

Prepared by and return to:
City Attorney's Office
City of Manassas Park
100 Park Central Plaza
Manassas Park, VA 20111
ATTN: Dean Crowhurst, Esq.

Tax Map Numbers: 29-(A)-1 & 25-(A)-E

EXEMPT FROM RECORDATION AND GRANTOR TAXES AND FEES
PURSUANT TO VIRGINIA CODE §§ 58.1-811.A.3, 58.1-811.C.4, AND 17.1-279.E

DEED OF BOUNDARY LINE ADJUSTMENT AND CONVEYANCE

THIS DEED OF BOUNDARY LINE ADJUSTMENT AND CONVEYANCE (this "Deed") is made this ____ day of _____, 2022, by and between the CITY OF MANASSAS PARK, a Virginia municipal corporation, its successors and assigns (together, the "City"); and the NORTHERN VIRGINIA TRANSPORTATION COMMISSION ("NVTC") and the POTOMAC AND RAPPAHANNOCK TRANSPORTATION COMMISSION ("PRTC"), transportation commissions established under Virginia law, together the owners and operators of the VIRGINIA RAILWAY EXPRESS, their successors and assigns (together, the "VRE").

RECITALS

R-1. The City is the owner of certain real property situate in the City of Manassas Park, Virginia, containing 9.35275 acres (407,406 square feet) of land (the "City Property"), with tax map number 29-(A)-1, as shown on the plat recorded as Instrument No. 202201190005448, having acquired the Property by deed recorded in Deed Book 660, at Page 386, both among the land records of Prince William County, Virginia (the "Land Records").

R-2. The VRE is the owner of certain real property situate in the City of Manassas Park, Virginia, known as Outlot "E", containing 5.76853 acres (251,277 square feet) of land (the "VRE Property"), with tax map number 25-(A)-E, as shown on the plat recorded as Instrument No. 202201190005448, having acquired the Property by deed recorded as Instrument No. 202201190005447, both among the Land Records.

R-3. It is the desire and intent of the City and the VRE to adjust the boundary line between the City Property and the VRE Property, whereby the City will convey 0.18538 acres (8,075 square feet) of land (the "City Property Portion") to the VRE, in accordance with the plat attached hereto and incorporated herein by this reference (Project No: 38595.03) dated September 14, 2022, titled "Boundary Line Adjustment Between City of Manassas Park And Virginia Railway Express", and prepared by Vanasse Hangen Brustlin, Inc. of Williamsburg, Virginia (the "Plat").

NOW, THEREFORE, WITNESSETH, that for and in consideration of the premises, 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, that parties hereto agree as follows:

INCORPORATION OF RECITALS

The foregoing Recitals are hereby incorporated into this Deed by this reference as if set forth herein in their entirety.

CONVEYANCE AND BOUNDARY LINE ADJUSTMENT

The City and the VRE hereby adjust the boundary line between the City Property and the VRE Property in accordance with the Plat, and the City hereby grants, bargains, sells, and conveys, with Special Warranty of Title, unto the VRE, the City Property Portion pursuant to such boundary line adjustment, thereby revising the areas of the two parcels as follows:

- (i) Outlot “E”, containing 5.95390 acres (259,352 square feet) of land and owned by the VRE; and
- (ii) A residue (the “Residue”) containing 9.16738 acres (399,331 square feet) of land and owned by the City.

The conveyance of the City Property Portion to the VRE is made subject to the restriction, running with the land, that if Outlot E ceases to be used as a parking lot in support of commuter rail service to the rail station in the City of Manassas Park for one (1) year or longer, then at any time thereafter, upon receipt of a written notice from the City, the VRE must sell Outlot “E” to the City at the then-appraised fair market value of Outlot “E” (or at such value necessary to extinguish any remaining Federal interest in Outlot “E” and improvements if such value is higher than the appraised fair market value), less the pro rata value of the 0.18538 acres (8,075 square feet) of the City Property conveyed to the VRE hereby. The City’s right to repurchase Outlot “E” shall arise immediately and automatically upon the passage of said time period and shall be exercisable in the City’s sole discretion, and such sale shall occur within sixty (60) days of the City and VRE reaching agreement on the fair market value of Outlot “E” and improvements. The City’s right to repurchase Outlot “E” shall be extinguished, however, if the VRE recommences a commuter rail service prior to the City’s provision of written notice demanding the sale of Outlot “E” as described above.

FURTHER subject to all covenants, conditions, restrictions, agreements, rights-of-way and easements of record, including the easements granted and reserved herein.

TOGETHER with all improvements located in or on the City Property Portion.

GENERAL PROVISIONS

The parties agree that the agreements and covenants stated above are not covenants personal to the City or the VRE, but are covenants running with the land, which are and shall be binding upon the City and the VRE, their personal representatives, successors and assigns, as owners of the Residue and Outlot “E”, respectively.

The term “City”, as used in this Deed, shall mean the person, department, agency, board, commission, committee, or other sub-unit of the City having the legal obligation or right to act on behalf of the City, as the context may require.

This Deed is made in accordance with the statutes made and provided in such cases; with the approval of the proper authorities of the City of Manassas Park, Virginia, as shown by the signatures affixed to this Deed and the Plat, and is with the free consent and in accordance with

the desires of the City and the VRE, owners and proprietors of the land within the bounds of the Residue and Outlot “E”, respectively.

This document may be executed in counterparts, which, taken together, shall constitute one and the same instrument.

[Signature pages follow]

FURTHER WITNESS THE FOLLOWING SIGNATURES AND SEALS.

CITY OF MANASSAS PARK,
a Virginia municipal corporation

By: _____
Jeanette Rishell, Mayor

COMMONWEALTH OF VIRGINIA
CITY OF MANASSAS PARK, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
2022, by Jeanette Rishell, Mayor of the City of Manassas Park.

Notary Public

My Commission Expires: _____

APPROVED AS TO FORM:

Dean H. Crowhurst, City Attorney

THE NORTHERN VIRGINIA TRANSPORTATION
COMMISSION and THE POTOMAC AND
RAPPAHANNOCK TRANSPORTATION
COMMISSION, transportation commissions established
under Virginia law, together the owners and operators of
the VIRGINIA RAILWAY EXPRESS

By: _____
Rich Dalton, Chief Executive Officer

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
2022, by Rich Dalton, Chief Executive Officer for the Virginia Railway Express, on behalf of the
Potomac and Rappahannock Transportation Commission and the Northern Virginia
Transportation Commission.

Notary Public

My Commission Expires: _____

APPROVED AS TO FORM:

Stephen A. MacIsaac, General Counsel

Surveyor's Certification

I, STEPHEN A. ROMEO, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS THE PROPERTY ACQUIRED BY CITY OF MANASSAS PARK, BY DEED RECORDED IN DEED BOOK 660 AT PAGE 386 AND PROPERTY ACQUIRED BY NORTHERN VIRGINIA TRANSPORTATION COMMISSION AND THE POTOMAC AND RAPPAHANNOCK TRANSPORTATION COMMISSION BY DEED RECORDED IN INSTR.NO.202201190005447, ALL AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY LIMITED TO THE BOUNDARIES PROXIMATE TO THE BOUNDARY LINE ADJUSTMENT AREA AND COMPILATION OF INFORMATION OF RECORD (INSTRUMENT NO. 202201190005447 AND INSTRUMENT NO. 202201190005448), AS PROVIDED FOR IN 18VAC 10-20-370.D.2.R

I FURTHER CERTIFY THAT THIS PLAT CLOSES WITH A PRECISION RATIO GREATER THAN 1:10,000.

OWNER'S CERTIFICATE: TAX MAP NO. 29-A-1
THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.
THE CITY OF MANASSAS PARK.

BY: _____
MAYOR _____ DATE _____

STATE OF _____
COUNTY OF _____
I, _____, A NOTARY PUBLIC
IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____
MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

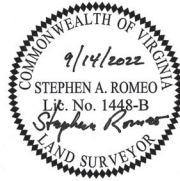
OWNER'S CERTIFICATE: OUTLOT E
THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.
NORTHERN VIRGINIA TRANSPORTATION COMMISSION

BY: _____
NAME: _____ DATE _____
TITLE: _____

STATE OF _____
COUNTY OF _____
I, _____, A NOTARY PUBLIC
IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

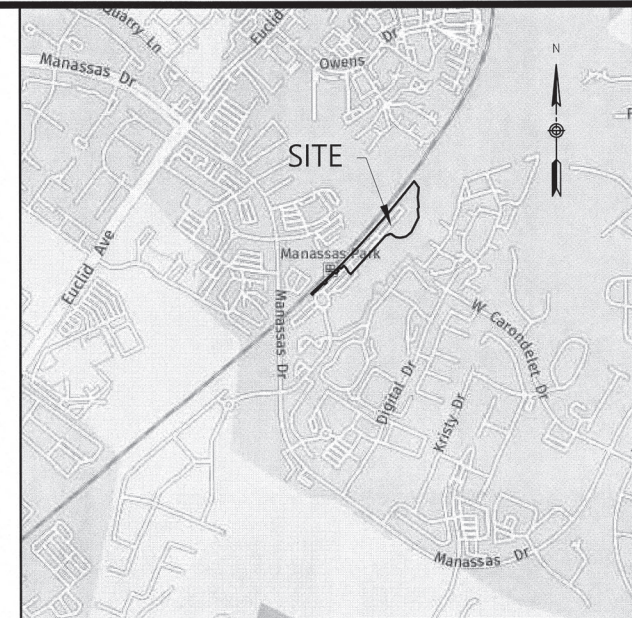
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____
MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____



PARCEL AREA TABULATION

PARCEL	OLD AREA	NEW AREA
TAXMAP NO. 29-A-1	407,406 SQ. FT./ 9.3528 AC.	339,331 SQ. FT./ 9.1674 AC.
OUTLOT "E"	251,277 SQ. FT./ 5.7685 AC.	259,352 SQ. FT./ 5.9539



Vicinity Map
1"=1,000'

OWNER'S CERTIFICATE: OUTLOT E
THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.
POTOMAC AND RAPPAHANNOCK TRANSPORTATION COMMISSION

BY: _____
NAME: _____ DATE _____
TITLE: _____

STATE OF _____
COUNTY OF _____
I, _____, A NOTARY PUBLIC
IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____
MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

General Notes

- ON-THE-GROUND SURVEY PERFORMED BY VHB DURING AUGUST 2022.
- ALL IMPROVEMENTS NOT SHOWN.
- HORIZONTAL DATUM IS BASED ON VIRGINIA STATE PLANE NORTH ZONE, NAD 1983.
- THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO INFORMATION IN SUCH.
- THE PROPERTIES SHOWN ON THIS PLAT LIE WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR PRINCE WILLIAM COUNTY, VIRGINIA, MAP NUMBER 51153C0114D EFFECTIVE DATE JANUARY 5, 1995.

Boundary Line Adjustment Between City of Manassas Park And Virginia Railway Express

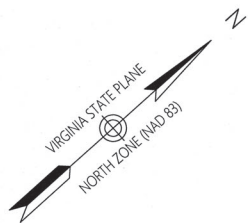
City of Manassas Park, Virginia

DATE: Sept. 14, 2022	SHEET 1 OF 2	
PROJECT NO: 38595.03	DRAWN BY: CRO	CHECKED BY: SAR



Transportation
Land Development
Environmental Services

351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757 220 0500 • FAX 757 903 2794



MANASSAS DRIVE
VARIABLE WIDTH R/W

FROM CITY OF MANASSAS PARK
TO VIRGINIA RAILWAY EXPRESS
8,075 SQ. FT. / 0.1854 AC.

□ PK NAIL SET
△ UNABLE TO SET AT
TIME OF SURVEY
IRS=IRON ROD SET
PKF=PK NAIL FOUND

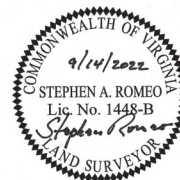
CURVE TABLE						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	10776.19'	834.68'	4°26'16"	417.55'	N44°33'34"E	834.47'
C2	10776.19'	1249.22'	6°38'31"	625.31'	N39°01'10"E	1248.52'
C3	10776.19'	487.91'	2°35'39"	243.99'	N43°38'15"E	487.86'
C4	2.50'	1.85'	42°19'31"	0.97'	S21°55'51"W	1.81'
C5	2.50'	3.95'	90°33'43"	2.52'	S88°22'28"W	3.55'
C6	2.50'	3.90'	89°26'17"	2.48'	S1°37'32"E	3.52'
C7	2.50'	3.94'	90°17'40"	2.51'	S88°14'26"W	3.54'
C8	5.50'	7.17'	74°43'50"	4.20'	S11°09'20"E	6.68'
C9	5.00'	6.98'	79°57'56"	4.19'	N86°53'18"W	6.43'
C10	90.93'	48.11'	30°18'46"	24.63'	S42°21'47"W	47.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N47°19'37"W	14.76'
L2	S43°14'07"W	36.95'
L3	S47°08'20"E	14.90'
L4	S43°05'37"W	37.54'
L5	N46°25'20"W	15.00'
L6	S47°35'36"E	12.33'
L7	S42°55'44"W	27.43'
L8	N49°07'49"W	10.82'

CITY OF MANASSAS PARK
COMMUTER RAIL
TAX MAP NO. 29-A-1
OLD AREA
407,406 SQ. FT. / 9.3528 AC.
NEW AREA
399,331 SQ. FT. / 9.1674 AC.
INSTR. NO. 202201190005447 (DEED)
INSTR. NO. 202201190005448 (PLAT)

NF
SOUTHERN RAILWAY COMPANY
80' RIGHT-OF-WAY

OUTLOT 'E'
VIRGINIA RAILWAY EXPRESS (VRE)
OLD AREA
251,277 SQ. FT. / 5.7685 AC.
NEW AREA
259,352 SQ. FT. / 5.9539 AC.
INSTR. NO. 202201190005447 (DEED)
INSTR. NO. 202201190005448 (PLAT)



Boundary Line Adjustment Between City of Manassas Park And Virginia Railway Express

City of Manassas Park, Virginia

DATE: Sept. 14, 2022	SHEET 2 OF 2	SCALE: 1"=50'
PROJECT NO: 38595.03	DRAWN BY: CRO	CHECKED BY: SAR



Transportation
Land Development
Environmental Services

351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757 220 0500 • FAX 757 903 2794