



Description of
Outlot A, Block 2A, Section 904
and part of Block 2A, Section 904
Reston
and a portion of
Edmund Halley Drive
Being the property of
The Board of County Supervisors
of Fairfax County, Virginia
Hunter Mill District
Fairfax County, Virginia

RECEIVED
Department of Planning & Zoning

APR 17 2019

Zoning Evaluation Division

Rezoning Area 1

Beginning at a point on the westerly right of way line of Reston Parkway (Route 602) marking the northeasterly corner of the property now or formerly of One Reston Co LLC;

thence departing said westerly right of way line of Reston Parkway with the northeasterly line of said One Reston Co LLC and continuing with the northeasterly line of the property now or formerly of Two Reston Co LLC

N 62° 08' 16" W, 1,218.04 feet

to a point on the southwesterly right of way line of Edmund Halley drive;

thence continuing with said northeasterly line of the property of Two Reston CO LLC

N 62° 08' 16" W, 8.12 feet

to a point;

thence through said Edmund Halley Drive, being the property of The Board of County supervisors of Fairfax County, Virginia the following four (4) courses:

113.10 feet along the arc of said curve having a radius of 80.53 feet and a chord bearing and chord of N 12° 23' 11" W, 104.03 feet respectively, to the point of reverse curvature of a curve to the right:

42.48 feet along the arc of said curve having a radius of 64.50 feet and a chord bearing and chord of N 30° 12' 29" W, 41.71 feet respectively, to the point of compound curve to the right;

15.69 feet along the arc of said curve having a radius of 34.50 feet and a chord bearing and chord of N 01° 41' 00" E, 15.55 feet respectively, to a point;

N 14° 42' 29" E, 3.21 feet

to a point;

103.26 feet along the arc of said curve having a radius of 1,925.20 feet and a chord bearing and chord of S 13° 17' 12" W, 103.25 feet respectively,

to the point of beginning containing 604,741 square feet or 13.88294 acres of land.

and

Rezoning Area 2

Beginning at a point on the northwesterly line of the property now or formerly of Two Reston Co LLC, said point being

N 62° 08' 16" W, 34.07 feet and

S 27° 51' 44" W, 67.12 feet

from a point on the southeasterly right of way line of Edmund Halley Drive marking the southwesterly corner of the property now or formerly of One Reston Co LLC;

thence departing said southeasterly right of way line of Edmund Halley Drive and with said northwesterly line of Two Reston Co LLC

S 27° 51' 44" W, 179.10 feet

to a point marking the most northerly corner of the property now or formerly of GS Property RP LLC being the point of curvature of a curve to the right;

thence with the northwesterly line of said GS Property RP LLC

252.90 feet along the arc of said curve having a radius of 435.00 feet and a chord bearing and chord of S 44° 31' 04" W, 249.36 feet respectively,

to a point on said southeasterly right of way line of Edmund Halley Drive;

thence continuing with said southeasterly right of way line of Edmund Halley Drive the following four (4) courses:

N 29° 09' 46" W, 9.40 feet to the point of curvature of a non-tangent curve to the left;

227.27 feet along the arc of said curve having a radius of 447.32 feet and a chord bearing and chord of N 42° 45' 04" E, 224.83 feet respectively, to a point;

N 27° 51' 35" E, 195.75 feet to a point;

S 61° 43' 56" E, 21.60 feet

to the point of beginning containing 7,928 square feet or 0.18200 acres of land.

And

Rezoning Area 3

Beginning at a point on the southeasterly right of way line of Edmund Halley Drive marking a northwesterly corner of the property now or formerly of GS Property RP LLC, said point being

S 32° 30' 00" W, 30.50 feet to a point and

S 57° 30' 00" E, 4.66 feet

from a point on said southeasterly right of way line of Edmund Halley Drive marking a northwesterly corner of said GS Property RP LLC;

thence departing said right of way of Edmund Halley Drive and with the southerly and westerly lines of said GS Property RP LLC

S 57° 30' 00" E, 20.33 feet to a point and

S 32° 30' 00" W, 25.00 feet

to a point on the northeasterly right of way line of Sunrise Valley Drive (Route 5320) marking a southwesterly corner of said GS Property RP LLC

thence with said right of way line of Sunrise Valley Drive

N 57° 30' 00" W, 5.68 feet

to a point marking the intersection of said northeasterly right of way line of Sunrise Valley Drive with said southeasterly right of way line of Edmund Halley Drive, said point marking the point of curvature of a non-tangent curve to the right;

thence departing said northeasterly right of way line of Sunrise Valley Drive and with said southeasterly right of way line of Edmund Halley Drive

29.67 feet along the arc of said curve having a radius 27.00 feet and a chord bearing and chord of N 01° 09' 21" E, 28.20 feet respectively, to a point and

N 32° 30' 00" E, 0.92 feet

to the point of beginning containing 406 square feet or 0.00932 acres of land and an aggregate area of 613,075 square feet or 14.07426 acres of land.

thence departing said Edmund Halley Drive, the property of The Board of County Supervisors of Fairfax County, Virginia and continuing through the property of Reston Crossing LP the following seven (7) courses:

N 12° 24' 40" E, 33.65 feet to a point;

N 14° 42' 29" E, 27.05 feet to a point;

N 42° 47' 25" E, 29.50 feet to a point;

N 08° 07' 34" E, 136.93 feet to a point of curvature of a curve to the right;

55.46 feet along the arc of said curve having a radius of 49.00 feet and a chord bearing and chord of N 40° 32' 53" E, 52.54 feet respectively, to a point;

N 72° 58' 16" E, 57.42 feet to a point;

N 07° 27' 20" E, 50.05 feet

to a point on the southwesterly right of way line of the Dulles Airport Access and Toll Road (Route 267), said point being the point of curvature of a curve to the right;

thence with said southwesterly right of way line of the Dulles Airport Access and Toll Road the following seven (7) courses:

73.66 feet along the arc of said curve having a radius of 16,988.73 feet and chord bearing and chord of S 82° 25' 12" E, 73.66 feet respectively, to a point;

S 70° 39' 18" E, 306.47 feet to the point of curvature of a non-tangent curve to the right;

202.22 feet along the arc of said curve having a radius of 778.51 feet and a chord bearing and chord of S 53°09' 26" E, 201.66 feet respectively, to a point;

S 44° 48' 28" E, 315.65 feet to the point of curvature of a curve to the left;

269.15 feet along the arc of said curve having a radius of 474.00 feet and a chord bearing and chord of S 61° 58' 58" E, 265.55 feet respectively, to a point;

S 78° 15' 00" E, 48.49 feet to a point and

S 33° 15' 10" E, 66.24 feet

to a point on the aforementioned westerly right of way line of Reston Parkway;

thence with said westerly right of way line of Reston Parkway

S 11° 45' 00" W, 311.90 feet to the point of curvature of a curve to the right and