Alum-Vinyl
Unfin Area	0	Basement Area	1144		
Fireplaces	2	Fin Basement	0		

Card - 1

Improvements

IMPR Type	Description	Area
Addition	PAT Patio	494
Addition	POR Porch, Open	250
Addition	POR Porch, Open	1372
Other Improvement	BRN Barn	1886
Other Improvement	BRN Barn	978
Other Improvement	SS3 3 Sided Det - Storage Shed	576
Other Improvement	SS1 Storage Shed	72

Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$186,300	\$0	\$471,600	\$657,900
General Reassessment	2020	\$182,400	\$0	\$442,100	\$624,500
General Reassessment	2019	\$182,400	\$0	\$402,600	\$585,000
General Reassessment	2018	\$179,300	\$0	\$407,700	\$587,000
General Reassessment	2017	\$174,800	\$0	\$393,800	\$568,600
General Reassessment	2016	\$174,800	\$0	\$374,700	\$549,500
General Reassessment	2015	\$174,200	\$0	\$396,800	\$571,000
General Reassessment	2014	\$162,700	\$0	\$323,700	\$486,400
General Reassessment	2013	\$147,500	\$0	\$264,200	\$411,700
General Reassessment	2012	\$143,000	\$0	\$256,900	\$399,900
General Reassessment	2011	\$157,100	\$0	\$214,700	\$371,800
General Reassessment	2010	\$184,300	\$0	\$201,000	\$385,300
General Reassessment	2009	\$194,200	\$0	\$224,400	\$418,600
General Reassessment	2008	\$245,600	\$0	\$282,000	\$527,600
General Reassessment	2007	\$296,100	\$0	\$285,700	\$581,800
General Reassessment	2006	\$296,100	\$0	\$398,900	\$695,000
General Reassessment	2005	\$174,800	\$0	\$335,700	\$510,500
General Reassessment	2004	\$164,400	\$0	\$288,200	\$452,600
General Reassessment	2003	\$118,900	\$0	\$247,400	\$366,300
General Reassessment	2002	\$112,100	\$0	\$213,600	\$325,700
General Reassessment	2001	\$96,900	\$0	\$182,300	\$279,200
General Reassessment	2000	\$90,000	\$0	\$184,500	\$274,500
General Reassessment	1999	\$85,700	\$0	\$170,800	\$256,500
General Reassessment	1998	\$82,900	\$0	\$164,400	\$247,300
General Reassessment	1997	\$81,600	\$0	\$164,300	\$245,900
General Reassessment	1996	\$81,000	\$0	\$160,200	\$241,200

THIS DEED made and entered into this 15 day of July, 2003, by and between JERRY F. MATHIS and MARCIA M. MATHIS, husband and wife, Grantors, and SCOT E. CHIPMAN and CAROLINE M. CHIPMAN, husband and wife, Grantees.

WITNESSETH:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration paid to the Grantors by the Grantees, the receipt of which is hereby acknowledged, the said Grantors do hereby bargain, sell, grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the said Grantees as tenants by the entirety with the common law right of survivorship, all that certain tract or parcel of land, with all improvements thereon, lying and being situate in Prince William County, Virginia as more particularly described as follows:

LOT FOUR (4), SECTION TWO (2), CATHARPIN FARMS ESTATES, AS THE SAME IS SHOWN ON PLAT ATTACHED TO DEED OF SUBDIVISION RECORDED IN DEED BOOK 752 AT PAGE 429 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

TOGETHER WITH THE USE OF (IN CONJUNCTION WITH OTHERS) A PRIVATE FIFTY (50) FOOT INGRESS-EGRESS LEADING TO STATE ROUTE #705 (PAGELAND LANE), AS SHOWN ON LIVIA DRIVE ON PLAT.

AND BEING the same property acquired by Grantor by virtue of a Deed recorded in Deed Book 1162 at Page 1092 among the land records of Prince William County, Virginia.

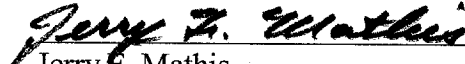
Grantee's Address: 12919 Livia Drive
 Catharpin, VA 20143

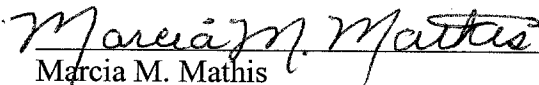
Return to: Joseph H. Chopp, Jr.
 1316 Vincnet Place
 McLean, VA 22101

110

This conveyance is made subject to easements, rights-of-way of record, and to the restrictions, limitations and covenants binding upon said property of record.

WITNESS the following signature and seal:


Jerry F. Mathis

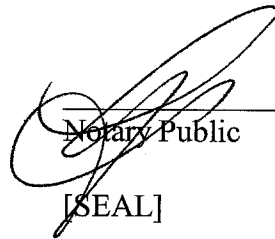

Marcia M. Mathis

COMMONWEALTH OF VIRGINIA, AT LARGE,
COUNTY OF LOUDOUN, to-wit:

The foregoing instrument was acknowledged this 15 day of July, 2003 by Jerry F. Mathis and Marcia M. Mathis.

My Commission Expires:

11-30-05


Notary Public
[SEAL]

SHEIKH

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499.53.1462	AE	T/F	5.1975
Total Acreage:			5.1975

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property*

Authorized Agent(s)*

Name: Husna # MUSTAFA SHEIKH
Mailing Address: 12921 Livia Dr,
City/State/Zip: Catharpin, VA 20143
Phone: _____
Email: _____

Name: Tim Kissler c/o CastleRock Partners, LLC
Mailing Address: 12894 Livia Drive
City/State/Zip: Catharpin, VA 20143
Phone: 202-957-6300
Email: tkissler@CastleRockPartners.net

Contract Purchaser/Lessee*

Engineer*

Name: _____
Mailing Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

Name: Mike Kitchen c/o christopher consultants
Mailing Address: 9301 Innovation Drive, Suite 150
City/State/Zip: Manassas, VA 20110
Phone: 703-393-9887
Email: mikekitchen@ccl-eng.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 24th day of September, 2021.

Mustafa Sheikh 9/24/21
Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

Special Power of Attorney Affidavit

Each owner
NEEDS TO
FILL OUT,
SIGN +
Notarize

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 23 day of September, 2021,
(day) (month) (year)

I, M. SHEIKH, owner of
7499-53-1462 (describe land by Grid Parcel Identification Number (GPIN))
make, constitute, and appoint TIMOTHY L. KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said
TIMOTHY L. KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
9/23/2021, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.

M. Sheikh
Owner

COMMONWEALTH OF VIRGINIA:

County of PRINCE WILLIAM

Subscribed and sworn to before me this 23rd day of SEPTEMBER, 2021 in my
county and state aforesaid, by the aforementioned principal.

ANDREW B. CLARK
NOTARY PUBLIC
REGISTRATION # 7125931
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
July 31, 2023
My commission expires: 07/31/2023

[Signature]
Notary Public

X: This special power of Attorney is only for the application of
Catharpin Farm Estate to Prince William County for Comprehensive
Plan amendment consideration & it should not be used for any other
purpose without the prior written consent of M. Sheikh.

Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 23 day of September, 2021,
(day) (month) (year)

I, Mr. M. SHEIKH of 12921 Livia Dr, Cathart, VA 20143
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

M. Sheikh
Owner

COMMONWEALTH OF VIRGINIA:

County of PRINCE WILLIAM

Subscribed and sworn to before me this 23rd day of SEPTEMBER, 2021 in my county and state aforesaid, by the aforementioned principal.

[Signature]
Notary Public

My commission expires: 07/31/2023

ANDREW B. CLARK
NOTARY PUBLIC
REGISTRATION # 7125931
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
July 31, 2023

ANDREW B. CLARK
NOTARY PUBLIC
REGISTRATION # 7125931
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2023



PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12921 LIVIA DR

7499-53-1462

General Info Notes Map

Property Information

Account Number	054311	Property Address:
Owner Name	SHEIKH MUSTAFA G TR & HUMA M TR ETAL	12921 LIVIA DR
Owner Address	12921 LIVIA DR	CATHARPIN VA 20143
Use Code	CATHARPIN VA 20143-1246	
	11 SFD Detached	

Description
CATHARPIN FARMS L 5B SEC 2

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$162,800
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$727,400
Zoning	Agricultural	Total - Market Value	\$890,200
Acres	5.1975		

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information

# of Stories	2	# Bedrooms	3	Basement Type	234 Walkout
Year Built	1989	Full Baths	4	Style	3 2 Story, 2 plus Story
Fin Area	4106	Half Baths	1	Exterior Wall	60 Most Brick w/Alum-Vinyl
Unfin Area	0	Basement Area	2226		
Fireplaces	3	Fin Basement	1113		

Card - 1

Improvements

IMPR Type	Description	Area
Addition	POR Porch, Open	70
Addition	DEK Deck	688
Addition	GA2 Gar Att - 2 Car	544
Other Improvement	SS3 3 Sided Det - Storage Shed	480

Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$162,800	\$0	\$727,400	\$890,200
General Reassessment	2020	\$162,100	\$0	\$678,400	\$840,500
General Reassessment	2019	\$162,100	\$0	\$643,100	\$805,200
General Reassessment	2018	\$158,000	\$0	\$610,200	\$768,200
General Reassessment	2017	\$157,400	\$0	\$588,500	\$745,900
General Reassessment	2016	\$157,400	\$0	\$559,200	\$716,600
General Reassessment	2015	\$157,400	\$0	\$591,200	\$748,600
General Reassessment	2014	\$146,300	\$0	\$557,500	\$703,800
General Reassessment	2013	\$134,900	\$0	\$454,100	\$589,000
General Reassessment	2012	\$130,400	\$0	\$441,100	\$571,500
General Reassessment	2011	\$141,700	\$0	\$368,100	\$509,800
General Reassessment	2010	\$166,200	\$0	\$344,000	\$510,200
General Reassessment	2009	\$175,000	\$0	\$383,500	\$558,500
General Reassessment	2008	\$221,700	\$0	\$484,800	\$706,500
General Reassessment	2007	\$262,400	\$0	\$492,000	\$754,400
General Reassessment	2006	\$262,400	\$0	\$686,000	\$948,400
General Reassessment	2005	\$161,200	\$0	\$575,400	\$736,600
General Reassessment	2004	\$151,900	\$0	\$491,800	\$643,700
General Reassessment	2003	\$110,000	\$0	\$421,900	\$531,900
General Reassessment	2002	\$103,500	\$0	\$363,400	\$466,900
General Reassessment	2001	\$88,300	\$0	\$309,700	\$398,000
General Reassessment	2000	\$81,200	\$0	\$311,400	\$392,600
General Reassessment	1999	\$77,300	\$0	\$288,300	\$365,600
General Reassessment	1998	\$74,800	\$0	\$277,500	\$352,300
General Reassessment	1997	\$73,600	\$0	\$276,900	\$350,500
General Reassessment	1996	\$72,900	\$0	\$277,500	\$350,400

Transfer History

Date	Sale Amount	Owner	Transfer Type	Conveyance Number
------	-------------	-------	---------------	-------------------

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION, OPINION OR SURVEY
Return to : AMERIESTATE LEGAL PLAN, INC. 3525 Hyland Ave. Suite 150, Costa Mesa, CA 92626
Prepared by: JEREMY DOMOZICK, 101 N. Lynnhaven Rd. Suite 202, Virginia Beach, VA 23452. State Bar No. 68104
Tax Map No.: 7499-53-1462
Grantee's Address: 12921 LIVIA DRIVE, CATHARPIN, VA 20143
Consideration: \$0.00 This Deed into Trust is exempt from recordation tax pursuant to Virginia Code § 58.1-811(A)(12)
Underwriter: Unknown

DEED TO TRUST

This DEED IN TRUST, made this 7 day, of June, 2014, by and between the following parties:

GRANTOR: **MUSTAFA G. SHEIKH and HUMA M. SHEIKH**, husband and wife ("Grantor," whether one or more), and

FIRST GRANTEE: **MUSTAFA G. SHEIKH and HUMA M. SHEIKH, Trustees**, either of whom may act independently, as Co-Trustees under Declaration of Trust dated 6 / 4 / 14, known as the *MUSTAFA AND HUMA SHEIKH LIVING TRUST (Share H)*, with full power to sell, assign, exchange, transfer, convey, and encumber, and all other powers conferred on trustees under the Code of Virginia, as amended, or any successor thereto ("First Grantee," whether one or more), and

SECOND GRANTEE: **MUSTAFA G. SHEIKH and HUMA M. SHEIKH, Trustees**, either of whom may act independently, as Co-Trustees under Declaration of Trust dated 6 / 4 / 14, known as the *MUSTAFA AND HUMA SHEIKH LIVING TRUST (Share W)*, with full power to sell, assign, exchange, transfer, convey, and encumber, and all other powers conferred on trustees under the Code of Virginia, as amended, or any successor thereto ("Second Grantee," whether one or more):

Witnesseth, that for estate planning purposes and for no consideration, the Grantor does hereby give, grant, and convey unto the First Grantee and Second Grantee (hereinafter collectively referred to as the "Grantees"), as tenants in common each as to an undivided one-half (½) interest, and all successors in trust, with general warranty of title, all of that certain lot or parcel of land, with improvements thereon, situate, lying and being in City/County of **PRINCE WILLIAM**, VIRGINIA, having an address of **12921 LIVIA DRIVE, CATHARPIN, VA 20143**, and more particularly described as follows:

LOT 5-B, SECTION 2, CATHARPIN FARMS ESTATES, AS SHOWN ON PLAT AND DEED OF SUBDIVISION RECORDED IN DEED BOOK 752 AT PAGE 429, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

TOGETHER WITH THE RIGHT TO USE IN CONJUNCTION WITH OTHERS A PRIVATE 50 FOOT WIDE INGRESS AND EGRESS AND UTILITY EASEMENT LEADING TO STATE ROUTE 750 (PAGELAND LANE) AND SHOWN AS LIVIA DRIVE ON AFORESAID PLAT.

And Being the same property conveyed to the Grantors by Deed recorded in Deed Book 1497 at Page 961-962 among the land records of City/County of PRINCE WILLIAM, Virginia.

To Have and To Hold the above-described property as Trustee(s) under the above-referenced trusts as the same may be amended from time to time; and

To Further Have and To Hold said property with all powers conferred on trustees under the Code of Virginia, as amended (which section is incorporated herein by reference), and with full power, right, and authority hereby granted unto the Grantees, and any successors in trust, to sell, lease, assign, exchange, transfer, convey, and encumber said property, in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as the Grantees may deem desirable in the sole discretion of the Grantees, together with the right to subdivide and re-subdivide the property, to dedicate the property or portions thereof for public use, and to grant licenses and/or easements for utility and/or other purposes across, over, and under said property.

The Grantees are hereby empowered to execute, acknowledge and deliver such instruments as may be necessary to carry out any of the foregoing powers and there shall be no obligation or liability upon any purchaser(s) or lessee(s) of said property, or any part thereof, or upon any party or parties making loans secured against said property, to see to the proper application of the proceeds of such sale, lease, or loan.

No Person who deals with a Grantee hereunder, or with any successor(s) in trust, shall be bound to inquire into the authority for, or propriety of, any action taken or not taken by such Grantee. Every deed, deed of trust, lease, or other instrument executed by a Grantee, or by any successor(s) in trust, on behalf of the trust identified herein and in relation to the property described herein, shall be conclusive evidence in favor of every person claiming any right, title, or interest thereunder that: (i) at the time of the delivery of such instrument the trust was in full force and effect; (ii) that such instrument was executed in accordance with the terms and conditions of the trust agreement or declaration of trust establishing such trust, as the same may be amended from time to time, and is binding upon all beneficiaries of said trust; and (iii) if such instrument is executed by successor(s) in trust to the Grantee that such successor(s) in trust were properly appointed and were fully vested with all the title, estate, rights, powers, duties, and obligations of Grantee, provided that said successor(s) in trust certify in said instrument that such successor(s) in trust were properly appointed.

The Prior Tenancy held by **MUSTAFA G. SHEIKH** and **HUMA M. SHEIKH** is hereby expressly severed and terminated, it being intended that no right of survivorship shall hereafter exist.

This Conveyance is made subject to all provisions, covenants, encumbrances, restrictions, rights of way, easements, and/or agreements contained in the documents forming the chain of title to this property.

The Grantor Covenants that the Grantor has the right to convey said property to the Grantees; that the Grantees shall have quiet possession of the property; and that the Grantor will execute such further assurances of the property as may be requisite and necessary.

Witness the following signatures and seals.

X Mustafa G. Sheikh (SEAL)
MUSTAFA G. SHEIKH

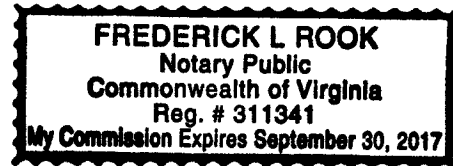
X Huma M. Sheikh (SEAL)
HUMA M. SHEIKH

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Gotharpis, TO-WIT:

The undersigned Notary Public for the jurisdiction aforesaid does hereby certify that **MUSTAFA G. SHEIKH and HUMA M. SHEIKH**, whose names are signed to the foregoing and hereunto annexed deed, bearing date on this day, have this day acknowledged the same before me in my jurisdiction aforesaid.

Given Under My Hand and Seal this 4, day of June, 20 14.

[Signature]
Notary Public
Registration Number: 311341
My Commission Expires: September 30, 2017



THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION GIVEN BY THE PARTIES HERETO. DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM A PRIOR DEED AND WITHOUT BENEFIT OF AN UPDATED SURVEY. PREPARER MAKES NO REPRESENTATION AS TO THE ACCURACY OF SAID DESCRIPTION.

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
74099-53-1320	AF	T/F	5.000
Total Acreage:			5.000

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property*

Authorized Agent(s)*

Name: MARK & SUSAN BUSCHER
 Mailing Address: 12923 Livia Dr
 City/State/Zip: Catharpin VA 20143
 Phone: 571 334 9614
 Email: authent.cadvoc@comcast.net

Name: Tim Kissler c/o CastleRock Partners, LLC
 Mailing Address: 12894 Livia Drive
 City/State/Zip: Catharpin, VA 20143
 Phone: 202-957-6300
 Email: tkissler@CastleRockPartners.net

Contract Purchaser/Lessee*

Engineer*

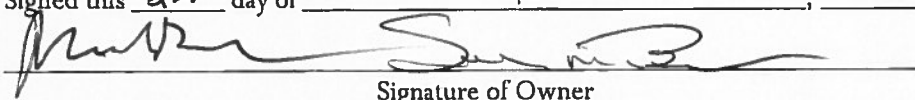
Name: _____
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

Name: Mike Kitchen c/o christopher consultants
 Mailing Address: 9301 Innovation Drive, Suite 150
 City/State/Zip: Manassas, VA 20110
 Phone: 703-393-9887
 Email: mikekitchen@ccl-eng.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 24 day of September, 2021.


 Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

Special Power of Attorney Affidavit

EACH owner
NEEDS TO
FILL OUT,
SIGN +
Notarize

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 24th day of September, 2021,
(day) (month) (year)

I, Mark R. and Susan M. Buscher, owner of
_____ (describe land by Grid Parcel Identification Number (GPIN))

make, constitute, and appoint TIMOTHY L. KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said

TIMOTHY L. KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
_____, _____, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.

[Signature]
Owner
[Signature]

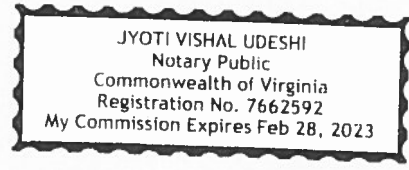
COMMONWEALTH OF VIRGINIA:

County of PRINCE WILLIAM

Subscribed and sworn to before me this 24th day of September, 2021 in my
county and state aforesaid, by the aforementioned principal.

[Signature]
Notary Public

My commission expires: Feb 28, 2023



Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 24th day of September, 2021,
(day) (month) (year)

I, Mark R. and Susan M. Buscher
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

[Signature]
Owner

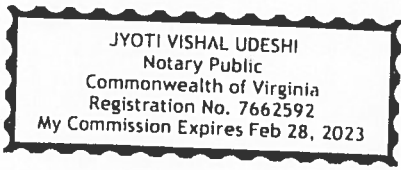
COMMONWEALTH OF VIRGINIA:

County of PRINCE WILLIAM

Subscribed and sworn to before me this 24th day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: Feb 28, 2023

[Signature]
Notary Public





PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12923 LIVIA DR

7499-53-1320

General Info Notes Map

Property Information

Account Number	054307	Property Address:
Owner Name	BUSCHER MARK R & SUSAN M BUSCHER SURV	12923 LIVIA DR
Owner Address	12923 LIVIA DR CATHARPIN VA 20143-1246	CATHARPIN VA 20143
Use Code	11 SFD Detached	

Description

CATHARPIN FARMS L 5A SEC 2

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$159,000
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$460,700
Zoning	Agricultural	Total - Market Value	\$619,700
Acres	5.0000		

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information

# of Stories	2	# Bedrooms	4	Basement Type	0 Not Applicable
Year Built	1974	Full Baths	4	Style	3 2 Story, 2 plus Story
Fin Area	3636	Half Baths	0	Exterior Wall	60 Most Brick w/Alum-Vinyl
Unfin Area	0	Basement Area	0		
Fireplaces	1	Fin Basement	0		

Card - 1

Improvements

IMPR Type	Description	Area
Addition	DEK Deck	160
Addition	DEK Deck	192
Other Improvement	SS3 3 Sided Det - Storage Shed	420
Other Improvement	SS1 Storage Shed	264
Other Improvement	SS3 3 Sided Det - Storage Shed	240
Other Improvement	BRN Barn	792

Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$159,000	\$0	\$460,700	\$619,700
General Reassessment	2020	\$159,000	\$0	\$427,500	\$586,500
General Reassessment	2019	\$159,000	\$0	\$395,800	\$554,800
General Reassessment	2018	\$154,600	\$0	\$398,400	\$553,000
General Reassessment	2017	\$154,600	\$0	\$385,200	\$539,800
General Reassessment	2016	\$154,600	\$0	\$367,000	\$521,600
General Reassessment	2015	\$154,600	\$0	\$389,200	\$543,800
General Reassessment	2014	\$143,800	\$0	\$411,600	\$555,400
General Reassessment	2013	\$132,900	\$0	\$336,100	\$469,000
General Reassessment	2012	\$128,500	\$0	\$327,400	\$455,900
General Reassessment	2011	\$139,400	\$0	\$273,800	\$413,200
General Reassessment	2010	\$163,400	\$0	\$256,700	\$420,100
General Reassessment	2009	\$172,100	\$0	\$286,800	\$458,900
General Reassessment	2008	\$217,800	\$0	\$362,000	\$579,800
General Reassessment	2007	\$257,000	\$0	\$366,400	\$623,400
General Reassessment	2006	\$257,000	\$0	\$512,200	\$769,200
General Reassessment	2005	\$159,000	\$0	\$430,600	\$589,600
General Reassessment	2004	\$149,900	\$0	\$345,800	\$495,700
General Reassessment	2003	\$108,700	\$0	\$297,400	\$406,100
General Reassessment	2002	\$102,200	\$0	\$257,200	\$359,400
General Reassessment	2001	\$86,900	\$0	\$183,200	\$270,100
General Reassessment	2000	\$79,900	\$0	\$176,400	\$256,300
General Reassessment	1999	\$76,100	\$0	\$163,300	\$239,400
General Reassessment	1998	\$73,600	\$0	\$157,100	\$230,700
General Reassessment	1997	\$72,300	\$0	\$157,100	\$229,400
General Reassessment	1996	\$71,600	\$0	\$158,500	\$230,100

43769

D E E D

THIS DEED made this 31st day of March, 1995, by and between ROBERT N. WILKINSON AND ELISABETH L. WILKINSON, HUSBAND AND WIFE, GRANTORS; and MARK R. BUSCHER AND SUSAN M. BUSCHER, HUSBAND AND WIFE, GRANTEES;

W I T N E S S E T H

THAT, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the GRANTORS do hereby grant, bargain, sell and convey, in fee simple and with General Warranty of Title, unto the GRANTEES, as tenants by the entirety with full common law rights of survivorship the following described property, situate, lying and being in PRINCE WILLIAM County, Virginia, to wit:

LOT FIVE-A (5-A), SECTION TWO (2), CATHARPIN FARM ESTATES, Gainesville District, Prince William County, Virginia, as shown on plat and Deed of Subdivision recorded among the land records of Prince William County, Virginia.

TOGETHER WITH the right to use in conjunction with others a private 50 foot wide ingress and egress and utilities easement leading to State Route #705 (Pageland Lane) and shown as Livia Drive on the aforesaid plat.

BEING the same property conveyed unto the Grantors herein by Deed from Raymond E. Smith and Margaret E. Smith, his wife, dated 4-17-78, recorded 4-18-78, in Deed Book 982, at page 149, among the land records of the County of Prince William, Virginia.

This conveyance is made subject to covenants, conditions, restrictions, easements and rights of way of record.

The GRANTORS covenant that said GRANTORS have the right to convey the aforesaid property; that the GRANTORS have done no act to encumber said property; that the GRANTEES shall have quiet possession of said property; and that the GRANTORS will execute such further assurances as may be requisite.

RETURN TO:
VIRGINIA TITLE & ESCROW
7546 DIPLOMAT DRIVE
MANASSAS, VA 22110

Tax Map No. : 143-02-000-0005A
Grantee's Address: 12923 LIVIA DRIVE
CATHARPIN, VIRGINIA 22018
Consideration: \$250,000.00

95090167

This is to certify that the tax imposed
by Section 58.1-802 (A) has been paid
Consideration 250,000.00
Tax 250.00

Box MB

Witness the following signatures and seals.

Robert N. Wilkinson (seal)
ROBERT N. WILKINSON

Elisabeth L. Wilkinson (seal)
ELISABETH L. WILKINSON,

STATE OF VIRGINIA
COUNTY OF PRINCE WILLIAM

I, the undersigned, a Notary Public for the jurisdiction aforesaid, do certify that ROBERT N. WILKINSON AND ELISABETH L. WILKINSON, HUSBAND AND WIFE whose name(s) is/are signed to the foregoing document acknowledged the same before me in my jurisdiction aforesaid, this 31st day of March, 1995.

My commission expires on the 31st day of October, 1996.

Melvin C. Brunsoph
Notary Public

RETURN TO:
VIRGINIA TITLE & ESCROW
7546 DIPLOMAT DRIVE
MANASSAS, VA 22110

RECORDED W/CERTIFICATE ANNEXED

95 MAR 31 PM 3:27

PRINCE WILLIAM CO., VA.

TESTE: *DCC*
CLERK

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499.53.4833	AE	TIF	5.000
7499.63.1122	AE	TIF	16.094
Total Acreage:			21.0940

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
 The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

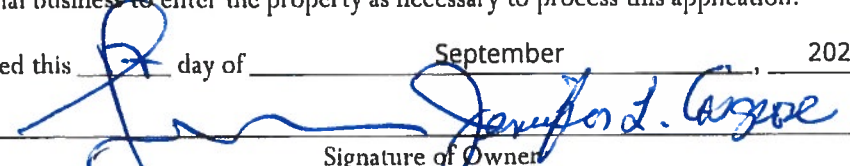
The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

<input type="checkbox"/> Owner of Property* Name: <u>SEAN & JENNIFER COSGROVE</u> Mailing Address: <u>12893 LIVIA DRIVE</u> City/State/Zip: <u>CATHARPIN, VA 20143</u> Phone: <u>703-928-9115</u> Email: <u>SEAN@DSICRYWALL.COM</u>	<input checked="" type="checkbox"/> Authorized Agent(s)* Name: <u>Tim Kissler c/o CastleRock Partners, LLC</u> Mailing Address: <u>12894 Livia Drive</u> City/State/Zip: <u>Catharpin, VA 20143</u> Phone: <u>202-957-6300</u> Email: <u>tkissler@CastleRockPartners.net</u>
---	--

<input type="checkbox"/> Contract Purchaser/Lessee* Name: _____ Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	<input checked="" type="checkbox"/> Engineer* Name: <u>Mike Kitchen c/o christopher consultants</u> Mailing Address: <u>9301 Innovation Drive, Suite 150</u> City/State/Zip: <u>Manassas, VA 20110</u> Phone: <u>703-393-9887</u> Email: <u>mikekitchen@ccl-eng.com</u>
--	---

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 17 day of September, 2021.


 Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 17 day of September, 2021,
(day) (month) (year)

I, Sean J. Cosgrove & Jennifer L. Cosgrove
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

Jennifer L. Cosgrove
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 17th day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

[Signature]
Notary Public

My commission expires: 12.31.2024



Special Power of Attorney Affidavit

Each owner
NEEDS TO
Fill out,
SIGN +
Notarize

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 17 day of September, 2021,
(day) (month) (year)

I, SEAN J. COSGROVE & JENNIFER H. COSGROVE, owner of
_____ (describe land by Grid Parcel Identification Number (GPIN))

make, constitute, and appoint TIMOTHY L. KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said

TIMOTHY L. KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
17 September, 2021, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.

Jennifer H. Cosgrove
Owner

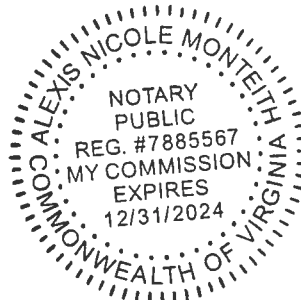
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 17th day of September, 2021 in my
county and state aforesaid, by the aforementioned principal.

[Signature]
Notary Public

My commission expires: 12.31.2024





PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12895 LIVIA DR

7499-53-4833

General Info Notes Map

Property Information

Account Number	053872	Property Address:
Owner Name	COSGROVE SEAN JOSEPH PATRICK & JENNIFER L COSGROVE SURV	12895 LIVIA DR
Owner Address	12895 LIVIA DR	CATHARPIN VA 20143
Use Code	11 SFD Detached	

Description

PCL A

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$159,000
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$337,100
Zoning	Agricultural	Total - Market Value	\$496,100
Acres	5.0000		

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information

# of Stories	2	# Bedrooms	4	Basement Type	5 Walkup
Year Built	1901	Full Baths	2	Style	3 2 Story, 2 plus Story
Fin Area	2679	Half Baths	1	Exterior Wall	22 All Alum/Vinyl
Unfin Area	0	Basement Area	1374		
Fireplaces	2	Fin Basement	0		

Card - 1

Improvements

IMPR Type	Description	Area
Addition	DEK Deck	360
Addition	GAR Garage	126
Addition	POR Porch, Open	180
Addition	PAT Patio	266
Feature	BG2 Basement Garage - 2 car	1
Other Improvement	SS1 Storage Shed	140
Other Improvement	BRN Barn	2800
Other Improvement	SS1 Storage Shed	144
Other Improvement	SS3 3 Sided Det - Storage Shed	120

Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$159,000	\$0	\$337,100	\$496,100
General Reassessment	2020	\$159,000	\$0	\$314,600	\$473,600
General Reassessment	2019	\$159,000	\$0	\$290,600	\$449,600
General Reassessment	2018	\$154,600	\$0	\$213,700	\$368,300
General Reassessment	2017	\$154,600	\$0	\$207,400	\$362,000
General Reassessment	2016	\$154,600	\$0	\$198,100	\$352,700
General Reassessment	2015	\$154,600	\$0	\$210,700	\$365,300
General Reassessment	2014	\$143,800	\$0	\$190,100	\$333,900
General Reassessment	2013	\$132,900	\$0	\$155,800	\$288,700
General Reassessment	2012	\$128,500	\$0	\$152,300	\$280,800
General Reassessment	2011	\$139,400	\$0	\$127,800	\$267,200
General Reassessment	2010	\$163,400	\$0	\$120,200	\$283,600
General Reassessment	2009	\$172,100	\$0	\$134,800	\$306,900
General Reassessment	2008	\$217,800	\$0	\$171,400	\$389,200
General Reassessment	2007	\$257,000	\$0	\$175,000	\$432,000
General Reassessment	2006	\$257,000	\$0	\$245,600	\$502,600
General Reassessment	2005	\$159,000	\$0	\$207,200	\$366,200
General Reassessment	2004	\$149,900	\$0	\$133,700	\$283,600
General Reassessment	2003	\$108,700	\$0	\$115,800	\$224,500
General Reassessment	2002	\$102,200	\$0	\$100,700	\$202,900
General Reassessment	2001	\$86,900	\$0	\$86,600	\$173,500
General Reassessment	2000	\$79,900	\$0	\$89,500	\$169,400
General Reassessment	1999	\$76,100	\$0	\$82,900	\$159,000
General Reassessment	1998	\$73,600	\$0	\$79,800	\$153,400

After Recording Return to:
Metropolitan Title, LLC
14535 John Marshall Highway, Suite 109
Gainesville, VA 20155
File No.: 1805101

DEED OF GIFT

THIS DEED, made this 14 day of November, 2018, by and between **Sean Joseph Patrick COSGROVE AND Jennifer L. COSGROVE**, husband and wife, parties of the first part, and **Sean Joseph Patrick COSGROVE AND Jennifer L. COSGROVE**, husband and wife, party of the second part;

WITNESSETH

THAT, for and in consideration of the sum of ten dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, said parties of the first part do grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto **Sean Joseph Patrick COSGROVE and Jennifer L. COSGROVE**, party of the second part, as tenants by the entirety with common law right of survivorship, his heirs, personal representatives and assigns, in fee simple, all that piece or parcel of land situate, lying and being in the County of Prince William, Commonwealth of Virginia and, described as follows:

Parcel A, also known as Parcel 16 on the property of Joseph Slattery:

BEGINNING at a point on the line of Odend'hall, said point being a corner of Parcel 17; thence with Odend'hall the following courses and distances: N 82 degrees 02' 12" W 100.09 feet to a point, thence N 72 degrees 42' 12" W 177.87 feet to a point; thence through Slattery the following coursed and distances: N 06 degrees 03' 06" E 787.01 feet to a point; thence S 76 degrees 33' 36" E 276.78 feet to a point, said point being a corner of Parcel 17; thence with Parcel 17 S 06 degrees 03' 06" W 789.44 feet to the beginning, containing 5.0000 acres.

TOGETHER WITH the right to use in common with others that certain 50' ingress, egress and utility easement known to be a portion of Livia Drive, the center line of which easement is described as follows:

BEGINNING at a point on the center line of Livia Drive, being a 50' ingress, egress and utility easement for Catharpin Farms Estates, said point being N 54 degrees 46' 46" E 25.00 feet from the corner of Parcel 17 and Lot 1, Catharpin Farms Estates (Part of the property of Joseph Slattery); thence thru the property of Joseph Slattery and John Garrett the following courses and distances to the center line of Pageland Lane; curving to the left along the arc circle of 170.33 feet having a radius of 217.00 feet to a point; thence S 80 degrees 11' 39" E 170.83 feet to a point; thence curving to the left 119.32 feet along the arc circle having a radius of 386.77 feet to a point; thence N 82 degrees 07' 48" E 160.74 feet to the center line of Pageland Lane (State Route #705)

AND BEING the same property conveyed by Sean Joseph Patrick COSGROVE, by Michael C. Turner and Karen D. Jeffries, husband and wife, by virtue of a Deed dated November 14, 2018 and recorded 11-15-18 as Instrument No. 201811150082387, among the Land Records of Prince William County, Virginia.

Exempt Code of Virginia, Section ~~58-1-811~~ --58.1-811 (D)


THIS conveyance is made expressly subject to the restrictions, conditions, rights-of-way, and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein, and to matters visible upon inspection.

AND the said parties of the first part covenant(s) that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

Prepared by: James E. Mitchell, III, Esq. - VA Bar Number: 23104
Grantee Address: 12895 Livia Drive Catharpin, VA 20143
Tax Map No: 7499-53-4833+

Witness the following signature and seal:



Sean Joseph Patrick COSGROVE


Jennifer L. COSGROVE

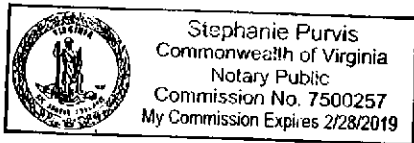
COMMONWEALTH OF VIRGINIA, COUNTY OF Prince William, to wit:

On this 19 day of November, 2018, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Sean Joseph Patrick COSGROVE AND Jennifer L. COSGROVE** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in any presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My commission Expires: 2/28/19





PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12893 LIVIA DR

7499-63-1122

General Info Notes Map

Property Information

Account Number	053871	Property Address:
Owner Name	COSGROVE SEAN J & JENNIFER L COSGROVE SURV	12893 LIVIA DR
Owner Address	12893 LIVIA DR CATHARPIN VA 20143	CATHARPIN VA 20143
Use Code	11 SFD Detached	

Description
PCL B 142-1-1H

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$328,200
Fire House	07 - Evergreen	Land - Use Value	\$178,800
Special District		Impr - Market Value	\$715,200
Zoning	Agricultural	Total - Market Value	\$1,043,400
Acres	16.0940		

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information

# of Stories	1	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1984	Full Baths	3	Style	1 1 Story
Fin Area	2461	Half Baths	1	Exterior Wall	21 All Brick
Unfin Area	0	Basement Area	2123		
Fireplaces	1	Fin Basement	1700		

Card - 1

Improvements

IMPR Type	Description	Area
Addition	PAT Patio	392
Addition	GAZ Gazebo	175
Addition	GA2 Gar Att - 2 Car	572
Addition	POE Porch, Enclosed	300
Feature	KIT Kitchen	1
Other Improvement	IGP Inground Pool	646
Other Improvement	BRN Barn	5000
Other Improvement	SS1 Storage Shed	80

Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$328,200	\$178,800	\$715,200	\$1,043,400
General Reassessment	2020	\$315,200	\$179,000	\$675,100	\$990,300
General Reassessment	2019	\$315,200	\$176,800	\$606,000	\$921,200
General Reassessment	2018	\$315,200	\$163,600	\$593,700	\$908,900
General Reassessment	2017	\$296,200	\$163,300	\$572,800	\$869,000
General Reassessment	2016	\$296,200	\$155,400	\$544,800	\$841,000
General Reassessment	2015	\$304,300	\$161,400	\$575,000	\$879,300
General Reassessment	2014	\$288,800	\$131,100	\$577,100	\$865,900
General Reassessment	2013	\$244,000	\$145,700	\$472,000	\$716,000
General Reassessment	2012	\$239,800	\$141,200	\$459,000	\$698,800
General Reassessment	2011	\$274,800	\$144,100	\$383,300	\$658,100
General Reassessment	2010	\$322,500	\$160,400	\$358,500	\$681,000
General Reassessment	2009	\$341,400	\$166,200	\$400,000	\$741,400
General Reassessment	2008	\$430,500	\$197,800	\$392,700	\$823,200
General Reassessment	2007	\$556,600	\$247,800	\$396,800	\$953,400
General Reassessment	2006	\$556,600	\$185,200	\$553,600	\$1,110,200
General Reassessment	2005	\$279,700	\$127,100	\$464,800	\$744,500
General Reassessment	2004	\$260,800	\$122,300	\$392,500	\$653,300
General Reassessment	2003	\$152,500	\$74,400	\$337,100	\$489,600
General Reassessment	2002	\$146,500	\$75,300	\$265,100	\$411,600
General Reassessment	2001	\$130,400	\$75,600	\$226,000	\$356,400
General Reassessment	2000	\$121,000	\$76,800	\$205,000	\$326,000
General Reassessment	1999	\$115,200	\$79,100	\$189,800	\$305,000
General Reassessment	1998	\$117,000	\$80,400	\$197,300	\$314,300

237

Instr: 200205140062977 Pg: 1 OF 2
Prince William County, VA
05/14/2002 3:18:59PM Grantor Tax Pd
David C. Mabie, Clerk \$580.00

Tax Map# 7499-63-1122

Consideration: \$580,000.00

DEED

THIS DEED made this 14th day of May, 2002 by and between, JAMES B. PARKS, JR. and KATHLEEN L. PARKS, husband and wife, hereinafter referred to as Grantors; and SEAN J. COSGROVE and JENNIFER L. COSGROVE, husband and wife, who have a mailing address of 12893 Livia Drive Catharpin, Virginia 20143, hereinafter referred to as Grantees.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety with full common law right of survivorship, with General Warranty and English Covenants of Title, all of their right, title and interest in and unto the following described property, to wit:

ALL THAT certain tract or parcel of land situate, lying and being in Prince William County, Virginia, more particularly described as Parcel B, also known as Parcel 17 on the property of Joseph Slattery Containing 16.094 acres recorded in Deed Book 870 at Page 559 among the land records of Prince William County, Virginia.

AND BEING the same property conveyed to James B. Parks, Jr. and Kathleen L. Parks, husband and wife, by Deed dated January 15, 1987 from Raymond E. Smith and Margaret E. Smith, husband and wife, recorded in Deed Book 1446 at Page 1808 among the land records of Prince William County, Virginia.

TO HAVE AND TO HOLD the said land and premises, together with all rights, ways, appurtenances, and easements thereto belonging, or in any way appertaining unto

Prepared By:
J. Paul H. Giles
Attorney at Law
P.O. Box 209
Occoquan, Virginia 22125-0209

Box 119
Return to:
Saratoga Title & Escrow,
Inc.
550 Broadview Avenue,
Suite 102
Warrenton, Virginia 20186
File# S02-238



the said Grantees and their successors in fee simple, forever.

The Grantors covenant that they are seized of the aforesaid land, that they have the right to convey said land, that the Grantees will have quiet possession of the same, free from all encumbrances, except as aforesaid, and that the Grantors will execute such further assurances as may be deemed requisite, and that they have done no act to encumber the said property.

WITNESS the following signatures and seals:

James B. Parks Jr (SEAL)
JAMES B. PARKS, JR.

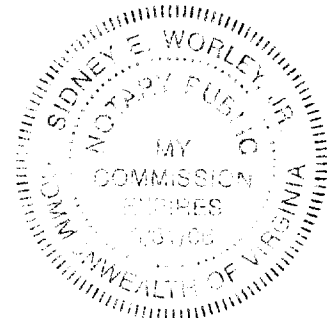
Kathleen L. Parks (SEAL)
KATHLEEN L. PARKS

COMMONWEALTH OF VIRGINIA,
COUNTY OF FAUQUIER, to wit:

The foregoing instrument was acknowledged before me this 14th day of May, 2002, by James B. Parks, Jr. and Kathleen L. Parks.

Sidney E. Worley (SEAL)
Notary Public

My Commission Expires: 3-31-06





PAGELAND NORTH
Application Package

for
Comprehensive Plan Amendments

Contents

Comprehensive Plan Amendments 2

Instructions..... 3-4

Initiation Request Form..... 5

Map Amendment Requirements..... 6

Text Amendment Requirements..... 7

Special Power of Attorney Affidavit..... 8

Interest Disclosure Affidavit..... 9

Cultural Resources Assessment and Record Check.....10

Document Checklist11

Additional Requirements for **Initiated** Amendments12

Dear Applicant:

Each year, the Prince William Board of County Supervisors reviews requests for amendments to the Comprehensive Plan and initiates those proposed amendments that it decides merit consideration.

Comprehensive Plan Amendments Applications:

- Annual** - Applications for annual Comprehensive Plan Amendment (CPA) consideration must be received in the Planning Office located at 5 County Complex Court in Suite 210, no later than the close of business on **the first Friday of the year**.
- Out of Turn** - The following "Out of Turn CPAs" are exempt from the annual due date requirement and applications are accepted throughout the year to the Planning Office.
 - Applications within the Potomac Communities (areas east of I-95);
 - Applications for "targeted industries";
 - Applications within an existing or for a new Center of Commerce or Center of Community;
 - Applications for commercial or mixed use development with a commitment to a concurrent rezoning;
 - Re-designation of public land to private use or ownership.

A copy of the application package follows. Please respond in full to those questions that pertain to the particular map, text, or both map and text amendment(s) you are requesting. Incomplete applications will not be considered.

A pre-application meeting may be useful to prepare a complete and accurate application. If you would like to request a meeting, or if you have any questions, please contact the Long-Range Planning Manager in the Planning Office at 703-792-7615, Monday through Friday, 8am-5pm, except on Federal Holidays.

Instructions

All items contained in this application package must be completed and submitted before the application deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

NOTE: The Cultural Resources Assessment and Record Check Form (page 8) should be completed *before* submitting the application. Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. [Form Link](#)

Application Package is to include:

- Comprehensive Plan Amendment Initiation Request Form – Page 4 (Required)**
 - Fill in the project name.
 - Check appropriate application type check box.
 - Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
 - Describe the property location (for map amendments only).
 - Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.
 - Sign the application. If the owner(s) of the property/applicant does not sign the application, a Special Power of Attorney Affidavit must be submitted; see page 6.
- Map Amendment Requirements – Page 5**
 - Trip Generation Analysis (map amendment).
 - Justification of the proposed amendment (map amendment).
 - Existing and proposed Comprehensive Plan land use classifications (map amendment).
 - Existing and proposed zoning request (map amendment).
- Text Amendment Requirements – Page 5**
 - Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
 - Purpose and intent of amendments (text amendment).
 - Comprehensive Plan Consistency Analysis (text amendment).
 - Levels of service associated with request (text amendment).
- Special Power of Attorney Affidavit – Page 6 (if applicable)**
 - This form is required if someone other than the property owners(s)/applicant is signing the application and other documents requiring the property owner(s)/applicant signature.
- Interest Disclosure Affidavit – Page 7 (Required)**
 - This form is required to disclose whether or not any member of the Prince William County Planning Commission or the Prince William Board of County Supervisors has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his or her immediate household. Must be signed by the property owner(s) and contract purchaser/lessee.
- Cultural Resources Assessment and Record Check – Page 8 (Required)**
 - Complete form with assistance from the County Archaeologist **before** submitting the application.
 - The **filled out and completed form** is required with the submission of the application.
- Document/Information Checklist – Page 9**
 - Checklist to ensure a complete application with all documents and supporting information is submitted.
- Additional Information Required for Initiated Amendments – Page 10**
 - Additional information required in addition to the first application submission only if the Comprehensive Plan Amendment is initiated by the Prince William Board of County Supervisors.
- Fee in accordance with the Fee Schedule.** Checks should be made payable to “Prince William County”.

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North

Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
See attached			
Total Acreage:			0.00

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property*

Authorized Agent(s)*

Name: _____
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

Name: Tim Kissler c/o CastleRock Partners, LLC
 Mailing Address: 12894 Livia Drive
 City/State/Zip: Catharpin, VA 20143
 Phone: 202-957-6300
 Email: tkissler@CastleRockPartners.net

Contract Purchaser/Lessee*

Engineer*

Name: _____
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

Name: Mike Kitchen c/o christopher consultants
 Mailing Address: 9301 Innovation Drive, Suite 150
 City/State/Zip: Manassas, VA 20110
 Phone: 703-393-9887
 Email: mikekitchen@ccl-eng.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 2nd day of November, 2021.

SEE ATTACHED

 Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

Map Amendment Requirements

Please provide the following information:

- Completed and signed CPA Initiation Request Form;**
- Special Power of Attorney Affidavit** for each owner (if applicable);
- Interest Disclosure Affidavit** for each owner and contract purchaser/lessee;
- Plat of proposed CPA area** including metes and bounds (5 copies). The plat should be prepared pursuant to Section 32-700.20 of the Prince William County Zoning Ordinance;
- Justification of proposed CPA:** Describe why the change to the Comprehensive Plan is being proposed and include relevant Comprehensive Plan analysis;
- Trip Generation Analysis:** As part of the CPA Initiation Request Application, the Prince William County Department of Transportation will need an analysis that includes a comparison of anticipated maximum trips from the current use to the proposed use. This analysis should be attached to this form. (If the submitted CPA is initiated by the Board a Traffic Impact Analysis (TIA) or TIA Deferral Form may be required.);
- Cultural Resources Assessment and Record Check;**
- Existing Comprehensive Plan land use** classification(s) and respective area(s):
Agricultural or Estate;
- Proposed Comprehensive Plan land use** classification(s) and respective area(s):
Technology/Flex;
- Existing zoning and land use** of the subject parcel(s): AE: Agricultural or Estate;
- Will there be a submission for a rezoning application** for concurrent processing if the CPA is initiated?
Yes No
- What use/zoning will be requested** if the amendment is approved? Data Center;
- Existing Sector Plan(s)/Small Area Plan(s):** None;
- Existing Center of Commerce or Center of Community:** None;
- Fee in accordance with the Fee Schedule**

Text Amendment Requirements

- Purpose and intent of text amendment;**
- Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;**
- Proposed new or revised text:**
 - Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
- Comprehensive Plan Consistency Analysis:**
 - Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
 - Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
 - Identify level of service impacts, if any, associated with the request.
- Fee in accordance with the Fee Schedule**

NOTE: If the Board of County Supervisors initiates the CPA additional information and materials will be requested.

NOTE: Attach additional sheets to application as necessary.

Document/Information Checklist

Application package is to include:

- Comprehensive Plan Amendment Initiation Request Form** (page 4)
- Map Amendments and/or Text Amendment Requirements** (page 5)
 - Map amendments
 - Trip Generation Analysis
 - Justification of the proposed amendment
 - Existing Comprehensive Plan land use classifications
 - Existing and proposed zoning request
 - Text Amendments
 - Existing text to be amended and proposed, new or revised using underline/strikethrough
 - Purpose and intent of amendments
 - Comprehensive Plan Consistency Analysis
 - Levels of service associated with request
- Special Power of Attorney Affidavit** (if applicable) (page 6)
- Interest Disclosure Affidavit** (required) (page 7)
- Cultural Resources Assessment and Record Check** (page 8)
- The following supporting documentation:**
 - 5 copies of all plans, maps, and/or graphics printed in color or black/white (when applicable)
 - 1 copy of all plans, maps, or graphics reduced to 8.5"x11"
 - 1 CD/DVD containing electronic copies of plans, maps, and/or graphics in PDF format
- Document/Information Checklist** (page 9)
- Fee in accordance with the Fee Schedule**
- Other requested information** (specify):

1) Traffic study will be part of PWC Digital Gateway analysis

PAGELAND NORTH CPA

PROPERTY OWNER'S LIST

PROP ID	GPIN	PROPERTY ADDRESS	OWNER	ACRES
A	7499-63-6178	12884 LIVIA DRIVE	GEENE BRANDAN M & TERESA L SURV	5.3680
B	7499-64-5227	12888 LIVIA DRIVE	CANDLAND PETER K & ROBYN L SURV	5.7020
C	7499-64-1457	12894 LIVIA DRIVE	KISSLER KAREN S & TIMOTHY	5.0000
D	7499-55-8403	12898 LIVIA DRIVE	NORRIS PAUL WHITNEY & KATHLEEN M SURV	7.1450
E	7499-55-4720	12908 LIVIA DRIVE	LENNON FREDERICK F & M RODDEN SURV	5.2498
F	7499-55-1912	12910 LIVIA DRIVE	RALEY EDWARD AUGUSTUS JR	5.7111
G	7499-44-8686	12912 LIVIA DRIVE	HARASEK JOHN P & JESSICA LEIGH SURV	5.4574
H	7499-44-8466	12914 LIVIA DRIVE	CATHARPIN FARMS EST HOMEOWNERS ASSOC C/O JIM K BROWN	0.5351
I	7499-44-3886	4851 SADDLE RIDGE ROAD	SHERIFF GEORGE R & SANDRA S SURV	6.9520
J	7499-44-3150	4863 SADDLE RIDGE ROAD	DODD RUSSELL J & JUDITH W SURV	5.1340
K	7499-43-2193	4875 SADDLE RIDGE ROAD	BLANKENSHIP CHARLES R & KATHRYN M SURV	6.0430
L	7499-44-7009	12918 LIVIA DRIVE	BLOXTON MARGARET K TR & KENNETH T BLOXTON TR	15.2129
M	7499-54-6132	12907 LIVIA DRIVE	KOTT STEPHEN J & LILIANA V SURV	5.3278
N	7499-63-0595	12901 LIVIA DRIVE	NESMITH JOSEPH Q & DOROTHY J NESMITH & DONNA J POTTER J-T	6.5500
O	7499-53-4696	12919 LIVIA DRIVE	CHIPMAN SCOT E & CAROLINE M SURV	6.4501
P	7499-53-1462	12921 LIVIA DRIVE	SHEIKH MUSTAFA G TR & HUMA M TR ET AL	5.1975
Q	7499-43-8370	12913 LIVIA DRIVE	CATHARPIN FARMS EST HOMEOWNERS ASSOC C/O JIM K BROWN	1.8616
R	7499-53-1320	12923 LIVIA DRIVE	BUSCHER MARK R & SUSAN M BUSCHER SURV	5.0000
S	7499-53-4833	12895 LIVIA DRIVE	COSGROVE SEAN JOSEPH PATRICK & JENNIFER L COSGROVE SURV	5.0000
T	7499-63-1122	12893 LIVIA DRIVE	COSGROVE SEAN JOSEPH PATRICK & JENNIFER L COSGROVE SURV	16.0940
U	7499-64-1129	12882 LIVIA DRIVE	CATHARPIN FARMS EST HOMEOWNERS ASSOC C/O JIM K BROWN	1.5810
				126.5723

Pageland North CPA

JUSTIFICATION FOR PROPOSED CPA

Background and History

The Pageland North CPA Application is proposed by the residents of Catharpin Farms Estates, a subdivision with access from Pageland Lane. Pageland North is adjacent to the PW Digital Gateway CPA application. When Catharpin Farms Estates was created, the Pageland Lane area was a farming community. The Brawner Farm was the Davis Tract. Eventually it was purchased and added to the Manassas National Battlefield Park (MNBP). The Dominion lines originally consisted of an intermittent power poles. In 2008 this changed, as the MNBP had the transmission lines moved on the edge of the Brawner farm along Pageland Lane and the lines were expanded and upgraded to become the Dominion's East Coast Backbone Transmission Lines which primarily serve Loudoun County.

Existing Land Uses

The residents of Catharpin Farms have experienced first-hand the negative impacts that have resulted from the transformation of a rural environment to the present-day situation of transmission lines that feed data centers in neighboring localities and the detrimental effect on their properties. Beyond the transmission lines themselves, Pageland Lane no longer rural; it is at the periphery of the designated Rural Crescent and is stuck between a rock (Luck Quarry on Gum Springs Road) and hard place (Gainesville commuter parking lot) and situated among other approved and built non-residential developments and higher-density residential development (Heritage Hunt). The roadway has become a primary route for rush hour traffic and heavily used by quarry dump trucks. We have experienced the impacts from nearby development and the creation of Loudoun's lucrative Data Center Alley.

The following points highlight current conditions:

- The area is encumbered for 4.5 miles by Dominion's East Coast Backbone Transmission Lines that bisect farms and yards. The 250-foot right-of-way corridor was upgraded in 2008 and powers Loudoun County's approximately 26 million square feet of data center uses. The towers consist of (3) 500 KV; (2) 230KV; (1) 110 KV lines, rising approximately 150-feet high, which impact property values.
- To the south is Gainesville Crossing, 2.5 million square feet of development that includes a significant data center component, with the rezoning approved by the BOCS in December 2019. This campus is adjacent to the Manassas Battlefield on the corner of Pageland Lane and Route 29, outside of the existing Data Center Overlay Corridor and abutting the rural area. Site grading and construction is slated to begin in May 2021. As part of the rezoning, Gainesville Crossing dedicated right-of-way on Pageland Lane and adjacent to the Manassas Battlefield for the extension of the Prince William Parkway (NorthStar Boulevard extension).
- To the north is Gum Springs Road, which connects to the Loudoun County Quarry (Luck Quarry) and received a 100-year expansion in 2017.

Pageland North CPA

- To the West is Heritage Hunt, a large, densely developed residential community on water and sewer on what was once the Marsh Farm and abuts Pageland Farm.
- To the Southwest is Conway Robinson State Forest.
- To the south is the Brawner Farm portion of the Manassas Battlefield Park, encumbered by Dominion Transmission lines.
- Pageland Lane is a secondary road that is now used as a commuter corridor with backups sometimes two-mile long at the Route 234 and Route 29 intersections during peak commuting hours to jobs in Loudoun and Fairfax Counties. This roadway is also a heavily used truck route for construction and quarry traffic between Loudoun and Prince William Counties.
- The largest commuter parking lot in the Gainesville area is located a quarter mile from the intersection of Pageland and Route 29, adjacent to the rural area and consists of 2,500 parking spaces.
- The Coalition to Save Prince William County stated that when they fought to keep 100-foot 230 KV line out of their backyards at Thunder Oaks, "transmission towers not only damage the "ruralness" of an area, but they also damage property values, lives, and increase the odds for illness." The Coalition along with other organizations were successful in 2015 in defeating Dominion, which is why the I-66 hybrid proposal is under construction today.

Transportation

The extension of NorthStar Boulevard from Loudoun County down Sanders Lane (705) and Pageland Lane to connect with I-66 is an integral component of the overall Northern Virginia North-South Corridor, designated by the Commonwealth Transportation Board (CTB) as a Corridor of Statewide Significance (CoSS) in May 2011. As described in a presentation to the CTB, the North-South CoSS is envisioned as an "integrated, multimodal network of transportation facilities that connect major centers of activity within and through the Commonwealth and promote the movement of people and goods essential to the economic prosperity of the state." Given its stated importance to regional connectivity and sustaining economic development, the North-South CoSS receives a high priority rating from VDOT, NVRTA, and Loudoun County.

The NorthStar Boulevard extension remains #1 on Loudoun County's goals for connection to Prince William County, and NVRTA ranks the NorthStar extension #6 on their list of regional projects. The SmartScale ranking of the project continues to obtain higher score over time and thereby improving its chances for funding. The strategic location of the 2,500 space commuter parking lot on Route 29 adjacent to Pageland Lane; the Balls Ford Road flyover scheduled for completion in 2022 which will yield greater traffic flow; the Brentsville Road flyover will generate greater traffic flow onto the Route 234 Bypass; the I-66 Hot Lanes and High Speed Buses, and designation of Gainesville as an Activity Hub all bolster the SmartScale rating and will affect the

Pageland North CPA

NorthStar Boulevard extension down Sanders Lane and Pageland Lane.

In July 2019, the CTB held a Public Information Meeting regarding the proposed connection of Northstar Boulevard in Loudoun County from Shreveport Drive/Evergreen Mills Road to Route 50 and the project received a \$25 million Transportation Infrastructure Generating Economic Recovery (TIGER) grant, with Loudoun County looking to award a design-build contract to accelerate completion of the project by November 2024. This project will bring Loudoun County one step closer to achieving their high priority NorthStar Boulevard extension and completion of the Northern Virginia North-South CoSS.

In 2010, VDOT and National Park Service (NPS) partnered to build the Bi-County Parkway through Brawner Farm and Pageland Lane. The NPS in their 2005 Management Plan/Environmental Impact Statement noted the following, "some issues to be addressed include: commuter traffic on the portions of U.S. Route 29 and Virginia Route 234 in the park... regardless of the specific alignment, completion of the bypass will allow for the eventual closures of U.S. Route 29 and VA Route 234 within the park to through traffic." The MNBP and NPS worked diligently with the Commonwealth of Virginia/VDOT between 2006 -2012 on the Bi- County Parkway to connect to Loudoun County and Dulles Airport through the southern boundary of the Brawner property, following the route of the Dominion Transmission Lines on the parkland through the Brawner property and private farms. The MNBP proposed this alignment to provide an alternative route so they could close several miles of Route 29 as well as the intersection with Route 234 to through-traffic. The MNBP also campaigned to place approximately 1,000 acres of adjoining private farms into conservation easements and pay the landowners the equivalent of \$3,000 per acre.

Although the Bi-County Parkway is not on Prince William County's Comprehensive Plan, the North-South CoSS remains on the Statewide plan and is a priority for the CTB, Loudoun County, NVTA and the Manassas Battlefield Park.

Rural Area

In 1998, the Rural Area (RA) was established and incorporated into the Comprehensive Plan. The Chairman of the Board of County Supervisors (BOCS) at that time stated the RA was only to be established for a 20-year period, with the intent to evaluate the policy after this period. One of the main purposes for establishing the RA was to manage sprawl and contain population growth by encouraging development to occur in areas with existing infrastructure, thus allowing public services the time to catch up and keep pace with development. It was also thought that 10-acre lots would attract those seeking large lot residential estates and would encourage the establishment of businesses in Prince William County. However, when the RA was adopted, there was little provision or guidance on how to enhance or protect it. Now, 22 years later, portions of the RA have increasingly been targeted for incompatible uses, in part due to the fact that the existing Data Center Overlay Corridor has been overtaxed and there is a dwindling supply of undeveloped land that is planned and zoned for uses other than low-density residential uses. The RA policy as it exists today hinders Prince William County's ability to capitalize on opportunities for new significant economic development; at the same time, Loudoun County's highly successful Data Center Alley is made possible by the infrastructure within Prince William County lines and has resulted in hundreds of millions of dollars in commercial tax revenue.

Pageland North CPA

During an April 29, 2021, George Mason School of Business webinar discussing Northern Virginia's history of zoning and segregation, inequity, and the housing affordability crisis, in response to a question about the RA, the panelists noted that setting aside large swaths of land constrains supply and thereby perpetuates inequity. Development patterns that concentrate development also preserve environmentally-sensitive lands. The proposed PWC Digital Gateway being studied by the County would provide opportunities to focus development in the most suitable areas while preserving or restoring environmental features like stream valleys.

Much of the remaining farmland and open spaces in the RA are owned by a large population of senior citizens who will not be able to maintain the property and whose children have no interest in overseeing the properties. Farmers recognize they may have to subdivide into 10-acre lots for residential subdivisions. This alternative would cause an additional drain on the County's tax base without the possibility of proffers. Ten-acre lots and smaller lots via family subdivisions will also overtax public infrastructure and schools, are less marketable than in the past, and drain fields are a health and safety issue.

Pageland Lane Transmission Line Corridor/ Dominion East Coast Backbone Transmission Lines - lines come from Prince William County as far as New York

250-foot-wide corridor equivalent of two football fields:

- 3-500 KV lines
- 2-230 KV lines
- 1-115KVline

The Pageland Lane transmission lines and their incremental expansion has created a valuable conduit that supports the region's ever-increasing demand to process, manage, store, and transmit digital data (data centers). Unfortunately, we are left with swaths of land that are incompatible and undesirable for the underlying by-right residential development. Farming is not a viable alternative; the farmers' children have no interest in farming and because of lower demand, insurance, and cost of equipment and supplies, expenses exceed income for many of the property owners. At the same time, proximate properties have been re-planned and rezoned for alternative, higher intensity uses that include data centers.

Northern Virginia is fortunate to have an extraordinary and growing demand for companies seeking to locate their data centers in the surrounding jurisdictions. Pageland Lane meets all the criteria for data center development and these uses would be a win-win for the County, its citizens, and the landowners. The most logical path forward is to acknowledge the tremendous opportunity that exists for technology/flex uses like data centers given the power lines that cross the properties and access to fiber via existing fiber in Pageland Lane and Lee Highway. By designating the area for the Technology/Flex (T/F) land use category to leverage existing infrastructure, the Pageland Study area proposes a targeted strategy comprised of a land area that is approximately 0.7 percent of land classified as rural (exclusive of the rural areas of Marine Corps Base Quantico).

The establishment of the Pageland Lane Transmission Corridor highlights the fact that there is an uneven landscape within the RA, and a stark contrast exists between RA properties

Pageland North CPA

encumbered by the intrusive transmission line infrastructure and associated visual impacts and land that may still have intact the bucolic environment that was a foundational characteristic associated with RA designation over 20 years ago. We respectfully submit to staff that these distinctions should be recognized from a policy and land use perspective. The T/F land use designation for the proposed targeted area presents new opportunities to consider uses such as data centers (presuming modifications to the Data Center Opportunity Zone Overlay District, per ZTA directive from the BOCS) that are compatible with infrastructure that has been put into place, and to keep pace with skyrocketing demand. Furthermore, thoughtful design and the ability to concentrate development and create transitions and buffers is possible given the groupings of parcels and opportunities for consolidation.

There is a pressing need and tremendous opportunity to address countywide goals related to technology and connectivity, strategic plan goals, and economic development strategies and initiatives. As long-term landowners and residents of Prince William County, the PWC Digital Gateway Assemblage would like nothing more than to see the local economy not just bounce back from the impacts of the pandemic, but to also be well-positioned for accelerated economic growth and make significant strides towards meeting many of the BOCS' most critical goals, including achieving a 35% commercial tax base, providing new jobs and needed community services, lowering real estate taxes, and ensuring the continuous enhancement of the quality of life for all in Prince William County.

Land Use and Development Considerations

Much of the M-1 zoned land along Prince William Parkway and Wellington Road originally planned for an employment center to create jobs has been purchased by Data Centers. At the present time, Innovation Park has sold the bulk of its R&D park for data centers and warehouse approved for data centers, instead of its original intent for R&D. If this trend continues, most of the remaining land intended for employment centers will be absorbed by data centers. *Prince William County needs to strategically re-plan the RA so data centers can exist under high-tension power lines already in place in the Rural Crescent.*

If the PWC Digital Gateway Corridor is approved and development is pursued, all parties involved would be committed to working with County staff to address important land use considerations regarding environmental impact, design/architecture, and compatibility. The groupings of parcels and contiguous land area provide tremendous opportunities to implement high-quality site design. Furthermore, the environment impact/footprint of data centers has greatly improved since their inception, and as with any development, careful consideration should be given to identifying and mitigating impacts to floodplain, the inclusion of adequate stormwater management, tree preservation, and opportunities for enhanced landscaping and tree plantings. The ability to cluster development and create more substantial transitions and buffers is possible given the large groupings of parcels and opportunities for consolidation. The provision of park spaces like linear parks and landscaping enhancements to the portion of the MNBP along adjoining property lines through new green infrastructure are opportunities for community amenities that do not exist today that would be negotiated during the rezoning process.

Pageland North CPA

During the rezoning process, the property owners/applicant will work with the County regarding commitments to bearing all costs associated with providing public water and sanitary sewer connections and the provision of on-site and off-site public water and sanitary sewer facilities to meet the demand generated by the development. Access to sewer and water will be via Gainesville Crossing and Heritage Hunt. As for impacts to public facilities, data centers do not burden public schools and result in the fewest vehicular trips compared to other non-residential uses like office and retail. In terms of data center infrastructure, the generators of the data centers themselves are run infrequently with minimal noise impacts due in part to the industry's initiative to improve the technology and design of the facilities.

Consistency with Adopted Plans and Countywide Initiatives

Comprehensive Plan

The Prince William County Comprehensive Plan as adopted July 17, 2012, includes *The Technology and Connectivity Chapter*, adopted November 26, 2019. Action Strategy TC16 states the County should "promote and encourage SG technology infrastructure in and around major facilities, population centers, small area plan project areas, and County attractions including but not limited to: Innovation Park, Small Area Plan project areas, Jiffy Lube Live Amphitheater, Potomac Mills Mall, Manassas National Battlefield, Prince William Forest Park, Hylton Performing Arts Center, County historic sites, County Parks, and County facilities/schools." To meet this goal, planning for additional data centers now is critical to ensure the demand to move data faster for individual consumers and various businesses and industries can be met and keep pace with the global acceleration to SG wireless network technology and beyond. Action Strategy TC13 recommends the County "promote a competitive environment to ensure that multiple companies can provide robust, redundant cellular/wireless and fiber-optic infrastructure to ensure reliable communications for public safety responsiveness and other functions." The Comprehensive Plan designates both these action items as ongoing, and the proposed Pageland Digital corridor would be a positive step forward to help the County make progress on these identified goals.

Strategic Plan and Economic Impact

The adopted 2017-2020 Prince William County Strategic Plan outlines five strategic goal areas: Robust Economy, Mobility, Wellbeing, Safe and Secure Community, and Quality Education and Workforce Development. I

Prince William County's Stated Goals Include:

1. Attract Target Industries to achieve a 35% commercial tax base (currently at 12%). Data Centers have been identified by the BOCS as a targeted industry.
2. Improve the quality of our school system by providing adequate schools and classroom size.
3. Provide transportation infrastructure to reduce traffic congestion and not create

Pageland North CPA

- additional burdens on our existing roads.
4. Provide jobs and economic development.
 - a. Data Centers create an Ecosystem i.e.: In Loudoun, it has created 3,500 technology companies and 10,000 jobs within the county, due to the impact of the data centers
 5. Adequately staff and fund programs for law enforcement, fire and rescue, and social services.
 6. Lower real estate taxes.
 7. Create Work /Live /Play communities for all housing types.

Data centers provide a significant influx of tax revenue that would substantially help Prince William County meet these goals. As an example, a 60,000 square foot data center provides an estimated 300 jobs including maintenance, security, cleaning, repair, and supply services. Salaries for technical data center positions currently average \$126,000 in Virginia. This provides competitive and desirable employment opportunities for our residents. The same 60,000 square-foot facility could generate approximately \$3.2 million annually in commercial tax revenue. There are countless examples of the positive impact and good work data centers have undertaken to be local partners and provide investments in the community, such as educational and training opportunities.

Loudoun County has \$700 million in annual tax revenue because of their long-range planning and proactivity putting data centers along the transmission lines. In comparison, PWC has done practically nothing with strategic areas in our rural areas, leaving us wide open as a dumping ground for such things as the NorthStar Boulevard for Loudoun's benefit. Prince William County receives none of the economic opportunities as seen in the many announcements from the VA Business Report for Loudoun.

When considering the proposed Pageland Digital Corridor, of which Pageland North is a part of, these properties could provide approximately \$1.0 billion annual tax dollars at built out; of this amount, of which 57% would go towards PWC public schools.

Robust Economy

The adopted 2017-2020 Prince William County Strategic Plan includes the goal of creating and sustaining a robust economy, and notes that "in all actions of the Board, strong consideration should be given to make certain they foster a diverse local economy that creates a culture of innovation and achieves more quality jobs, economic opportunities and an expanded commercial tax base." Data centers in Prince William County and surrounding jurisdictions like Loudoun County have generated hundreds of millions of dollars in annual tax revenue, a significant portion of which can support public schools, key capital improvements like transportation infrastructure, and other high priority countywide initiatives to enhance the quality of life such as public health programs and community services and programs for currently under-served communities. A stream of high-quality jobs is created from construction through the operations of the facilities, which further enhances the local economy. *The Strategic Plan specifically mentions that particular attention should be directed to the growth of targeted industry businesses (including data centers) whereby the County offers strategic advantages that support the growth and retention of those businesses.* It is also worth reiterating the BOCS' goal of 35% of the total tax base should come

Pageland North CPA

from the commercial sectors to provide consistent and sustainable revenue streams, whereas currently the proportion is at about 12%.

Connectivity

While not an independent strategic goal, the Strategic Plan identifies connectivity as a strategic priority because it directly impacts all areas of the Strategic Plan. With nearly every aspect of daily life requiring wireless technology, from completing schoolwork, connecting with family in other parts of the country, or reading up on the daily news, access to the infrastructure and technologies is no longer a luxury, but a necessity. The Strategic Plan notes better connectivity, and the related infrastructure facilitates a robust economy by allowing "businesses to take advantage of modern technologies and cloud-based services to maintain their competitive advantage." The Strategic Plan recognizes that prioritizing connectivity is critical to the success of all agencies across in Loudoun County and urges the Board to make certain that communities are well-positioned to compete in the future technology-based economy. Identifying logical areas to expand upon infrastructure and facilities necessary to support a technology-based economy such as the PWC Digital Gateway Assemblage speaks directly to this critical overarching strategic priority.

Loudoun County Case Study

Loudoun County has 20 million square feet of data centers and is now collecting \$700 million in taxes in the coming fiscal year, which covers the County government's entire budget apart from schools. Loudoun County's residential property tax rate was lowered to \$0.98 cents per \$100 of assessed value. Their data centers employ 3,000+ people and supports 10,000+ jobs created (not including construction) within their ecosystem. Approximately 3,500 technology companies are housed within Loudoun. Loudoun County is able to use the huge income streams to fund everything from great schools to transportation projects and has reduced the real estate tax for its residents. Loudoun County has enjoyed these successes due in large part to their long-range planning and allowing for Data Centers along the transmission lines.

Loudoun's 2040 Comp Plan calls for increased high-density development and extractive industry (quarry) adjacent to the western PWC on Gum Springs Road, which include 25,000 residential units and a 100-year quarry expansion.

Conclusion

We respectfully submit that the inception of the Rural Crescent Designation was a taking of property rights at the time, however, it was never to exist in perpetuity and landowners relied on that promise. The reasons for creating the rural designation in 1998 no longer exist, and in addition it created an exclusionary line that not only affects equity but also affects economic opportunity for the County. The Rural Crescent was not meant to be an immovable policy when it was created, and the intent of the BOCS was to reflect on the successes, lessons learned, and its purpose and delineation after 20 years. As the County has developed over time and attracted more residents, the amount of available land to support facilities necessary a technology-based economy has waned. Furthermore, the underpinnings of the Rural Crescent no longer exist in areas with overhead high-tension transmission lines.

Pageland North CPA

At their May 4, 2021, meeting, the BOCS engaged in extensive discussion about the need to take a fresh look at rural area policies, and the BOCS voted unanimously to deny the Rural Area Plan to consider more holistically the variations in character areas within the RA, rural economic development policies, open space and open space master plans beyond rural areas, and how to best implement and sustain tools such as PDRs and TDRs. The BOCS action signals a recognition that constituents are asking for the consideration of updated policies and new strategies that is long overdue, and creative approaches and a fresh perspective are necessary to address the RA.

Economic Development Director Christina Winn has stated, "I think it's fair to say that a continued move towards cloud computing, in addition to a growth in remote work during the pandemic, has fueled a demand for the bandwidth our data centers help provide ...we have had to turn away data centers due to lack of land." The landowners of the Pageland North CPA encourage the County to look at the logical extension of the Data Center Overlay Corridor into existing high voltage corridors, to open areas that could support the growing need to accommodate technology/flex industries such data centers as identified in the Strategic Plan, and take advantage of the short- and long-term industry demand for sites and capture a great financial gain for the County. The proposed Comprehensive Plan amendment will help the County reach its 35% commercial tax base goal and increase flexibility for other land uses that could be available to fuel economic development.

In order to move forward as a competitive and thriving locality, there must be recognition that population growth will continue as Prince William County continues to attract residents. The landowners urge the County to plan for this continued growth and increasing need to provide jobs, enhance economic development, ensure high quality schools, and address housing affordability. The proposed Comprehensive Plan amendment seeks to use the infrastructure already in place to create a fiscal win for Prince William County, and importantly help advance many long-term strategic goals that are critical to sustaining and enhancing the economy and quality of life for residents.

PAGELAND NORTH CPA

TRIP GENERATION ESTIMATES

DATA CENTER ESTIMATES

	HIGH ¹	LOW ²	
POTENTIAL BLDG. G.F.A.:	1,700,000	1,000,000	
ASSUMED FLOOR AREA RATIO:	0.3		
TRIP RATES: ³			
0.99 TRIPS PER 1,000 SQ. FT. =	1,683	990	TOTAL DAILY TRIPS
0.11 TRIPS PER 1,000 SQ. FT. =	187	110	A.M. PEAK TRIPS
0.14 TRIPS PER 1,000 SQ. FT. =	238	140	P.M. PEAK TRIPS

EXISTING A-1 ZONING ESTIMATES

EXISTING ACREAGE:	126.5723	
MINIMUM LOT ACREAGE:	10.0	
POTENTIAL S.F.D. LOTS:	12	
TRIP RATES: ^{4,5}		
9.52 TRIPS PER DWELLING UNIT:	114.2	TOTAL DAILY TRIPS
0.77 TRIPS PER DWELLING UNIT:	9.2	A.M. PEAK TRIPS
1.02 TRIPS PER DWELLING UNIT:	12.2	P.M. PEAK TRIPS

NOTES:

1. THE HIGH G.F.A. CALCULATION USES THE TOTAL LAND AREA WITH NO DEDUCTIONS.
2. THE LOW G.F.A. CALCULATION DEDUCTS BUFFERS AND LIKELY ENVIRONMENTAL CONSTRAINTS. THE ESTIMATED USEABLE AREA IS 78 ACRES.
3. USING THE ITE MANUAL'S DATA CENTER LAND USE CODE (#160).
4. USING THE ITE MANUAL'S SINGLE FAMILY DETACHED LAND USE CODE (#210)
5. THESE TRIP RATES AND CALCULATIONS DO NOT TAKE INTO CONSIDERATION THAT SOME PROPERTY WILL LIKELY BE DEVELOPED AS FAMILY SUBDIVISIONS, OR OTHER PERMITTED A-1 USES WITH HIGHER TRIP RATES, THEREBY GENERATING MORE TRIPS.

Steven Grant

From: Patton, Justin S. <jspatton@pwcgov.org>
Sent: Friday, October 15, 2021 2:41 PM
To: Steven Grant
Cc: Tim Kissler; Mike Kitchen; Files; Barrett, Bryce
Subject: RE: Pageland North CPA application - Cultural Resources form 21236.001
Attachments: 20211011 CRARC PW DG - Pageland North.pdf

Hi Steven,

Attached is your completed CRARC for the Pageland North parcels.

Regards,
Justin

Justin S. Patton, MAA, RPA
County Archaeologist
O - 703.792.5729 | F - 703.792.4401
jspatton@pwcgov.org

I telework Thursday and Friday.

Prince William County Planning Office
5 County Complex Court, Suite 210, Prince William, VA 20190

From: Steven Grant <stevengrant@ccl-eng.com>
Sent: Friday, September 17, 2021 10:05 AM
To: Patton, Justin S. <jspatton@pwcgov.org>
Cc: Tim Kissler <tkissler@castlerockpartners.net>; Mike Kitchen <mikekitchen@ccl-eng.com>; Files <files@ccl-eng.com>
Subject: Pageland North CPA application - Cultural Resources form 21236.001

This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.

Good morning Justin,

Hope all is well with you. On behalf of our client Tim Kissler I've attached a copy of a cultural resources form we'd like to request you complete for our soon to be submitted CPA application. I've attached an exhibit depicting the area of the project and a list of property owners. The project consists of developing the site for data center buildings. While we intend to coordinate with the other data center application activity going on this CPA will be a standalone out-of-turn application by the property owners. I have copied Tim on this email as well so if you have any site specific questions please feel free to let us know.

Thanks so much.

-Steve

Steven Grant
Planning Manager
703.273.6820 – main
703.348.5935 – direct
stevengrant@ccl-eng.com
www.christopherconsultants.com



Find out how our core values keep us moving [forward](#)



Notice for the recipient of this data. Information given or attached herewith is provided for informational purposes only. christopher consultants, ltd. cannot guarantee the accuracy of this data and assumes no responsibility for any liability incurred by the recipient from the use of this data. Any information used for engineering or surveying purposes must be verified by a licensed engineer or surveyor and can only be used if written permission is obtained from christopher consultants, ltd.



Cultural Resources Assessment and Record Check for Pending Development Applications

This is a desk review of the project and is subject to change if additional information becomes available.
Contact the Planning Office at (703) 792-7615 or email planning@pwcgov.org for more information.

Applicant/ Project Information	Project Name	Applicant Name	
	Email	Phone	Fax
	GPIN(s)		
	Visual Inspection Findings		

County Archaeologist Use Only

County Records Check (Verify reference to site on the following)

- | | | |
|--|-----|----|
| 1. Prince William County Cultural Resources Map (GIS) | Yes | No |
| 2. 1820 Prince William County Map (Wood)..... | Yes | No |
| 3. 1901 Prince William County Map (Brown)..... | Yes | No |
| 4. 1904 Army Maneuvers Map | Yes | No |
| 5. 1915 - 1927 USGS 15 Minute Quad Maps..... | Yes | No |
| 6. 1933 Virginia Highway Map | Yes | No |
| 7. Eugene Scheel's Historic Prince William Map | Yes | No |
| 8. Eugene Scheel's African American Heritage Map..... | Yes | No |
| 9. County Register of Historic Sites (CRHS)..... | Yes | No |
| 10. High Sensitivity Areas - Historic Sites Map | Yes | No |
| 11. High Sensitivity Areas - Prehistoric Sites Map..... | Yes | No |
| 12. The Official Military Atlas of the Civil War | Yes | No |
| 13. Civil War Map from the Library of Congress | Yes | No |
| 14. American Battlefield Protection Program Maps | Yes | No |
| 15. Map of Fairfax, Loudoun, & Prince William Counties | Yes | No |
| 16. USGS Topographic Maps..... | Yes | No |
| 17. Cemetery (PWC GIS)..... | Yes | No |
| 18. Other: _____ | | |

<u>Comments</u>

Findings

A CRHS or a Prehistoric High Sensitivity Area is checked on the list above, therefore, a Phase I Cultural Resources Survey* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.

There is a medium to high potential for finding archaeological sites and or historic structures on the project area, therefore, a Phase I Cultural Resources Survey* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.

Archaeological and historic sites or graves are recorded on the project area, but no Cultural Resources Survey is required at this time.

No archaeological and historic sites or graves are recorded on the project area.

Further cultural resource review is not warranted at this time due to ground disturbance or recommendations of no further work from prior cultural resource survey reports.

Comments:

County Archaeologist Signature: _____ **Date:** _____

This assessment is valid for one year from the County Archaeologist's signature date.

*All scopes of work must be approved by the County Archaeologist prior to initiation of work.

Prince William Digital Gateway - Pageland North Parcels Cultural Resources Records Check and Assessment

A rural subdivision is proposed for data center. The 19 parcels that comprise this subdivision, consist of approximately 126 acres. This subdivision is located near the south west corner of the intersection of Pageland Lane and Sudley Road.

Aerial Photography from 1937 and maps from 1901 and 1904 show a farm complex on the project area. This farm complex is recorded in the Virginia Department of Historic Resources (VDHR) database (VCRIS) as Mount Pleasant (076-0186), whose construction likely predates the Civil War. Ownership of Mount Pleasant in 1901 may be Sanders and there maybe a cemetery on this parcel, as shown on the 1904 map. Eugene Scheels' maps also identify Mount Pleasant on the project area.

Portions of this project area exhibit potential for finding prehistoric resources, especially the bluffs or flats overlooking stream or creek valleys.

Recommendations: Archaeological, architectural and viewshed studies will be required with rezoning submissions.

NOTES:

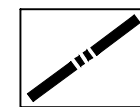
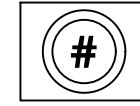
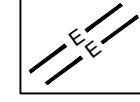
1. THE FOLLOWING PROPERTIES ARE SUBJECT TO THIS APPLICATION:

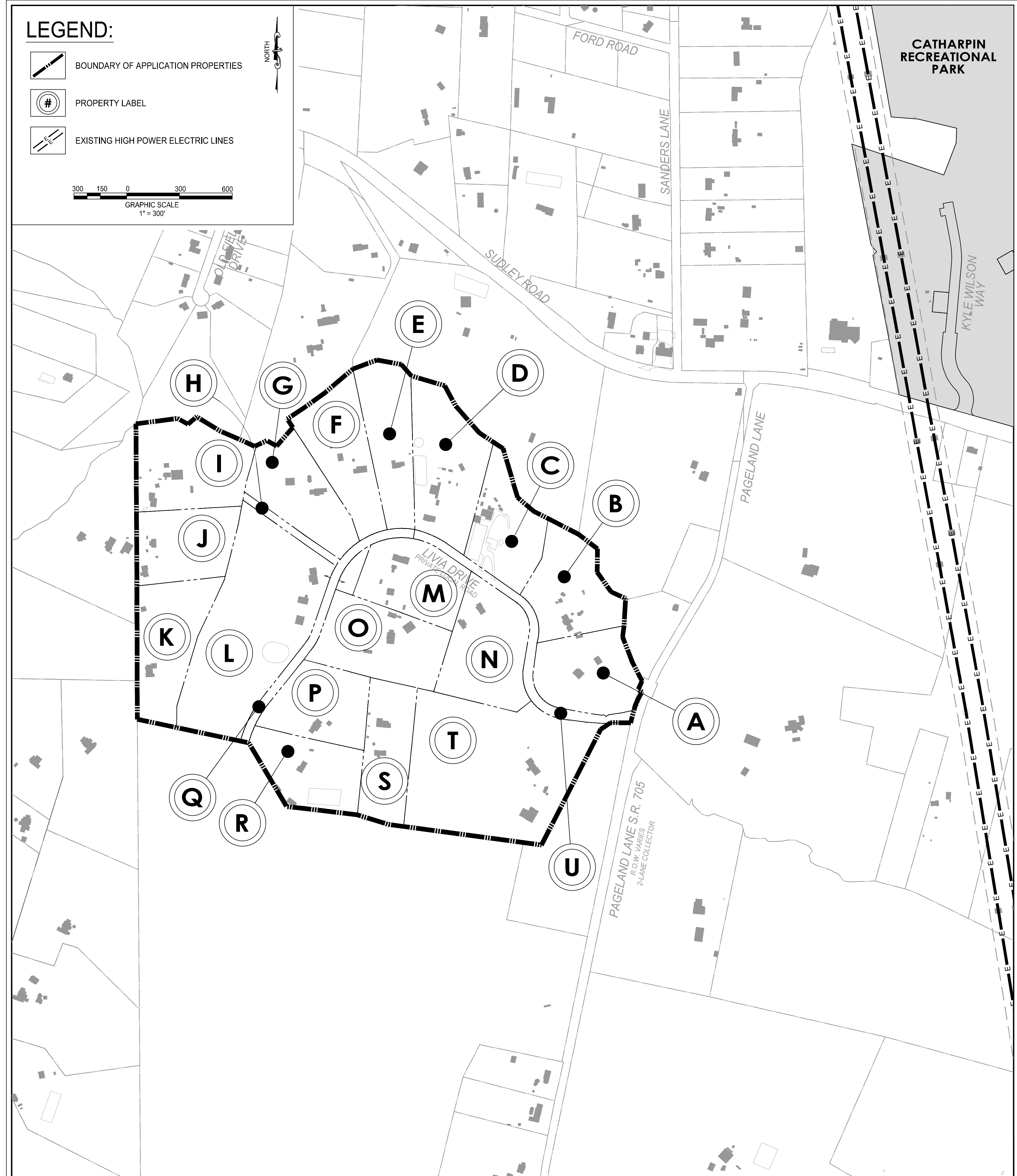
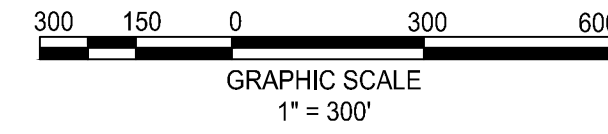
PROPERTY INFORMATION					
PROPERTY ID	GPIN	ACRES	OWNER	PROPERTY ADDRESS	CURRENT ZONING
A	7499-63-6178	5.3680	GEENE BRANDAN & TERESA L	1884 LIVIA DRIVE	SR-5
B	7499-64-5227	5.7020	CANDLAND PETER K & ROBYN L	12888 LIVIA DRIVE	SR-5
C	7499-64-1457	5.0000	DEUTSCH KAREN S	12894 LIVIA DRIVE	A-1
D	7499-55-8403	7.1450	NORRIS PAUL WHITNEY & KATHLEEN M	12898 LIVIA DRIVE	A-1
E	7499-55-4720	5.2498	LENNON FREDERICK F & M RODDEN	12908 LIVIA DRIVE	A-1
F	7499-55-1912	5.7111	RALEY EDWARD AUGUSTUS JR	12910 LIVIA DRIVE	A-1
G	7499-44-8686	5.4574	HARASEK JOHN P & JESSICA LEIGH	12912 LIVIA DRIVE	A-1
H	7499-44-8466	0.5351	CATHARPIN FARMS EST HOA	12914 LIVIA DRIVE	A-1
I	7499-44-3886	6.9520	SHERIFF GEORGE R & SANDRA A	4851 SADDLE RIDGE ROAD	A-1
J	7499-44-3150	5.1340	DODD RUSSELL J & JUDITH W	4863 SADDLE RIDGE ROAD	A-1
K	7499-43-2193	6.0430	BLANKENSHIP CHARLES R & KATHRYN M	4875 SADDLE RIDGE ROAD	A-1
L	7499-44-7009	15.2129	BLOXTON MARGARET K TR & KENNETH T BLOXTON TR	4875 SADDLE RIDGE ROAD	A-1
M	7499-54-6132	5.3278	KOTT STEHPEN J & LILIANA V	12907 LIVIA DRIVE	A-1
N	7499-63-0595	6.5500	NESMITH JOSEPH Q & DOROTHY J NESMITH & DONNA J POTTER J-T	12901 LIVIA DRIVE	A-1
O	7499-53-4696	6.4501	CHIPMAN SCOT E & CAROLINE M	12919 LIVIA DRIVE	A-1
P	7499-53-1462	5.1975	SHEIKH MUSTAFA G TR & HUMA M TR ET AL	12921 LIVIA DRIVE	A-1
Q	7499-43-8370	1.8616	CATHARPIN FARMS EST HOA	12913 LIVIA DRIVE	A-1
R	7499-53-1320	5.0000	BUSCHER MARK R & SUSAN M BUSCHER	12923 LIVIA DRIVE	A-1
S	7499-53-4833	5.0000	COSGROVE SEAN JOSEPH PATRICK & JENNIFER COSGROVE	12895 LIVIA DRIVE	A-1
T	7499-63-1122	16.0940	COSGROVE SEAN J & JENNIFER L COSGROVE	12893 LIVIA DRIVE	A-1
U	7499-64-1129	1.5810	CATHARPIN FARMS EST HOA	12882 LIVIA DRIVE	A-1

NOTE: PROPERTY INFORMATION OBTAINED FROM THE PRINCE WILLIAM COUNTY ASSESSOR.

- THE TOTAL PROJECT AREA IS APPROXIMATELY ±126.5723 ACRES.
- THE PROPERTY BOUNDARIES DEPICTED ON THIS PLAN WERE OBTAINED FROM PRINCE WILLIAM COUNTY GIS DATA. ADDITIONAL PROPERTY INFORMATION, INCLUDING DEEDS AND PLATS OF RECORD, HAS BEEN SUBMITTED WITH THIS APPLICATION.
- NO TITLE REPORT FURNISHED.
- THE APPLICANTS ARE REQUESTING THE RE-DESIGNATION OF THE SUBJECT PROPERTIES FROM THE AE, AGRICULTURAL OR ESTATE LONG RANGE LAND USE CATEGORY TO THE TECHNOLOGY / FLEX LONG RANGE LAND USE CATEGORY. SEE SHEET C500 AND THE SUBMITTED NARRATIVE FOR ADDITIONAL INFORMATION. IT IS THE APPLICANTS' INTENTION AT A FUTURE DATE TO SUBMIT REZONING APPLICATIONS TO REZONE THE SUBJECT PROPERTIES TO THE PBD (PLANNED BUSINESS) DISTRICT. THE APPLICANT FURTHER REQUESTS THAT THE APPLICATION PARCELS BE DESIGNATED AS TRANSECT T-3.

LEGEND:

-  BOUNDARY OF APPLICATION PROPERTIES
-  PROPERTY LABEL
-  EXISTING HIGH POWER ELECTRIC LINES



9301 innovation dr
suite 150
manassas, va 20110
p 703.393.9887
engineering • surveying • land planning

PAGELAND NORTH
COMPREHENSIVE PLAN AMENDMENT
CPA # TBD
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

1st SUBMISSION	MARK	DATE	DESCRIPTION
09-14-2021			

PROJECT No.: 21236.001.00
DRAWING No.: 111032
DATE: 09-14-2021
SCALE: 1"=300'
DESIGN: SG
DRAWN: SG
CHECKED: MK

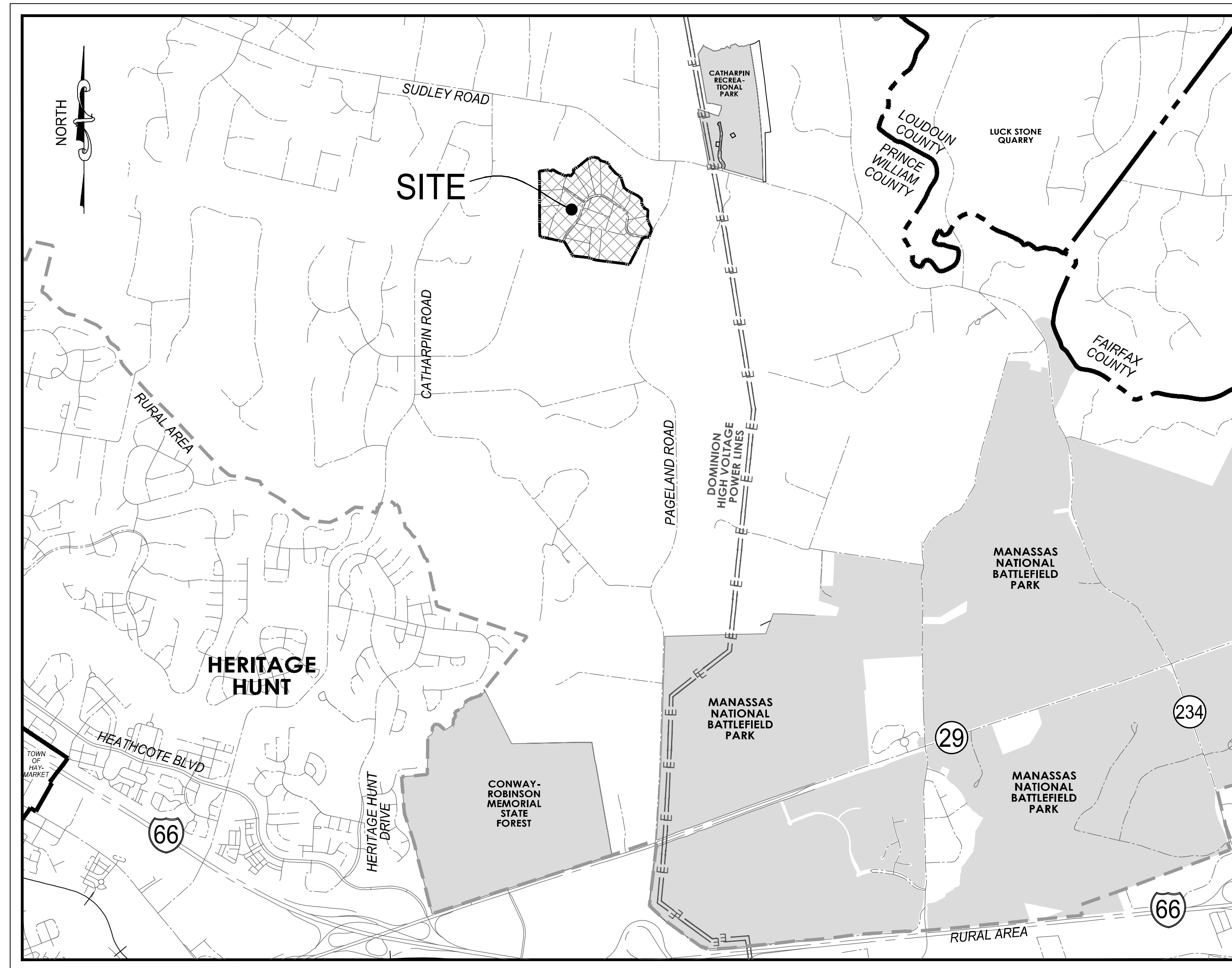
SHEET TITLE:
NOTES & TABULATIONS

SHEET No.
C100

COMPREHENSIVE PLAN MAP AMENDMENT
CPA #: TBD

PAGELAND NORTH

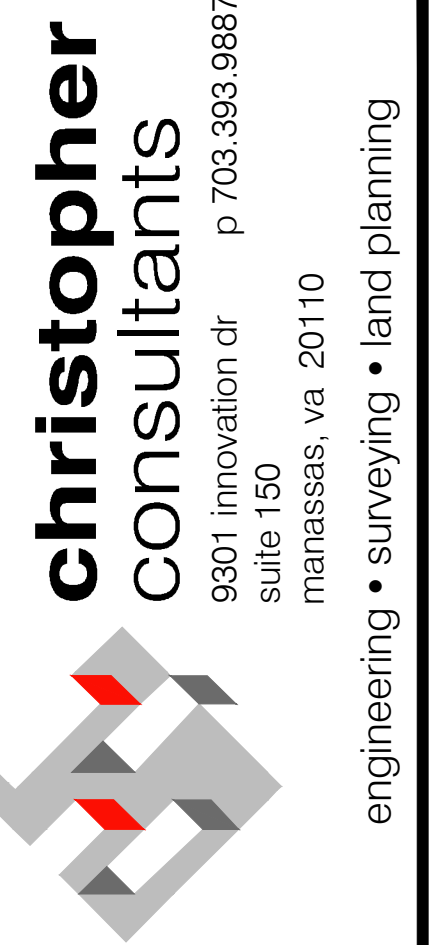
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX	
SHEET #	SHEET TITLE
C000	COVER SHEET
C100	NOTES & TABULATIONS
C200	ENVIRONMENTAL CONDITIONS PLAN
C300	AERIAL PHOTO EXHIBIT
C400	EXISTING & PROPOSED LONG RANGE LAND USE MAP
C500	EXISTING & PROPOSED ZONING MAP

- APPLICANTS / PROPERTY OWNERS**
- BRANDAN & TERESA L. GEENE
 - PETER K. & ROBYN L. CANDLAND
 - KAREN S. & TIMOTHY KISSLER
 - PAUL WHITNEY & KATHLEEN M. NORRIS
 - FREDERICK F. LENNON & M. RODDEN
 - EDWARD AUGUSTUS RALEY JR.
 - JOHN P. & JESSICA LEIGH HARASEK
 - CATHARPIN FARMS EST HOA
 - GEORGE R. & SANDRA A. SHERIFF
 - RUSSELL J. & JUDITH W. DODD
 - CHARLES R. & KATHRYN M. BLANKENSHIP
 - MARGARET K. & KENNETH T. BLOXTON, TR.
 - STEPHEN J. & LILIANA V. KOTT
 - JOSEPH Q. & DOROTHY J. NESMITH & DONNA J. POTTER
 - SCOT E. & CAROLINE M. CHIPMAN
 - MUSTAFA G. & HUMA M. SHEIKH, TR.
 - MARK R. & SUSAN M. BUSCHER
 - SEAN JOSEPH PATRICK & JENNIFER COSGROVE



PAGELAND NORTH
COMPREHENSIVE PLAN AMENDMENT
CPA # TBD
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

1st SUBMISSION	MARK	DATE	DESCRIPTION
09-14-2021			

PROJECT No.: 21236.001.00
DRAWING No.: 111032
DATE: 09-14-2021
SCALE: 1"=500'
DESIGN: SG
DRAWN: SG
CHECKED: MK

SHEET TITLE:
COVER SHEET

SHEET No.
C000

NOTES:

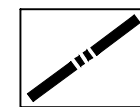

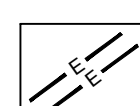
1. THE FOLLOWING PROPERTIES ARE SUBJECT TO THIS APPLICATION:

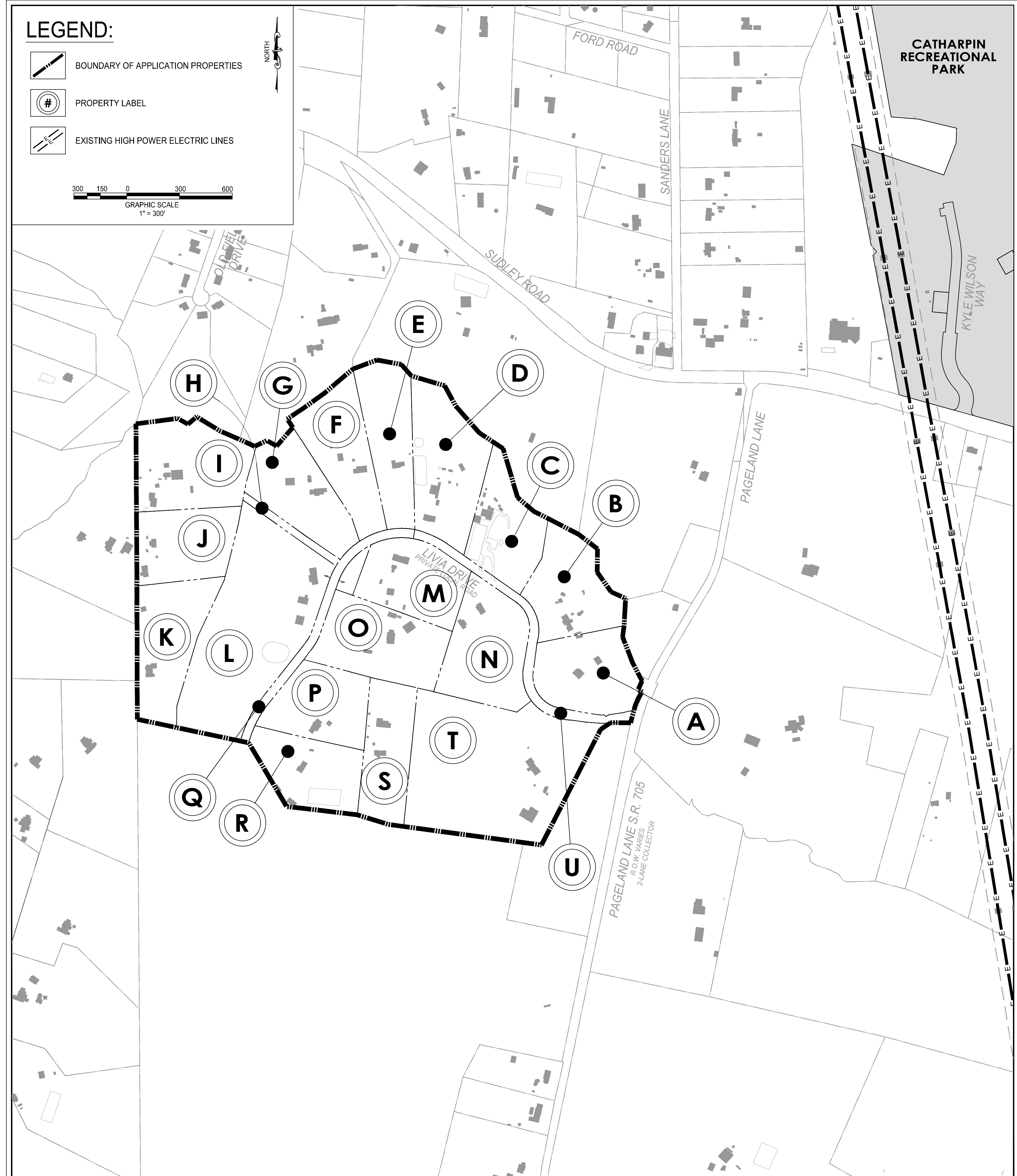
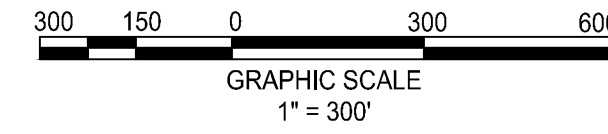
PROPERTY INFORMATION					
PROPERTY ID	GPIN	ACRES	OWNER	PROPERTY ADDRESS	CURRENT ZONING
A	7499-63-6178	5.3680	GEENE BRANDAN & TERESA L	1884 LIVIA DRIVE	SR-5
B	7499-64-5227	5.7020	CANDLAND PETER K & ROBYN L	12888 LIVIA DRIVE	SR-5
C	7499-64-1457	5.0000	KISSLER, KAREN S & TIMOTHY	12894 LIVIA DRIVE	A-1
D	7499-55-8403	7.1450	NORRIS PAUL WHITNEY & KATHLEEN M	12898 LIVIA DRIVE	A-1
E	7499-55-4720	5.2498	LENNON FREDERICK F & M RODDEN	12908 LIVIA DRIVE	A-1
F	7499-55-1912	5.7111	RALEY EDWARD AUGUSTUS JR	12910 LIVIA DRIVE	A-1
G	7499-44-8686	5.4574	HARASEK JOHN P & JESSICA LEIGH	12912 LIVIA DRIVE	A-1
H	7499-44-8466	0.5351	CATHARPIN FARMS EST HOA	12914 LIVIA DRIVE	A-1
I	7499-44-3886	6.9520	SHERIFF GEORGE R & SANDRA A	4851 SADDLE RIDGE ROAD	A-1
J	7499-44-3150	5.1340	DODD RUSSELL J & JUDITH W	4863 SADDLE RIDGE ROAD	A-1
K	7499-43-2193	6.0430	BLANKENSHIP CHARLES R & KATHRYN M	4875 SADDLE RIDGE ROAD	A-1
L	7499-44-7009	15.2129	BLOXTON MARGARET K TR & KENNETH T BLOXTON TR	4875 SADDLE RIDGE ROAD	A-1
M	7499-54-6132	5.3278	KOTT STEPHEN J & LILIANA V	12907 LIVIA DRIVE	A-1
N	7499-63-0595	6.5500	NESMITH JOSEPH Q & DOROTHY J NESMITH & DONNA J POTTER J-T	12901 LIVIA DRIVE	A-1
O	7499-53-4696	6.4501	CHIPMAN SCOT E & CAROLINE M	12919 LIVIA DRIVE	A-1
P	7499-53-1462	5.1975	SHEIKH MUSTAFA G TR & HUMA M TR ET AL	12921 LIVIA DRIVE	A-1
Q	7499-43-8370	1.8616	CATHARPIN FARMS EST HOA	12913 LIVIA DRIVE	A-1
R	7499-53-1320	5.0000	BUSCHER MARK R & SUSAN M BUSCHER	12923 LIVIA DRIVE	A-1
S	7499-53-4833	5.0000	COSGROVE SEAN JOSEPH PATRICK & JENNIFER COSGROVE	12895 LIVIA DRIVE	A-1
T	7499-63-1122	16.0940	COSGROVE SEAN J & JENNIFER L COSGROVE	12893 LIVIA DRIVE	A-1
U	7499-64-1129	1.5810	CATHARPIN FARMS EST HOA	12882 LIVIA DRIVE	A-1

NOTE: PROPERTY INFORMATION OBTAINED FROM THE PRINCE WILLIAM COUNTY ASSESSOR.

- THE TOTAL PROJECT AREA IS APPROXIMATELY ±126.5723 ACRES.
- THE PROPERTY BOUNDARIES DEPICTED ON THIS PLAN WERE OBTAINED FROM PRINCE WILLIAM COUNTY GIS DATA. ADDITIONAL PROPERTY INFORMATION, INCLUDING DEEDS AND PLATS OF RECORD, HAS BEEN SUBMITTED WITH THIS APPLICATION.
- NO TITLE REPORT FURNISHED.
- THE APPLICANTS ARE REQUESTING THE RE-DESIGNATION OF THE SUBJECT PROPERTIES FROM THE AE, AGRICULTURAL OR ESTATE LONG RANGE LAND USE CATEGORY TO THE TECHNOLOGY / FLEX LONG RANGE LAND USE CATEGORY. SEE SHEET C500 AND THE SUBMITTED NARRATIVE FOR ADDITIONAL INFORMATION. IT IS THE APPLICANTS' INTENTION AT A FUTURE DATE TO SUBMIT REZONING APPLICATIONS TO REZONE THE SUBJECT PROPERTIES TO THE PBD (PLANNED BUSINESS) DISTRICT. THE APPLICANT FURTHER REQUESTS THAT THE APPLICATION PARCELS BE DESIGNATED AS TRANSECT T-3.

LEGEND:

-  BOUNDARY OF APPLICATION PROPERTIES
-  PROPERTY LABEL
-  EXISTING HIGH POWER ELECTRIC LINES



christopher consultants
 9301 innovation dr p 703.393.9887
 suite 150 manassas, va 20110
 engineering • surveying • land planning

PAGELAND NORTH
COMPREHENSIVE PLAN AMENDMENT
 CPA # TBD
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

1st SUBMISSION	MARK	DATE	DESCRIPTION
09-14-2021			

PROJECT No.: 21236.001.00
 DRAWING No.: 111032
 DATE: 09-14-2021
 SCALE: 1"=300'
 DESIGN: SG
 DRAWN: SG
 CHECKED: MK


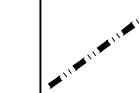
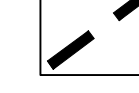
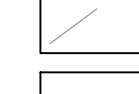

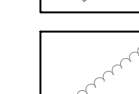

SHEET TITLE:
NOTES & TABULATIONS

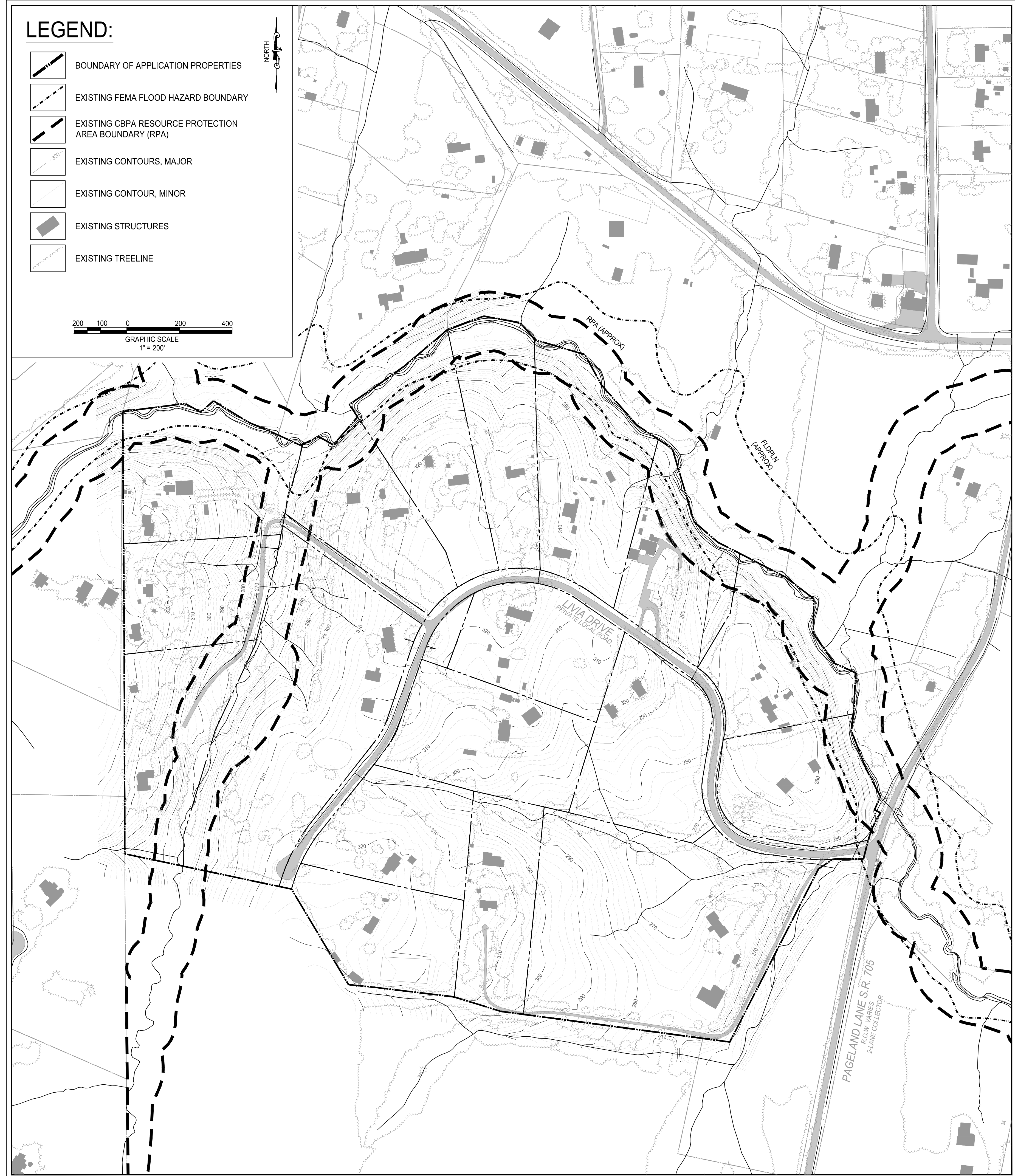
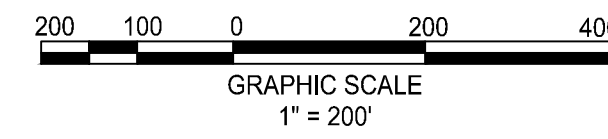
SHEET No.
C100

NOTES:

1. THE INFORMATION PRESENTED ON THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITH ADDITIONAL STUDY.
2. ALL EXISTING ENVIRONMENTAL CONDITIONS DEPICTED ON THIS PLAN WERE OBTAINED FROM THE PRINCE WILLIAM COUNTY GIS OFFICE. NO GUARANTEE OF ACCURACY IS MADE.
3. THE CONTOUR INTERVAL IS TWO (2) FEET.

LEGEND:

-  BOUNDARY OF APPLICATION PROPERTIES
-  EXISTING FEMA FLOOD HAZARD BOUNDARY
-  EXISTING CBPA RESOURCE PROTECTION AREA BOUNDARY (RPA)
-  EXISTING CONTOURS, MAJOR
-  EXISTING CONTOUR, MINOR
-  EXISTING STRUCTURES
-  EXISTING TREELINE



**PAGELAND NORTH
COMPREHENSIVE PLAN AMENDMENT**
CPA # TBD
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

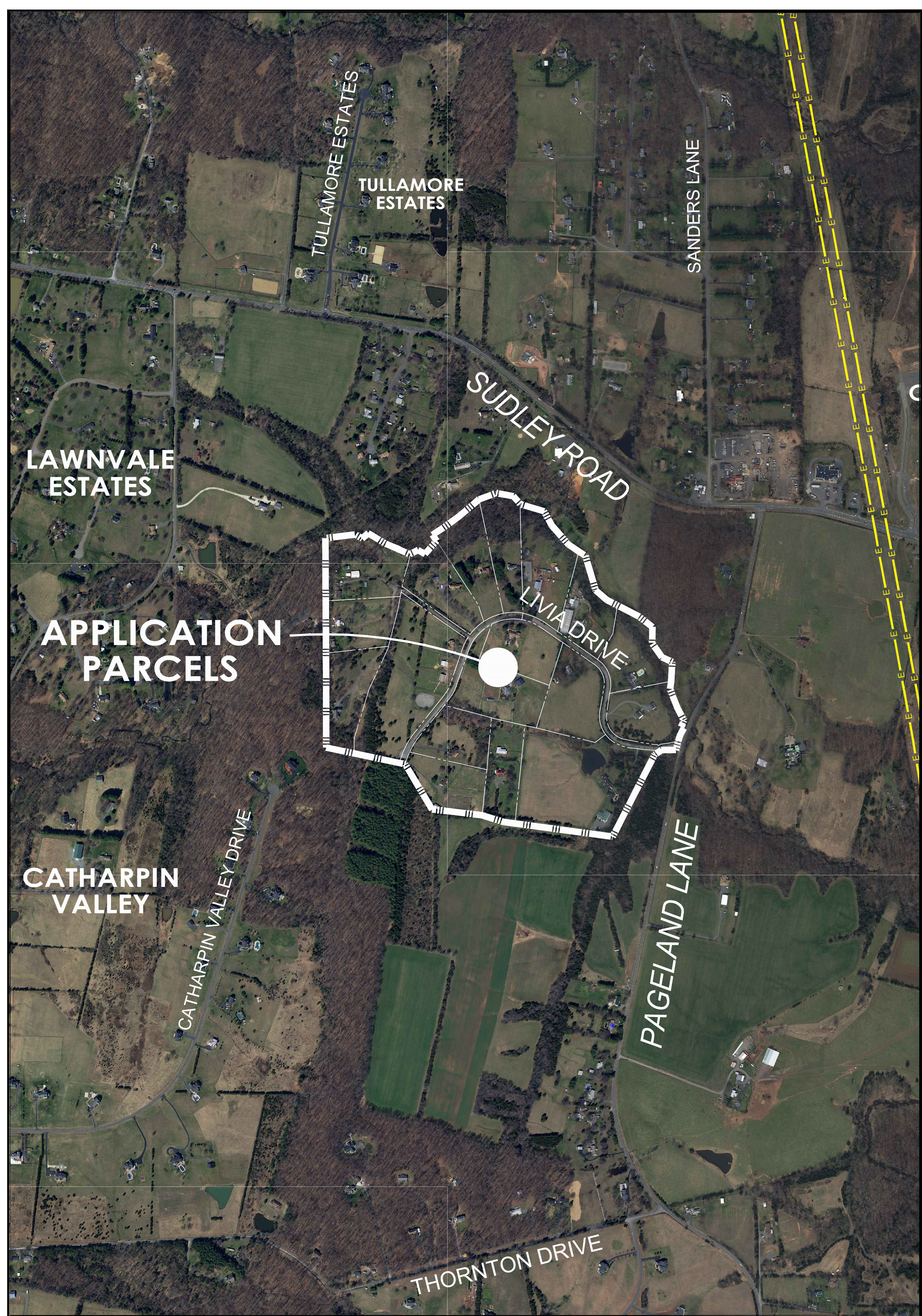
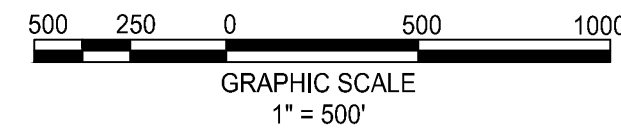
MARK	DATE	DESCRIPTION
1st SUBMISSION	09-14-2021	

PROJECT No.: 21236.001.00
DRAWING No.: 111032
DATE: 09-14-2021
SCALE: 1"=200'
DESIGN: SG
DRAWN: SG
CHECKED: MK

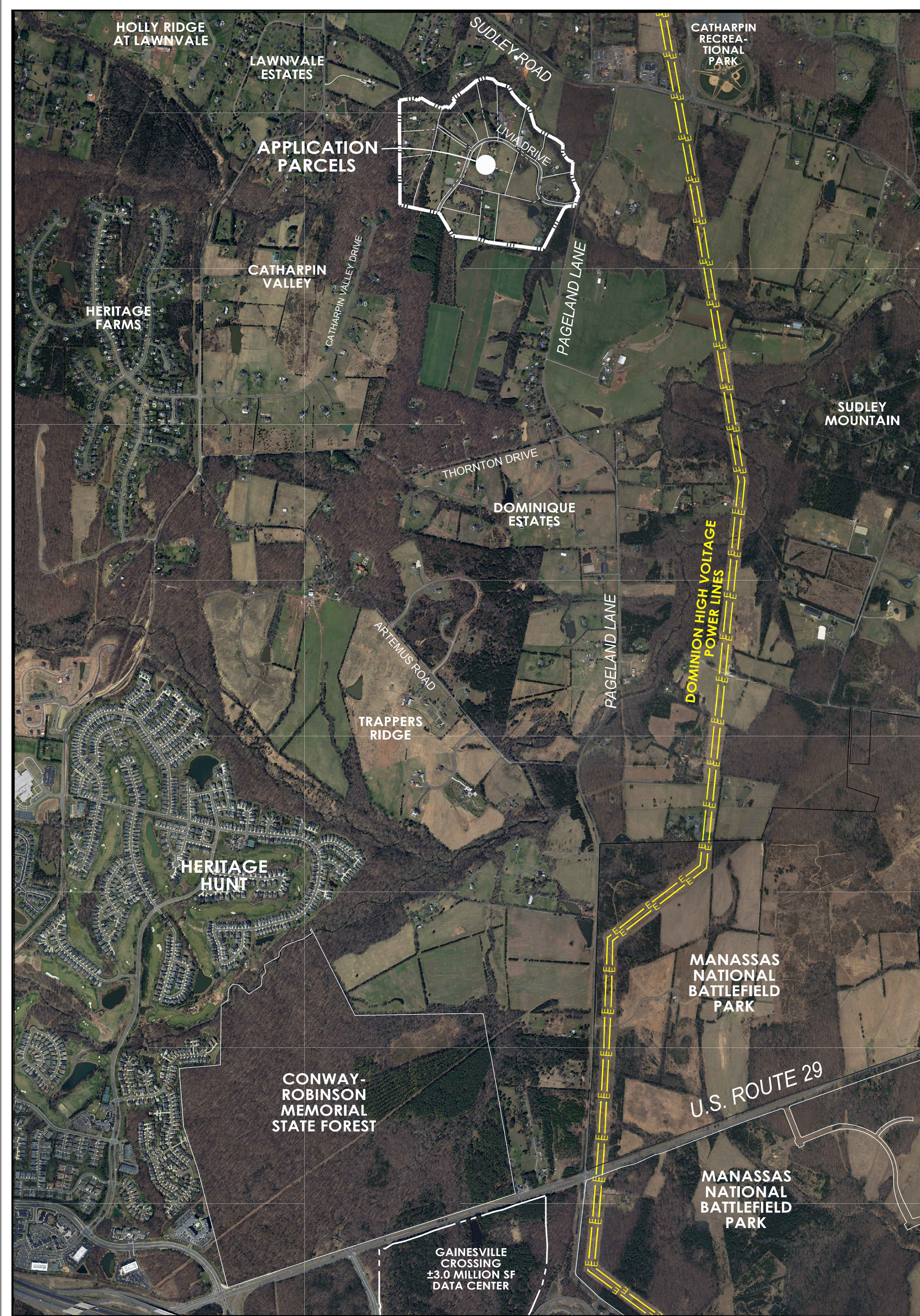
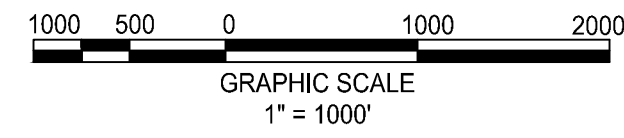
SHEET TITLE:
**ENVIRONMENTAL
CONDITIONS
PLAN**

SHEET No.
C200

AERIAL PHOTO - LOCAL



AERIAL PHOTO - REGIONAL



christopher consultants
 9301 innovation dr
 suite 150
 manassas, va 20110
 engineering • surveying • land planning

PAGELAND NORTH
 COMPREHENSIVE PLAN AMENDMENT
 CPA # TBD
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

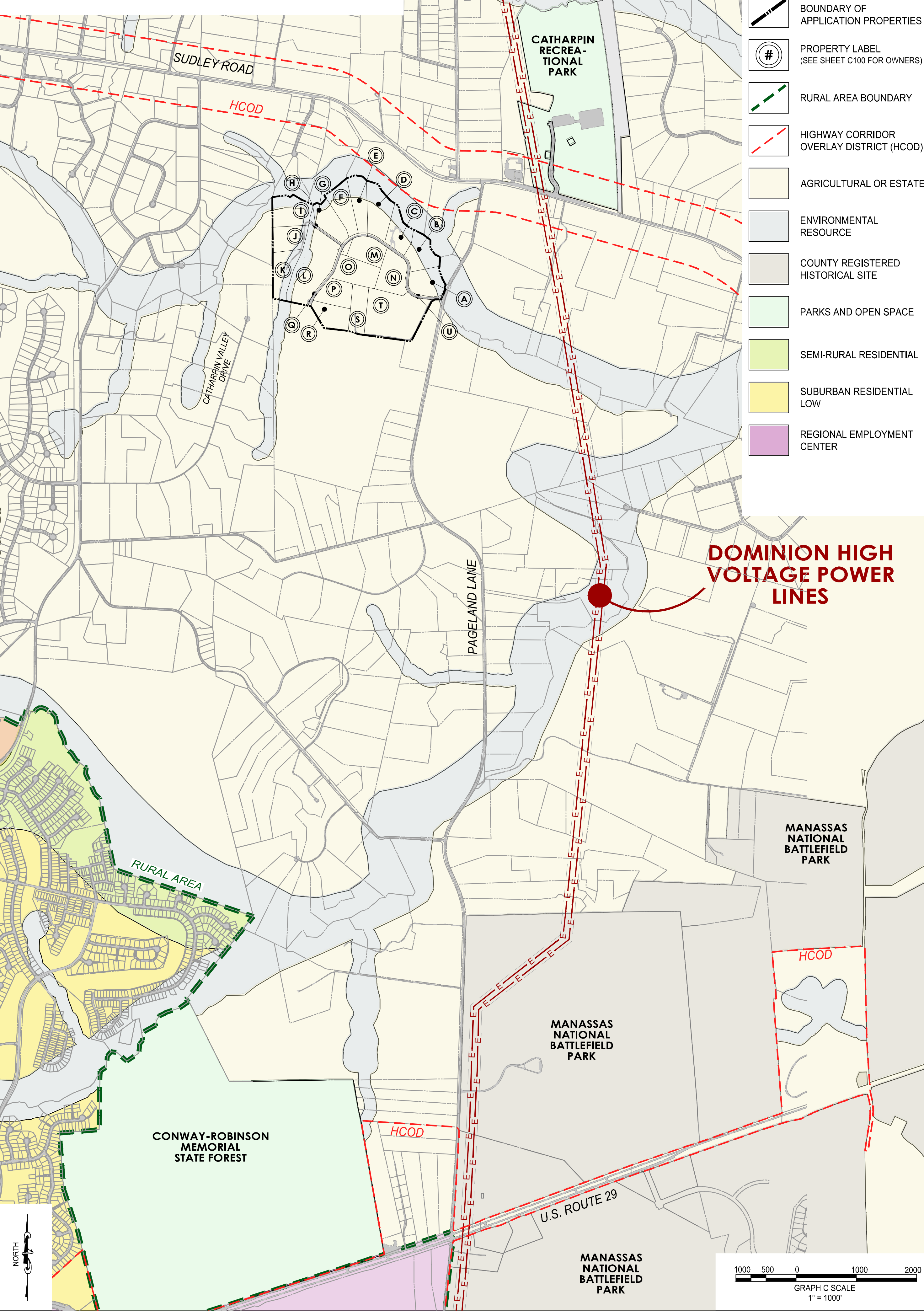
1st SUBMISSION	DATE	DESCRIPTION
09-14-2021		

PROJECT No.: 21236.001.00
 DRAWING No.: 111032
 DATE: 09-14-2021
 SCALE: SEE SHEET
 DESIGN: SG
 DRAWN: SG
 CHECKED: MK

SHEET TITLE:
AERIAL PHOTO EXHIBIT

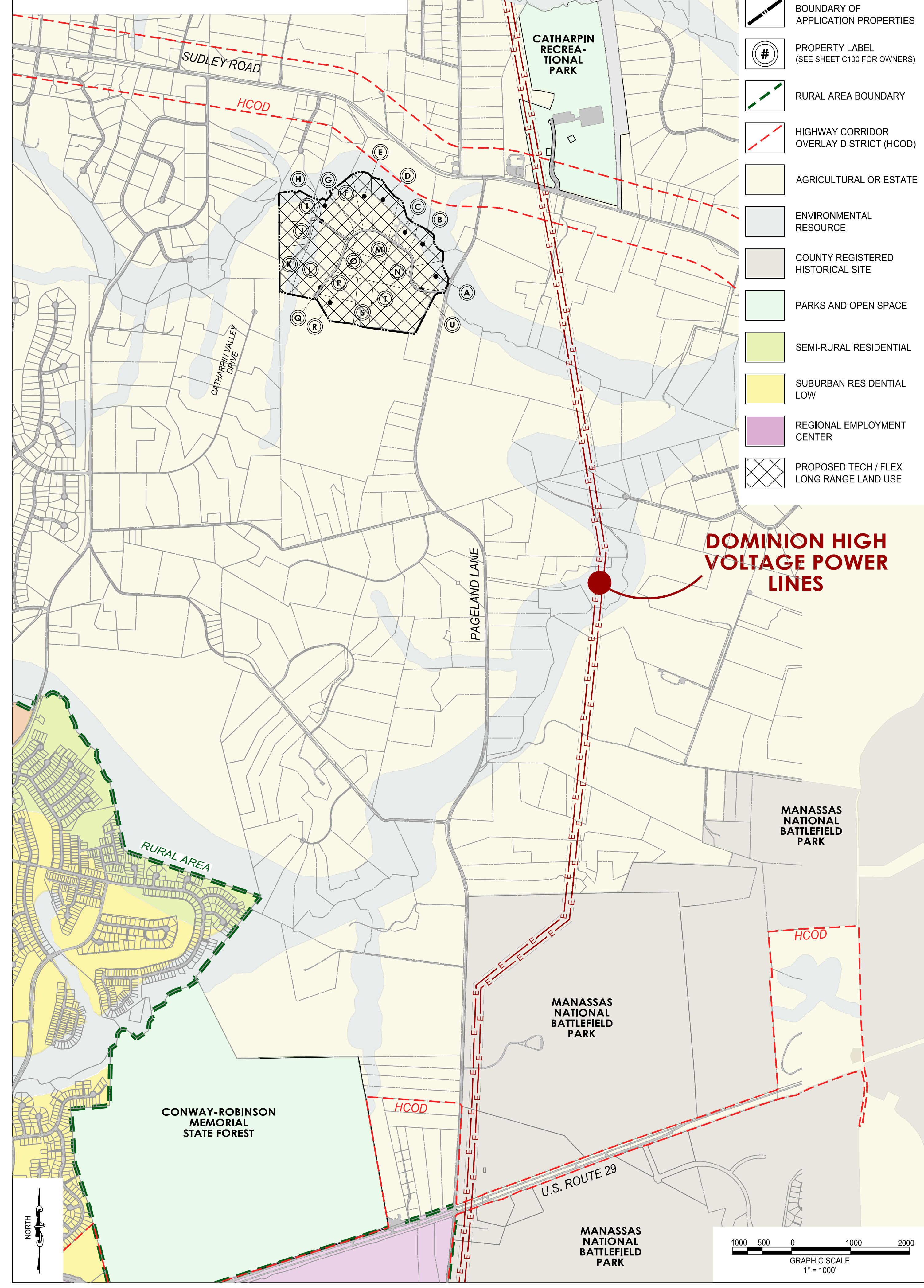
SHEET No.
C300

EXISTING LONG RANGE LAND USE MAP



- LEGEND**
- BOUNDARY OF APPLICATION PROPERTIES
 - PROPERTY LABEL (SEE SHEET C100 FOR OWNERS)
 - RURAL AREA BOUNDARY
 - HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD)
 - AGRICULTURAL OR ESTATE
 - ENVIRONMENTAL RESOURCE
 - COUNTY REGISTERED HISTORICAL SITE
 - PARKS AND OPEN SPACE
 - SEMI-RURAL RESIDENTIAL
 - SUBURBAN RESIDENTIAL LOW
 - REGIONAL EMPLOYMENT CENTER

PROPOSED LONG RANGE LAND USE MAP



- LEGEND**
- BOUNDARY OF APPLICATION PROPERTIES
 - PROPERTY LABEL (SEE SHEET C100 FOR OWNERS)
 - RURAL AREA BOUNDARY
 - HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD)
 - AGRICULTURAL OR ESTATE
 - ENVIRONMENTAL RESOURCE
 - COUNTY REGISTERED HISTORICAL SITE
 - PARKS AND OPEN SPACE
 - SEMI-RURAL RESIDENTIAL
 - SUBURBAN RESIDENTIAL LOW
 - REGIONAL EMPLOYMENT CENTER
 - PROPOSED TECH / FLEX LONG RANGE LAND USE

christopher consultants
 9301 innovation dr
 suite 150
 manassas, va 20110
 p 703.393.9887
 engineering • surveying • land planning

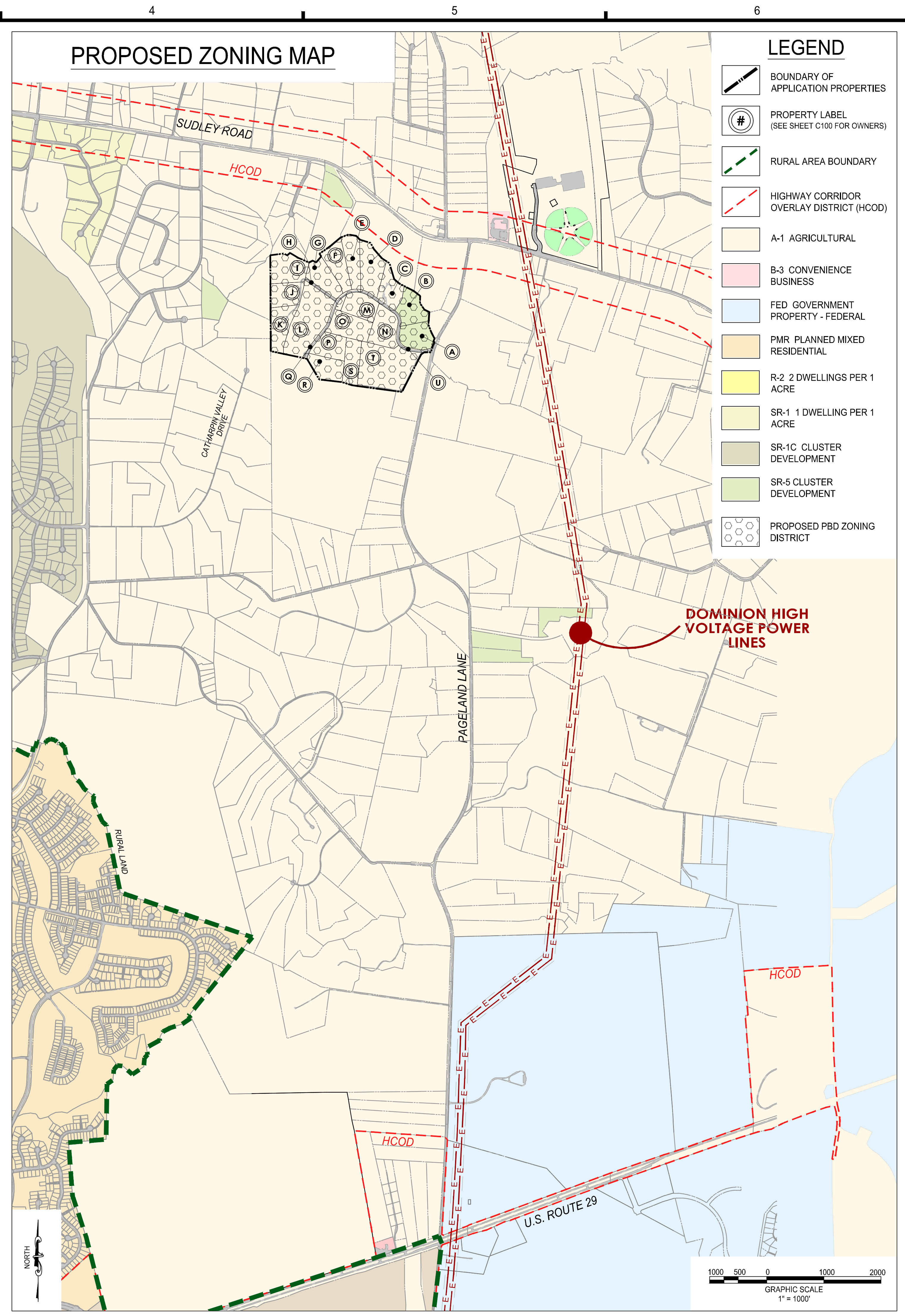
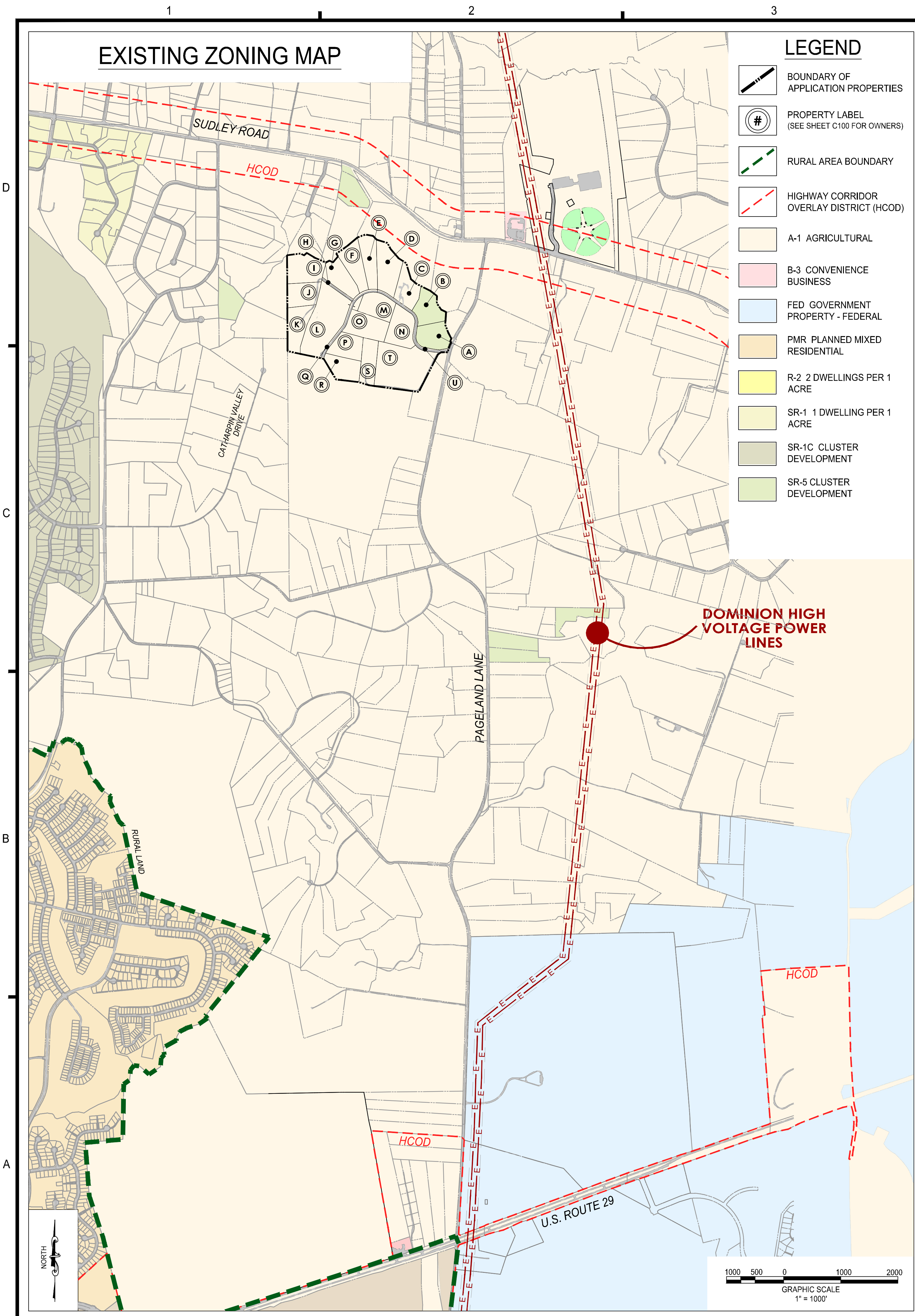
PAGELAND NORTH
 COMPREHENSIVE PLAN AMENDMENT
 CPA # TBD
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

1st SUBMISSION	DATE	DESCRIPTION
09-14-2021		

PROJECT No.: 21236.001.00
 DRAWING No.: 111032
 DATE: 09-14-2021
 SCALE: 1"=1000'
 DESIGN: SG/DC
 DRAWN: SG/DC
 CHECKED: MK

SHEET TITLE:
EXISTING & PROPOSED LONG RANGE LAND USE MAP

SHEET No.
C400



1st SUBMISSION	MARK	DATE	DESCRIPTION
09-14-2021			

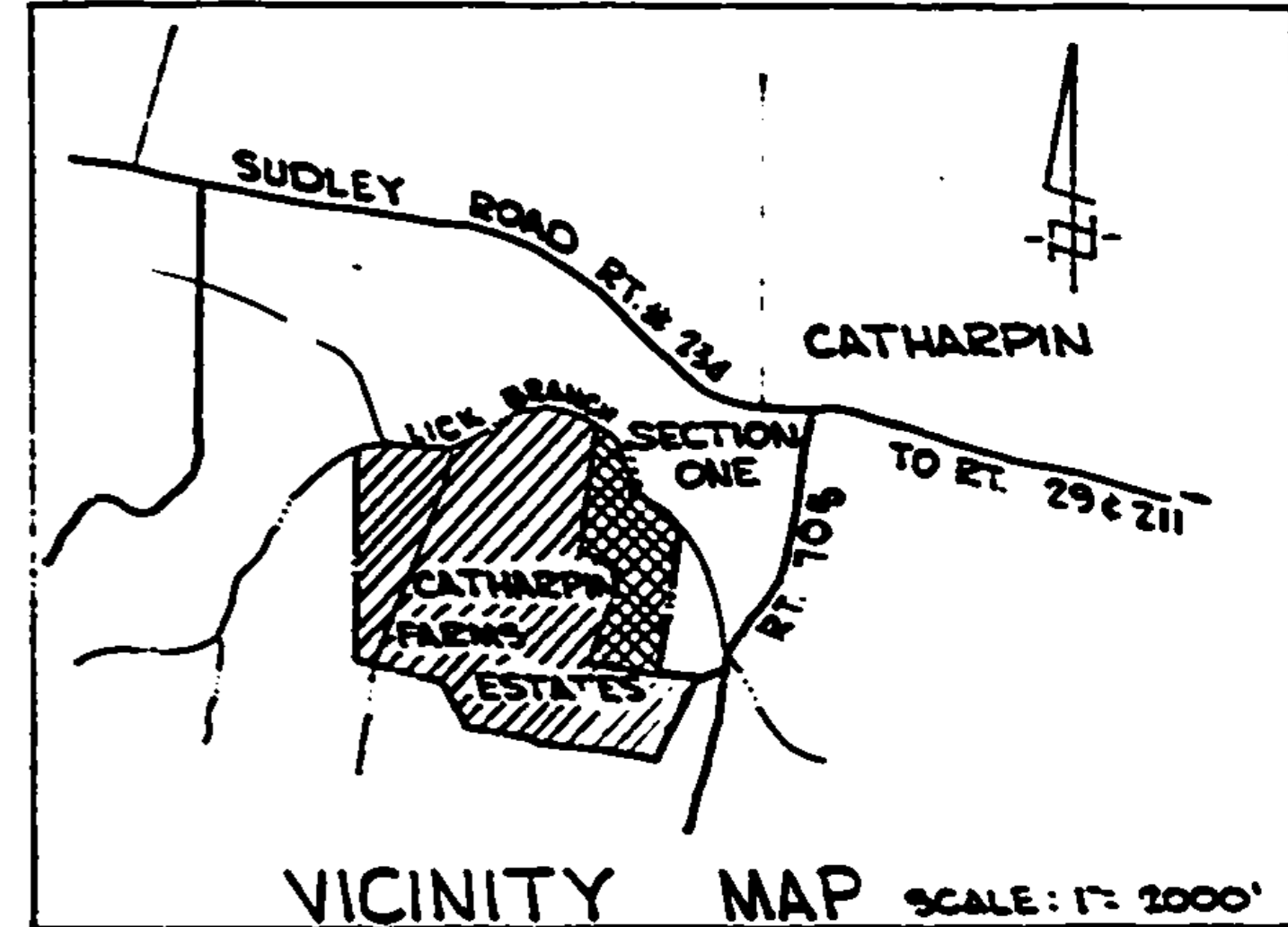
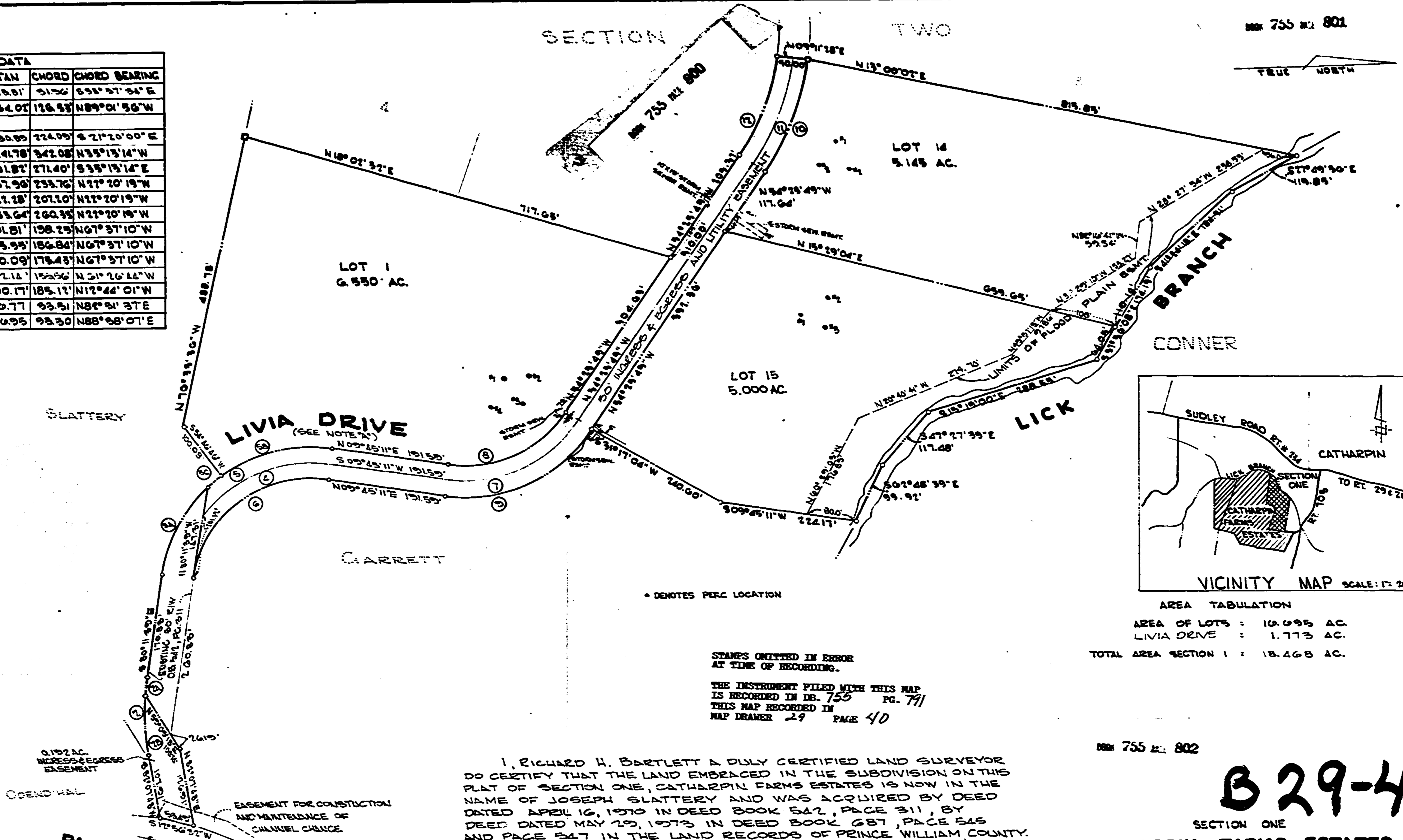
PROJECT No.: 21236.001.00
 DRAWING No.: 111032
 DATE: 09-14-2021
 SCALE: 1"=1000'
 DESIGN: SG
 DRAWN: SG
 CHECKED: MK

SHEET TITLE:
EXISTING & PROPOSED ZONING MAP

SHEET No.
C500

CURVE DATA						
NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHORD BEARING
5C	247.00'	7°28'36"	31.58'	15.81'	31.56'	S93°37'34"E
2	411.77'	17°40'33"	127.05'	64.07'	126.53'	N89°01'50"W
4	217.00'	6°13'23"	29.47'	14.85'	29.40'	S21°20'00"E
5	242.00'	8°30'50"	37.92'	24.78'	342.08'	N93°13'14"W
6	192.00'	8°30'50"	30.41'	19.87'	271.40'	S35°13'14"E
7	220.00'	6°41'00"	246.45'	137.90'	233.76'	N27°20'19"W
8	195.00'	6°41'00"	218.44'	127.28'	207.10'	N27°20'19"W
9	245.00'	6°41'00"	274.45'	153.64'	260.35'	N27°20'19"W
10	434.44'	26°22'43"	200.01'	101.81'	198.25'	N67°37'10"W
11	409.44'	26°22'43"	189.90'	95.93'	186.84'	N67°37'10"W
12	384.44'	26°22'43"	176.99'	90.09'	175.43'	N67°37'10"W
5A	242.00'	57°25'45"	158.98'	87.14'	152.56'	N21°26'44"W
5B	242.00'	44°58'25"	189.96'	100.17'	185.11'	N17°44'01"W
2A	411.77'	4°39'55"	33.53'	10.77'	93.51'	N88°31'37"E
2B	411.77'	13°00'38"	93.50'	46.95'	93.50'	N88°38'07"E

SECTION TWO



AREA TABULATION

AREA OF LOTS	: 10.095 AC.
LIVIA DRIVE	: 1.773 AC.
TOTAL AREA SECTION ONE	: 11.868 AC.

STAMPS OMITTED IN ERROR AT TIME OF RECORDING.

THE INSTRUMENT FILED WITH THIS MAP IS RECORDED IN DE. 755 PG. 791 THIS MAP RECORDED IN MAP DRAWER 29 PAGE 40

I, RICHARD H. BARTLETT A DULY CERTIFIED LAND SURVEYOR DO CERTIFY THAT THE LAND EMBRACED IN THE SUBDIVISION ON THIS PLAT OF SECTION ONE, CATHARPIN FARMS ESTATES IS NOW IN THE NAME OF JOSEPH SLATTERY AND WAS ACQUIRED BY DEED DATED APRIL 16, 1970 IN DEED BOOK 542, PAGE 311, BY DEED DATED MAY 29, 1973 IN DEED BOOK 687, PAGE 545 AND PAGE 547 IN THE LAND RECORDS OF PRINCE WILLIAM COUNTY.

I FURTHER CERTIFY THAT THE SUBDIVISION IS FULLY AND ACCURATELY SHOWN BY METES AND BOUNDS; THAT THE BEARINGS REFER TO THE TRUE MERIDIAN; THAT IRON PIPES SHOWN THUS C AND CONCRETE MONUMENTS SHOWN THUS D WILL BE SET IN ACCORDANCE WITH THE PRINCE WILLIAM SUBDIVISION ORDINANCE.

GIVEN UNDER MY HAND THIS 10TH DAY OF FEBRUARY 1972.

Richard H. Bartlett

RICHARD H. BARTLETT
CERTIFIED LAND SURVEYOR

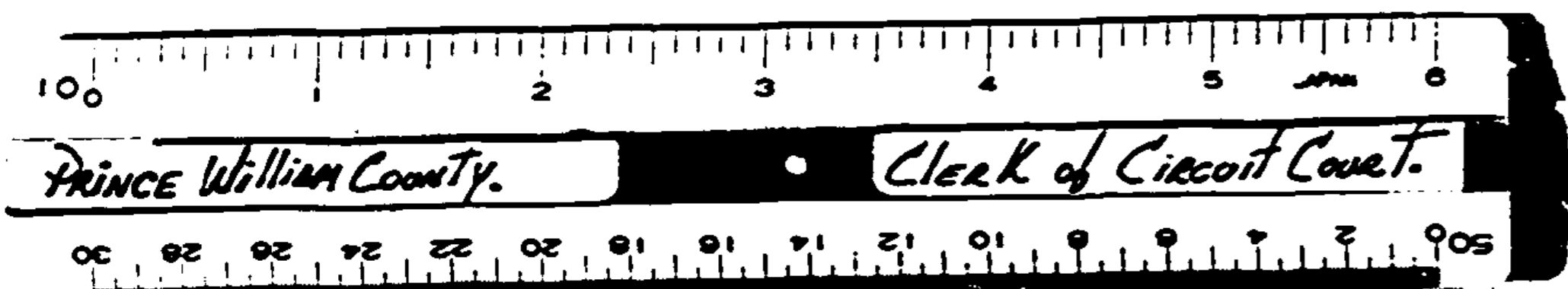
RICHARD H. BARTLETT & ASSOC.
ENGINEERING, SURVEYING & LAND PLANNING
FAIRFAX VIRGINIA
775 - 6632

B 29-40

SECTION ONE
CATHARPIN FARMS ESTATES

GAINESVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=100'
JANUARY, 1972
ADDED PERCS MARCH 31, 1972
ADDED ESMTS APRIL 25, 1972
REVISED LIVIA DRIVE AUGUST 24, 1972

NOTE "A"
THE MAINTENANCE OF THE ROADWAY ON WHICH THESE LOTS FRONT IS NOT A PUBLIC RESPONSIBILITY. THE DISPLAY OF THE FORCING SENTENCE ON THIS PLAT IS A REQUIREMENT OF THE ZONING ORDINANCE OF PRINCE WILLIAM COUNTY.



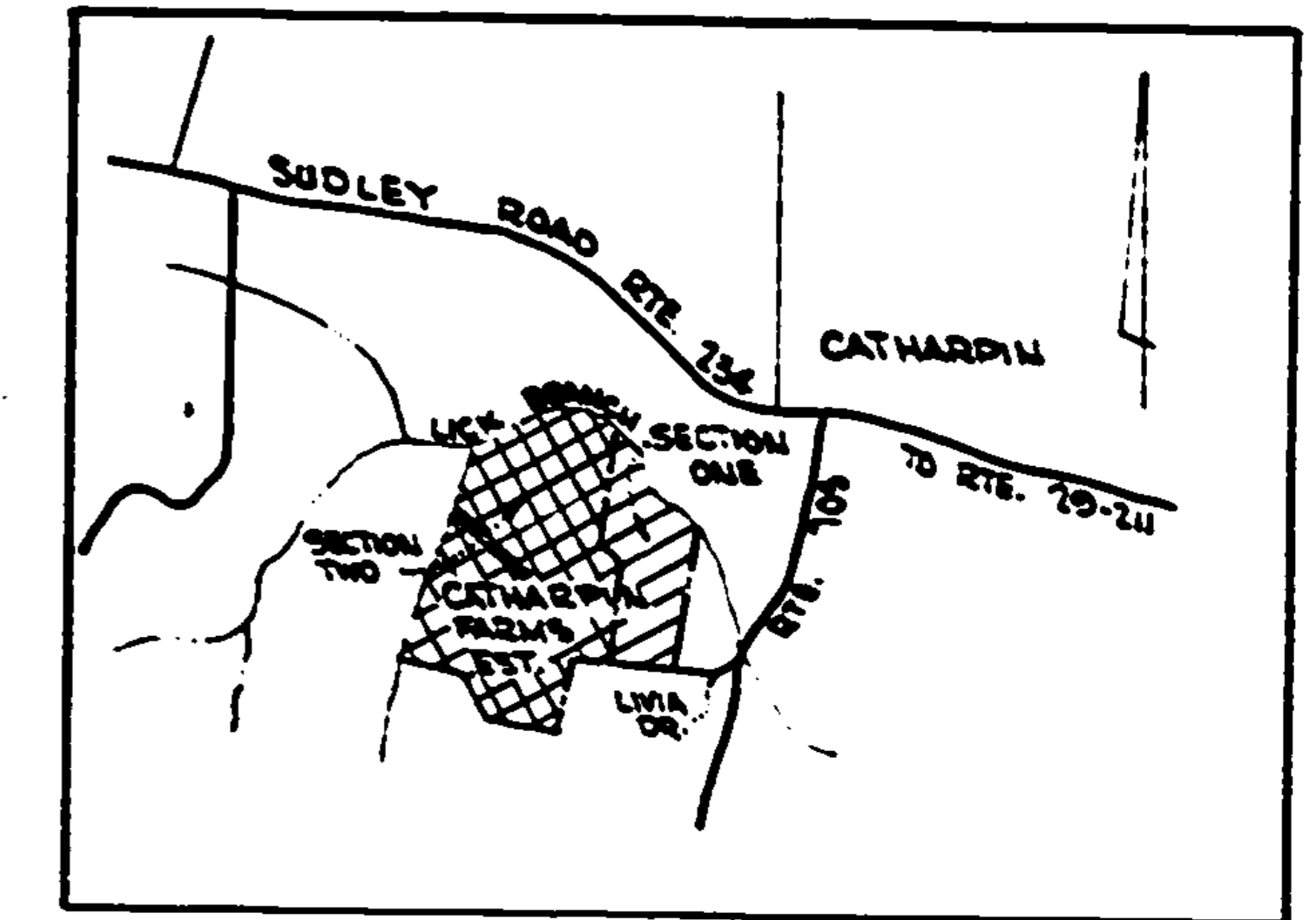
BOOK 755 PL. 798

BOOK 765 PL. 797

CURVE DATA						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	384.44	20° 21' 05"	176.99	20.09	175.43	S 61° 51' 10" E
2	494.44	05° 16' 50"	40.06	20.04	40.04	S 07° 41' 05" W
3	494.44	67° 51' 23"	476.60	229.48	399.00	S 07° 45' 20" W
4	409.44	78° 46' 05"	361.88	202.12	210.99	S 07° 46' 20" W
5	384.44	78° 46' 05"	318.51	212.60	487.86	S 07° 46' 20" W
6	494.44	10° 57' 41"	80.91	40.41	80.61	S 20° 44' 07" W
7	191.89	18° 48' 34"	69.01	91.79	67.75	S 20° 49' 51" W
8	216.89	18° 48' 34"	71.22	93.06	70.90	S 20° 49' 51" W
9	241.89	18° 48' 34"	79.43	100.08	79.08	N 20° 49' 51" E
10	564.89	25° 56' 34"	236.08	190.78	293.90	S 20° 15' 01" W
11	592.89	25° 56' 34"	244.73	174.91	287.66	S 20° 15' 01" W
12	514.89	25° 56' 34"	233.47	118.75	231.47	N 20° 15' 01" E

AREA TABULATION

AREA IN LOTS	55.1072 AC.
AREA IN PARCELA	0.8044 AC.
AREA IN STREET	1.8616 AC.
TOTAL AREA SECTION TWO	57.6682 AC.



VICINITY MAP SCALE: 1"=2000'

NOTE 'A':
 THE MAINTENANCE OF THE ROADWAY ON WHICH THESE LOTS FRONT IS NOT A PUBLIC RESPONSIBILITY.
 THE DISPLAY OF THE FOREGOING SENTENCE ON THIS PLAT IS A REQUIREMENT OF THE ZONING ORDINANCE OF PRINCE WILLIAM COUNTY.

I, RICHARD H. BARTLETT, A DULY CERTIFIED LAND SURVEYOR, DO CERTIFY THAT THE LAND EMBRACED IN THE SUBDIVISION ON THIS PLAT OF SECTION TWO, CATHARPIN FARMS ESTATES IS NOW IN THE NAME OF JOSEPH SLATTERY AND WAS ACQUIRED BY DEED DATED APRIL 16, 1970 IN DEED BOOK 547, PAGE 311 IN THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

I, FURTHER CERTIFY THAT THE SUBDIVISION IS FULLY AND ACCURATELY SHOWN BY METES AND BOUNDS; THAT THE BEARINGS REFER TO THE TRUE MERIDIAN; THAT IRON PIPES SHOWN THUS ° AND CONCRETE MONUMENTS SHOWN THUS ◦ WILL BE SET IN ACCORDANCE WITH THE PRINCE WILLIAM COUNTY SUBDIVISION ORDINANCE.

GIVEN UNDER MY HAND THIS 15 DAY OF JUNE 1973.

Richard H. Bartlett
 RICHARD H. BARTLETT
 CERTIFIED LAND SURVEYOR

Handwritten signature/initials

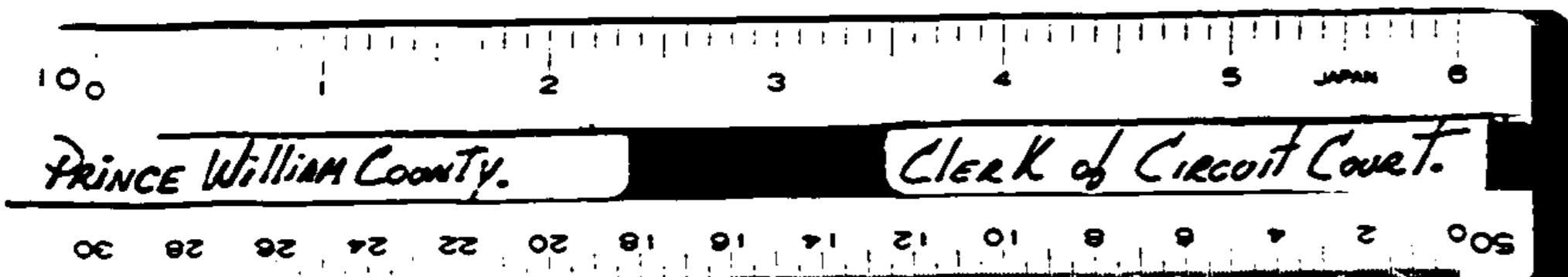
STAMPS OMITTED IN ERROR AT TIME OF RECORDING.

THE INSTRUMENT FILED WITH THIS MAP IS RECORDED IN DB. 752 PG. 429
 THIS MAP RECORDED IN MAP DRAWER 29 PAGE 36

B29-36

SECTION TWO
CATHARPIN FARMS ESTATES
 GAINESVILLE DISTRICT
 PRINCE WILLIAM COUNTY VIRGINIA
 APRIL 1973
 * RECONSIDERED LOT 6: JULY 24, 1974

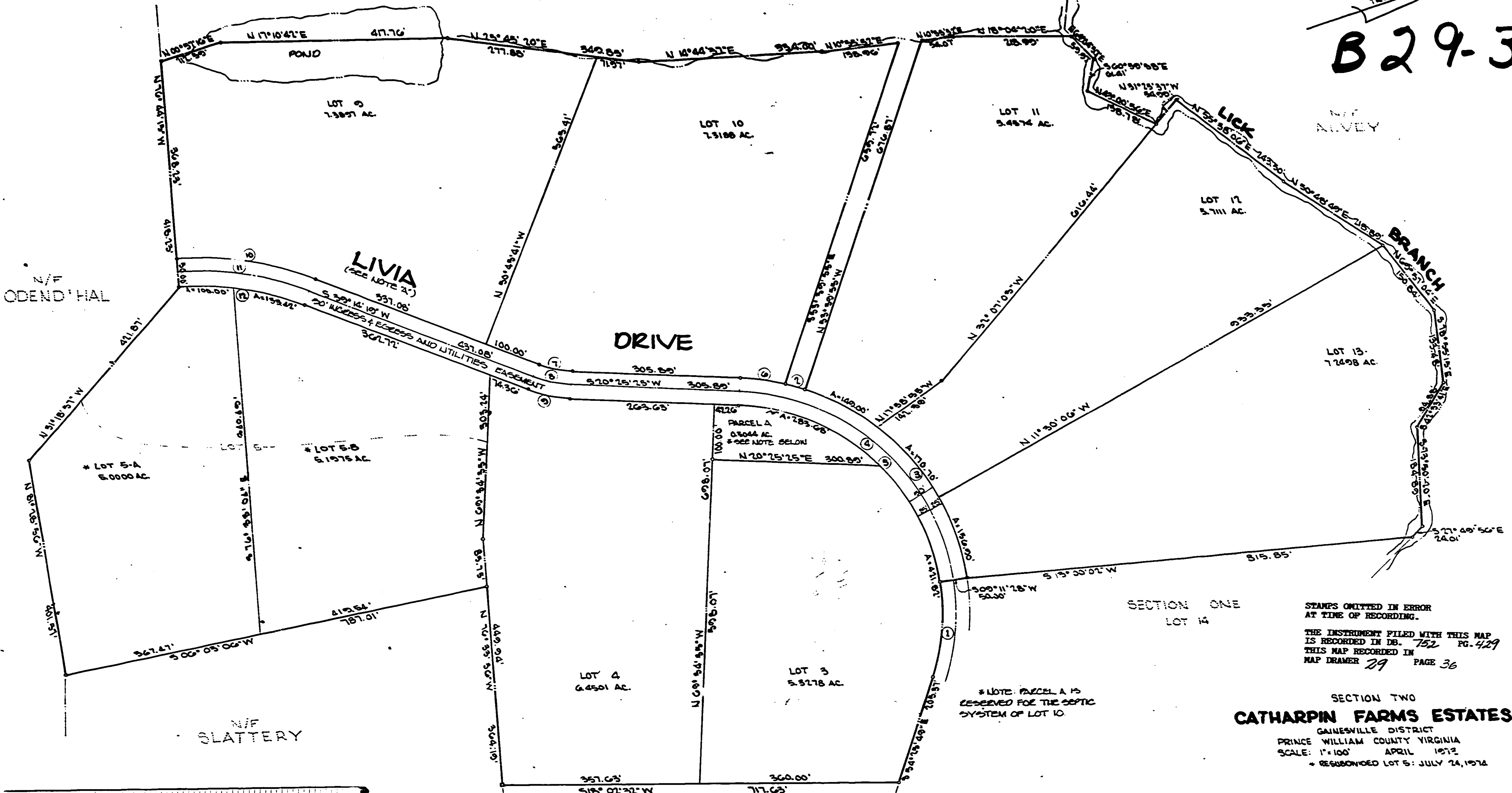
RICHARD H. BARTLETT & ASSOC.
 ENGINEERING, SURVEYING, & LAND PLANNING
 FAIRFAX, VIRGINIA
 773-6632



N/F SLATTERY

B 29-36

TRUE NORTH



N/F ODEND' HAL

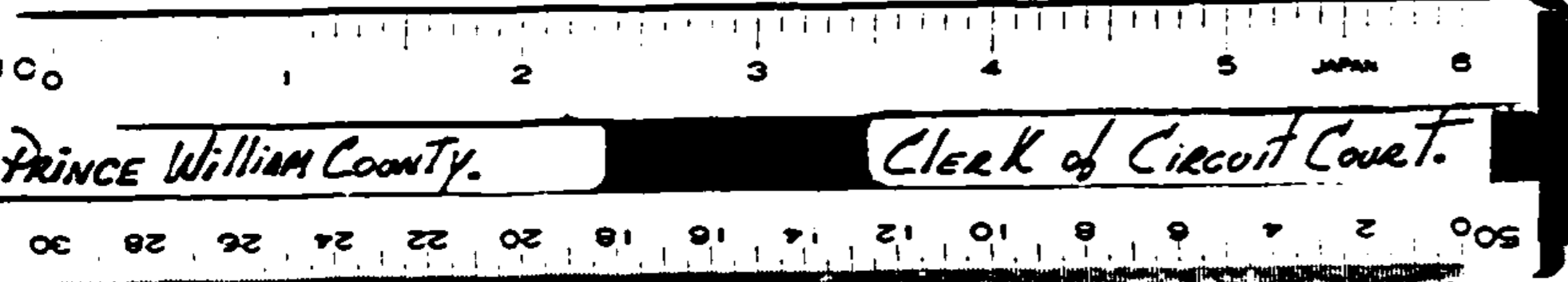
N/F SLATTERY

STAMPS OMITTED IN ERROR
AT TIME OF RECORDING.

THE INSTRUMENT FILED WITH THIS MAP
IS RECORDED IN DB. 752 PG. 429
THIS MAP RECORDED IN
MAP DRAWER 29 PAGE 36

SECTION TWO
CATHARPIN FARMS ESTATES
GAINESVILLE DISTRICT
PRINCE WILLIAM COUNTY VIRGINIA
SCALE: 1"=100' APRIL 1972
* RESUBDIVIDED LOT 5: JULY 24, 1974

RICHARD H. BARTLETT & ASSOC.
ENGINEERING, SURVEYING, & LAND PLANNING
FAIRFAX, VIRGINIA
273-6632



POOR PLAT

SECTION ONE LOT 1

SECTION ONE LOT 14

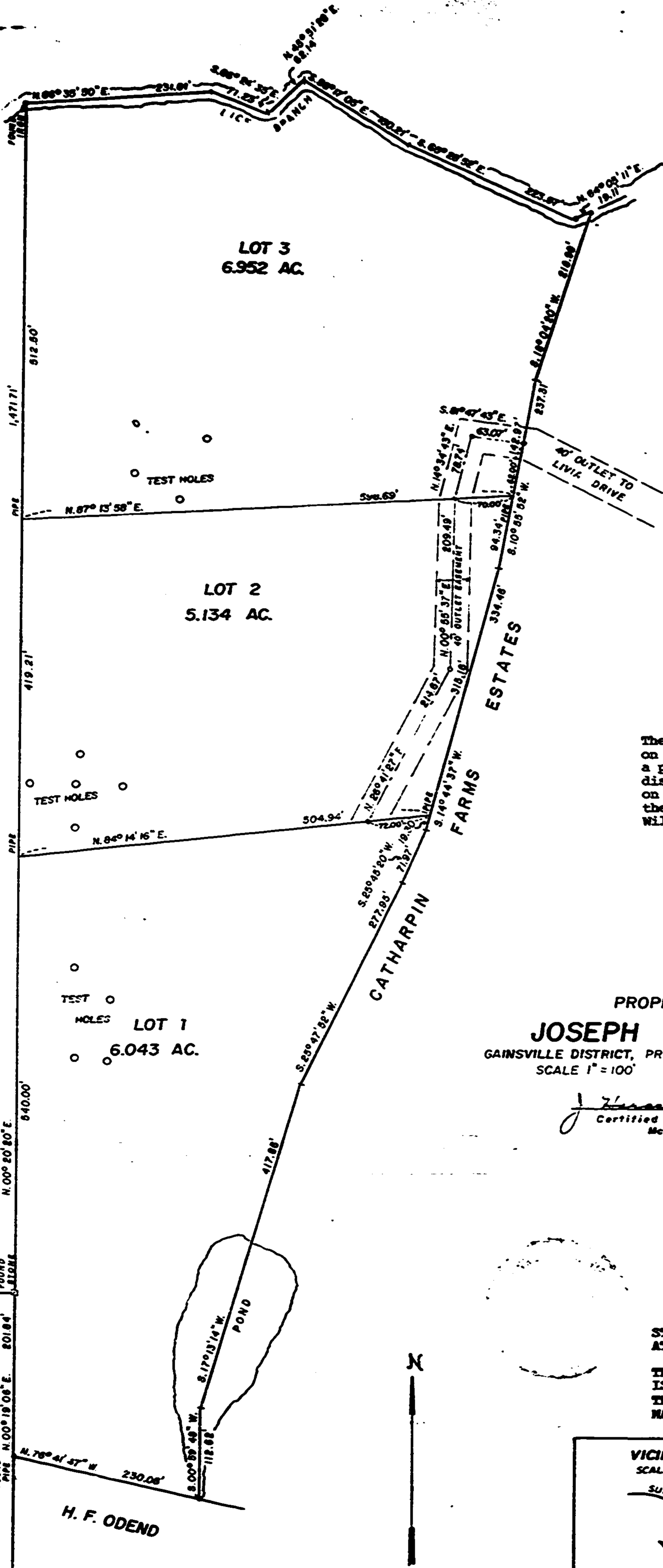
* NOTE: PARCEL A IS
RESERVED FOR THE SEPTIC
SYSTEM OF LOT 10.

B 31-13

E. L. KELLOGG

BOOK 789 PAGE 348

BOOK 789 PAGE 349



The maintenance of the roadway on which these lots front is not a public responsibility. The display of the foregoing sentence on this plat is a requirement of the Zoning Ordinance of Prince William County.

PROPERTY OF
JOSEPH SLATTERY
 GAINSVILLE DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA
 SCALE 1" = 100'
 MAR. 15, 1975

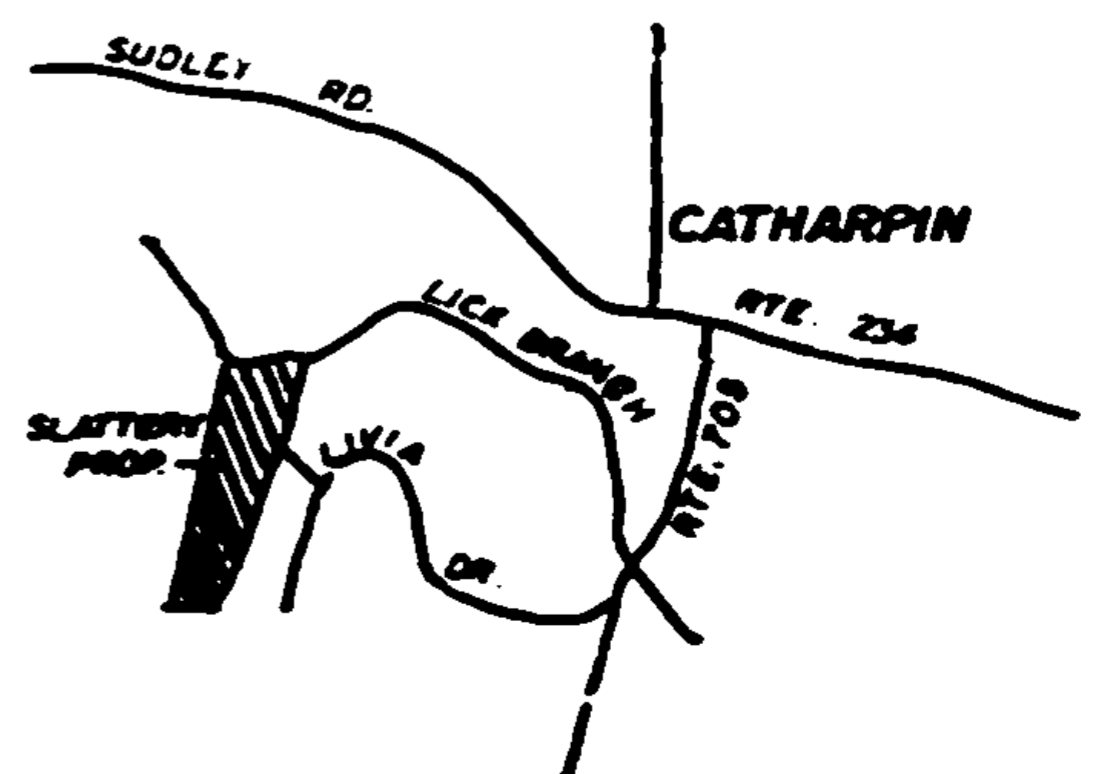
J. Herman Janitz
 Certified Land Surveyor
 McLean, Va.

TOTAL AREA = 18.129 ACRES

STAMPS OMITTED IN ERROR
 AT TIME OF RECORDING.

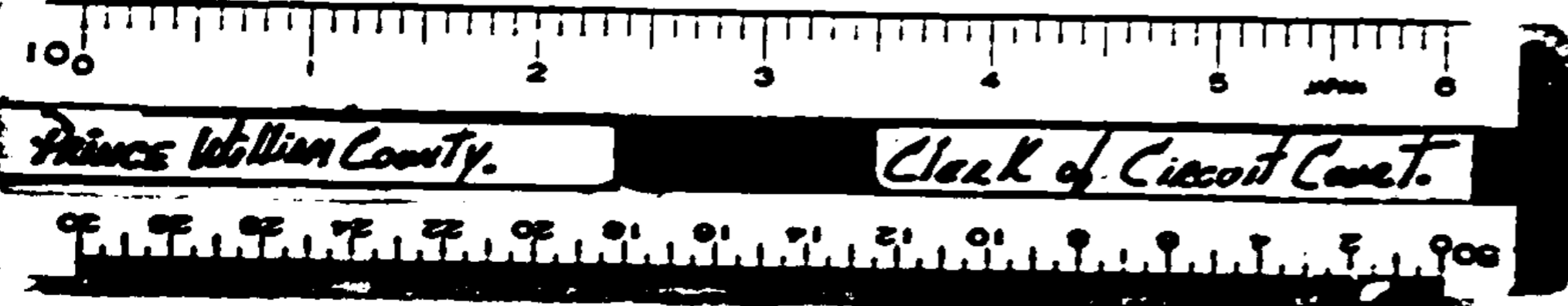
THE INSTRUMENT FILED WITH THIS MAP
 IS RECORDED IN DB. 789 PG. 344
 THIS MAP RECORDED IN
 MAP DRAWER 31 PAGE 13

VICINITY MAP
 SCALE 1" = 2000'



CARL E. HENGEN

H. F. ODEND



RECEIVED

2021 NOV -3 P 4:10

PLANNING OFFICE
PRINCE WILLIAM COUNTY

LETTER OF TRANSMITTAL

TO: Prince William County Planning Office
5 County Complex Court
Prince William, VA 22192

DATE: 11-3-2021 PROJECT NO: 21236.001.00

PROJECT: Comprehensive Plan Amendment Application (Out of Turn)

WE ARE SENDING HEREWITH
SENT VIA REGULAR MAIL FEDERAL EXPRESS YOUR MESSENGER
 PRIORITY MAIL OUR MESSENGER COURIER ELECTRONIC SUBMISSION

NO. COPIES	DWG. NO.	DWG. DATE	DESCRIPTION / TITLE	PRINT	MYLAR	OTHER
5			Copies of Application Forms	✓		
5			Copies of Deeds and Plats	✓		
5			Copies of Exhibits (and 1 reduced size copy)	✓		
5			Copies of Statement of Justification	✓		
5			Copies of Trip Generation Estimates	✓		
5			Copies of Cultural Resources Form	✓		
5			Copies of Property List	✓		
1			Thumb Drive containing Application Documents	✓		
1			Check for Application Fee - \$2,197.92	✓		

REMARKS:

RECEIVED BY: _____ BY: Steven Grant

www.christopherconsultants.com

Check Returned - Fee Not required

[Signature] Tim Kissler

CASTLEROCK PARTNERS LLC

12894 LIVIA DR
CATHARPIN, VA 20143-1210

04-18

1599

DATE 10/27/2021

15-3/540
568
CHECK ARMOR

PAY TO THE ORDER OF Prince William County \$ 2,197.92
TWO THOUSAND ONE HUNDRED NINETY SEVEN ¹/₁₀₀ DOLLARS

PNC BANK

PNC Bank, N.A. 040

FOR ROBERTA NORTON CPA

[Signature]