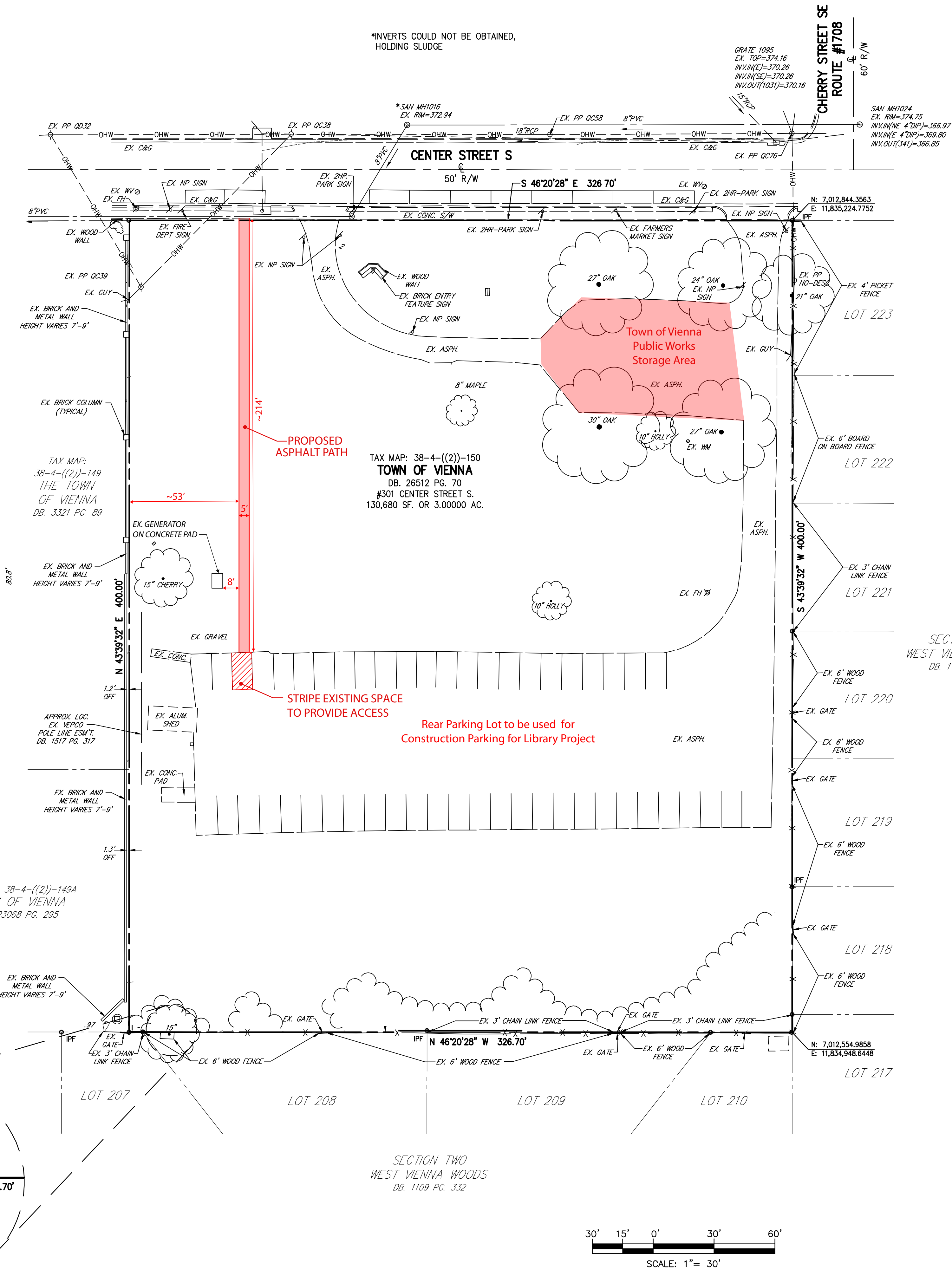


- 1.) THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 38-4-((2)) PARCEL 150, AND IS ZONED RS-10.
- 2.) OWNER: TOWN OF VIENNA, VIRGINIA
ADDRESS: 127 CENTER STREET S.
VIENNA, VIRGINIA 22180
RECORDATION: DB. 26512 PG. 70
- 3.) THE BOUNDARY OF THE PROPERTY DELINEATED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY LANDESSON ON FEBRUARY 08, 2023 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 SHOWN HEREON ARE BASED ON APPLICATION OF A SITE COMBINED SCALE FACTOR OF 0.999947631 WITH A BASE POINT QUANTITY OF 17,028,804.005, E 11,834,741.9554. ALL MONUMENTATION SHOWN HEREON IS IPE, IPS, MON, ETC. ARE FROM THE AFOREMENTIONED FIELD SURVEY. THE BOUNDARY OF THE LANDS DELINEATED HEREON MEETS THE MINIMUM ERROR OF CLOSURE OF 1 IN 20,000.
- 4.) THE SITE SHOWN HEREON IS REFERENCED VERTICALLY TO THE VIRGINIA COORDINATE SYSTEM OF 1983 NORTH (U.S. SURVEY FOOT) AND NGVD29 AS COMPUTED FROM A GPS FIELD SURVEY. VERTICAL DATUM WAS DERIVED USING THE CORPCSON SOFTWARE, U.S. ARMY CORPS OF ENGINEERS CONVERTING THE DATUM FROM GPS OBSERVATIONS IN NAVD88 TO NGVD29.
- 5.) THE PROPERTY DELINEATED HEREON IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S, FLOOD INSURANCE RATE MAP OF FAIRFAX COUNTY, VIRGINIA COMMUNITY-PANEL NUMBER 515525-0145-E AND TOWN OF VIENNA, VIRGINIA COMMUNITY-PANEL NUMBER 510053-0145-E (MAP NUMBER 51059C0145E) EFFECTIVE DATE: SEPTEMBER 17, 2010.
- 6.) NO TITLE REPORT FURNISHED.
- 7.) REPRESENTATION OF UNDERGROUND PIPE IDENTIFIED ON THIS SURVEY AS
== == == RCP, DIP OR PVC ARE BASED ON SURFACE OBSERVATIONS OF PIPE ALIGNMENTS AND ASSOCIATED SANITARY OR STORM DRAINAGE SURFACE STRUCTURES AND DOES NOT REPRESENT ACTUAL UNDERGROUND LOCATIONS OF SAID UTILITIES.

VICINITY MAP

SCALE: 1" = 2,000'



AC. = ACRES
 A/C = AIR CONDITIONER
 ALUM. = ALUMINUM
 APPROX. LOC. = APPROXIMATE LOCATION
 ASPH. = ASPHALT
 BLDG = BUILDING
 CO = CLEANOUT
 CONC. = CONCRETE
 C&G = CURB AND GUTTER
 DB. = DEED BOOK
 DEPT = DEPARTMENT
 DESC = DESCRIPTION
 DRN. = DRAINAGE
 ELEC. = ELECTRIC
 ESM'T = EASEMENT
 EX. = EXISTING
 FF = FIRST FLOOR
 IPF = INVERT
 INV. = IRON PIPE FOUND
 MB = MAILBOX
 MH = MANHOLE
 NP = NO PARKING
 PG. = PAGE
 PCV = POLYVINYL CHLORIDE
 RCP = REINFORCED CONCRETE PIPE
 R.D. = ROOF DRAIN
 R/W = RIGHT-OF-WAY
 SAN. = SANITARY
 SF. = SQUARE FEET
 STM. = STORM
 S/W = SIDEWALK
 TPED = TELEPHONE PEDESTAL
 VEPCO = VIRGINIA ELECTRIC POWER COMPANY
 ☐ = CENTERLINE OF TRAVELWAY
 ⊥ = ENTRANCE
 FH ⊕ = FIRE HYDRANT
 ⊖ = GUY WIRE
 PP ⊕ = POWER POLE
 ⊖ = SIGN
 MW ⊙ = WATER METER
 IW ⊙ = WATER VALVE
 —X— = FENCE
 ——— = OVERHEAD WIRE
 ~~~~~ = SHRUB LINE  
 ( ) = TREE LINE  
 ☼ = TREE

05/09/2025

April 29, 2025

SCALE: 1"= 30'      DATE: FEBRUARY 08, 2023

# LandDesign.

12600 FAIR LAKES CIRCLE, SUITE 100  
FAIRFAX, VA 22033  
703.449.8100  
WWW.LANDDESIGN.COM

SHEET 1 OF 1