NOTES

1) NO TITLE REPORT FURNISHED. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH (IF ANY).

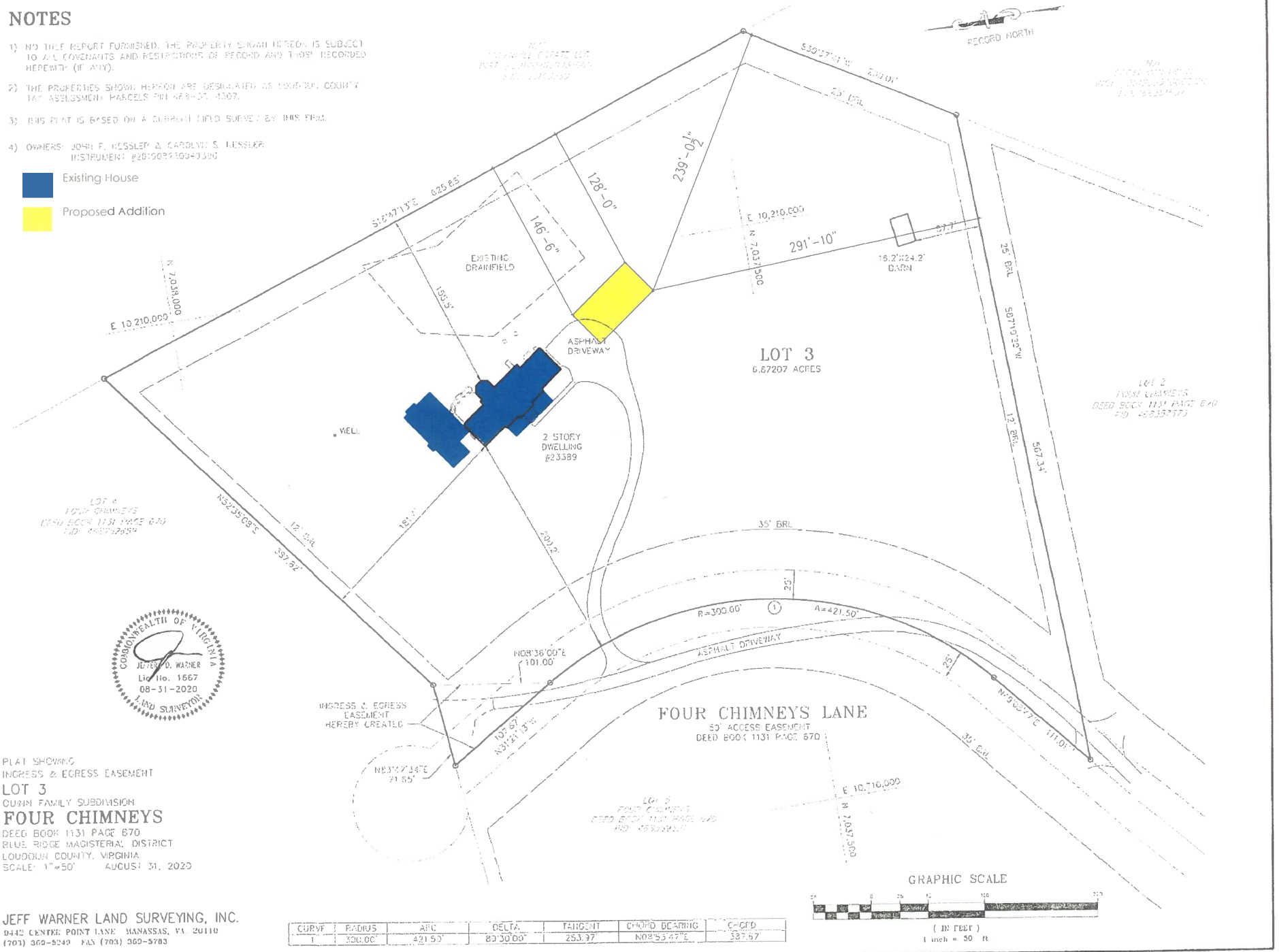
2) THE PROPERTIES SHOWN HEREON ARE DESIGNATED AS LOUDOUN COUNTY TAX ASSESSMENT PARCELS PIN 468-37-4507.

3) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.

4) OWNERS: JOHN F. KESSLER & CAROLYN S. KESSLER
INSTRUMENT #20190830040330

Existing House

Proposed Addition



COMMONWEALTH OF VIRGINIA
JEFFERY D. WARNER
Lic. No. 1667
08-31-2020
LAND SURVEYOR

PLAT SHOWING
INGRESS & EGRESS EASEMENT
LOT 3
CUNN FAMILY SUBDIVISION
FOUR CHIMNEYS
DEED BOOK 1131 PAGE 670
BLUE RIDGE MAGISTERIAL DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE: 1"=50' AUGUST 31, 2020

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
1	300.00'	421.50'	80°30'09"	253.97'	N08°53'47"E	387.67'

JEFF WARNER LAND SURVEYING, INC.
9442 CENTRE POINT LANE MANASSAS, VA 20110
(703) 369-5249 FAX (703) 369-5783

DocuSign Envelope ID: 08ABCD66-F862-4181-8E39-6BFA2FE7CA59

V1133PG130

14040

DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS

THIS DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS, made and entered into this 31st day of July, 1991, by and between THOMAS D. QUINN and DANNA R. QUINN, Co-Trustees for Eula M. Richmond, Declarant.

W I T N E S S E T H :

WHEREAS, Declarant is the owner of those certain 5 lots known as FOUR CHIMNEYS, by virtue of a deed dated July 14, 1988, and recorded in the Clerk's Office of the Circuit Court of Loudoun County, Virginia, in Deed Book 998 at Page 900, as more particularly shown on that certain plat recorded in Deed Book 998 at Page 895; and

WHEREAS, it is the desire of the Declarant to impose restrictive covenants on said parcels of land as shown on the attached plat containing 5 lots and known as FOUR CHIMNEYS in accordance with the attached plat;

NOW, THEREFORE, for and in consideration of the premises and other good and valuable considerations, the receipt of which is hereby acknowledged, said Declarant does hereby dedicate and impose the following restrictive covenants on the aforesaid land which is shown on the plat of Schiller Associates, dated January 19, 1988, revised May 2, 1988 and May 10, 1988, attached hereto and incorporated herein by reference as FOUR CHIMNEYS SUBDIVISION, as follows:

(1) Declarant does hereby dedicate, reserve and subject the property to the easements and rights of way shown upon the property, all as indicated on said plat.

(2) Declarant does hereby reserve the right to grant such other covenants, restrictions, or easements and rights of way for the construction, maintenance, and operation of utilities, drainage storm sewer and sanitary sewer facilities, and streets, parking areas, and ingress and egress, as may be necessary in the orderly development of the property, and such reservations shall not unreasonably restrict reasonable use of the property by a lot owner.

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(3) No lot or part of said Subdivision shall be used except for residential purposes. No residential structure shall contain less than 3,000 square feet of finished floor area exclusive of garage, carport, utility, storage space and basement areas.

(4) No building shall be erected, placed or altered on a lot until the construction plans and specifications and plat showing the location of the structure have been approved by an Architectural Control Committee as to quality of workmanship and materials and harmony of exterior design with existing structures. No fence or wall shall be erected, placed, or altered on any lot closer than five (5) feet to any boundary line unless similarly approved. All lot fencing shall conform to the existing original board fencing consisting of four-board, 3/4 post fencing utilizing black stain only. The Architectural Control Committee is composed of all lot owners in Four Chimneys Subdivision, with each lot owner having one (1) vote. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to the covenants. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to 30 days after the start of construction, approval will not be required and the relative covenants shall be deemed to have been fully complied with.

(5) No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

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(6) No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. No satellite dish shall be located on any lot.

(7) No poles, racks, frames or line used for drying clothing, rugs or cloth shall be erected or installed on the premises in front of, or at the side of any house on any of the said lots. All such poles, racks, frames or lines shall be erected or installed, if at all, in the rear or back yards.

(8) No autos, boats, airplanes or any device whatsoever shall be constructed or repaired in front or side yards of driveways or in such other areas of the premises so as to be visible from a street. All commercial trucks, trailers, boats, airplanes or other similar devices owned or being used by the owners or occupants of said property shall be housed and not allowed to be parked in front or side yards or driveways or other areas unless they are screened from view from the street, provided, however, this restriction shall not apply to vehicles and mechanical apparatus used in conjunction with building operations.

(9) No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than 20 square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period. Notwithstanding the foregoing, each lot owner may erect a name sign on his lot, which sign shall match the existing signage for Four Chimneys.

(10) No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that horses, dogs, cats or other household pets may be kept, provided that they are not kept or maintained for any commercial purposes.

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(11) No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in clean and sanitary condition and shall not be visible from the street.

(12) During the construction of homes, each lot owner will have the obligation to remove mud and debris immediately from completed streets if any results from this building project. Each lot owner will be responsible for the construction of his driveway entrance to the Virginia Department of Transportation specifications after the streets are completed, and for the maintenance and repair of said entrances except that after the streets are accepted for Virginia State maintenance, the owner will only be responsible for maintaining the part of the driveway not in the state right-of-way.

(13) The roadway located on the fifty (50) foot right-of-way shown on the attached plat shall be maintained as a gravel road of at least twelve (12) feet in width with a depth of four (4) inches of gravel, and shall have a least a 12" culvert pipe at the entrance to each driveway on each lot. In addition, the roadway shall be scraped as needed and new gravel applied as needed, snow shall be scraped when needed, and all ditches shall be kept clear of debris and/or overgrowth. All lot owners shall be responsible for all maintenance costs equally, which pro-rata expenses shall be due in thirty (30) days after billing. Any unpaid road maintenance assessments shall constitute a lien upon the property of the lot owner who has not paid his pro-rata maintenance costs.

(14) Within twelve (12) months of recordation of a deed to each lot owner, it shall be the responsibility of each lot owner to erect a pair of stone entrance gateposts which conform to the substance and style of the main entrance gates to Four Chimneys Subdivision.

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These covenants shall be covenants real, binding upon the respective lot owners, their heirs, successors and assigns and shall run with the land.

WITNESS the following signatures:

(SEAL)
THOMAS D. QUINN

(SEAL)
DANNA R. QUINN

CO-TRUSTEES FOR EULA M. RICHMOND, DECLARANT

STATE OF VIRGINIA,
COUNTY OF LOUDOUN, TO-WIT:

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify that THOMAS D. QUINN and DANNA R. QUINN, Co-Trustees for Eula M. Richmond, Declarant, whose names are signed to the foregoing Declaration of Restrictive Covenants and Easements bearing date on the 31st day of July, 1991, have personally appeared before me and acknowledged the same.

GIVEN under my hand this 1st day of August, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
April 17, 1993

RECORDED W/CERTIFICATE ANNEXED
91 AUG 16 PM 1:24
LOUDOUN CO., VA.

COMMONWEALTH OF VIRGINIA
WATER WELL COMPLETION REPORT
(Certification of Completion/County Permit)

*SWCM No. _____

State Water Control Board
P. O. Box 11143
2111 North Hamilton St.
Richmond, Va. 23230

SWCB Permit _____
County Permit 226FS4772 #03
Certification of inspecting official:
This well does _____ does not _____
meet code/law requirements.
S. _____
Date _____
For Office Use

County/City Loudoun
County/City Stamp

*Virginia Plane Coordinates
_____ N
_____
Latitude & Longitude
_____ N
_____ W
*Topo Map No _____
*Elevation _____ ft
*Formation _____
*Lithology _____
*River Basin _____
*Province _____
*Type Logs _____
*Cuttings _____
*Water Analysis _____
*Aquifer Test _____

*Owner McCarthy Enterprises/WNB Corp
*Well Designation or Number _____
Address P.O. Box 67
Catharpin, Va 22018
Phone 754-1154

*Drilling Contractor ~~DOMINION WELL COMPANY~~
Address ~~301-3440 Manassas 881-0128~~
~~1-800-529-2977~~
Phone _____

Tax Map I.D. No. 88-1-1[redacted]
Subdivision Four Chimneys-Quinn
Section _____
Block Four Chimneys Ln
Lot 3
Class Well I _____ IIA _____
IIB _____ IIIA _____ IIIB XX
IIIC _____ IIID _____ IIIE _____

WELL LOCATION: _____ (feet/miles _____ direction) of _____
and _____ feet/miles _____ (direction) of _____
(If possible please include map showing location marked)

Date started 6-15-93 *Date completed 6-17-93 Type rig air I

1 WELL DATA New X P... ed ___ Deepened ___
*Total depth 350 ft
*Depth to bedrock ___ ft
*Hole size (Also include rem... oned)
* 10 inches from ___ to 55 ft
* 6 inches from 55 to 350 ft
* ___ inches fr... ft
*Casing size (I.D.) and mat...
* 6¼ inches ... ft
Material SCH...
Wt. per foot 13 wall thickness .188 in
* ___ inches from ___ to ___ ft
Material ___
Wt. per foot ___ or wall thickness ___ in
* ___ inches from ___ to ___ ft
Material ___
Wt. per foot ___ or wall thickness ___ in
*Screen size and mesh for each zone (where appl...)
* ___ inches from ___ to ___ ft
*Mesh size ___ Type ___
* ___ inches from ___ to ___ ft
*Mesh size ___ Type ___
* ___ inches from ___ to ___ ft
*Mesh size ___ Type ___
* ___ inches from ___ to ___ ft
*Mesh size ___ Type ___
*Gravel pack
*From ___ to ___ ft
*From ___ to ___ ft
*Grout
*From 0 to 54 ft Type ...
*From ___ to ___ ft Type ___

2 WATER DATA *Water temperature ___ 70 °F
*Static water level (unpumped level measured) ___ ft
*Stabilized measured pumping water level ___ ft
*Stabilized yield 5 gpm after ___ hour
Natural Flow Yes ___ No X flow rate ___ gpm
Comment on quality clear
3 WATER ZONES From 95 To 100
From 270 To 275 From ___ To ___
From ___ To ___ From ___ To ___
4 USE DATA:
Type of use Drinking X Livestock Watering ___ X
Irrigation ___ Food processing ___ Recreation ___
Manufacturing ___ Fire safety ___
Recreation ___ Aesthetic ___
Injection ___ Other ___
*Type of facility Domestic X Public well ___
Public institution ___ Farm ___
Commercial ___ Other ___
5 PUMP DATA Type ___ *Submersible ___
*Intake depth ___ *Capacity ___ gpm
6 WELLHEAD Type well seal ___
Pressure tank ___ gal. Use ___
Sample tap ___ Measurement ___
Well vent ___ Pressure relief valve ___
Gate valve ___ Check valve (when required) ___
Electrical disconnect switch on power supply ___
7 DISINFECTION Well disinfected YES ___ NO ___
Date ___ Disinfection used ___
Amount ___ How used ___
8 ABANDONMENT (Type N if applicable) *Yes ___ No ___
Completed? yes ___ no ___ Date ___

OVER

Permit # :	T90335100001
Pin # :	468354307000
Tax Map # :	/88//11/////3/
Owner :	CONNEL, MARK D
Issue date :	2019-08-22

Planimetric

LOUDOUN COUNTY VIRGINIA 1757

☒ SEWAGE DISPOSAL CONSTRUCTION PERMIT

The system is designed for a ___ bedroom house with a maximum use of ___ gallons per day.

Required source capacity ___ gallons per day.

☐ ~~WATER SUPPLY CONSTRUCTION PERMIT - Drilled Well~~

___ Class IIIb Private: mimimum case depth ☐ and grout depth ☐

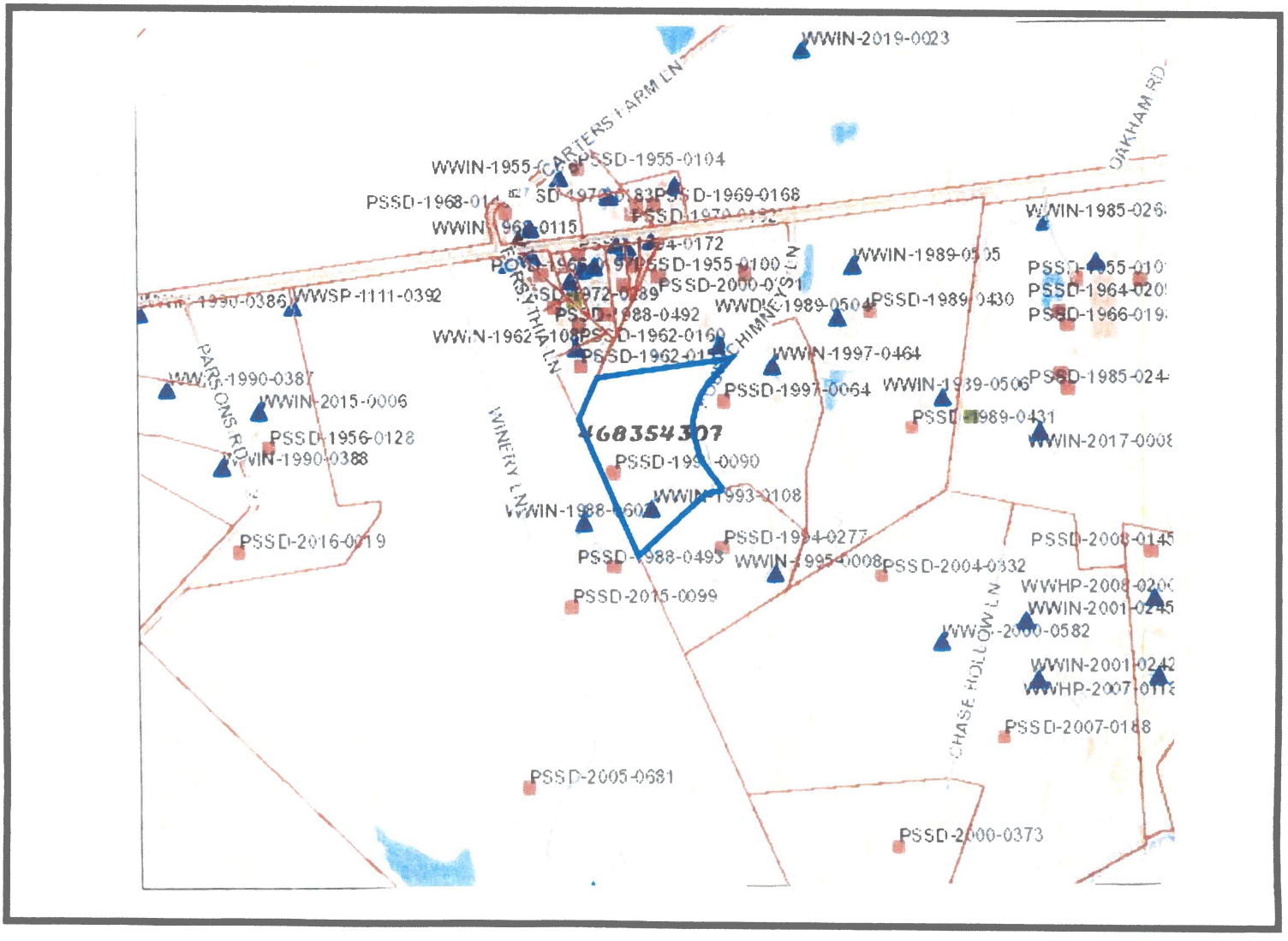
___ Class IIIc Private: mimimum case and grout = 20 feet, or bedrock + 10 feet, whichever is greater

___ Class IIb Other :

Note : Satisfactory bateriological sample required prior to occupancy or well use.

PLANIMETRIC MAP # 468 SCALE : 1" = 200 '

LOUDOUN COUNTY PHOTOGRAMMETRIC BASE MAPS ARE STRICTLY PROTECTED BY COPYRIGHT; REPRODUCTION OF THESE MATERIALS IS STRICTLY PROHIBITED BY FEDERAL LAW.

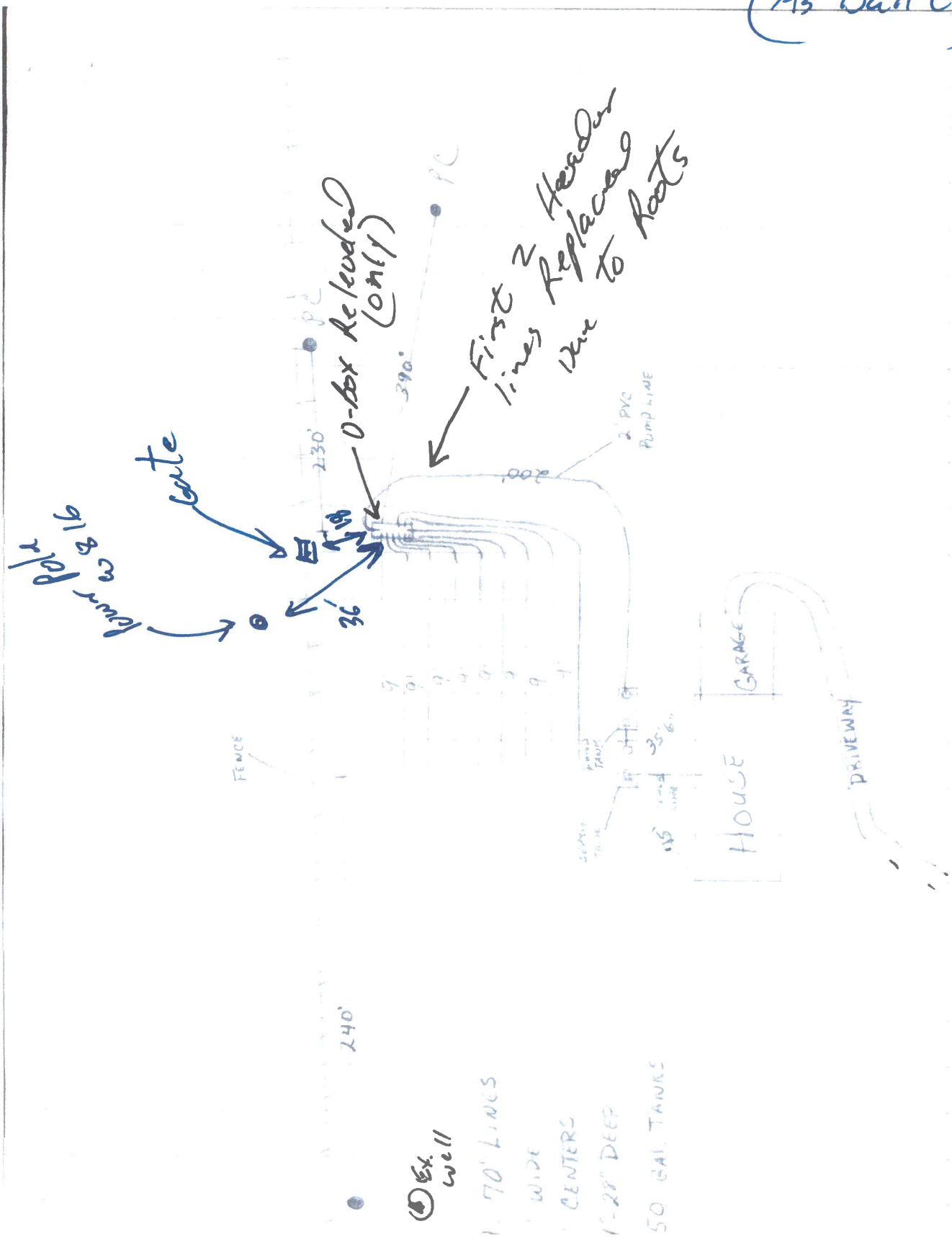


Permit # :	T90335100001
Pin # :	468354307000
Tax Map # :	/88//11/////3/
Owner :	CONNEL, MARK D
Issue date :	2019-08-22

Schematic Drawing

Schematic drawing of sewage disposal system and topographic features.

(As Built)



Permit # :	T90335100001
Pin # :	468354307000
Tax Map # :	/88//11/////3/
Owner :	CONNEL, MARK D
Issue date :	2019-08-22

General Sewage Disposal System Installation Requirements

1. This permit is null and void if the site conditions are found to be different, or are changed from those shown on the application or this permit.
2. It is the owner's and builder's responsibility to ensure that the house and/or structures are located such that this lot and all neighboring properties meet the setback requirements to existing or proposed wells and/or drainfields. If a water supply is located within 200 feet of the proposed house site, please contact the Health Department for setback verification.
3. If wells, springs, cisterns, pit privies, septic tanks, cesspools, drainfields, underground storage tanks or other pollution sources or pertinent features are discovered within 200 feet of the proposed installation, but are not shown on the survey sketch, please contact the Health Department immediately. **DO NOT** proceed with construction until, or unless, clearance is granted by the Health Department.
4. All contractors must be licensed by the Loudoun County Health Department to install sewage disposal systems. However, the property owner may install his/her own system if the following requirements are met :
   a. Property owner is actively involved with sewage disposal system installation (hands-on-work);
   b. A signed and notarized document must be provided to the Health Department stating that the owner is actively involved and responsible for sewage disposal installation;
   c. Owner must be interviewed by a Health Department staff member prior to start of work.
5. Sewage disposal system installation and repair areas must not be physically altered (vehicular traffic, cutting, filling, compaction, etc.) prior to system installation. Protect drainfield and reserve areas from compaction - flag or rope off as required.
6. All drainfield components must be a minimum of 20 feet from a house with a basement and 10 feet from a house with a crawl space.
7. All unused ports on concrete septic tanks and distribution boxes must be parged flush with original exterior surfaces.
8. The drainfield must be installed on contour on original grade. **DO NOT** install the drainfield during wet weather.
9. All roof drainage must be diverted away from drainfield.
10. Contact the Health Department if there are **ANY** questions regarding system location or design.
11. A satisfactory Health Department inspection is required for all system components prior to backfilling any and all portions of the drainfield.
12. A reinspection fee is required prior to scheduling reinspections (exception; reinspection that is necessary for incomplete electrical pump components).
13. The Health Department reserves the right to conduct future inspections of the complete sewage disposal systems for the purpose of determining if the system is being operated and maintained in a sanitary manner.
14. Any part of the sewage disposal system (including building sewer and conveyance line) must maintain a minimum of 10 feet from all the water lines. If the water line must cross the sewer line or conveyance line, it must be constructed in accordance with the applicable BOCA codes.
15. This is a Health Department Permit only, all other County regulations, ordinances, procedures and policies must be met.

Department of Professional and Occupational Regulation

Virginia Real Estate Board
http://www.dpor.virginia.gov/Consumers/Disclosure_Forms/

RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

SELLER AND PURCHASER ACKNOWLEDGEMENT FORM

The Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) requires the owner of certain residential real propertywhenever the property is to be sold or leased with an option to buyto provide notification to the purchaser of disclosures required by the Act and to advise the purchaser that the disclosures are listed on the Real Estate Board webpage.

Certain transfers of residential property are excluded from this requirement (see § 55.1-702).

PROPERTY ADDRESS/ LEGAL DESCRIPTION: **23389 Four Chimney Lane Middleburg, VA 20117**

The purchaser is advised of the disclosures listed in the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT located on the Real Estate Board webpage at:
http://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures

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The owner(s) hereby provides notification as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) and, if represented by a real estate licensee as provided in § 55.1-712, further acknowledges having been informed of the rights and obligations under the Act.

Owner
Lisa Andrea Davis, TLL
8-21-24
Date

Owner
Doug Davis, TLL
8-21-24
Date

The purchaser(s) hereby acknowledges receipt of notification of disclosures as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*). In addition, if the purchaser is (i) represented by a real estate licensee or (ii) not represented by a real estate licensee but the owner is so represented as provided in § 55.1-712, the purchaser further acknowledges having been informed of the rights and obligations under the Act.

Purchaser

Date

Purchaser

Date

Sheridan-MacMahon Ltd., PO Box 1380 Middleburg VA 20118 Phone: 7036091905 Fax: 5406873720
Paul MacMahon
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

List of Improvements for 23389 Four Chimneys Lane, Middleburg, VA

- Added primary bedroom/office wing
- Pool and hardscaping
- 4 car detached garage
- All new landscaping
- New kitchen

Total Remodel of House

- Beams
- Refinished hardwood floors
- Painted inside
- Painted brick outside
- LED light throughout
- Carpeting in upstairs bedrooms
- Remodeled hall bath upstairs
- New bath vanity main level by kitchen
- New bath vanities, upstairs primary
- New window and door upstairs
- New modern windows and doors
    - Sunroom
    - Great Room
    - New picture window in great room
- New front porch
- New fire pit/hardscaping surround
- New pergola viewing area/hardscaping surround
- Shiplap in kitchen and sunroom
- Cabinets and sink in mudroom
- New staircase
- Added 4 board fencing around half of the property

Maintenance

- 2 new HVAC (2024)
- Whole house generator (2023)
- Repaved driveway (2023)
- New garage roof (2024)
- UV sanitizer