S-042-68

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO 17-3 ((1)) 13 AND IS ZONED RE-1, R.P.C. AS OF THE DATE OF ITS APPROVAL

GRID

VIRGINIA STATE

10TH ADDITION TO THE 1ST R.P.C.
136.6529 Ac.

PORTION OF PARCELS 13, 15 & 22
OF THE LAND OF GULF RESTON, INC.

PRESENT ZONING RE2
PROPOSED ZONING R.P.C.

PARCEL 13
JOHN HANCOCK MUTUAL LIFE INS. Co.
ZONED R.P.C.

5TH ADDITION TO 1ST R.P.C.

PARCEL 13
JOHN HANCOCK MUTUAL LIFE INS Co.
ZONED RE-2

PROPOSED 110' R/W

ROUTE #602

RESTON AVENUE (55' WIDE)

N 27°51'44"E - 1459.80'

POINT OF BEGINNING FEE DESCRIPTION

5TH ADDITION TO 1ST R.P.C.

R=360.00' A=506.52' N 48°34'00"E 295.00'

S 62°08'35"E - 872.77'

S 62°08'35"E - 1065.06'

4th ADD'N TO THE 1ST R.P.C.
PREVIOUSLY APPROVED: 9-21-66
45.1101 Ac.
ZONED R.P.C.

S 38°53'20"W - 438.67'

S 51°35'32"W - 949.86'

N 62°08'12"W - 443.67'

R=935.00' A=343.58' N 41°09'30"W - 341.09'

A=1135.26' A=527.61' N 77°47'39"W - 367.85' R=855.00' A=348.04'

TRANSCONTINENTAL GAS PIPELINE CORPORATION EASEMENT (135' WIDE)

S 87°03'50"E 214.44'

N 40°02'26"E 220.00'

S 49°57'34"E 220.00'

S 20°30'05"E 122.78'

S 79°45'20"E - 421.72'

S 61°27'38"E 198.20'

S 59°21'27"W 276.44'

S 09°35'58"E 30.28'

S 10°02'32"E - 498.63'

DUE WEST - 770.00'

S 75°27'54"W 270.93'

DUE SOUTH 255.60'

S 31°18'43"E 34.63'

DUE SOUTH - 355.00'

S 80°00'00"W - 187.16'

DUE SOUTH - 527.66'

S 40°00'00"E - 427.19'

R=855.00' A=287.57' S 31°41'31"W 286.20'

EXIST. SUNRISE VALLEY DRIVE 90' R/W

S 66°36'06"E - 744.87'

N 41°27'50"E 148

S 67°32'40"E 61.34'

R=1365.02'

R=730.00'

A=1045.00' A=450.82'

N 469,000 E 2,325,000

N 466,000 E 2,327,000

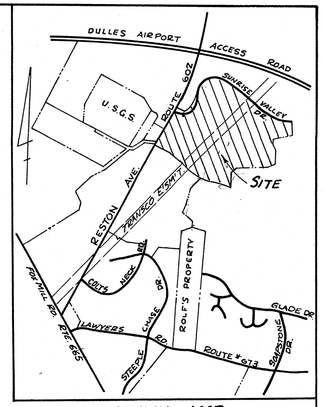
PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. Co.
ZONED R.P.C.

PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. Co.
ZONED R.P.C.

PARCEL 22
JOHN HANCOCK MUTUAL LIFE INS. Co.
ZONED - RE-2

GULF RESTON, INC.
ZONED RE-2

CONNECTICUT TO THE PACIFIC R.R.



VICINITY MAP
SCALE: 1" = 2400'

C-135

AREA OF REVISION = 45.1101 Ac.
AREA OF REZONING = 136.6529 Ac.
TOTAL AREA = 181.7630 Ac.

CERTIFIED CORRECT
Charles W. Kent
CHARLES W. KENT, JR.
CERTIFIED LAND SURVEYOR
RESTON, VIRGINIA

DEVELOPMENT PLAN
BEING A REVISION TO A PORTION OF THE PRELIMINARY PLAN APPROVED DATE: 9-21-66
AND THE 10TH ADDITION TO THE FIRST R.P.C.

BOUNDARY SURVEY
SOUTHERN SECTOR

RESTON
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1" = 200' APRIL 14, 1970

PREPARED BY
RESTON ENGINEERING DIVISION
RESTON, VIRGINIA

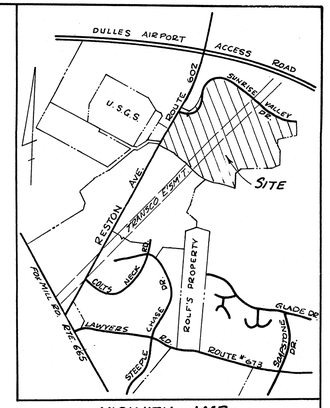
SHEET 1 OF 5

89-042-S

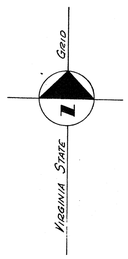
EXHIBIT 3

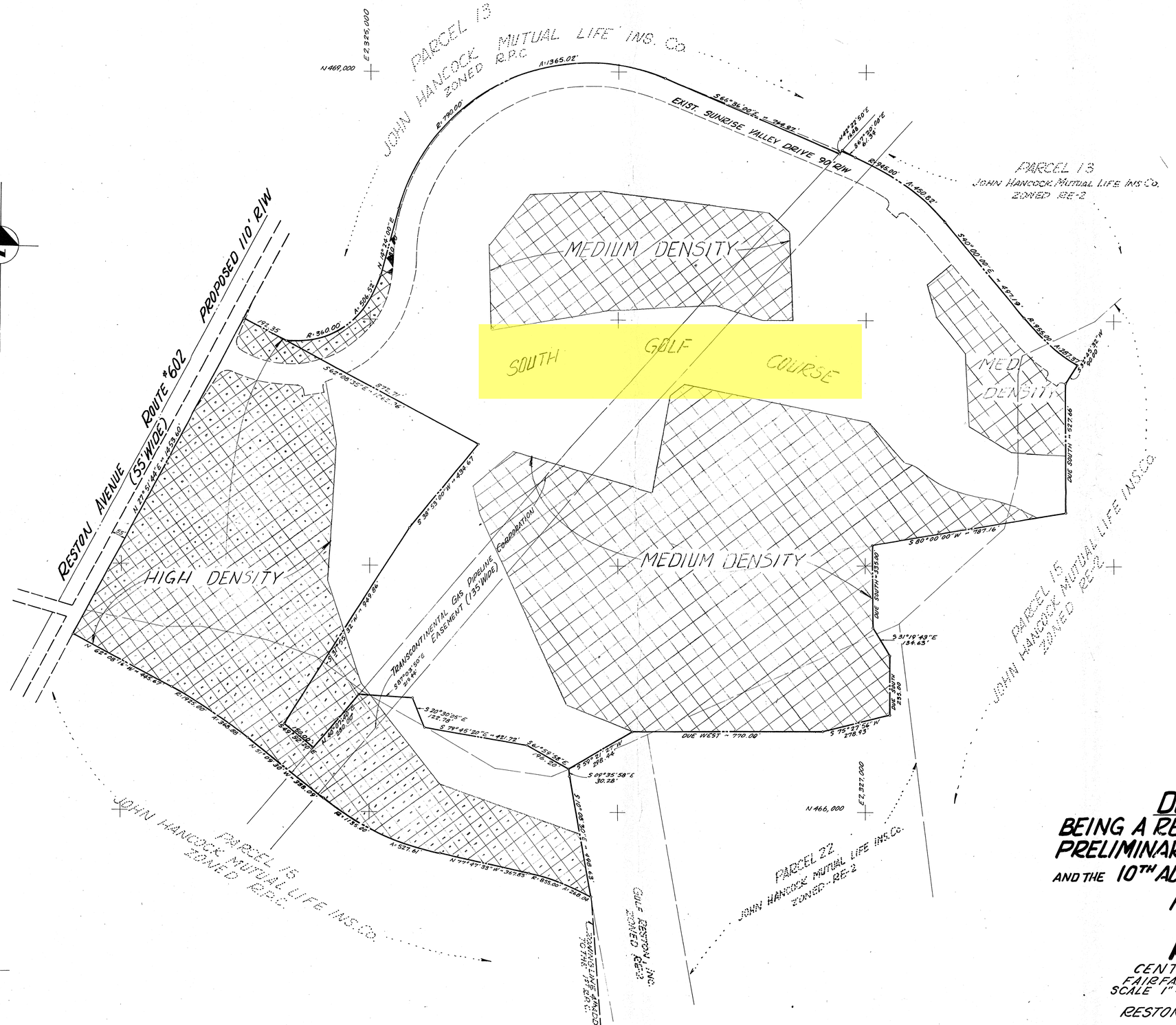
S-043-68

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 25-3 ((1)) 24 AND IS ZONED RE-2 R.P.C. AS OF THE DATE OF ITS APPROVAL



VICINITY MAP
SCALE 1" = 2400'





CERTIFIED CORRECT
Charles J. Kent Jr
CHARLES J. KENT, JR.
CERTIFIED LAND SURVEYOR
RESTON, VIRGINIA

DEVELOPMENT PLAN

BEING A REVISION TO A PORTION OF THE PRELIMINARY PLAN APPROVED DATE: 9-21-66 AND THE 10TH ADDITION TO THE FIRST R.P.C.

PROPOSED DENSITY

SOUTHERN SECTOR

RESTON

CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1" = 200' APRIL 14, 1970

PREPARED BY
RESTON ENGINEERING DIVISION
RESTON, VIRGINIA

SHEET 2 OF 5

69-043-5

S-044-68

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 27-3((1)) 2 AND IS ZONED R-12 R.P.C. AS OF THE DATE OF ITS APPROVAL.

VICINITY MAP
SCALE 1" = 2400'

DULLES AIRPORT ACCESS ROAD
ROUTE 602
SUNRISE VALLEY DR.
U.S.G.S.
SITE
RESTON AVE.
PROPOSED EXIT
ROLF'S PROPERTY
FOX MILL RD. RTE 665
HUNTERS LANE
HAWKES CHASE DR.
GLADE DR.
SUNDROP DR.
ROUTE #673

GRID
VIRGINIA STATE

PARCEL 13
JOHN HANCOCK MUTUAL LIFE INS. Co.
ZONED R.P.C.

N 469,000 E 2,325,000

R: 790.00' A: 1365.02'
S66°36'06"E = 744.82'
EXIST. SUNRISE VALLEY DRIVE 90' R/W
S 66°36'06"E 744.82'
S 67°32'00"E 67.34'
S 23°24'00"E 245.00'
A: 450.82'
S 40°00'00"E = 491.19'
R: 950.00' A: 287.57'
S 31°25'37"W 286.51'
S 22°51'14"W 527.66'
DUE SOUTH = 527.66'
S 80°00'00"W = 787.76'
DUE SOUTH = 335.40'
S 31°19'29"E 134.63'
PART 335.40' 255.00'
DUE WEST = 770.00'
S 75°27'56"W 278.93'
S 59°21'21"W 278.44'
S 00°35'58"E 30.28'
S 00°35'58"E = 1064.63'
N 466,000 E 2,327,000

R: 560.00' A: 506.53' N 18°24'00"E 255.80'
S 62°08'35"E = 872.71'
S 38°53'00"W = 454.67'
S 51°59'33"W = 923.84'
S 89°59'29"W = 440.00'
N 62°08'16"W = 425.67'
R: 925.00' A: 348.08'
N 51°09'39"W = 346.09'
R: 1755.00' A: 527.67'
N 77°47'39"W = 367.85'
R: 855.00' A: 328.04'
S 20°30'25"E 74.25'
S 79°48'22"E = 421.72'
S 61°29'38"E 176.20'
N 40°00'00"E 280.00'

RESTON AVENUE ROUTE #602 PROPOSED 110' R/W
(55' WIDE)
N 27°51'44"E = 1453.00'

300 GARDEN APTS. OR 450 HI-RISE AND/OR MED. RISE APTS

38 T.H. OR PATIO HSE.

90 T.H. OR PATIO HSE.

285 T.H., PATIO HSE OR GARDEN COURT

30 T.H. OR PATIO HSE

PERMANENT OPEN SPACE
GOLF COURSE

SWIMMING POOL & TENNIS COURTS

GOLF COURSE & RESERVED

TRANSCONTINENTAL GAS PIPELINE CORPORATION
EASEMENT (135' WIDE)

PARCEL 13
JOHN HANCOCK MUTUAL LIFE INS. Co.
ZONED R.P.C.

PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. Co.
ZONED R.P.C.

PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. Co.
ZONED R-12

PARCEL 22
JOHN HANCOCK MUTUAL LIFE INS. Co.
ZONED - RE-2

RESTON AVENUE
PROPOSED 110' R/W

CERTIFIED CORRECT
Charles D. Kent, Jr.
CHARLES D. KENT, JR.
CERTIFIED LAND SURVEYOR
RESTON, VIRGINIA

DEVELOPMENT PLAN

BEING A REVISION TO A PORTION OF THE PRELIMINARY PLAN APPROVED DATE: 9-21-66 AND THE 10TH ADDITION TO THE FIRST R.P.C.

LOCATION AND TYPES OF LAND USES

SOUTHERN SECTOR

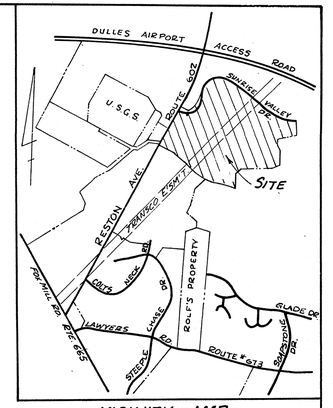
RESTON

CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1" = 200' APRIL 14, 1970

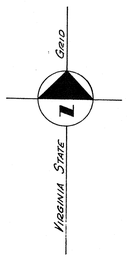
PREPARED BY
RESTON ENGINEERING DIVISION
RESTON, VIRGINIA

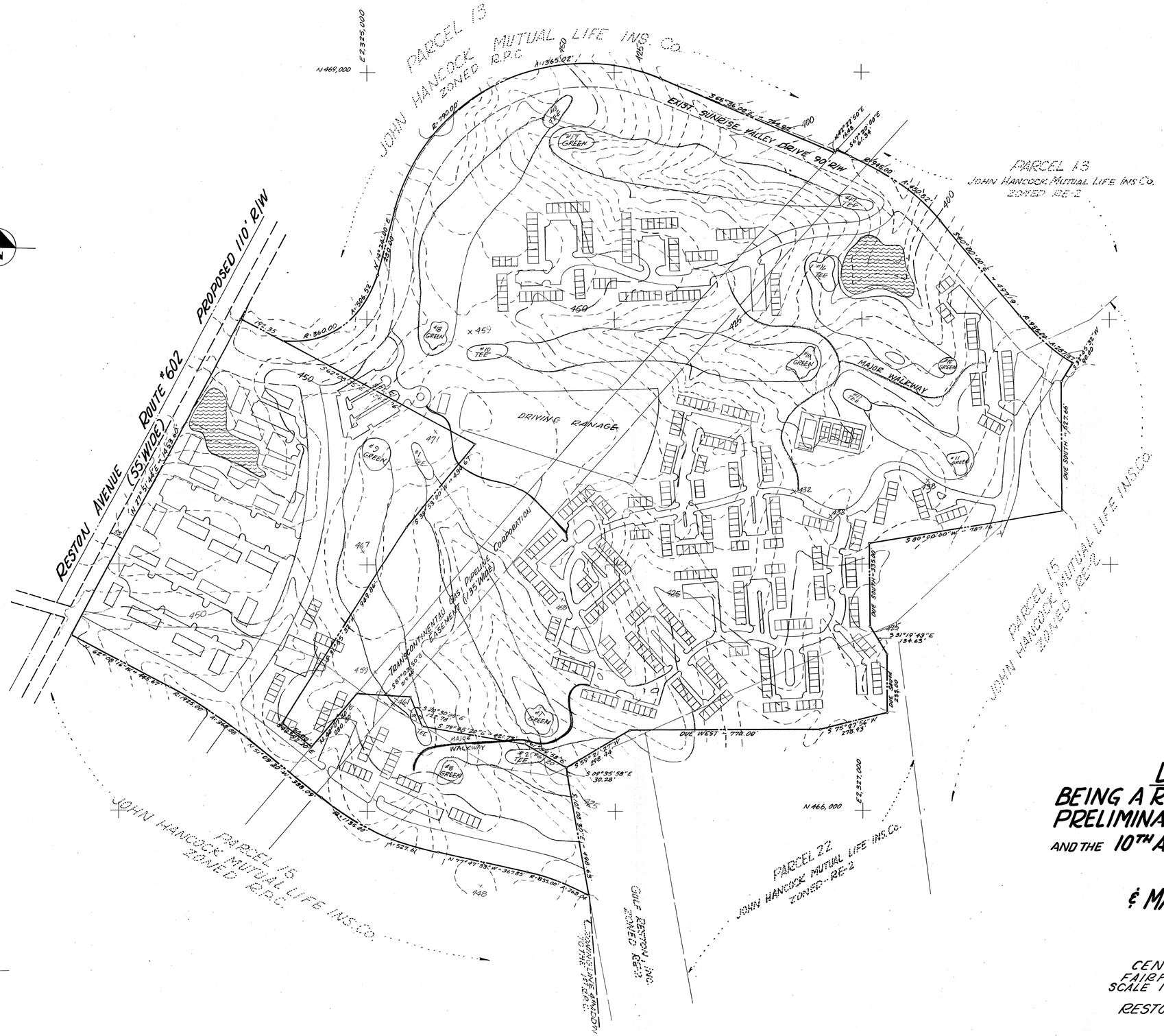
S-560-68

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO 25-3 ((1)) 25-3 AND IS ZONED RE-2, R.P.C. AS OF THE DATE OF ITS APPROVAL



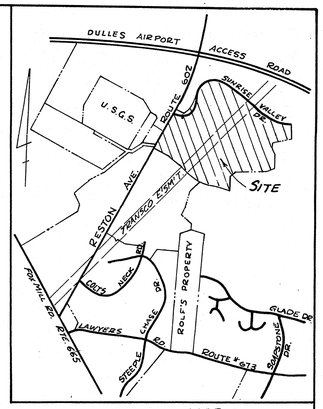
VICINITY MAP
SCALE 1" = 2400'



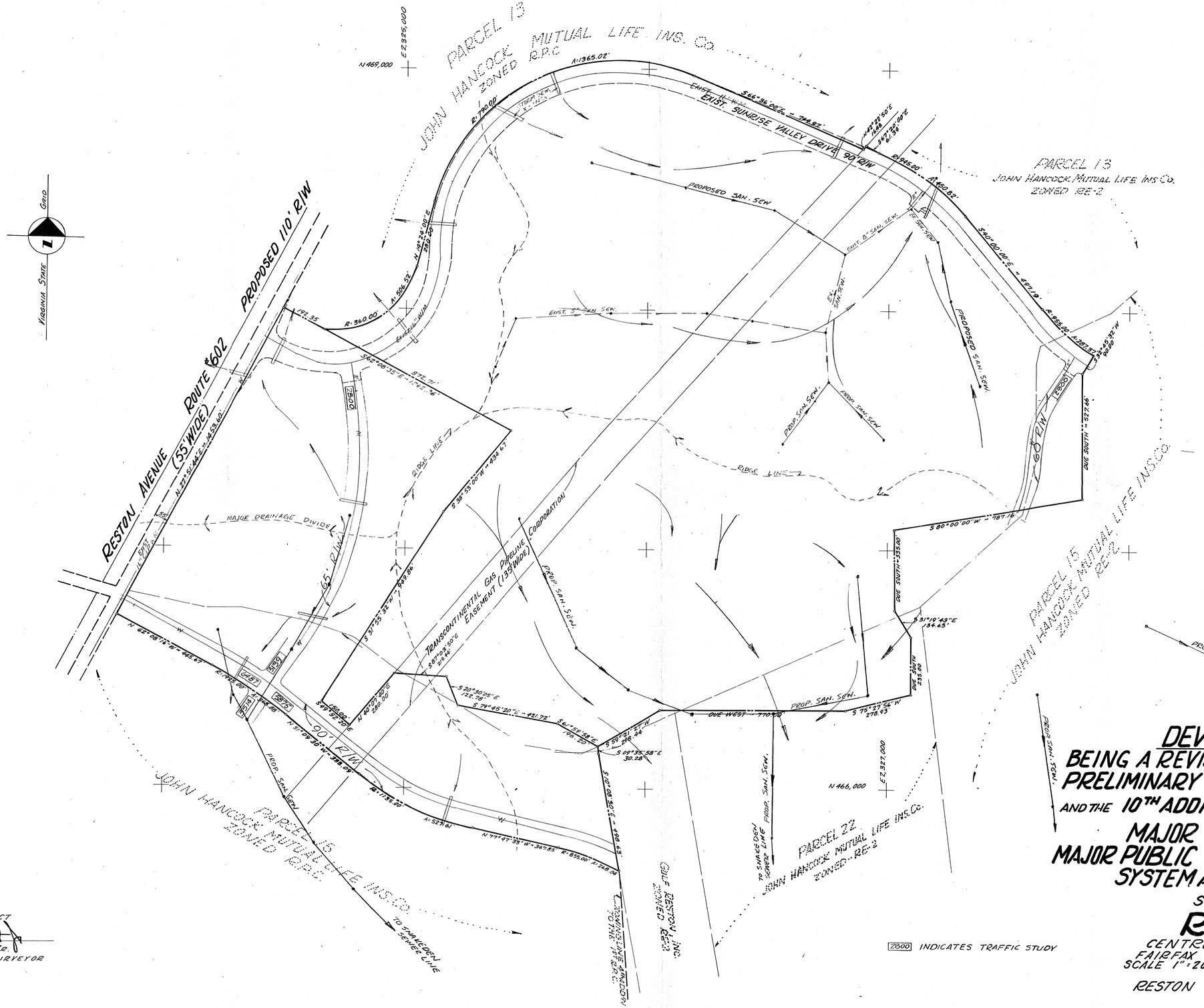

PARCEL 13
JOHN HANCOCK MUTUAL LIFE INS. Co.
ZONED R.P.C.
N 469,000
E 2,325,000
PROPOSED 110' R/W
RESTON AVENUE (55' WIDE) ROUTE #602
EXIST. SUNRISE VALLEY DRIVE 90' R/W
PARCEL 13
JOHN HANCOCK MUTUAL LIFE INS. Co.
ZONED RE-2
#17 GREEN
#17 TEE
#18 GREEN
#10 TEE
#10 GREEN
#11 GREEN
#11 TEE
#9 GREEN
#1 TEE
DRIVING RANGE
MAJOR WALKWAY
#8 TEE
#7 GREEN
#8 GREEN
TRANSCONTINENTAL GAS PIPELINE CORPORATION EASEMENT (1.25 WIDE)
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED R.P.C.
PARCEL 15
JOHN HANCOCK MUTUAL LIFE INS. CO.
ZONED R.P.C.
PARCEL 22
JOHN HANCOCK MUTUAL LIFE INS. Co.
ZONED - RE-2
GULF RESTON, INC.
ZONED RE-2
N 466,000
E 2,327,000
DUE WEST 770.00
DUE SOUTH 235.00
S 80°00'00" W 787.76
S 31°19'49" E 34.63'
S 75°43'56" W 275.93'
S 09°35'58" E 30.28'
S 79°36'26" E 421.78'
S 79°30'09" E 78.
S 10°23'34" E 200.
S 00°00'00" E 250.00'
S 62°09'26" E 450'
S 39°55'00" W 434.67'
S 31°03'34" W 949.84'
S 22°28'12" W 445.67'
S 31°09'30" W 328.09'
N 71°47'39" W 367.85'
S 68°26'06" E 784.98'
N 42°27'50" E 18.48'
S 67°20'00" E 61.38'
N 19°65'02" E
R. 790.00'
R. 360.00'
R. 2964.79'
R. 1835.00'
R. 2964.79'
A. 1965'02"
A. 506.37'
A. 527.81'
A. 248.78'
A. 420.82'
A. 428'19"
A. 432'37"
A. 432'37"
A. 428'19"
A. 420.82'
A. 248.78'
A. 527.81'
A. 506.37'
A. 1965'02"
T. 35'
T. 35'
T. 35'

S-990-68

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 25-3 ((1)) AND IS ZONED R-12 R.P.C. AS OF THE DATE OF ITS APPROVAL



VICINITY MAP
SCALE 1" = 2400'



CERTIFIED CORRECT
Charles D. Kent Jr.
CHARLES D. KENT, JR.
CERTIFIED LAND SURVEYOR
RESTON, VIRGINIA

DEVELOPMENT PLAN

BEING A REVISION TO A PORTION OF THE PRELIMINARY PLAN APPROVED DATE: 9-21-66 AND THE 10TH ADDITION TO THE FIRST R.P.C.

MAJOR THOROUGHFARE PLAN, MAJOR PUBLIC UTILITY AND STORM DRAINAGE SYSTEM AND TRAFFIC VOLUME STUDY

SOUTHERN SECTOR

RESTON

CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1" = 200' APRIL 14, 1970

PREPARED BY
RESTON ENGINEERING DIVISION
RESTON, VIRGINIA

SHEET 5 OF 5

89-046-5