

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY ASSIGNMENT MAP No. 38-1 ((3)) PARCEL 34A AND IS CURRENTLY ZONED RS-10.
2. THE PROPERTY LINES SHOWN HEREIN ARE BASED ON INFORMATION OF RECORD AND ARE NOT THE RESULT OF A BOUNDARY SURVEY.
3. TITLE REPORT FURNISHED BY STEWART TITLE GUARANTY COMPANY, WITH A DATE OF DECEMBER 16, 2019, FILE No. 2019-2801.
4. THE PROPERTY SHOWN HEREIN LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 5105P0405E, PANEL 145 OF 450, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
5. THERE ARE NO RESOURCE PROTECTION AREAS ON THIS SITE AS SHOWN ON THE TOWN OF VIENNA CHESAPEAKE BAY PRESERVATION MAP.
6. THE PLAT OF THE PROPERTY SHOWN HEREIN IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (NAD 83), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO A VIRTUAL REFERENCE SYSTEM, TOPNET, THE TOPCON GNSS RTK REFERENCE NETWORK.
7. THE COMBINED GRID AND ELEVATION FACTOR IS 0.9994664.
8. ANY FUTURE EASEMENT OR AUTHORIZATION FOR ELECTRIC, CABLE, TELEPHONE OR GAS SERVICE TO BE FURNISHED TO THE PROPERTY SHOWN ON THIS PLAT SHALL COMPLY WITH THE PROVISIONS OF Va. CODE 15.2-2241(6).
9. THE PERIMETER OF THE LAND HEREIN PLATTED WILL BE MONUMENTED USING IRON PIPE OR OTHER PERMANENT MARKER. MONUMENTATION OF INTERVAL LOTS, STREETS, OUTLOTS, AND PARCELS CREATED BY RECORDED 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 THE TOWN OF VIENNA.

SURVEYOR'S CERTIFICATE

I, KEVIN D. VAUGHN, 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 MANISH KUMAR SHARMA AND VANITA SHARMA, RECORDED AT 2629 AT PAGE 167 ALONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE PROPERTY LIES WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND THAT THE BEARINGS REFER TO EXISTING LAND RECORDS (LIBER J-9 FOLIO 460).



OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, LOT 34A, MILMAR PLACE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), AND TRUSTEE(S), IF ANY.

BY: 2/15/22 DATE: 2/15/22 DATE:

TOWN OF VIENNA

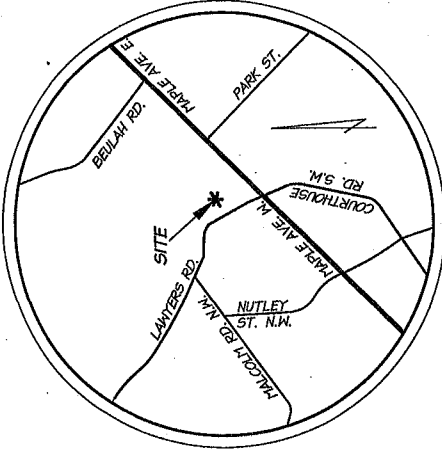
TOWN MANOR

TOWN CLERK

SHAPE FACTOR CALCULATION

LOT NUMBER	LOT PERIMETER	LOT AREA	LOT SHAPE FACTOR
34A-1	510.00'	15,200	17.11

PER THE TOWN OF VIENNA ZONING ORDINANCE, THE MATHEMATICAL FORMULA FOR DETERMINING THE SHAPE FACTOR IS (P)²/4A, WHERE P EQUALS PERIMETER AND A EQUALS THE AREA OF THE LOT.



VICINITY MAP
SCALE: 1" = 200'

AREA TABULATION

LOT 34A	14,000' OR 0.32189 ACRES
ALLEY	1,200' OR 0.02755 ACRES
LOT 34A-1	15,200' OR 0.34944 ACRES

PLAT SHOWING VACATION AND CONSOLIDATION OF
LOT 34A AND A PORTION OF EXISTING ALLEY
MILMAR PLACE
HUNTER HILL DISTRICT
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA
LIBER J-9 FOLIO 460 AND DEED BOOK 26479 PAGE 904

