

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE FAIRFAX COUNTY, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS MAP #0382-02-0145 AND IS ZONED CM.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF SPIR-OH ASSOCIATES, LLC, RECORDED IN DEED BOOK 17201 AT PAGE 1368, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE RECORD NORTH AS ESTABLISHED FROM DEEDS AND PLATS OF RECORD.
4. BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY THIS FIRM BETWEEN THE DATES OF OCTOBER 15, 2025 AND OCTOBER 17, 2025.
5. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF IMEG CONSULTING CORP. SERVICES FOR THE PROJECT AS SHOWN HEREON.
6. NO CERTIFICATION HAS BEEN MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.
7. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
8. THE SUBJECT PROPERTIES HAVE PHYSICAL ACCESS TO MILL STREET NE BY MEANS OF TRAVEL WAYS.
9. ALL BUILDING DIMENSIONS ARE MEASURED AT THE OUTSIDE GROUND LEVEL OF BUILDING. OVERALL SQUARE FOOTAGE HAS BEEN DETERMINED BY EXTERIOR DIMENSIONS AT GROUND LEVEL.
10. THE ADDRESS OF THE SUBJECT PROPERTY IS 440-432 MILL STREET NE, AS OBSERVED POSTED IN THE FIELD AT THE TIME OF SURVEY.
11. AS TO TABLE A ITEM 9 OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS SURVEYS, THERE ARE 17 REGULAR AND 1 HANDICAP PARKING SPACES ON THE SUBJECT PROPERTY.

NOTES CORRESPONDING TO SCHEDULE B PART II

THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B, PART II OF THE COMMITMENT FOR TITLE INSURANCE FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 25-5490, EFFECTIVE DATE OF JULY 25, 2025 AT 8:00 A.M., WAS REVIEWED AND ADDRESSED AS FOLLOWS AS TO THEIR CONNECTION WITH THE PROPERTY SHOWN HEREON AND AS DESCRIBED IN SCHEDULE A OF SAID COMMITMENT.

- 3 EASEMENT(S) AND/OR RIGHT(S)-OF-WAY GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY AGREEMENT RECORDED IN DEED BOOK 2578, AT PAGE 434, AND SHOWN ON PLAT ATTACHED THERETO.  
RESPONSE: SAID EXCEPTION IS SHOWN APPROXIMATELY HEREON.
- 4 TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS SET FORTH IN DEED OF RESUBDIVISION RECORDED IN DEED BOOK 3059, AT PAGE 377, AND MATTERS SHOWN ON PLAT ATTACHED THERETO, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: 50' INGRESS & EGRESS EASEMENT D.B. 2624 PG 445 WITHIN THE DEDICATION AREA TO THE TOWN OF VIENNA, VIRGINIA AT D.B. 4227 PG 577.  
RESPONSE: SAID EXCEPTION IS SHOWN HEREON AS THE DEDICATED PUBLIC STREET, MILL STREET.
- 5 EASEMENT(S) AND/OR RIGHT(S)-OF-WAY GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY AGREEMENT RECORDED IN DEED BOOK 3386, AT PAGE 493, AND SHOWN ON PLAT ATTACHED THERETO.  
RESPONSE: SAID EXCEPTION IS SHOWN APPROXIMATELY HEREON.
- 6 TERMS, CONDITIONS, RESTRICTIONS, AND EASEMENT(S) AND/OR RIGHT(S)-OF-WAY FOR PUBLIC STREET PURPOSES GRANTED TO THE TOWN OF VIENNA, VIRGINIA BY DEED OF DEDICATION RECORDED IN DEED BOOK 4227, AT PAGE 577.  
RESPONSE: SAID EXCEPTION IS SHOWN HEREON AS THE DEDICATED PUBLIC STREET, MILL STREET.
- 7 SAID EXCEPTION IS NOT A SURVEY MATTER AND IS NOT SHOWN HEREON.
- 8 SAID EXCEPTION IS NOT A SURVEY MATTER AND IS NOT SHOWN HEREON.
- 9 SAID EXCEPTION IS NOT A SURVEY MATTER AND IS NOT SHOWN HEREON.

LEGEND

	BOLLARD	EX.	EXISTING
	HANDICAP PARKING	EP	EDGE OF PAVEMENT
	SANITARY CLEAN-OUT	EC	EDGE OF CONCRETE
	WATER VALVE	EG	EDGE OF GRAVEL
	WATER METER	OHG	OVERHANG
	FIRE HYDRANT	PKNS	PK NAIL SET
	GAS METER	RBS	REBAR SET
	UTILITY POLE	O/S	OFFSET
	AIR CONDITIONER		
	NUMBER OF PARKING SPACES		
	FENCE		
	OVERHEAD UTILITY WIRE		
	ASPHALT AREA		
	CONCRETE AREA		
	GRAVEL AREA		

RECORD DESCRIPTION

THAT CERTAIN LOT OR PARCEL OF REAL PROPERTY AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN FAIRFAX COUNTY, VIRGINIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A, A DIVISION OF THE PROPERTY OF SMITH & SHEETS, CONTAINING 29,549 SQUARE FEET, MORE OR LESS, AS DULY DEDICATED, PLATTED AND RECORDED IN DEED OF RESUBDIVISION DATED JUNE 28, 1968 AND RECORDED ON JULY 23, 1968 IN DEED BOOK 3059, AT PAGE 377, AND SHOWN ON PLAT ATTACHED THERETO, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

LESS AND EXCEPT THAT PART OF SAID LAND, CONSISTING OF 6,889.50 SQUARE FEET, MORE OR LESS, DEDICATED TO THE TOWN OF VIENNA, VIRGINIA FOR PUBLIC STREET PURPOSES BY DEED OF DEDICATION DATED MAY 7, 1975 AND RECORDED ON JULY 7, 1975 IN DEED BOOK 4227, AT PAGE 577, AMONG THE AFORESAID LAND RECORDS.

AND BEING THE SAME PROPERTY CONVEYED BY JAMES T. SPEIRS AND JEAN V. SPEIRS, AS TO A ONE-HALF UNDIVIDED INTEREST, AND PHILIP ORCHARD-HAYS AND KATHLEEN ORCHARD-HAYS, AS TO A ONE-HALF UNDIVIDED INTEREST, TO SPIR-OH ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED JANUARY 1, 2005 AND RECORDED ON APRIL 21, 2005 IN DEED BOOK 17201, AT PAGE 1368, AMONG THE AFORESAID LAND RECORDS.

FOR INFORMATION ONLY PER JURISDICTION TAX RECORDS:  
TAX MAP NUMBER: 0382 02 0145  
PROPERTY ADDRESS: 432 MILL STREET NORTHEAST, VIENNA, VA 22180

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 25-5490, EFFECTIVE DATE JULY 25, 2025 AT 8:00 AM.

FLOOD ZONE NOTE

THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), NO. 51059C0145E, WITH AN EFFECTIVE DATE OF 09/17/2010.

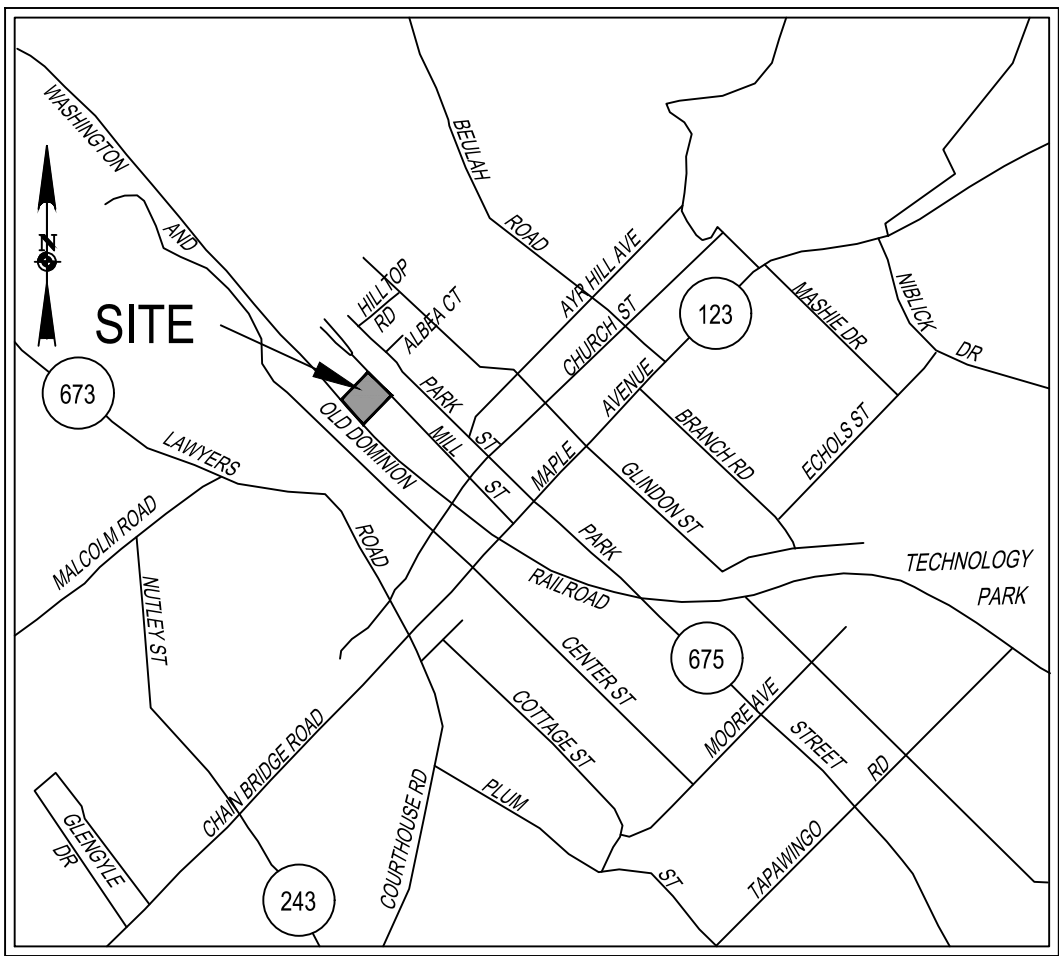
BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

- FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING INFORMATION

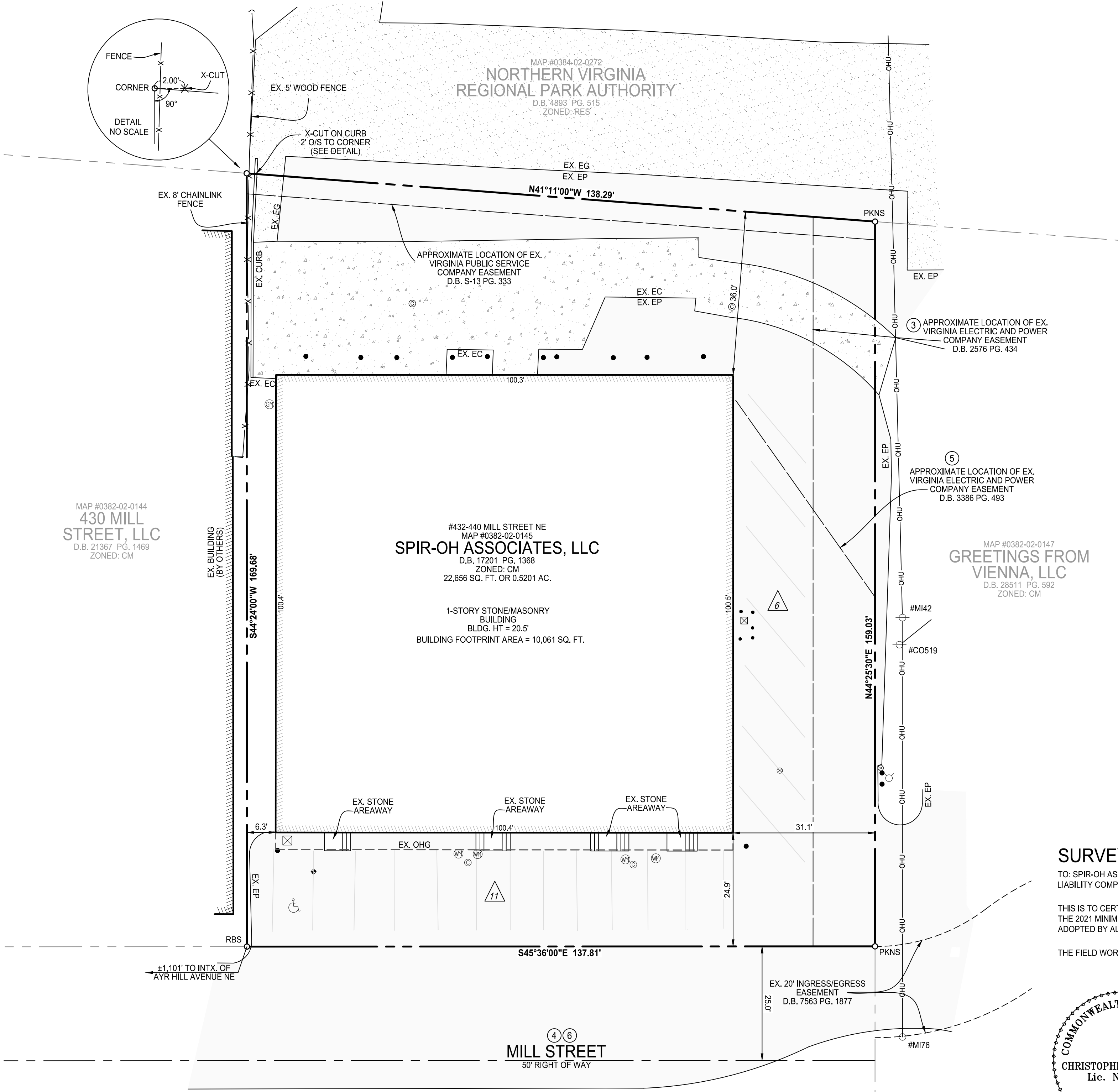
ZONING REPORT NOT PROVIDED AT TIME OF SURVEY.



VICINITY MAP

SCALE: 1" = 2000'

RECORD NORTH  
(SEE NOTE 3)

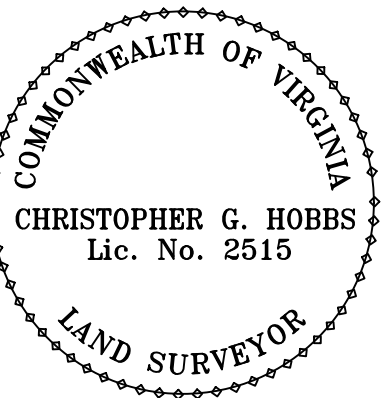


SURVEYOR'S CERTIFICATION

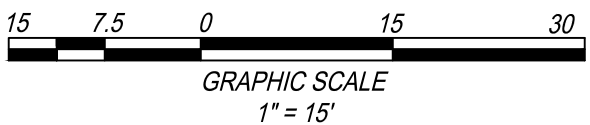
TO: SPIR-OH ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY; MILL STREET GROUP, LLC, A VIRGINIA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(B)(1), 7(C), 8, 9, 13 AND 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 14, 2025.



CHRISTOPHER G. HOBBS, LS  
COMMONWEALTH OF VIRGINIA  
LICENSED LAND SURVEYOR NO.: 2515



REV#	DATE	REVISION

2021 ALTA/NSPS LAND TITLE SURVEY

SPIR-OH ASSOCIATES, LLC

DEED BOOK 17201 PAGE 1368

HUNTER MILL TOWN OF VIENNA TRANSPORTATION DISTRICT

FAIRFAX COUNTY, VIRGINIA

PROJECT: 25005594.00

DRAWING NO.: 114392

SCALE: 1" = 15'

DATE: 10/15/2025

DRAWN: MEH

CHECKED: CGH

SHEET No.

1 of 1