

**NOTES:**

1. PROPERTY OWNER: THE TOWN COUNCIL OF THE TOWN OF VIENNA, VIRGINIA  
127 CENTER STREET S.  
VIENNA, VIRGINIA 22180  
DB. 4183 PG. 738
2. THE DATUM DELINEATED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY LANDDESIGN, INC. ON FEBRUARY 2021 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 NORTH ZONE (U.S. SURVEY FOOT) AS COMPUTED FROM A GPS/VRS SURVEY [NAD 83 (2011) EPOCH 2010.00]. THE GROUND DISTANCES REFERENCED HEREON ARE BASED ON APPLICATION OF A SITE COMBINED SCALE FACTOR OF 0.999948199 WITH A BASE POINT EQUAL TO N 7,006,329.3504 / E 11,833,377.6284. ALL MONUMENTATION SHOWN HEREON AS IPF, IPS, MON, ETC. ARE BASED ON THE AFOREMENTIONED FIELD SURVEY.
3. THE PROPERTY BOUNDARY SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD, ADJACENT INFORMATION AND LIMITED FIELD SURVEYS PERFORMED BETWEEN SEPTEMBER 2021 TO JANUARY 2022 WHICH DISCOVERED SUPPORTING ADJACENT AND PROJECT SITE PROPERTY CORNER MONUMENTATION, HOWEVER, THIS DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SITE.
4. TITLE REPORT FURNISHED BY AHA, LLC, FILE NUMBER - PROJECT: GRAVITY SEWER CAPACITY IMPROVEMENTS - ACCOTINK GRAVITY SEWER IMPROVEMENTS 100120-WW000032-007 - P.O.# 8500541487 TAX I.D. 0481 13 C - AHA# 23-8054 WITH A DATE OF 4-27-23.
5. SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

TM: 48-1-((13))-B  
PARCEL B  
THE TOWNES OF MOOREFIELD  
DB. 4259 PG. 111  
N/F  
TOWNES OF MOOREFIELD  
COMMUNITY ASSOCIATION  
DB. 4183 PG. 738

SANITARY SEWER EASEMENT AREA TABULATION	
SANITARY SEWER EASEMENT - AREA #1	4,251 SQ. FT.
SANITARY SEWER EASEMENT - AREA #2	2,243 SQ. FT.
<b>TOTAL</b>	<b>6,494 SQ. FT.</b>

- LEGEND**
- DB. = DEED BOOK
  - ESM'T. = EASEMENT
  - EX. = EXISTING
  - IPF = IRON PIPE FOUND
  - N/F = NOW OR FORMERLY
  - PG. = PAGE
  - SAN. SEW. = SANITARY SEWER
  - SQ. FT. = SQUARE FEET
  - TM: = TAX MAP

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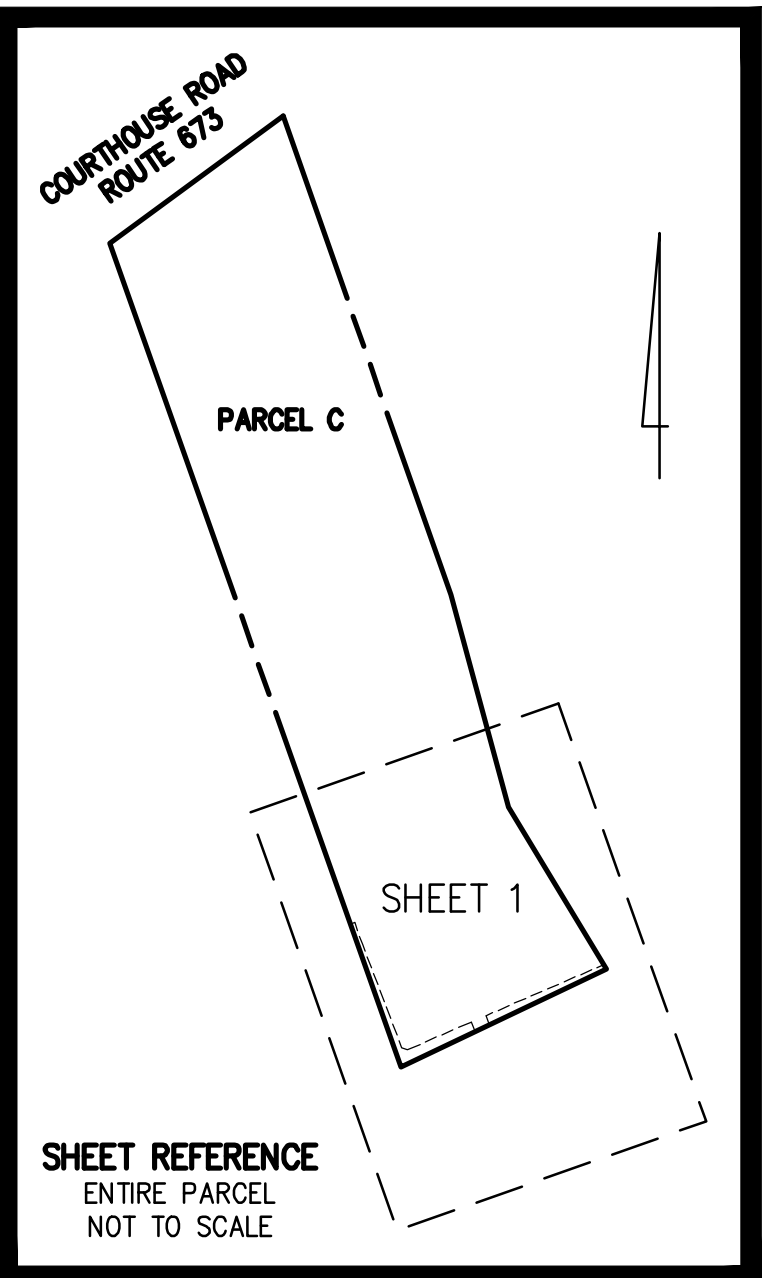
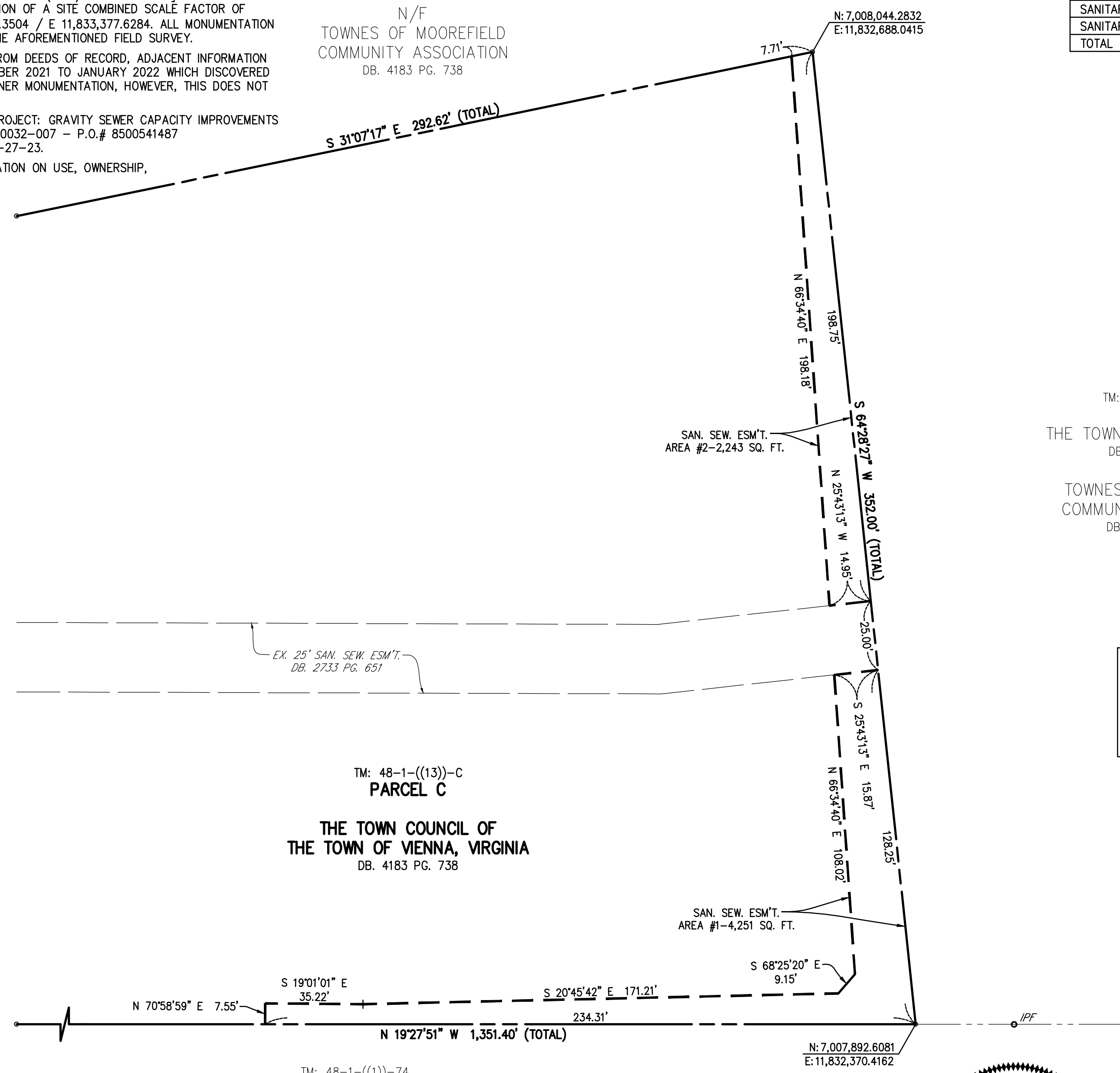
ACCOTINK GRAVITY SEWER IMPROVEMENTS  
PROJECT NUMBER - WW-000032-007

FAIRFAX COUNTY, VIRGINIA  
DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES  
CAPITAL FACILITIES  
WASTEWATER DESIGN & CONSTRUCTION DIVISION  
12000 GOVERNMENT CENTER PARKWAY, SUITE 463  
FAIRFAX, VIRGINIA 22035-0052

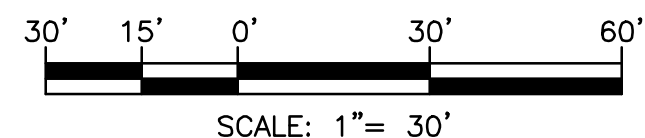
PLAT SHOWING  
SANITARY SEWER EASEMENTS  
ON  
PARCEL C  
TOWNES OF MOOREFIELD  
DB. 4259 PG. 111  
PROPERTY BEING IN THE NAME OF  
THE TOWN COUNCIL OF  
THE TOWN OF VIENNA, VIRGINIA  
DB. 4183 PG. 738  
HUNTER MILL DISTRICT  
TOWN OF VIENNA, VIRGINIA  
SCALE: 1" = 30' DATE: SEPTEMBER 20, 2023

**LandDesign**  
5180 PARKSTONE DRIVE, SUITE 180  
CHANTILLY, VA 20151  
703.449.8100  
WWW.LANDDESIGN.COM

SHEET 1 OF 1



**SHEET REFERENCE**  
ENTIRE PARCEL  
NOT TO SCALE



BRADLEY T. RIGGLEMAN  
Lic. No. 2216  
Mar. 21, 2024  
LAND SURVEYOR