

EASEMENT AND RIGHT-OF-WAY AGREEMENT

THIS EASEMENT AND RIGHT-OF-WAY AGREEMENT ("Agreement") is made this 16th day of FEBRUARY, 2018 between Virginia Run Community Association, a Virginia nonstock corporation, whose address is 15355 Wetherburn Court, Centreville, VA 20120, ("Grantor"), and COLUMBIA GAS TRANSMISSION, LLC, a Delaware limited liability company ("Grantee"), with an address of 1700 MacCorkle Avenue, S.E., Charleston, WV 25314.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and intending to be legally bound hereby, Grantor does hereby grant, sell, convey and warrant unto Grantee a perpetual easement and right-of-way on, under, across and/or through a strip of land 20 feet in width, and a Launcher/Receiver area for the installation of one Launcher/Receiver, as more particularly described in Exhibit A, which is attached hereto and made a part hereof (the "Permanent Easement") located on certain real property being described in Exhibit B attached hereto (the "Property"), together with all privileges necessary or convenient for the full use of the rights herein granted, and the right of pedestrian and vehicular ingress and egress over and across the Easements and any adjacent land owned by Grantor, including, without limitation, the right to use existing and future roads and gates located on the Property, except for the limitations identified in Paragraph 3.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, for the Purpose granted herein.

NOW THEREFORE, Grantor and Grantee agree as follows:

1. **Easement.** The Permanent Easement is granted to Grantee for the purposes of surveying, laying, constructing, inspecting, maintaining, operating, repairing, replacing, altering, changing the size of, upgrading, reconstructing, and removing or abandoning in place one or more pipelines for the transportation of natural gas, hydrocarbon, petroleum products, petroleum byproducts, and any of their constituents, water and/or any other substances that can be transported through pipelines together with the right to construct, maintain, inspect, operate, replace, relay and/or remove all roadways, fittings, cathodic protection equipment, pipeline markers, overhead or underground electric lines, regulators and to erect, construct, maintain, operate, repair, replace, alter, inspect and remove and/or abandon in place a Pig Launcher and/or Receiver Station, assembly valves, isolation valves, fencing and/or other associated appurtenances used in connection with transporting and distributing natural gas, hydrocarbon, petroleum products, petroleum byproducts, and any of their constituents, water and/or any other substances that can be transported through pipelines, and all other above and below ground equipment and appurtenances thereto (collectively, the "Facilities").
2. **Temporary Work Spaces.** In addition to the Permanent Easement, during the original construction of the Facilities (including, without limitation, Grantee's reclamation, mitigation and/or restoration activities), Grantee shall be entitled to use the areas defined as "Temporary Work Spaces" and "Staging Areas" (together, the "Temporary Work Spaces") as shown on Exhibit A and described in Exhibit B for the surveying, laying, and constructing of the Facilities installed pursuant to the terms herein and all activities incident thereto. The Permanent Easement and the Temporary Work Spaces are collectively referred to herein as the "Easements."
3. **Existing Recreation Path.** Grantee acknowledges the existence of the recreational path located within the Permanent Easement and agrees that Grantee's construction vehicles shall not utilize the existing recreational path for ingress and egress on the Easements.

4. **Location.** Grantor and Grantee acknowledge that the actual location of the Easements may change because of engineering and/or other site or construction related factors. In such event, Grantor agrees to execute and deliver to Grantee any additional documents needed to correct the legal description of the Easements to conform to the actual location of the Easements. If such documents are required, they will be prepared by Grantee at Grantee's expense.

5. **Grantor's Continuing Rights / Encroachments.**

(a) Grantor may fully use and enjoy the Permanent Easement to the extent that such use and enjoyment does not interfere with Grantee's rights under this Agreement or create an actual or potential hazard to the Facilities or Grantee's exercise of its rights hereunder; provided, however, Grantor shall not place or permit to be placed any temporary or permanent structure or obstruction of any kind in, on or under the Permanent Easement, unless specifically approved in writing by Grantee, and shall not excavate or otherwise alter the ground elevation or otherwise create a water impoundment over the Permanent Easement. Grantee shall have the right to clear the Easements of all such encroachments, including all trees, brush, shrubbery or other vegetation, using methods permitted by law, and Grantee shall have no liability to Grantor for any claims, damages or other losses associated with Grantee's exercise of its rights to clear the Permanent Easement of all encroachments and vegetation. Grantor agrees to abide by Grantee's reasonable guidelines related to the safe operation and inspection of its pipeline and maintenance of the Permanent Easement. Grantor further agrees not to convey any other rights of way or other conflicting rights within the Permanent Easement to any third parties without the prior written consent of Grantee.

(b) Grantor shall, upon thirty (30) days prior notice to Grantee, further have the right to construct, maintain, repair, and operate above ground fences, roads, streets, alleys, sidewalks and bridges, across the Permanent Easement at an angle of not less than forty-five (45) degrees to the Grantee's pipeline; provided, however, Grantor shall exercise said rights in such a manner so that (i) the Grantee's Facilities located within the Permanent Easement shall not be endangered, obstructed, injured or interfered with; (ii) Grantee's access to the Permanent Easement, Grantee's Facilities and any other appurtenances located thereon are not interfered with; (iii) Grantee shall not be prevented from traveling within and along the Permanent Easement on foot or in vehicle or machinery; (iv) Grantee's pipeline is left with the amount of cover originally installed to allow safe operation of the Grantee's pipeline; (v) the Grantee's pipeline is left with proper and sufficient and permanent lateral support; and (vi) Grantee's use of the Permanent Easement for the Purposes set forth herein is not impaired or interfered with.

6. **Compliance with Applicable Laws.** Grantee shall comply with all applicable federal, state and local laws, regulations, orders and rules related to the exercise of Grantee's rights hereunder and each pipeline shall be installed at a depth conforming with industry standards and the requirements of applicable laws.

7. **Gas Service.** Grantor forever waives any present or future statutory, regulatory, judicial or contractual right which Grantor has or may have to receive gas service from any pipeline laid under this Agreement and, further, Grantor forever releases Grantee, from any present or future statutory, regulatory, judicial or contractual obligation, Grantee has, or may have, to provide natural gas service from any of its pipelines to any and all residences or structures on Grantor's property described above.

8. **Blasting.** Blasting of any kind or character is strictly prohibited. Should Grantee encounter rock or other surfaces which could be removed via blasting, Grantor will be notified immediately and a

separate agreement will be negotiated to cover the blasting. Additional damages and warranties will be required before Grantee will be allowed to blast any part or portion of the lands covered herein.

9. **Reclamation.** Grantee shall repair and reclaim any land damaged by Grantee's construction of the pipeline on the Property in accordance with all applicable laws and governmental rules, regulations and Grantee's standard reclamation practices. This will include reseeding, fertilizing, grading and mulching the area disturbed necessary to insure permanent growth of a stand of grass in, and stabilization of, the area disturbed.

10. **Indemnity.** Grantee agrees to indemnify and hold harmless Grantor from, against and in respect of any and all liability, claims, damages, costs, and losses of whatever character (collectively, "Claims") arising from personal injury or death or damage to property of Grantor and any and all Claims of whatever character claimed by third parties, to the extent such Claims (i) result from the negligence or willful misconduct of Grantee, its employees, agents, contractors and subcontractors in connection with the exercise of Grantee's rights under this Agreement and (ii) do not arise from Grantor's, or anyone acting on Grantor's behalf, negligence or willful misconduct.

Notwithstanding the foregoing or anything to the contrary contained herein, Grantor acknowledges that Grantee has compensated Grantor, in advance for Grantee's exercise, of the rights set forth herein, including but not limited to, any and all tree, crop, plant, timber, harvest or yield loss damages, or any other damages, costs and expenses attributable to or arising from Grantee's proper execution of the initial construction, mitigation, and restoration activities within the Permanent Easement and Temporary Work Spaces and the proper installation, presence or operation of the Facilities upon the Property. Notwithstanding the foregoing, nothing contained herein shall be construed to release Grantee from liability for any damages, costs or expenses caused by the negligence or misconduct of Grantee.

11. **Further Assurances.** Grantor shall execute and deliver such further instruments and take such other actions as may be reasonably requested by Grantee from time to time to effectuate, confirm or perfect the terms and intent of this Agreement and the rights granted to Grantee hereunder, including but not limited to joining in the execution of any and all governmental applications, authorizations, licenses, documents and title curative instruments.

12. **Covenants Running with the Land.** This Agreement and the covenants and agreements contained herein are covenants running with the land, shall be assignable in whole or in part, and shall be binding on the parties hereto and their respective heirs, successors and assigns.

13. **Severability.** In the event any provision or any portion of any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable by reason of any law or public policy, such provision or portion thereof shall be considered to be deleted, and the remainder of this Agreement shall constitute the agreement between Grantor and Grantee covering the subject matter hereof.

14. **Governing Law.** This Agreement shall be governed by the laws of the Commonwealth of Virginia.

15. **Counterparts.** This Agreement may be executed by Grantor and Grantee in two or more counterparts, each of which shall constitute an original, but all of which shall constitute but one and the same instrument.

16. **Integration.** This Agreement, together with that certain Letter Agreement between Grantor and Grantee dated as of the date hereof, supersedes all prior verbal or written agreements, representations or understandings pertaining to the subject matter of this Agreement, and may be modified or amended only by a written agreement signed by Grantor and Grantee.


Project Tract Nos. 88,89,90,91,92,92.01,93.00.00-FX-VA

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, intending to be legally bound hereby, the Grantor and Grantee have executed this Agreement as of the date first set forth above.

GRANTOR:

Virginia Run Community Association, a
Virginia nonstock corporation


By: 
Name: JOSEPH W. JOHNSTON
Title: PRESIDENT

GRANTEE:

COLUMBIA GAS TRANSMISSION, LLC,
a Delaware limited liability company

By: 
Name: Jon A. Dobson
Title: Corporate Secretary

JAS
2/1/18

By: 
Name: Nathaniel A. Brown
Title: Controller

[Acknowledgments appear on following page]

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

I, JANIS FENTON a Notary Public in and for the county and state aforesaid, do hereby certify that JOSEPH W. JOHNSTON whose name is signed to the writing hereto annexed, bearing date the 16th day of FEB, 2018, for Virginia Run Community Association, a Virginia nonstock corporation, has this day in my said county, before me, acknowledged the said writing to the act and deed of said corporation.

Given under my hand and official seal this 16th day of FEB, 2018.

My commission expires 1/31/21

Janis Fenton
Notary Public

[SEAL]

Janis M. Fenton
NOTARY PUBLIC #118376
Commonwealth of Virginia
My Commission Expires:
1/31/21

STATE OF Texas,
COUNTY OF Harris, to-wit:

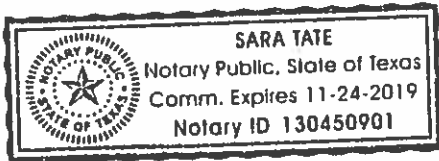
I, Sara Tate, a Notary Public in and for the county and state aforesaid, do hereby certify that Jon Dobson and Nathanel Brown whose names are signed to the writing hereto annexed, bearing date the 5th day of February, 2018, for COLUMBIA GAS TRANSMISSION, LLC, a Delaware limited liability company, have this day in my said county, before me, acknowledged the said writing to the act and deed of said limited liability company.

Given under my hand and official seal this 5th day of February 2018.

My commission expires 11-24-19

Sara Tate
Notary Public

[SEAL]



This document prepared by:

Columbia Pipeline Group, Legal Department
Columbia Pipeline Group
1700 MacCorkle Avenue SE
Charleston, WV 25314

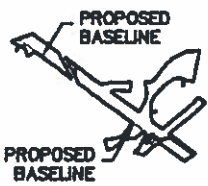
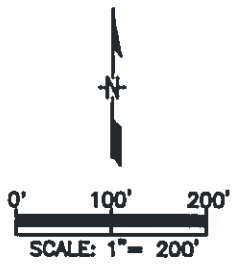
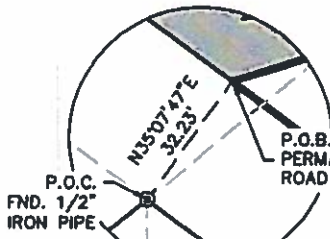


EXHIBIT "A"

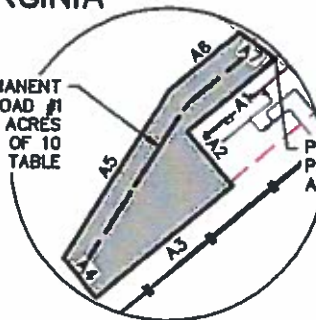
20' WIDE PERMANENT EASEMENT, TEMPORARY WORKSPACE, PERMANENT ACCESS ROAD, LAUNCHER/RECEIVER SITE, AND STAGING AREA LYING WITHIN AND BEING OUT OF SULLY AND SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
N.T.S.

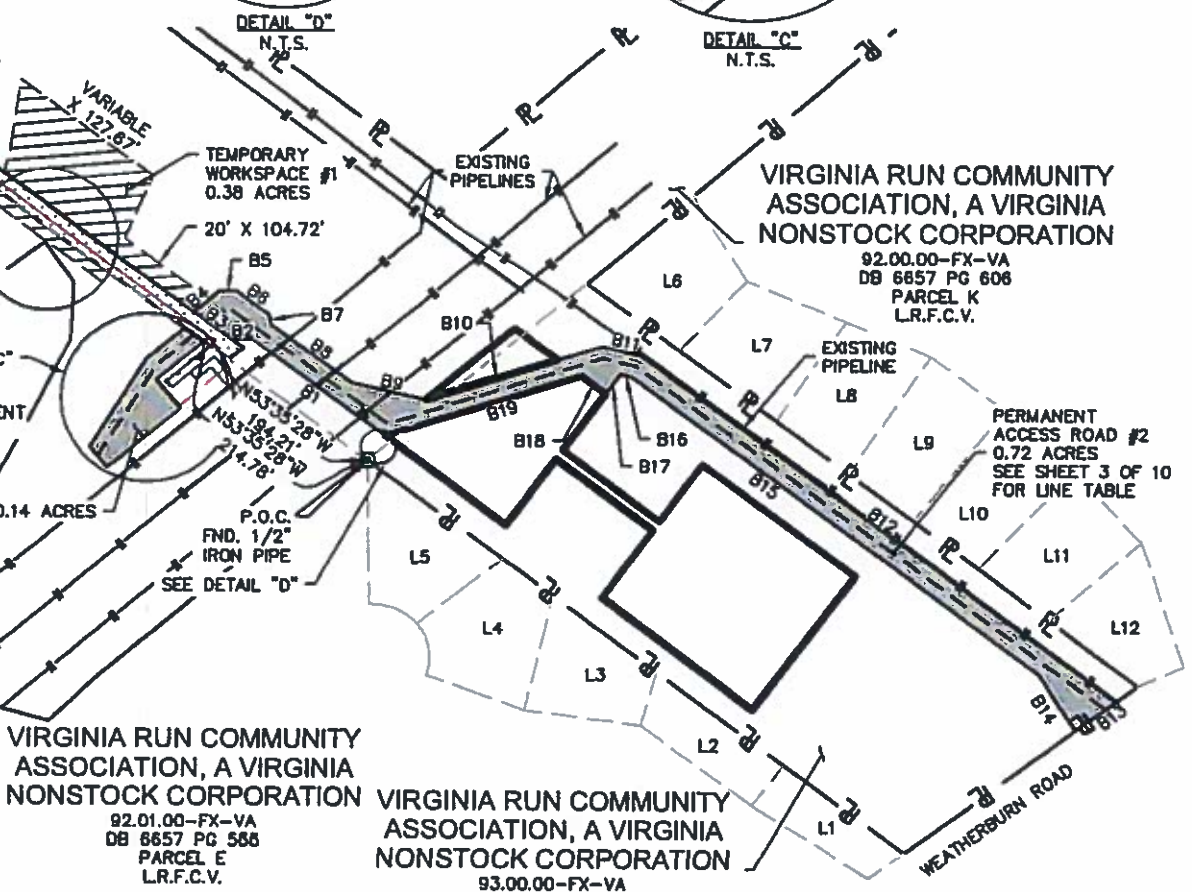
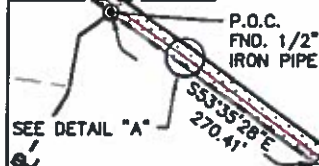


PERMANENT ACCESS ROAD #1
0.14 ACRES
SEE SHEET 3 OF 10 FOR LINE TABLE



DETAIL "C"
N.T.S.

MATCHLINE "A"



VIRGINIA RUN COMMUNITY ASSOCIATION, A VIRGINIA NONSTOCK CORPORATION
92.01.00-FX-VA
DB 6657 PG 566
PARCEL E
L.R.F.C.V.

VIRGINIA RUN COMMUNITY ASSOCIATION, A VIRGINIA NONSTOCK CORPORATION
93.00.00-FX-VA
DB 6657 PG 568
PARCEL H
L.R.F.C.V.

VIRGINIA RUN COMMUNITY ASSOCIATION, A VIRGINIA NONSTOCK CORPORATION
92.00.00-FX-VA
DB 6657 PG 606
PARCEL K
L.R.F.C.V.

PERMANENT ACCESS ROAD #2
0.72 ACRES
SEE SHEET 3 OF 10 FOR LINE TABLE

NOTES: DETAIL "B" N.T.S.

1. THE BASIS OF BEARINGS AND DATUM FOR THIS SURVEY IS GRID NORTH AND DERIVED FROM STATIC TIES TO NGS MONUMENTS AND TRANSFORMED INTO UTM 17 NORTH ZONE, NAD 83 (2011), U.S. SURVEY FOOT.
2. INFORMATION DEPICTED HEREON IS BASED ON A SURVEY CONDUCTED FOR THE PURPOSE OF ESTABLISHING A BASELINE FOR MAPPING SELECTED TOPOGRAPHIC FEATURES AND LOCATING NECESSARY LINES FOR ENGINEERING DESIGN AND EASEMENT ACQUISITION FROM LAND RECORD INFORMATION SUPPLIED BY CLIENT.
3. TITLE RESEARCH PERFORMED BY PERCHERON FIELD SERVICES.
4. TEMPORARY WORKSPACE LIES ADJACENT AND CONTIGUOUS TO THE PERMANENT EASEMENT UNLESS OTHERWISE NOTED. THE SIDE LINES OF SAID EASEMENT AND TEMPORARY WORKSPACE LENGTHEN OR SHORTEN TO INTERSECT PROPERTY LINES, FOREIGN PIPELINES, WATER BODIES AND OTHER FEATURES THAT ARE NOT PERPENDICULAR TO THE BASELINE.
5. THE DIMENSIONS SHOWN FOR THE TEMPORARY WORKSPACE ARE BASED ON MEASUREMENTS ALONG AND PERPENDICULAR TO THE PERMANENT EASEMENT.
6. THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.
7. NOT ALL EASEMENTS VISIBLE, APPARENT OR OF RECORD ARE SHOWN.

LEGEND

- Q BASELINE
- DB DEED BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.S. POINT OF SUSPENSION
- P.O.R. POINT OF RESUMPTION
- PERM. PERMANENT
- CONC. CONCRETE
- MON. MONUMENT
- FND. FOUND
- N.T.S. NOT TO SCALE
- APN AUDITOR PARCEL NUMBER
- L.R.F.C.V. LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA
- LOD
- STAGING AREA
- PROPOSED BASELINE (PIPELINE)
- COUNTY BORDER
- EXISTING COLUMBIA PIPELINE
- ROADWAY CENTERLINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PERMANENT EASEMENT
- TEMPORARY WORKSPACE
- ADDITIONAL TEMPORARY WORKSPACE
- ACCESS ROADS

I, NICHOLAS COLE PHIPPS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS EASEMENT PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE DATE OF THE FIELD SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Nicholas Cole Phipps 1-30-18
DATE:

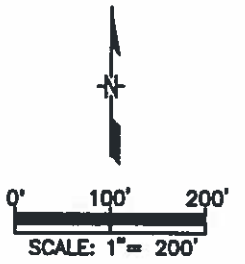
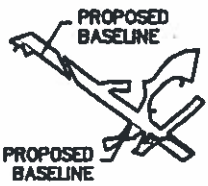
NICHOLAS COLE PHIPPS
LS NO. 3014
32 MILLBRANCH ROAD SUITE 40
HATTIESBURG, MS 39402
PHONE: (601)264-5193
FAX: (601)264-5530



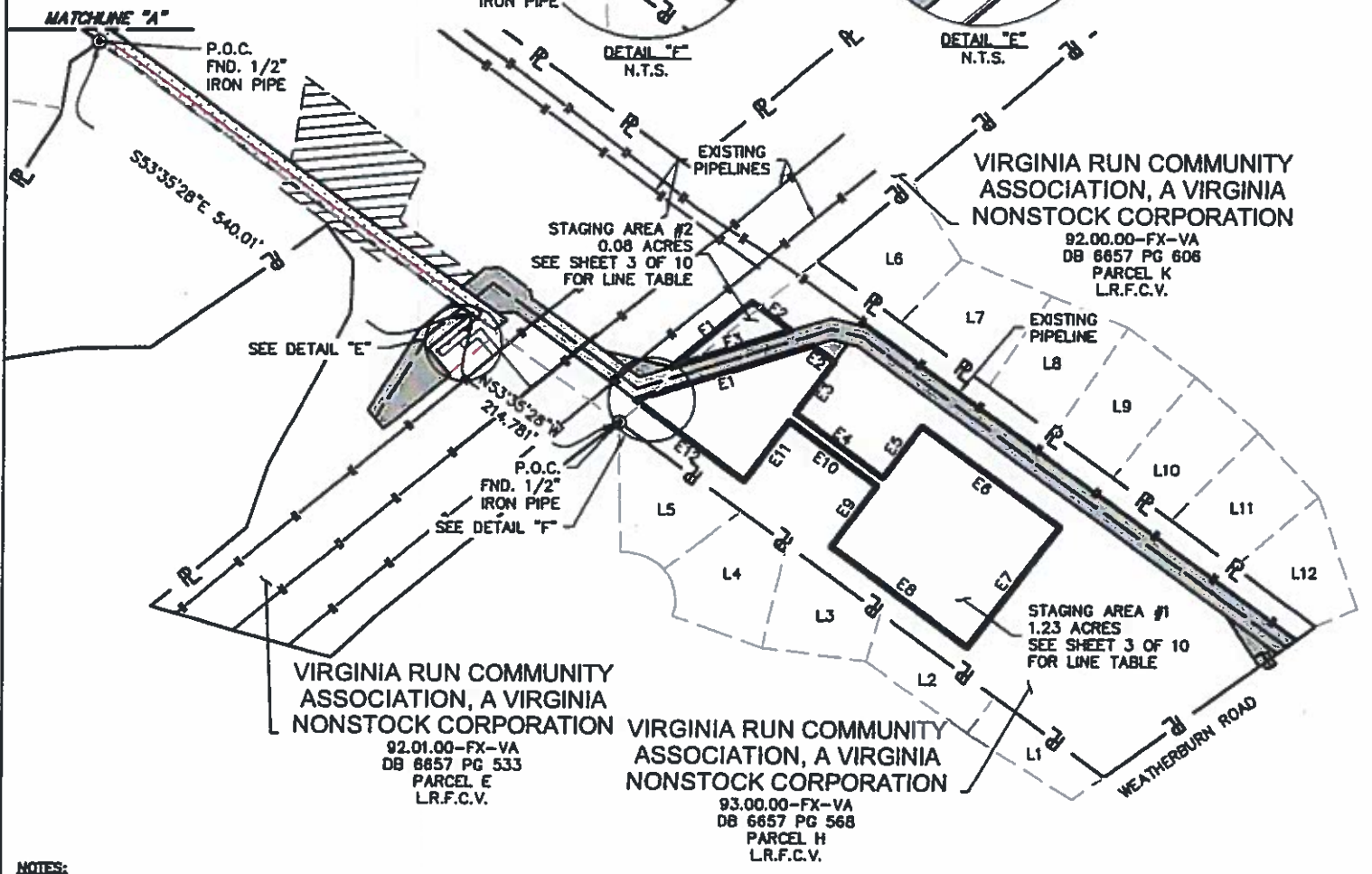
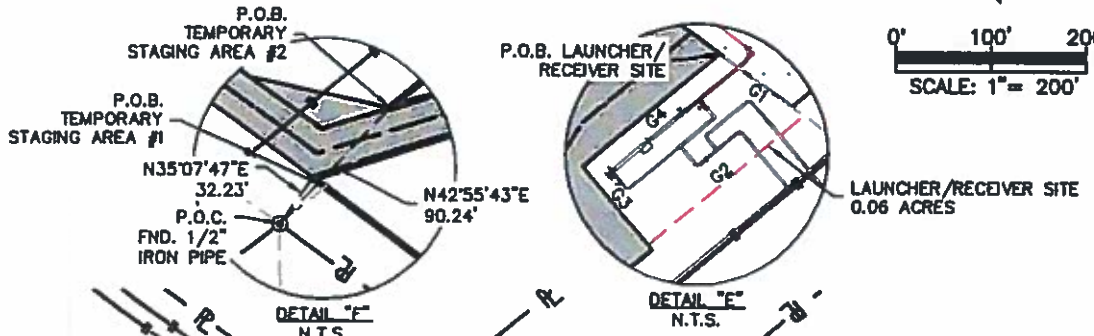
PROJECT RIGHT-OF-WAY ACROSS THE PROPERTY OF: VIRGINIA RUN COMMUNITY ASSOCIATION, A VIRGINIA NONSTOCK CORPORATION			
DISTANCE ACROSS PROPERTY: 3500.86 FEET = 212.17 RODS		STAGING AREA: 1.31 ACRES	
PERMANENT EASEMENT: 1.58 ACRES		LAUNCHER/RECEIVER SITE : 0.08 ACRES	
TEMPORARY WORKSPACE: 0.42 ACRES			
ADDITIONAL TEMPORARY WORKSPACE: --- ACRES			
ACCESS ROAD: 0.86 ACRES			
PROJ. ID 342554	ENGINEER	FIELD BOOK PAGE	COUNTY(IES) FAIRFAX COUNTY SULLY AND SPRINGFIELD DISTRICT
SURVEY DATE N/A			STATE(S) VIRGINIA
MAP DATE 08/30/17			SHEET NO. 1 OF 10
APPROVED BY MM			DRAWING NO. VIRGINIA_RUN
SCALE 1" = 200'			
NO.	DATE	REVISION	DRAWN
			CHWD
			APPD

EXHIBIT "A"

20' WIDE PERMANENT EASEMENT, TEMPORARY WORKSPACE, PERMANENT ACCESS ROAD, LAUNCHER/RECEIVER SITE, AND STAGING AREA LYING WITHIN AND BEING OUT OF SULLY AND SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
N.T.S.



NOTES:

1. THE BASIS OF BEARINGS AND DATUM FOR THIS SURVEY IS GRID NORTH AND DERIVED FROM STATIC TIES TO NGS MONUMENTS AND TRANSFORMED INTO UTM 17 NORTH ZONE, NAD 83 (2011), U.S. SURVEY FOOT.
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4. TEMPORARY WORKSPACE LIES ADJACENT AND CONTIGUOUS TO THE PERMANENT EASEMENT UNLESS OTHERWISE NOTED. THE SIDE LINES OF SAID EASEMENT AND TEMPORARY WORKSPACE LENGTHEN OR SHORTEN TO INTERSECT PROPERTY LINES, FOREIGN PIPELINES, WATER BODIES AND OTHER FEATURES THAT ARE NOT PERPENDICULAR TO THE BASELINE.
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6. THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.
7. NOT ALL EASEMENTS VISIBLE, APPARENT OR OF RECORD ARE SHOWN.

I, NICHOLAS COLE PHIPPS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS EASEMENT PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE DATE OF THE FIELD SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Nicholas Cole Phipps 1-30-18
 NICHOLAS COLE PHIPPS DATE:
 LS NO. 3014
 32 MILLBRANCH ROAD SUITE 40
 HATTIESBURG, MS 39402
 PHONE: (601)264-5193
 FAX: (601)264-5530



LEGEND

DB	BASELINE
PG	DEED BOOK PAGE
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
P.O.C.	POINT OF COMMENCEMENT
P.O.S.	POINT OF SUSPENSION
P.O.R.	POINT OF RESUMPTION
PERM.	PERMANENT EASEMENT
CONC.	CONCRETE MONUMENT
MON.	FUND
FND.	NOT TO SCALE
N.T.S.	AUDITOR PARCEL NUMBER
APN	LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA
L.R.F.C.V.	LOD
---	STAGING AREA
---	PROPOSED BASELINE (PIPELINE)
---	COUNTY BORDER
---	EXISTING COLUMBIA PIPELINE
---	ROADWAY CENTERLINE
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	PERMANENT EASEMENT
---	TEMPORARY WORKSPACE
---	ADDITIONAL TEMPORARY WORKSPACE
---	ACCESS ROADS

PROJECT RIGHT-OF-WAY ACROSS THE PROPERTY OF: VIRGINIA RUN COMMUNITY ASSOCIATION, A VIRGINIA NONSTOCK CORPORATION			
DISTANCE ACROSS PROPERTY: 3500.86 FEET = 212.17 RODS		STAGING AREA: 1.31 ACRES	
PERMANENT EASEMENT: 1.58 ACRES		LAUNCHER/RECEIVER SITE : 0.06 ACRES	
TEMPORARY WORKSPACE: 0.42 ACRES			
ADDITIONAL TEMPORARY WORKSPACE: --- ACRES			
ACCESS ROAD: 0.86 ACRES			
PROJ. ID 342554	ENGINEER	FIELD BOOK PAGE	COUNTY(IES) FAIRFAX COUNTY SULLY AND SPRINGFIELD DISTRICT
SURVEY DATE N/A			STATE(S) VIRGINIA
MAP DATE 08/30/17			SHEET NO. 2 OF 10
APPROVED BY MM			DRAWING NO. VIRGINIA_RUN
SCALE 1" = 200'			
NO.	DATE	REVISION	DRWN

EXHIBIT "A"

20' WIDE PERMANENT EASEMENT, TEMPORARY WORKSPACE, PERMANENT ACCESS ROAD,
LAUNCHER/RECEIVER SITE, AND STAGING AREA LYING WITHIN AND BEING OUT OF
SULLY AND SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADJACENT LANDOWNER INFORMATION				
	OWNER	LOT	D.B. AND PG.	TRACT #
L1	FREDERICK A. SCHMIDT, IV AND NEW NUTTEN DAMS	224	DB 24044 PG 561	92.02.09-FX-VA
L2	BRIGDAN C. O'NEARH AND BROCK L. O'NEARH	226	DB 16850 PG 1663	92.02.09-FX-VA
L3	DALE WILLIAM BERNOKA AND KAREN ELIZABETH BERNOKA	227	DB 9735 PG 783	92.02.10-FX-VA
L4	LYNN L. PICHONPAUGH AND PHYLLIS L. PICHONPAUGH	105	DB 9424 PG 556	91.00.00-ABTS3-FX-VA
L5	STEVEN L. LADNEY AND KAREN J. LADNEY	104	DB 12320 PG 1266	91.00.00-ABTS2-FX-VA
L6	TODD A. HILD AND KARI L. HILD	217	DB 22126 PG 1068	92.02.01-FX-VA
L7	MICHAEL J. MUSSON	218	DB 17679 PG 1881	92.02.02-FX-VA
L8	JOSEPH H. SWARTZ AND LYNE E. SWARTZ	219	DB 24188 PG 4510	92.02.03-FX-VA
L9	MATTHEW JACOB AND JOO-RIEZ JACOB	220	DB 21070 PG 161	92.02.04-FX-VA
L10	ASSADULLAH AYOLUB AND SHAHILA AYOLUB	221	DB 8214 PG 940	92.02.05-FX-VA
L11	WILLIAM E. HASSAN AND JAMEZ F. HASSAN	222	DB 8974 PG 861	92.02.06-FX-VA
L12	ROBERT LEA BERNLIE AND KELLY DAINE BERNLIE	223	DB 22513 PG 621	92.02.07-FX-VA

	OWNER	LOT	DB AND PG	TRACT #
T1	CURTIS A. SMITH, JR. CHARITY B. SMITH	394	BK 9718 PG 247	89.00.00-ABTS3
T2	ADAM R. REED CORINNE L. REED	395	BK 23226 PG 2004	89.00.00-ABTS4
T3	CHRISTOPHER D. CUFFAN CATHERINE M. CUFFAN	396	BK 22482 PG 266	89.00.00-ABTS5
T4	MICHAEL G. STEARNS URSULA T. STEARNS	397	BK 19551 PG 1064	89.00.00-ABTS6
T5	SCOTT J. ENGELBRECHT CAROL J. ENGELBRECHT	398	BK 11136 PG 231	89.00.00-ABTS7
T6	TRESHA HOLVEN	399	BK 20936 PG 1586	89.00.00-ABTS8
T7	HENDRIK J. MEYER SUNG HUI MEYER	401	BK 10009 PG 1207	89.00.00-ABTS12
T8	DOUGLAS C. INGLING CYNTHIA J. INGLING	402	BK 13288 PG 1322	89.00.00-ABTS13
T9	PARAMJIT L. SANDHU SUDJEET SINGH	403	BK 22542 PG 640	89.00.00-ABTS16

PERMANENT ACCESS ROAD #1 LINE TABLE		
A1	S49°54'10"W	64.92'
A2	S40°05'45"E	40.01'
A3	S50°10'02"W	99.73'
A4	N39°49'58"W	29.56'
A5	N31°46'15"E	112.45'
A6	N49°54'11"E	51.65'
A7	S53°35'28"E	25.71'

TEMPORARY WORKSPACE #2		
D1	S53°35'28"E	143.43'
D2	S22°36'34"W	12.87'
D3	N53°37'19"W	144.77'
D4	N28°33'07"E	12.70'

STAGING AREA #1 LINE TABLE		
E1	N72°32'00"E	215.78'
E2	S53°39'04"E	31.68'
E3	S36°17'02"W	75.19'
E4	S53°07'07"E	127.34'
E5	N36°17'24"E	76.38'
E6	S53°39'04"E	200.12'
E7	S36°52'53"W	178.75'
E8	N53°06'28"W	198.29'
E9	N36°17'24"E	88.52'
E10	N53°08'51"W	127.37'
E11	S36°24'36"W	88.49'
E12	N53°05'24"W	159.05'

PERMANENT ACCESS ROAD #2 LINE TABLE		
B1	N53°30'04"W	174.38'
B2	S87°05'20"W	20.39'
B3	N53°37'19"W	52.64'
B4	N49°54'11"E	34.99'
B5	N88°12'04"E	18.59'
B6	S53°30'03"E	43.70'
B7	S10°00'31"E	10.90'
B8	S53°30'03"E	105.73'
B9	S77°17'27"E	80.44'
B10	S72°32'00"E	193.85'
B11	S76°05'16"E	41.88'
B12	S53°45'58"E	822.18'
B13	S53°44'00"W	52.43'
B14	N33°20'12"W	71.62'
B15	N53°45'58"W	534.36'
B16	N76°05'16"W	10.95'
B17	S36°17'02"W	26.53'
B18	N53°39'04"W	31.68'
B19	S72°32'00"W	215.78'

STAGING AREA #2 LINE TABLE		
F1	N50°15'32"E	120.26'
F2	S53°39'04"E	56.48'
F3	S72°32'00"W	144.63'

LAUNCHER/RECEIVER SITE		
G1	S53°35'28"E	38.57'
G2	S49°44'39"W	73.92'
G3	N40°05'44"W	37.71'
G4	N49°54'10"E	64.92'

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Nicholas Cole Phipps 1-30-18

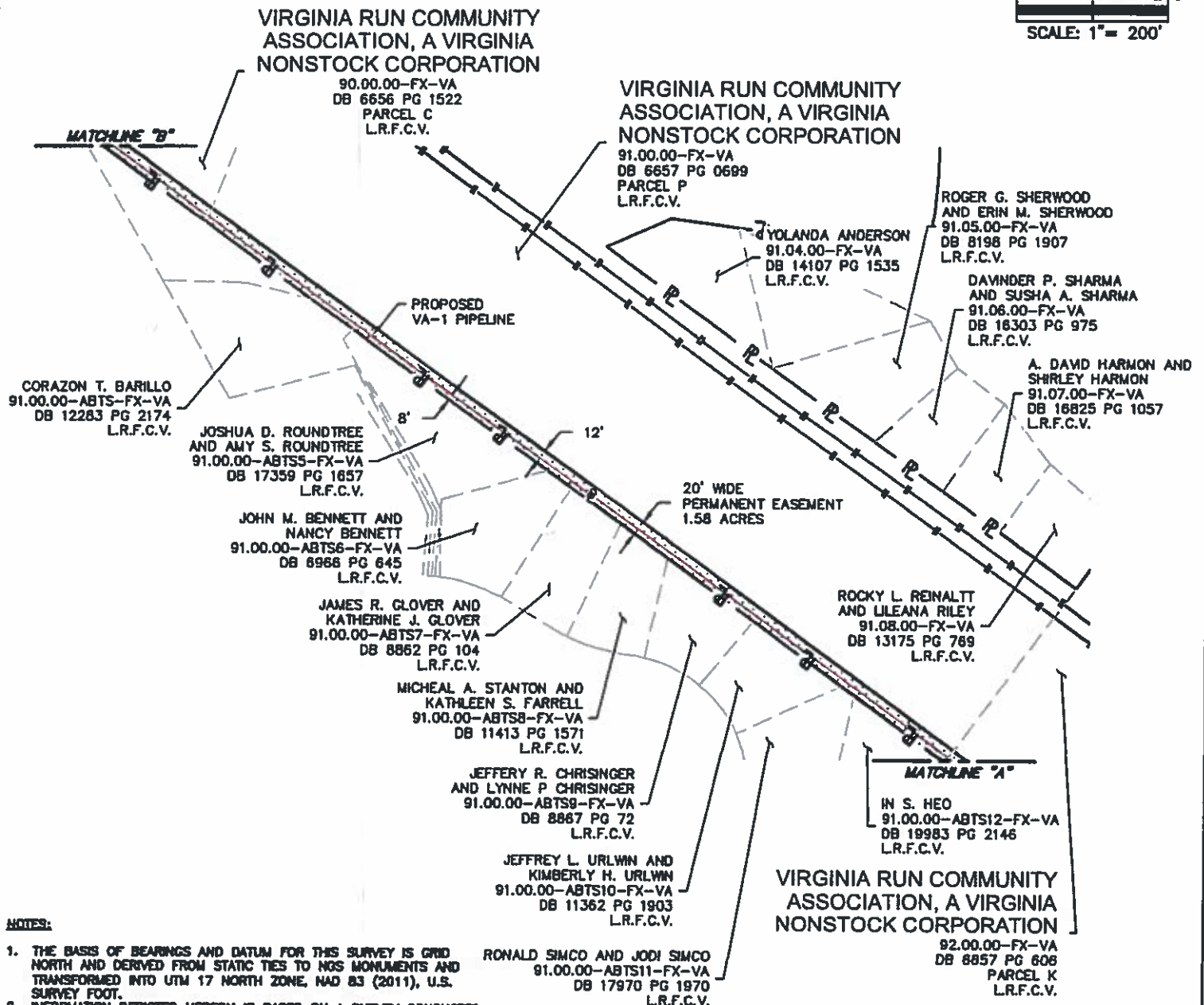
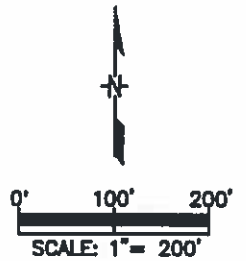
NICHOLAS COLE PHIPPS DATE: _____
LS NO. 3014
32 MILLBRANCH ROAD SUITE 40
HATTIESBURG, MS 39402
PHONE. (601)264-5193
FAX. (601)264-5530



PROJECT RIGHT-OF-WAY ACROSS THE PROPERTY OF: VIRGINIA RUN COMMUNITY ASSOCIATION, A VIRGINIA NONSTOCK CORPORATION		
DISTANCE ACROSS PROPERTY: 3500.86 FEET = 212.17 RODS PERMANENT EASEMENT: 1.58 ACRES TEMPORARY WORKSPACE: 0.42 ACRES ADDITIONAL TEMPORARY WORKSPACE: --- ACRES ACCESS ROAD: 0.86 ACRES		STAGING AREA: 1.31 ACRES LAUNCHER/RECEIVER SITE : 0.08 ACRES
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APPROVED BY MM		
SCALE N/A		
COUNTY(IES) FAIRFAX COUNTY SULLY AND SPRINGFIELD DISTRICT		STATE(S) VIRGINIA
SHEET NO. 3 OF 10		DRAWING NO. VIRGINIA_RUN
NO.	DATE	REVISION DWN CRD APP

EXHIBIT "A"

20' WIDE PERMANENT EASEMENT, TEMPORARY WORKSPACE, PERMANENT ACCESS ROAD,
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HATTIESBURG, MS 39402
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LEGEND

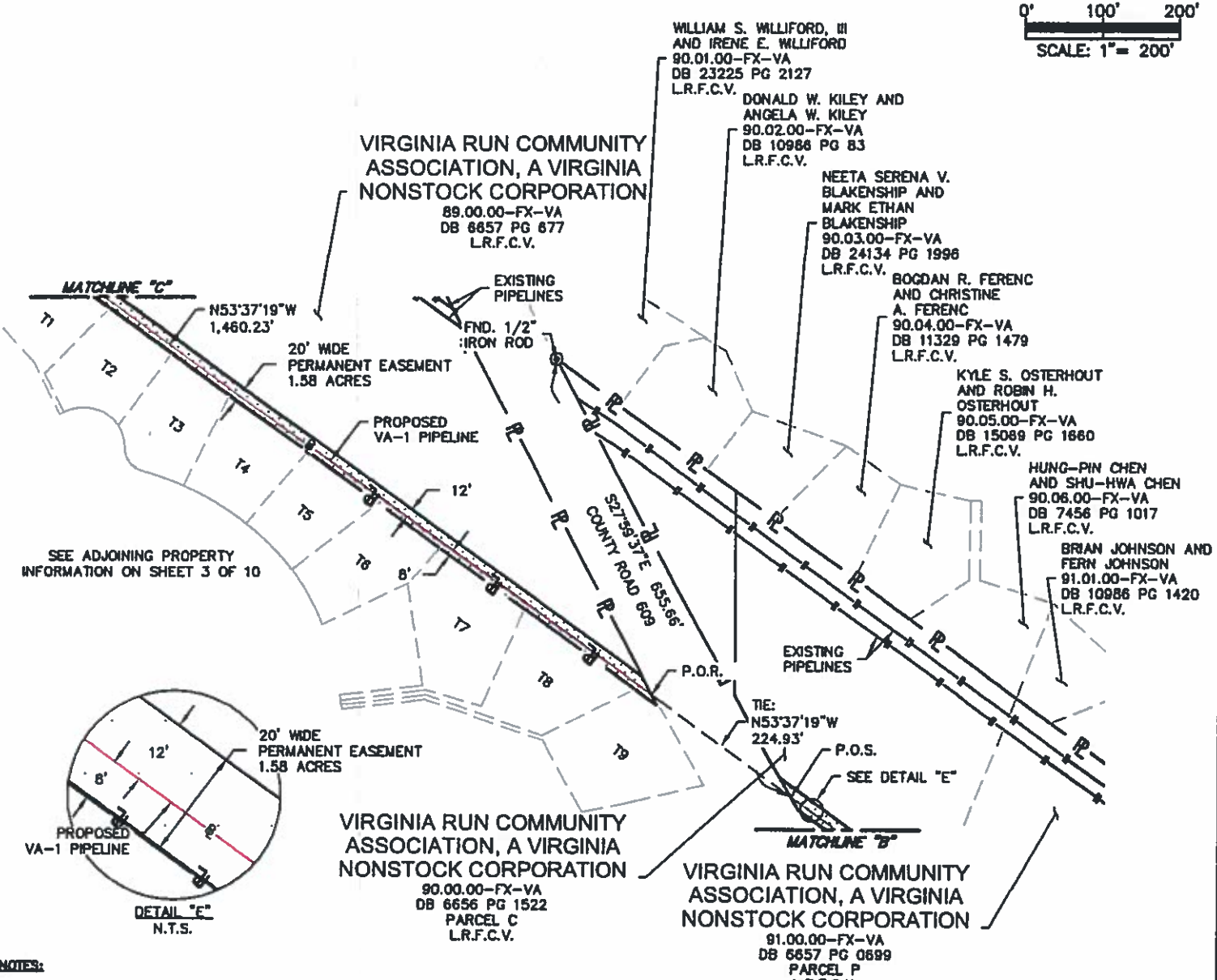
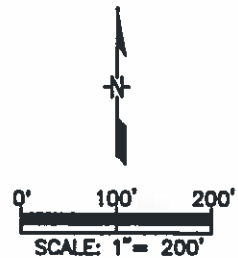
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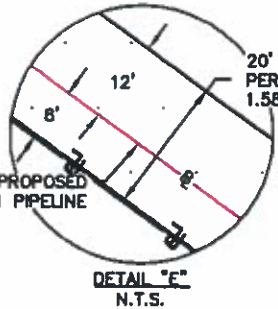
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FAIRFAX COUNTY, VIRGINIA



SEE ADJOINING PROPERTY INFORMATION ON SHEET 3 OF 10



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DATE:

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LS NO. 3014
32 MILLBRANCH ROAD SUITE 40
HATTIESBURG MS 39402
PHONE: (601)264-5193
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LEGEND:

- Q DEED BOOK PAGE
- P.O.B. POINT OF BEGINNING
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PROJECT
**RIGHT-OF-WAY ACROSS THE PROPERTY OF:
VIRGINIA RUN COMMUNITY ASSOCIATION,
A VIRGINIA NONSTOCK CORPORATION**



DISTANCE ACROSS PROPERTY: 3500.86 FEET = 212.17 RODS STAGING AREA: 1.31 ACRES
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ACCESS ROAD: 0.86 ACRES

PROJ. ID 342554	ENGINEER	FIELD BOOK PAGE
SURVEY DATE N/A		
MAP DATE 08/30/17		
APPROVED BY MM		
SCALE 1" = 200'		
NO.	DATE	REVISION
	08/28/18	UPDATED ACCESS ROAD
	08/02/17	UPDATED PLAT INFORMATION
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COUNTY(IES)
FAIRFAX COUNTY
SULLY AND SPRINGFIELD DISTRICT

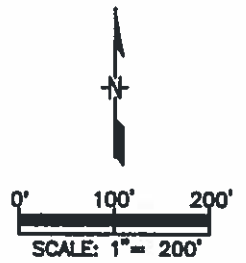
STATE(S)
VIRGINIA

SHEET NO. **5** OF **10**

DRAWING NO.
VIRGINIA_RUN

EXHIBIT "A"

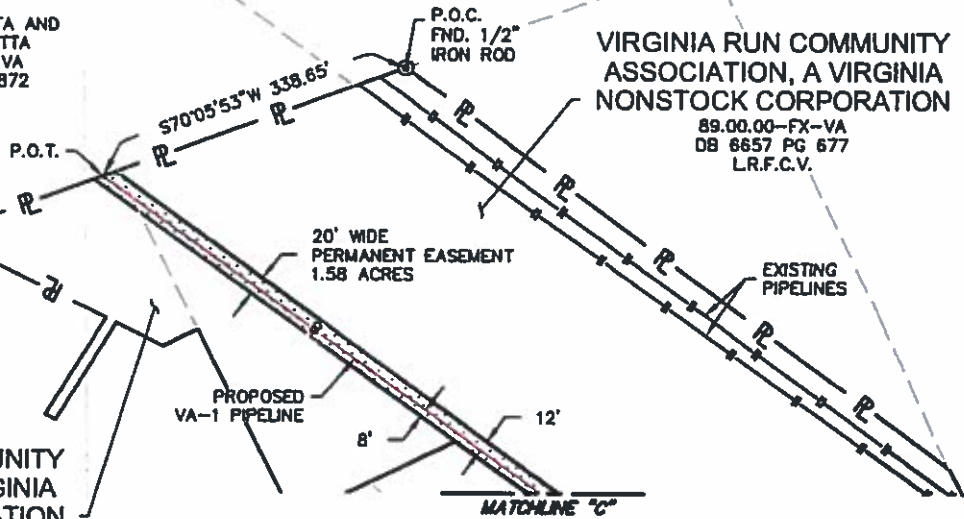
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FAIRFAX COUNTY, VIRGINIA



JAMES M. MAROTTA AND
JEAN M. MAROTTA
87.00.00-FX-VA
DB 15190 PG 872
L.R.F.C.V.

VIRGINIA RUN COMMUNITY
ASSOCIATION, A VIRGINIA
NONSTOCK CORPORATION
89.00.00-FX-VA
DB 6657 PG 677
L.R.F.C.V.

VIRGINIA RUN COMMUNITY
ASSOCIATION, A VIRGINIA
NONSTOCK CORPORATION
88.00.00-FX-VA
DB 6858 PG 1522
L.R.F.C.V.



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32 MILLBRANCH ROAD SUITE 40
HATTIESBURG, MS 39402
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LEGEND

- | | |
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| Q | BASELINE |
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SHEET NO. 8 OF 10		DRAWING NO. VIRGINIA_RUN
NO.	DATE	REVISION
		DRAW CHG APPD

August 29, 2017

COLUMBIA GAS TRANSMISSION
VA-1 PIPELINE
VIRGINIA RUN COMMUNITY ASSOCIATION, A VIRGINIA NONSTOCK CORPORATION
STATE OF VIRGINIA
COUNTY OF FAIRFAX
SULLY AND SPRINGFIELD DISTRICTS
88.00.00-FX-VA
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90.00.00-FX-VA
91.00.00-FX-VA
92.00.00-FX-VA
92.01.00-FX-VA
93.00.00-FX-VA

EXHIBIT "B"

BASELINE DESCRIPTION FOR A 1.58 ACRE TWENTY FOOT (20') WIDE PERMANENT EASEMENT, A DESCRIPTION FOR A 0.38 ACRE TEMPORARY WORKSPACE #1, A DESCRIPTION FOR A 0.04 ACRE TEMPORARY WORKSPACE #2, A DESCRIPTION FOR A 0.14 ACRE PERMANENT ACCESS ROAD #1, A DESCRIPTION FOR A 0.67 ACRE PERMANENT ACCESS ROAD #2, A DESCRIPTION FOR A 1.23 ACRE TEMPORARY STAGING AREA #1, A DESCRIPTION FOR A 0.08 ACRE TEMPORARY STAGING AREA #2 AND A DESCRIPTION FOR A 0.06 ACRE LAUNCHER/RECEIVER SITE ACROSS THE PROPERTY OF VIRGINIA RUN COMMUNITY ASSOCIATION, A VIRGINIA NONSTOCK CORPORATION

Bearings are based on GPS observations transformed into UTM 17 North Grid Datum.

PERMANENT EASEMENT

Description for a Twenty foot (20') wide, 1.58 acre Permanent Easement lying Twelve feet (12') to the north and Eight feet (8') to the south of the following described baseline:

COMMENCING at a 1/2 inch iron pipe found marking the Southernmost corner of a tract of land known as Parcel K of Westport, Section 6, Sully District, Fairfax County, Virginia, owned by Virginia Run Community Association, A Virginia Nonstock Corporation, as recorded in Deed Book 6657, Page 606, in the Land Records of Fairfax County, Virginia, said point being the Westernmost corner of the Virginia Run Community Association, a Virginia Nonstock Corporation property known as Parcel H, Westport, Section 5 as described in Deed Book 6657, Page 568;

THENCE, North 53 degrees 35 minutes 28 seconds West, along the Southwesterly line of the property herein described, 194.21 feet to and for the **POINT OF BEGINNING**;

THENCE, leaving said Southwesterly line, North 49 degrees 54 minutes 03 seconds East, 7.79 feet to a point;

THENCE, North 53 degrees 37 minutes 19 seconds West, 2,032.85 feet to the **POINT OF SUSPENSION**, said point lying on the apparent Easterly right-of-way of County Road 609, a 90 foot right-of-way, and being situated South 27 degrees 59 minutes 37 seconds East, 655.66 feet from a 1/2 inch iron pipe found marking the Northwesterly corner of a tract of land in Sully District, known as Parcel "C", Section 2, of the Westport Subdivision, and owned by Virginia Run Community Association, a Virginia Nonstock Corporation, as recorded in Deed Book 6657, Page 481, in the Land Records of Fairfax County, Virginia.

THENCE, leaving said Easterly right-of-way line, North 53 degrees 37 minutes 19 seconds West, 224.93 feet to the **POINT OF RESUMPTION**, said point being located on the apparent Westerly right-of-way of County Road 609, a 90 foot right-of-way, and the Easterly line of a tract of land in Sully District, known as Parcel "O", Section 9, of the Westport Subdivision, and owned by Virginia Run Community Association, a Virginia Nonstock Corporation, as recorded in Deed Book 6657, Page 677, in the Land Records of Fairfax County, Virginia.

THENCE, leaving said Westerly right-of-way line, North 53 degrees 37 minutes 19 seconds West, 1,460.23 feet to the to the **POINT OF TERMINATION**, said point lying on the Northwesterly line of a tract of land in Sully District, known as Parcel "A", Section One (1), Weltman Estates, as recorded in Deed Book 6656, Page 1481, and owned by Virginia Run Community Association, a Virginia Nonstock Corporation, as recorded in Deed Book 6656, Page 1522, in the Land Records of Fairfax County, Virginia and on the Southeasterly line of the Marotta property, being situated South 70 degrees 05 minutes 53 seconds West, 338.65 feet from a 1/2 inch iron pipe found marking the Northernmost corner of the Virginia Run Community Association property described in Deed Book 6657, Page 677.

Permanent Easement: Total length is 3,500.87 feet, or 212.17 rods and contains 1.58 acres, more or less.

TEMPORARY WORKSPACE #1

Description for a Temporary Workspace being variable in width and lying adjacent and contiguous to the Northeasterly boundary of the above described Permanent Easement, the side lines of said Temporary Workspace Easement lengthening or shortening to intersect the boundaries of the above described property and/or existing easements or waterbody buffer zone and being more particularly described as follows:

COMMENCING at the Northeasterly corner of the Permanent Easement described herein and run Northwesterly for 66.34 feet to the **POINT OF BEGINNING**;

THENCE, continue Northwesterly, with a total width of Twenty feet (20'), for 104.72 feet, to a point;

THENCE, continue Northwesterly, increasing uniformly in width, for 15.99 feet, to a point at which the total width is Ninety feet (90');

THENCE, with a total width of Ninety feet (90') continue Northwesterly for 127.67 feet to the **POINT OF TERMINATION**, said point lying on the Easterly boundary of a waterbody buffer zone.

Temporary Workspace Easement: Contains 0.38 acres, more or less.

TEMPORARY WORKSPACE #2

Metes and Bounds description for a 0.04 acre Temporary Workspace being more particularly described as follows:

COMMENCING at a found 1/2" iron pipe marking the Northernmost corner of a tract of land known as Parcel E of Westport, Section 4, Springfield District, Fairfax County, Virginia, owned by Virginia Run Community Association, A Virginia Nonstock Corporation, as recorded in Deed Book 6657, Page 533, in the Land Records of Fairfax County, Virginia, said point lying on a Southwesterly line of Parcel K, Westport, Section 6, as described in Deed Book 6657, Page 606, in the Land Records of Fairfax County, Virginia;

THENCE, South 53 degrees 35 minutes 28 seconds East, 270.41 feet to and for the **POINT OF BEGINNING**;

THENCE, South 53 degrees 35 minutes 28 seconds East, 143.43 feet to a point;

THENCE, South 22 degrees 36 minutes 34 seconds West, 12.87 feet to a point;

THENCE, North 53 degrees 37 minutes 19 seconds West, 144.77 feet to a point;

THENCE, North 28 degrees 33 minutes 07 seconds East, 12.70 feet to the **POINT OF BEGINNING**.

Temporary Workspace Easement: Contains 0.04 acres, more or less.

PERMANENT ACCESS ROAD #1

Metes and bounds description for a 0.14 acre Permanent Access Road being more particularly described as follows:

COMMENCING at a found 1/2" iron pipe marking the Easternmost corner of a tract of land known as Parcel E of Westport, Section 4, Springfield District, Fairfax County, Virginia, owned by Virginia Run Community Association, A Virginia Nonstock Corporation, as recorded in Deed Book 6657, Page 533, in the Land Records of Fairfax County, Virginia;

THENCE, along the Northeasterly line of the property herein described, North 53 degrees 35 minutes 28 seconds West, 214.78 feet to the **POINT OF BEGINNING**;

THENCE, leaving said Northeasterly line and across said property herein described, South 49 degrees 54 minutes 10 seconds West, 64.92 feet to a point;

THENCE, South 40 degrees 05 minutes 45 seconds East, 40.01 feet to a point;

THENCE, South 50 degrees 10 minutes 02 seconds West, 99.73 feet to a point;

THENCE, North 39 degrees 49 minutes 58 seconds West, 29.56 feet to a point;

THENCE, North 31 degrees 46 minutes 15 seconds East, 112.45 feet to a point;

THENCE, North 49 degrees 54 minutes 11 seconds East, 51.65 feet to a point on the Northeasterly line of said property herein described;

THENCE, along the Northeasterly line of said property herein described, South 53 degrees 35 minutes 28 seconds East, 25.71 feet to the **POINT OF BEGINNING**.

Permanent Access Road: Contains 0.14 acres, more or less.

PERMANENT ACCESS ROAD #2

Metes and bounds description for a 0.72 acre Permanent Access Road being more particularly described as follows:

COMMENCING at a 1/2 inch iron pipe found marking the Southernmost corner of a tract of land known as Parcel K of Westport, Section 6, Sully District, Fairfax County, Virginia, owned by Virginia Run Community Association, A Virginia Nonstock Corporation, as recorded in Deed Book 6657, Page 606, in the Land Records of Fairfax County, Virginia, said point being the Westernmost corner of the Virginia Run Community Association, a Virginia Nonstock Corporation property known as Parcel H, Westport, Section 5 as described in Deed Book 6657, Page 568;

THENCE, across the above described property, North 35 degrees 07 minutes 47 seconds East, 32.23 feet to the **POINT OF BEGINNING**;

THENCE, North 53 degrees 30 minutes 04 seconds West, 174.38 feet to a point;

THENCE, South 87 degrees 05 minutes 20 seconds West, 20.39 feet to a point;

THENCE, North 53 degrees 37 minutes 19 seconds West, 52.64 feet to a point;

THENCE, North 49 degrees 54 minutes 11 seconds East, 34.99 feet to a point;

THENCE, North 88 degrees 12 minutes 04 seconds East, 18.59 feet to a point;

THENCE, South 53 degrees 30 minutes 03 seconds East, 43.70 feet to a point;

THENCE, South 10 degrees 00 minutes 31 seconds East, 10.90 feet to a point;

THENCE, South 53 degrees 30 minutes 03 seconds East, 105.73 feet to a point;

THENCE, South 77 degrees 17 minutes 27 seconds East, 80.44 feet to a point;

THENCE, North 72 degrees 32 minutes 00 seconds East, 193.85 feet to a point;

THENCE, South 76 degrees 05 minutes 16 seconds East, 41.88 feet to a point;

THENCE, South 53 degrees 45 minutes 58 seconds East, 622.18 feet to a point;

THENCE, South 53 degrees 44 minutes 00 seconds West, 52.43 feet to a point;

THENCE, North 33 degrees 20 minutes 12 seconds West, 71.62 feet to a point;

THENCE, North 53 degrees 45 minutes 58 seconds West, 534.36 feet to a point;

THENCE, North 76 degrees 05 minutes 16 seconds West, 10.95 feet to a point;

THENCE, South 36 degrees 17 minutes 02 seconds West, 26.53 feet to a point;

THENCE, North 53 degrees 39 minutes 04 seconds West, 31.68 feet to a point;

THENCE, South 72 degrees 32 minutes 00 seconds West, 215.78 feet to the **POINT OF BEGINNING**.

Permanent Access Road: Contains 0.72 acres, more or less.

TEMPORARY STAGING AREA #1

Metes and bounds description for a 1.23 acre Temporary Staging Area and being more particularly described as follows:

COMMENCING at a 1/2 inch iron pipe found marking the Southernmost corner of a tract of land known as Parcel K of Westport, Section 6, Sully District, Fairfax County, Virginia, owned by Virginia Run Community Association, A Virginia Nonstock Corporation, as recorded in Deed Book 6657, Page 606, in the Land Records of Fairfax County, Virginia, said point being the Westernmost corner of the Virginia Run Community Association, a Virginia Nonstock Corporation property known as Parcel H, Westport, Section 5 as described in Deed Book 6657, Page 568;

THENCE, across the above described property, North 35 degrees 07 minutes 47 seconds East, 32.23 feet to the **POINT OF BEGINNING**;

THENCE, North 72 degrees 32 minutes 00 seconds East, 215.78 feet to a point;

THENCE, South 53 degrees 39 minutes 04 seconds East, 31.68 feet to a point;
THENCE, South 36 degrees 17 minutes 02 seconds West, 75.19 feet to a point;
THENCE, South 53 degrees 07 minutes 07 seconds East, 127.34 feet to a point;
THENCE, North 36 degrees 17 minutes 24 seconds East, 76.38 feet to a point;
THENCE, South 53 degrees 39 minutes 04 seconds East, 200.12 feet to a point;
THENCE, South 36 degrees 52 minutes 53 seconds West, 178.75 feet to a point;
THENCE, North 53 degrees 06 minutes 28 seconds West, 198.29 feet to a point;
THENCE, North 36 degrees 17 minutes 24 seconds East, 88.52 feet to a point;
THENCE, North 53 degrees 08 minutes 51 seconds West, 127.37 feet to a point;
THENCE, South 36 degrees 24 minutes 36 seconds West, 88.49 feet to a point;
THENCE, North 53 degrees 05 minutes 24 seconds West, 159.05 feet to the **POINT OF BEGINNING**.
Temporary Staging Area: Contains 1.23 acres, more or less.

TEMPORARY STAGING AREA #2

Metes and bounds description for a 0.08 acre Temporary Staging Area and being more particularly described as follows:

COMMENCING at a 1/2 inch iron pipe found marking the Southernmost corner of a tract of land known as Parcel K of Westport, Section 6, Sully District, Fairfax County, Virginia, owned by Virginia Run Community Association, A Virginia Nonstock Corporation, as recorded in Deed Book 6657, Page 606, in the Land Records of Fairfax County, Virginia, said point being the Westernmost corner of the Virginia Run Community Association, a Virginia Nonstock Corporation property known as Parcel H, Westport, Section 5 as described in Deed Book 6657, Page 568;

THENCE, across the above described property, North 42 degrees 55 minutes 43 seconds East, 90.24 feet to the **POINT OF BEGINNING**;

THENCE, North 50 degrees 15 minutes 32 seconds East, 120.26 feet to a point;

THENCE, South 53 degrees 39 minutes 04 seconds East, 56.48 feet to a point;

THENCE, South 72 degrees 32 minutes 00 seconds West, 144.63 feet to the **POINT OF BEGINNING**.

Temporary Staging Area: Contains 0.08 acres, more or less.

LAUNCHER/RECEIVER SITE

Metes and Bounds description for a 0.06 acre Launcher/Receiver Site being more particularly described as follows:

COMMENCING at a found 1/2" iron pipe marking the Northernmost corner of a tract of land known as Parcel E of Westport, Section 4, Springfield District, Fairfax County, Virginia, owned by Virginia Run Community Association, A Virginia Nonstock Corporation, as recorded in Deed Book 6657, Page 533, in the Land Records of Fairfax County, Virginia, said point lying on a Southwesterly line of Parcel K, Westport, Section 6, as described in Deed Book 6657, Page 606, in the Land Records of Fairfax County, Virginia;

THENCE, South 53 degrees 35 minutes 28 seconds East, 540.01 feet to and for the **POINT OF BEGINNING**;

THENCE, South 53 degrees 35 minutes 28 seconds East, 38.57 feet to a point;

THENCE, South 49 degrees 44 minutes 39 seconds West, 73.92 feet to a point;

THENCE, North 40 degrees 05 minutes 44 seconds West, 37.71 feet to a point;

THENCE, North 49 degrees 54 minutes 10 seconds East, 64.92 feet to the **POINT OF BEGINNING**.

Launcher/Receiver Site: Contains 0.06 acres, more or less.