NOTES

1. THE PROPERTIES DELINEATED HEREON ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBERS 0384–02–0213B AND 0384–02–0215A AND IS ZONED RS–10.
2. THE PROPERTY IS NOW IN THE NAME OF MICHAEL JOSEPH STONE AND CAROLYN KEARNEY STONE AS RECORDED IN DEED BOOK 27858 AT PAGE 452.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF FAIRFAX COUNTY AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON SEPTEMBER 22, 2023
4. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), NORTH ZONE, US SURVEY FOOT.
5. THE PROPERTY SHOWN HEREON LIES IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR FAIRFAX COUNTY, VIRGINIA COMMUNITY–PANEL NUMBER 51059C0145E, EFFECTIVE DATE SEPTEMBER 17, 2010.
6. ANY FUTURE EASEMENT OR AUTHORIZATION FOR ELECTRIC, CABLE, TELEPHONE OR GAS SERVICES TO BE FURNISHED TO THE PROPERTY MUST COMPLY WITH THE PROVISIONS OF 15.2–2241(6) OF THE VIRGINIA CODE.
7. ALL PREVIOUSLY RECORDED RIGHT–OF–WAYS, EASEMENTS OR OTHER INTEREST OF THE COUNTY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT.

AREA TABULATION:

PARCEL	SQUARE FEET	ACRES
LOT 213B	19,671	0.4516
LOT 215A	22,824	0.5240
TOTAL	42,495	0.9756

OWNER'S DEDICATION

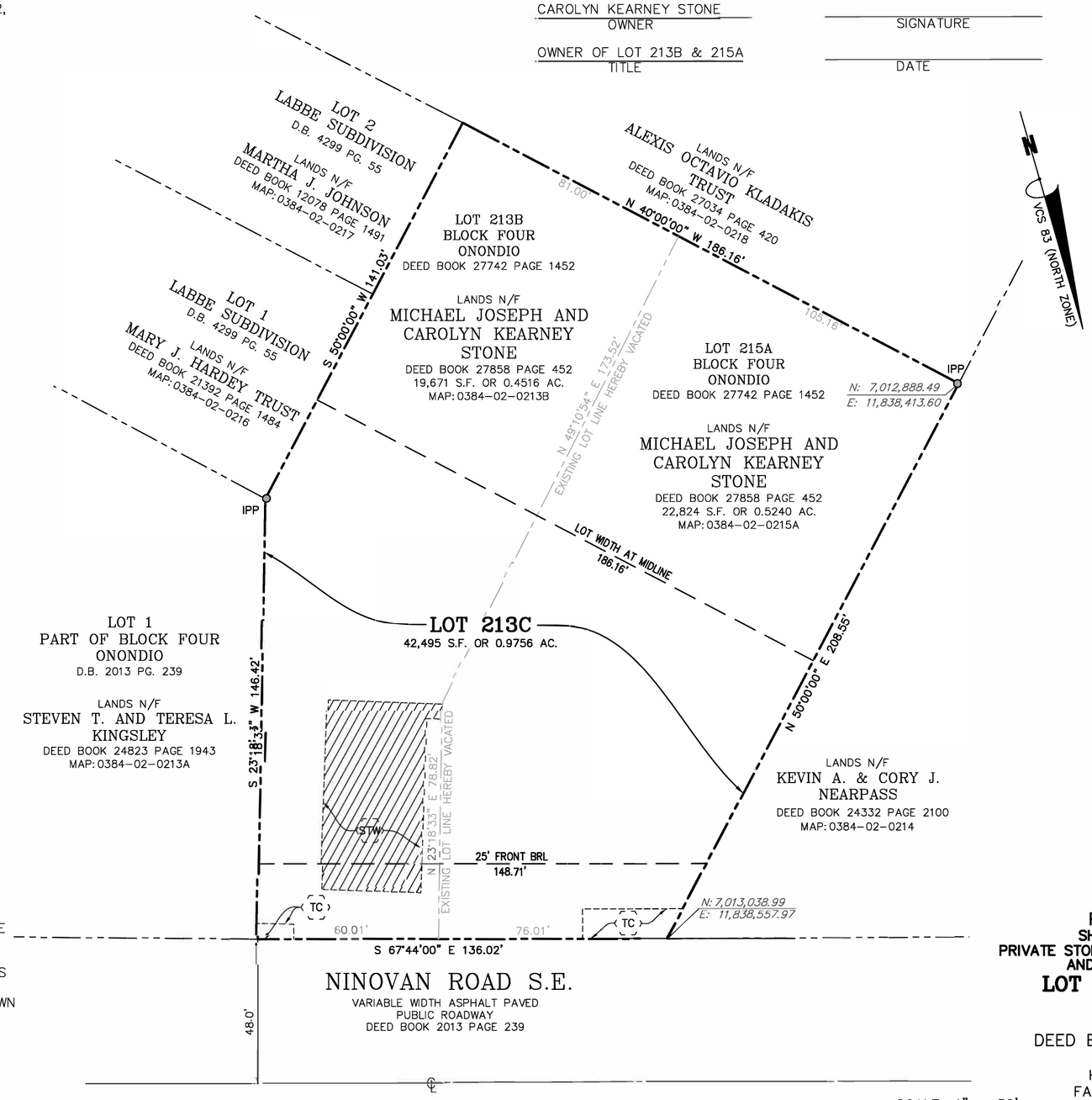
WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON AND DESCRIBED IN THE ENGINEER'S CERTIFICATE, HEREBY ADOPT THIS PLAT FOR THE LOT CONSOLIDATION AS SHOWN.

MICHAEL JOESEPH STONE — OWNER — SIGNATURE

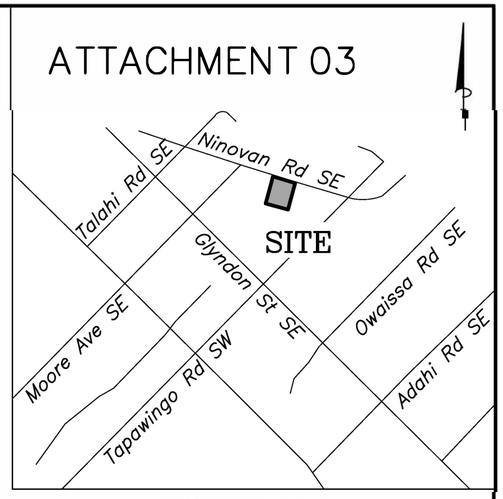
OWNER OF LOT 213B & 215A — TITLE — DATE

CAROLYN KEARNEY STONE — OWNER — SIGNATURE

OWNER OF LOT 213B & 215A — TITLE — DATE



ATTACHMENT 03



VICINITY MAP
NOT TO SCALE

EASEMENT LEGEND

(TC) TEMPORARY CONSTRUCTION EASEMENT DEED BOOK 27742 PAGE 1452

(STW) PRIVATE STORMWATER MANAGEMENT EASEMENT DEED BOOK 27742 PAGE 1452

HATCH INDICATES HEREBY VACATED

SHAPE FACTOR

(LOT PERIMETER SQUARED/LOT AREA)
LOT 213C=(818.18^2)/42,495 = 15.75 < 25

SURVEYOR'S CERTIFICATE

I, BRENT EVANS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON IS NOW IN THE NAMES OF MICHAEL JOSEPH STONE AND CAROLYN KEARNEY STONE, AS RECORDED IN DEED BOOK 27858 AT PAGE 452, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND EMBRACED BY THIS SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT, THAT THIS PLAT REPRESENTS ACCURATE SURVEY OF THE SAME AND THE PROPERTY SHOWN HEREON. GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2024.

THE PERIMETER OF THE LAND HEREON PLATTED WILL BE MONUMENTED USING IRON PIPE OR OTHER PERMANENT MARKER. MONUMENTATION OF INTERNAL LOTS, STREETS, OUTLOTS, AND PARCELS CREATED BY RECORDATION OF THIS PLAT ARE COVERED BY SUBDIVISION ORDINANCE AND SURETY BOND AND WILL BE INSTALLED BY A LAND SURVEYOR LICENSED IN THE COMMONWEALTH PRIOR TO BOND RELEASE BY FAIRFAX COUNTY.

THE BOUNDARY SURVEY OF THE LANDS DELINEATED HEREON MEETS THE MINIMUM ERROR OF CLOSURE OF 1 IN 20,000.

BRENT EVANS, LS NO. 002843 — DATE:

30 0 30 60
GRAPHIC SCALE

COMMONWEALTH OF VIRGINIA
BRENT EVANS
Lic. No. 002843
LAND SURVEYOR

APPROVAL BLOCK

PRELIMINARY PLAT
SHOWING VACATION OF A PRIVATE STORMWATER MANAGEMENT EASEMENT AND THE CONSOLIDATION OF
LOT 213B & LOT 215A
BLOCK FOUR
ONONDIO
DEED BOOK 27742, PAGE 1452
TOWN OF VIENNA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30' — DATE: APRIL 25, 2024

REVISION	
08/09/24	CONVERT PLAT TO PRELIMINARY
08/19/24	RE VIESP RELIMIN RY & FIN L PLAT
08/27/24	TOV COMMENTS

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Bowman CONSULTING
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www.bowmanconsulting.com

DWG: V:\140323 – 841 NINOVAN RD, SE\140323–01–001 (SUR) – 841 NINOVAN RD, SE\SURVEY\PLATS | BY: CEP | CHK: BG | QC:
BCG PROJECT NO: 140323–01–001 | TASK: 00010 | COUNTY REF NO: | SHEET 1 OF 1

140323–C–RP–001