

87203051

JK6877 0611

*October*

SECOND AMENDMENT TO CONDOMINIUM INSTRUMENTS  
FOR FAIRFAX YACHT CLUB CONDOMINIUM  
CONVERTING CONVERTIBLE LAND AND  
CORRECTIVE AMENDMENT

THIS AMENDMENT is made this 19th day of October, 1987, by  
Fairfax Yacht Club Development Corporation, a Virginia  
corporation ("Declarant").

WITNESSETH THAT

WHEREAS, the Declarant caused certain condominium  
instruments establishing Fairfax Yacht Club Condominium in  
Fairfax County, Virginia, to be recorded on December 28, 1984, in  
Deed Book 6075 at Page 1801, among the land records of Fairfax  
County, Virginia.

WHEREAS, the legal description of Phase III recorded as part  
of Exhibit A to the Declaration contains certain scrivener's  
errors which the Declarant desires to correct;

WHEREAS, the Plat attached to the Declaration contains  
certain scrivener's errors relating to Phase III as shown thereon  
which the Declarant desires to correct;

WHEREAS, pursuant to Section 55-79.61 of the Condominium  
Act, Article VI of the Declaration permits the Declarant to  
unilaterally convert all or any of the Convertible Land from time  
to time until the fifth anniversary of the recordation of the  
Declaration;

WHEREAS, the Declarant has complied with the provisions of  
Article VI of the Declaration and Section 55-79.61 of the  
Condominium Act and wishes to amend the Declaration to as  
hereinafter provided.

NOW, THEREFORE, pursuant to and in compliance with Article  
VI of the Declaration and Section 55-79.61 of the Condominium  
Act, the Declarant hereby amends the Declaration as follows:

1. The legal description of Phase III recorded as a part  
of Exhibit A to the Declaration is hereby corrected to read as  
set forth on Exhibit 1 attached hereto and made a part hereof.
2. The Plat attached to the Declaration is hereby  
corrected to the Plat attached hereto and made a part hereof.

1987 OCT 22 11:32

WALUTES, BEDFORD & FLYNN  
P.O. BOX 490  
4121 CHATELAIN ROAD  
ANNANDALE VA 22003

-1-

DEM-DIVISION OF DESIGN REVIEW									
54	4	RP	03	4	01				
DOCUMENT CONTROL NUMBER									

BK6877 0612

3. Phase III, being the land described on Exhibit 1 hereto and a portion of the convertible land described in Exhibit A to the Declaration, is hereby converted into the condominium units Nos. A-1 through A-20, both inclusive, and limited common elements appurtenant thereto.

4. Pursuant to Section 55-79.56(b) of the Condominium Act, the Common Element Interests in the Condominium are hereby reallocated to each unit in accordance with Exhibit 2 attached hereto and pursuant to Section 55-79-73(c) of the Condominium Act, liability for common expenses and votes in the Unit Owners Association are similarly reallocated in proportion to the Common Element Interest allocated to each condominium unit hereby.

5. Additional certifications pursuant to Section 55-79.58 and 55-79.59 of the Condominium Act are attached hereto and are hereby incorporated as part of the Plats and Plans of the Condominium.

EXCEPT as modified by this Amendment, all of the terms and provisions of the condominium instruments are hereby expressly ratified and confirmed, shall remain in full force and effect and shall apply to the Condominium as expanded.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed by an authorized officer of the corporation as of the date first written above.

FAIRFAX YACHT CLUB DEVELOPMENT CORP.  
a Virginia corporation

By:  [SEAL]  
Authorized Officer

STATE OF VIRGINIA )  
 ) To-Wit  
COUNTY OF FAIRFAX )

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Karl Kohler, an authorized officer of Fairfax Yacht Club Development Corp., whose name is signed to the foregoing instrument, has acknowledged the same before me in my jurisdiction aforesaid on behalf of the corporation.

GIVEN under my hand and seal this 20<sup>th</sup> day of October, 1981.

Richard L. Beakel [SEAL]  
Notary Public

My Commission expires: November 3, 1989.

BK6877 0614



**RINKER-DETWILER & ASSOCIATES, P.C.**  
*Engineering • Surveying • Land Planning • Landscape Architecture*

10505 Judicial Drive  
FAIRFAX, VIRGINIA 22030

703/591-6812 or 591-6563

JACK E. RINKER, P.E.  
DOUGLAS M. DETWILER, L.S.

ASSOCIATES  
CALVIN R. ALLEN, L.S.  
ROBERT H. BRENT, JR.  
ELDRIDGE E. HOOKMAN, L.S.  
CHARLES C. JACKSON

June 30, 1987

**Metes And Bounds Description**  
**Phase III**  
**Fairfax Yacht Club**  
**Condominium**  
**Mount Vernon District**  
**Fairfax County, Virginia**

**Exhibit 1 to**  
**the Amendment**

Beginning at a point lying on the northeasterly side of Occoquan River, said point being a corner with Lot 2, Division of the Estate of John S. Beach; thence from the point of beginning and running with the line of said Lot 2 N28°37'49"E 45.00 feet to a corner with Phase I, Fairfax Yacht Club Condominium; thence with the lines of said Phase I the following courses and distances: S68°50'51"E 148.89 feet; S00°11'28"W 67.73 feet; with a curve to the left of radius 64.00 feet, an arc length of 34.41 feet; S46°51'53"W 51.52 feet; N43°08'07"W 139.42 feet; and S39°13'44"W 349.15 feet; thence continuing with the outline of the herein described Phase III, Fairfax Yacht Club Condominium N50°46'16"W 58.55 feet; N47°51'30"W 32.60 feet; N42°08'30"E 293.58 feet; and N53°36'45"E 71.00 feet to the point and place of beginning, containing 1.4248 Acres.



*Calvin R. Allen*  
Calvin R. Allen  
Land Surveyor

Exhibit 1

9K6877 0615

Exhibit 2  
to the Amendment

FAIRFAX YACHT CLUB CONDOMINIUM  
COMMON ELEMENT INTEREST TABLE

<u>Unit Identifying Number</u>	<u>Unit Type</u>	<u>Par Value Per Unit</u>	<u>Number of Units Per Type</u>	<u>Total Par Value Per Type</u>
A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14, A-15, A-16, A-17, A-18, A-19, A-20 B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9,, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, C-1 C-3, C-5, C-7 C-9, C-11, C-13 C-15, C-17, C-19 C-21, C-23, C-25 C-27, C-29, C-31 C-33, C-35, C-37, C-39	30'	11/2216	78	858/2216
C-2, C-4, C-6, C-8, C-10, C-12, C-14, C-16, C-18 C-20, C-22, C-24, C-26, C-28, C-30, C-32, C-34, C-36, C-38, D-1, D-3 D-5, D-7, D-9, D-11, D-13, D-15, D-17, D-19, D-21, D-23, D-25, D-27, D-29, D-31, D-33, D-35, D-37	35'	13/2216	38	494/2216

BK6877 0616

FAIRFAX YACHT CLUB CONDOMINIUM

D-2, D-4, D-6 D-8, D-10, D-12, D-14, D-16, D-18, D-20, D-22, D-24, D-26, D-28, D-30, <u>D-32, D-34, D-36</u>	40'	16/2216	18	288/2216
E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10, E-11, E-12, E-13, E-14, E-15, E-16, E-17, E-18, E-19, E-20, E-21, E-22, E-23, E-24, E-35, E-26, E-27, E-28, E-29, E-30, E-31, E-32, E-33, E-34, E-35, <u>E-36</u>	Covered 40'	16/2216	36	576/2216
			170	2216/2216

with part attached

RECORDED W/CERTIFICATE AMEXED

OCT 22 1987

FAIRFAX COUNTY, VA.

TESTE: [Signature] CLERK

5. THIS PROPERTY IS NOW IN THE NAME OF FAIRFAX YACHT CLUB DEVELOPMENT CORPORATION AS RECORDED IN DEED BOOK 5918 AT PAGE 370.

MATCH LINE

ENGINEER'S CERTIFICATE

I, JACK E. RINKER A DULY REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAN FOR FAIRFAX YACHT CLUB CONDOMINIUM IS ACCURATE (WITHIN NORMAL TOLERANCES) AND COMPLIES WITH SECTION 55-79.58(b) OF THE VIRGINIA CONDOMINIUM ACT AND THAT THE UNITS SHOWN HEREON IN PHASE III ARE SUBSTANTIALLY COMPLETED AS OF JUNE 30, 1987.



CERTIFIED CORRECT  
*Jack E. Rinker*  
JACK E. RINKER  
PROFESSIONAL  
ENGINEER

SURVEYOR'S CERTIFICATE

I, CALVIN R ALLEN A DULY LICENSED SURVEYOR, DO HEREBY CERTIFY THAT FOR FAIRFAX YACHT CLUB CONDOMINIUM, ACCURATE (WITHIN NORMAL TOLERANCES) WITH SECTION 55-79.58 VIRGINIA CONDOMINIUM ACT, AND BUILDINGS AND PHYSICAL IMPROVEMENTS SHOWN IN PHASE III ARE SUBSTANTIALLY COMPLETED AS OF JUNE 30, 1987.



CERTIFIED CORRECT  
*Calvin R. Allen*  
CALVIN R. ALLEN  
PROFESSIONAL  
LAND SURVEYOR

MATCH LINE

10/15/87  
RECOMMENDED FOR APPROVAL  
FAIRFAX COUNTY  
SITE REVIEW BOARD  
FINAL PLAT

NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON ASSESSMENT MAP 117-1-(1) PARCEL 4 AND IS ZONED RE.
2. LOWER BOUNDARY OF ALL UNITS IS THE MEAN LOW WATER LINE.
3. UPPER BOUNDARY OF ALL UNITS IS 100 FT. ABOVE MEAN LOW WATER LINE.
4. MEAN LOW WATER LINE IS BASED ON U.S.G.S. DATUM.
5. THIS PROPERTY IS NOW IN THE NAME OF FAIRFAX YACHT CLUB DEVELOPMENT CORPORATION AS RECORDED IN DEED BOOK 5918 AT PAGE 370.

MATCH LINE

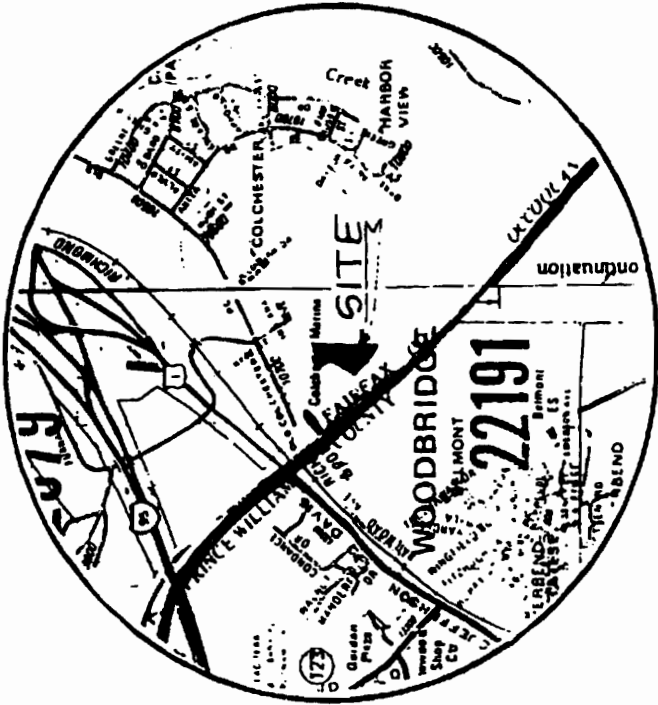
MATCH LINE

10 15 87  
Carroll J. [Signature]

PLANNED UNIT DEVELOPMENT  
CORPORATION  
10000 WOODBURN AVENUE  
FAIRFAX, VA 22031

[Handwritten marks and illegible text]





VICINITY MAP  
SCALE: 1"=2000'

AREA TABULATION

PHASE I	4,367.8 ACRES
PHASE III	0.3821 ACRE
<b>TOTAL AREA</b>	<b>4.7499 ACRES</b>
PHASE I INCLUDING 114 UNITS	6.9943 ACRES
PHASE II 56 UNITS	0.9274 ACRES
PHASE III INCLUDING 20 UNITS	1.0427 ACRES
<b>TOTAL AREA INCLUDING 170 UNITS</b>	<b>8.9544 ACRES</b>

MATCH LINE

MATCH LINE

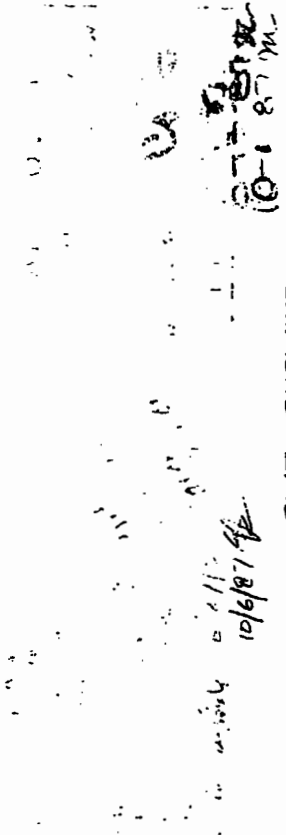
10 15 87 Paul J. Spencer  
*[Signature]*

AREA TABULATION

PHASE I.....4.3678 ACRES  
 PHASE III.....0.3821 ACRE  
 TOTAL AREA...4.7499 ACRES

PHASE I INCLUDING 114 UNITS...6.9923 ACRES  
 PHASE II 56 UNITS.....0.9274 ACRE  
 PHASE III INCLUDING 20 UNITS.....1.0427 ACRE  
 TOTAL AREA INCLUDING 170 UNITS 8.9544 ACRES

MATCH LINE



PLAT SHOWING

SUBMITTED LAND, CONVERTIBLE LAND,  
 EXISTING AND PROPOSED  
 IMPROVEMENTS, EASEMENTS,  
 AND PLAN SHOWING UNITS

ON

**FAIRFAX YACHT CLUB  
 CONDOMINIUM**

MOUNT VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1"=90'

REVISOR: JUNE 20, 1984  
 REVISOR: JULY 18, 1984  
 REVISOR: JUNE 8, 1986

SHEET 1 OF 2

5416-RP-01-3

10/15/87  
 [Signature]

SURVEYOR'S CERTIFICATE

I, CALVIN R. ALLEN A DULY LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT FOR FAIRFAX YACHT CLUB CONDOMINIUM IS ACCURATE (WITHIN NORMAL TOLERANCES) AND COMPLIES WITH SECTION 55-79.98(B) OF THE VIRGINIA CONDOMINIUM ACT, AND THAT THE BUILDINGS AND PHYSICAL IMPROVEMENTS SHOWN HEREON IN PHASE III ARE SUBSTANTIALLY COMPLETED AS OF JUNE 30, 1987.

CERTIFIED CORRECT  
 [Signature]  
 CALVIN R. ALLEN  
 LAND SURVEYOR



MATCH LINE

EXISTING 15' INGRESS-EGRESS & UTILITY EASEMENT.

MATCH LINE

LOT 2

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SUBMITSY SERVICE,

FINAL PLAN

RECOMMENDED FOR APPROVAL

0-15-81 Paul J. Kowalski

APPROVED

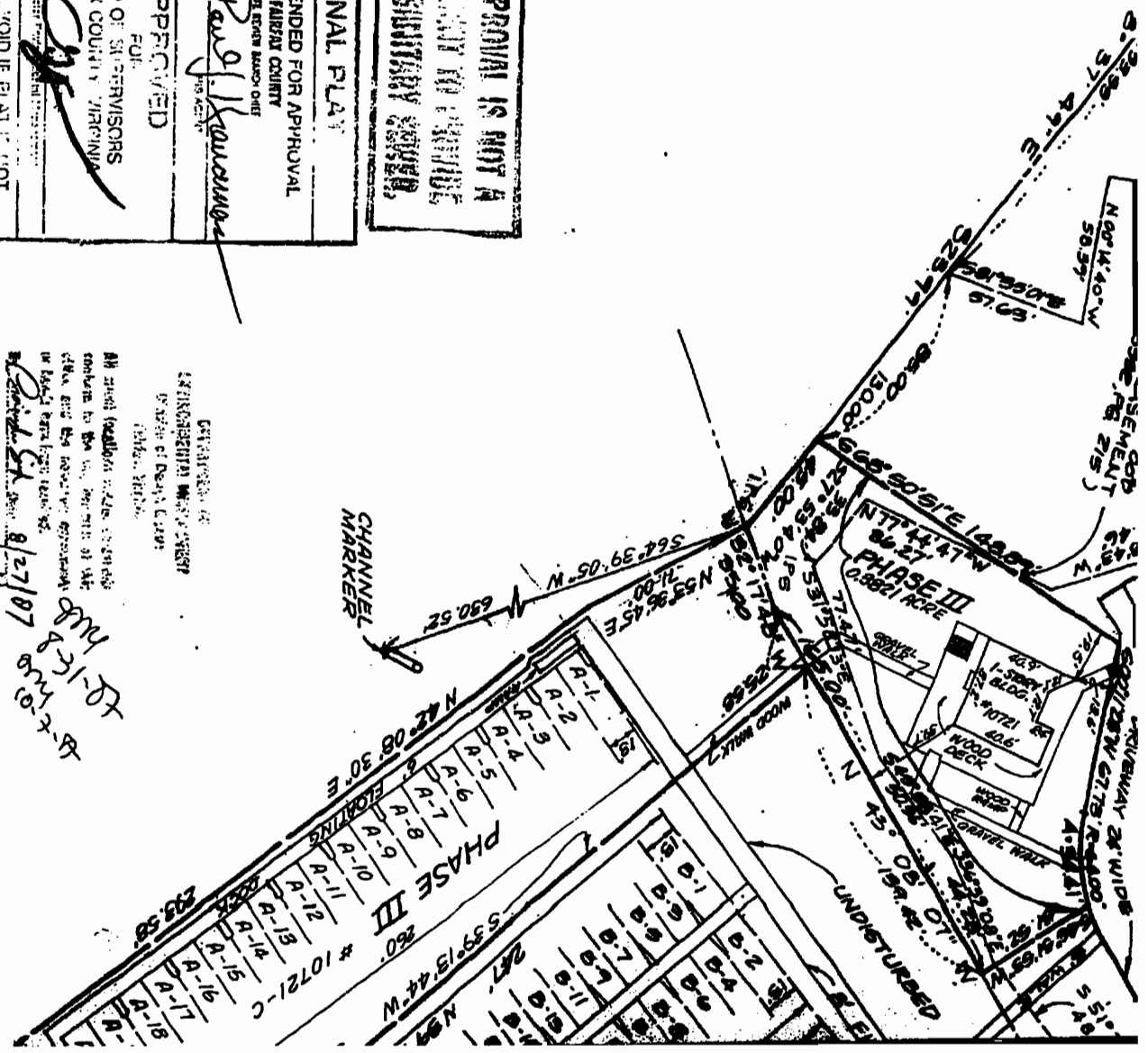
BOARD OF SUPERVISORS FAIRFAX COUNTY VIRGINIA

APPROVAL VOID IF PLAT IS NOT OFFERED FOR RECORD WITHIN 180 DAYS AFTER DATE THEREOF

CHANNEL MARKER

8-27-07 10/6/07

MATCH LINE



DK6877 07-10

MATCH LINE

605'± TO R/W @  
OLD COLCHESTER  
ROAD

N/P McQUE

N 69° 09' 38" E  
323.37'

EXISTING 15' INGRESS-  
EGRESS & UTILITY  
EASEMENT.

PHASE I  
4.8678 ACRES  
#10721-A

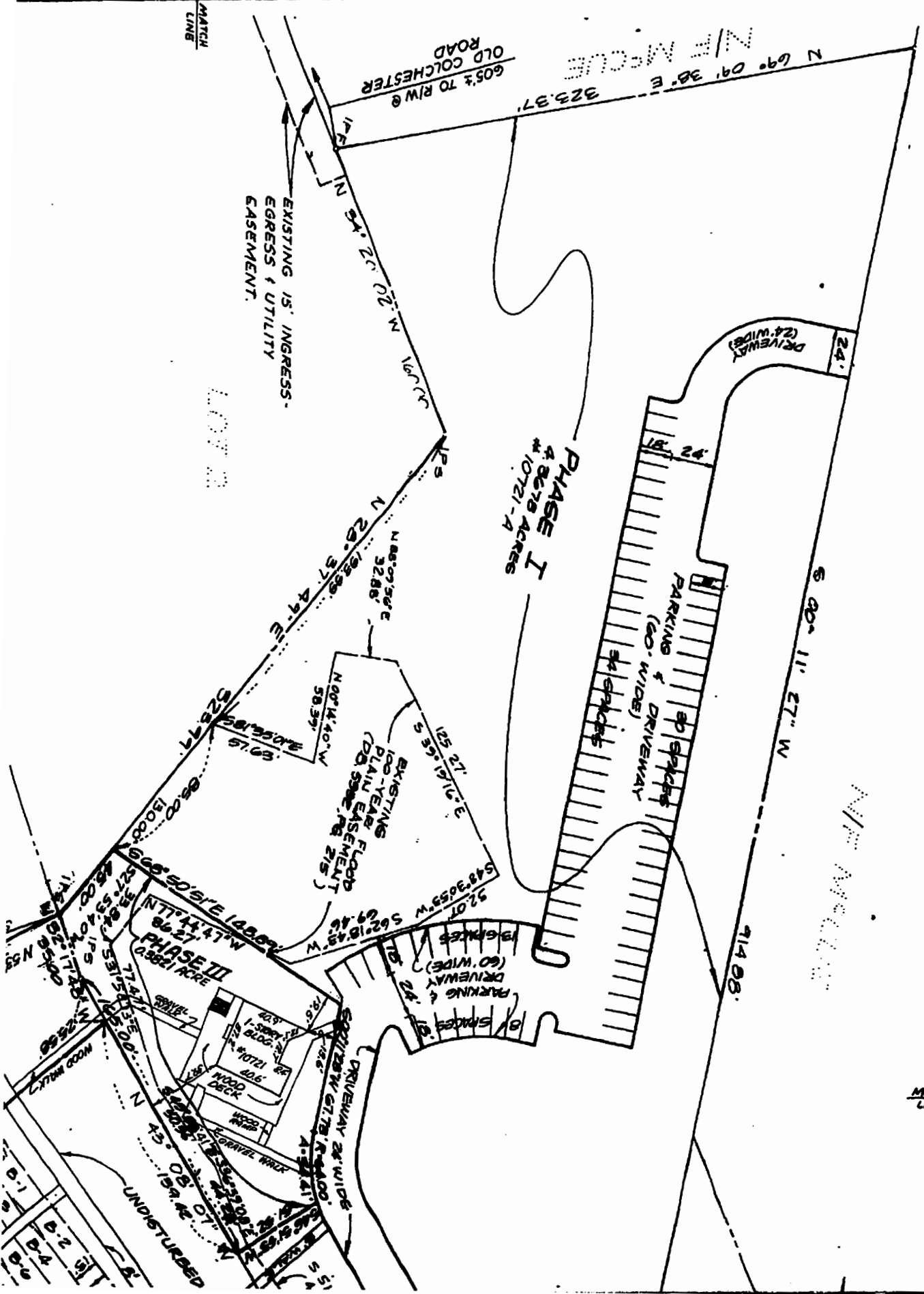
24'  
DRIVEWAY  
(24' WIDE)

PARKING & DRIVEWAY  
(60' WIDE)  
4 SPACES

E 90° 11' 27" W  
714.08'

N/P McQUE

MATCH LINE



0.1
0.2
0.3
0.4
0.5
0.6
0.7
0.8
0.9
1.0

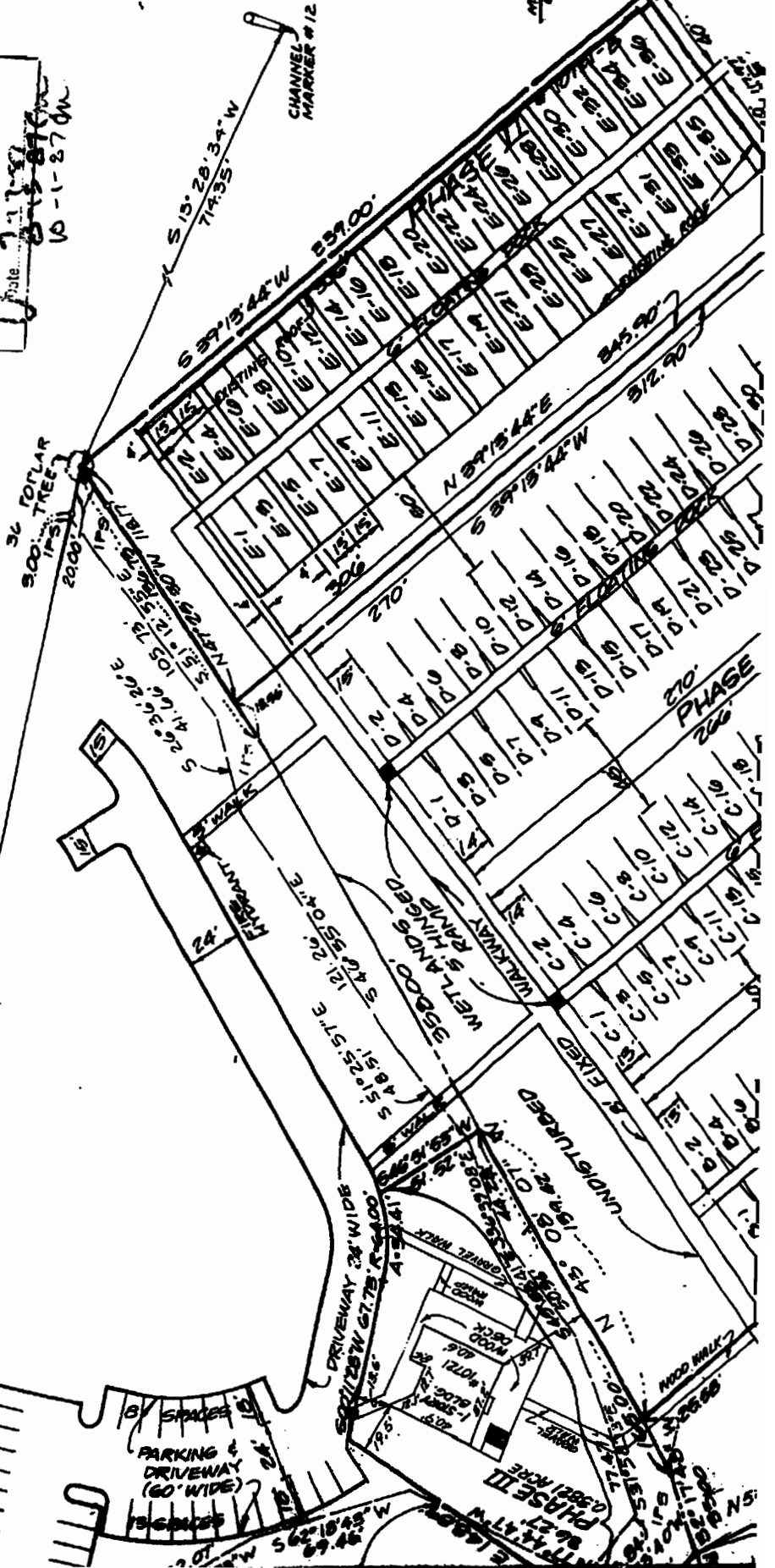
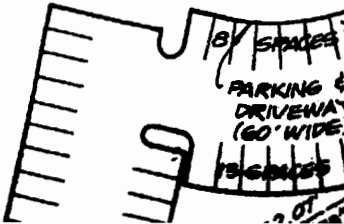
APPROVED  
 COUNTY OF FAIRFAX  
 BOARD OF PLANNING REVIEW  
 DATE: 7-1-88  
 BY: [Signature]  
 10-1-87 ON



N/E WALL OF LOT

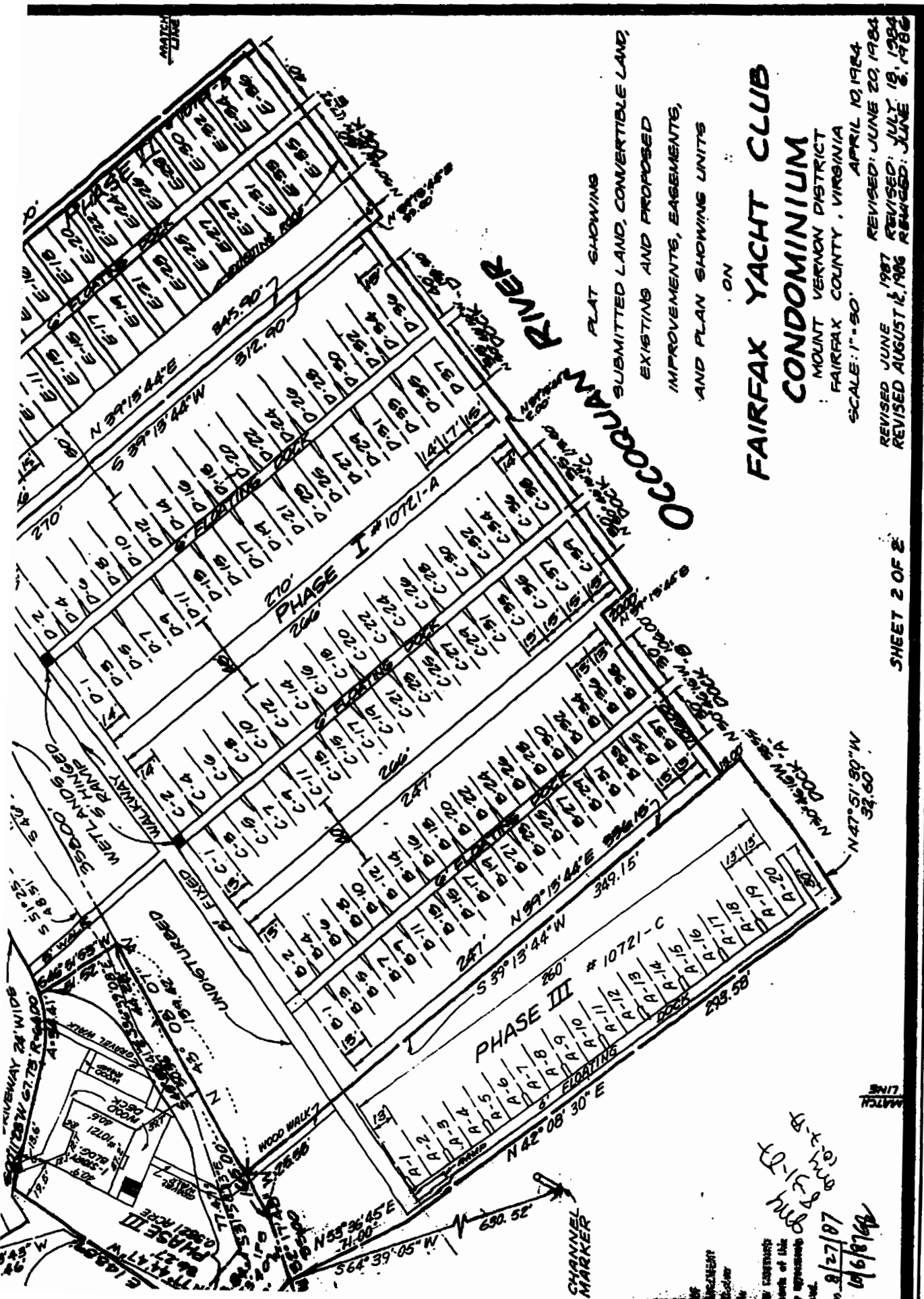
MATCH LINE

714.88'



MATCH LINE

69-12-Y



**FAIRFAX RIVER**

ON

**FAIRFAX YACHT CLUB  
CONDOMINIUM**

MOUNT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'  
 APRIL 10, 1984  
 REVISED JUNE 1987  
 REVISED AUGUST 12, 1986  
 REVISED: JULY 19, 1984  
 REVISED: JUNE 8, 1982

SHEET 2 OF 2

5416 - RP-00-2

8/27/87  
 10/6/87  
 6-15-87  
 6-15-87  
 6-15-87

BY: [Signature]  
 DATE: [Signature]

MATCH LINE