

1. THE PROPERTIES DELINEATED HEREON ARE LOCATED ON FAIRFAX COUNTY TAX MAP # 0391 12 0039, AND 0391 12 0039A.

THE OWNER OF THE LOT 39 & LOT 39A:
M AND Z CONSTRUCTION AND CONSULTING LLC
4921 SEMINARY ROAD, UNIT 1604
ALEXANDRIA, VA 22311

- ZONED: RS-12.5
- NO TITLE REPORT FURNISHED.
- THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), ZONE 5551, FIPS ZONE 4501.
- THERE ARE NO RPAS LOCATED ON THIS SITE PER FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA MAP#39-1, DATED AUGUST 31, 2005.
- ALL PREVIOUSLY RECORDED R/W, EASEMENTS OR OTHER INTEREST OF THE COUNTY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT.
- 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.
- THE BOUNDARY SURVEY OF THE LANDS DELINEATED HEREON MEETS THE MINIMUM ERROR OF CLOSURE OF 1 IN 10,000.
- NO ANY BURIAL MARKING WAS FOUND ON THE SITE

OWNER'S DEDICATIONS

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.

M AND Z CONSTRUCTION AND CONSULTING LLC	OWNER	SIGNATURE
MIR WAIS ZOHORI	OWNER OF LOT 39	DATE
M AND Z CONSTRUCTION AND CONSULTING LLC	OWNER	SIGNATURE
MIR WAIS ZOHORI	OWNER OF LOT 39A	DATE



VICINITY MAP
SCALE: 1" = 250'

ENGINEER'S CERTIFICATE

I, GYANDRA S. THAPA, A DULY LICENSED ENGINEER IN COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED ON THIS PLAN OF LOT CONSOLIDATION, THAT THE PROPERTY IS IN THE NAME OF M AND Z CONSTRUCTING LLC, BY DEED RECORDED IN DEED BOOK 28049, PAGE 1699 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 18TH DAY OF APRIL, 2024

GYANENDRA S. THAPA, PE
NAME

G. Thapa
SIGNATURE

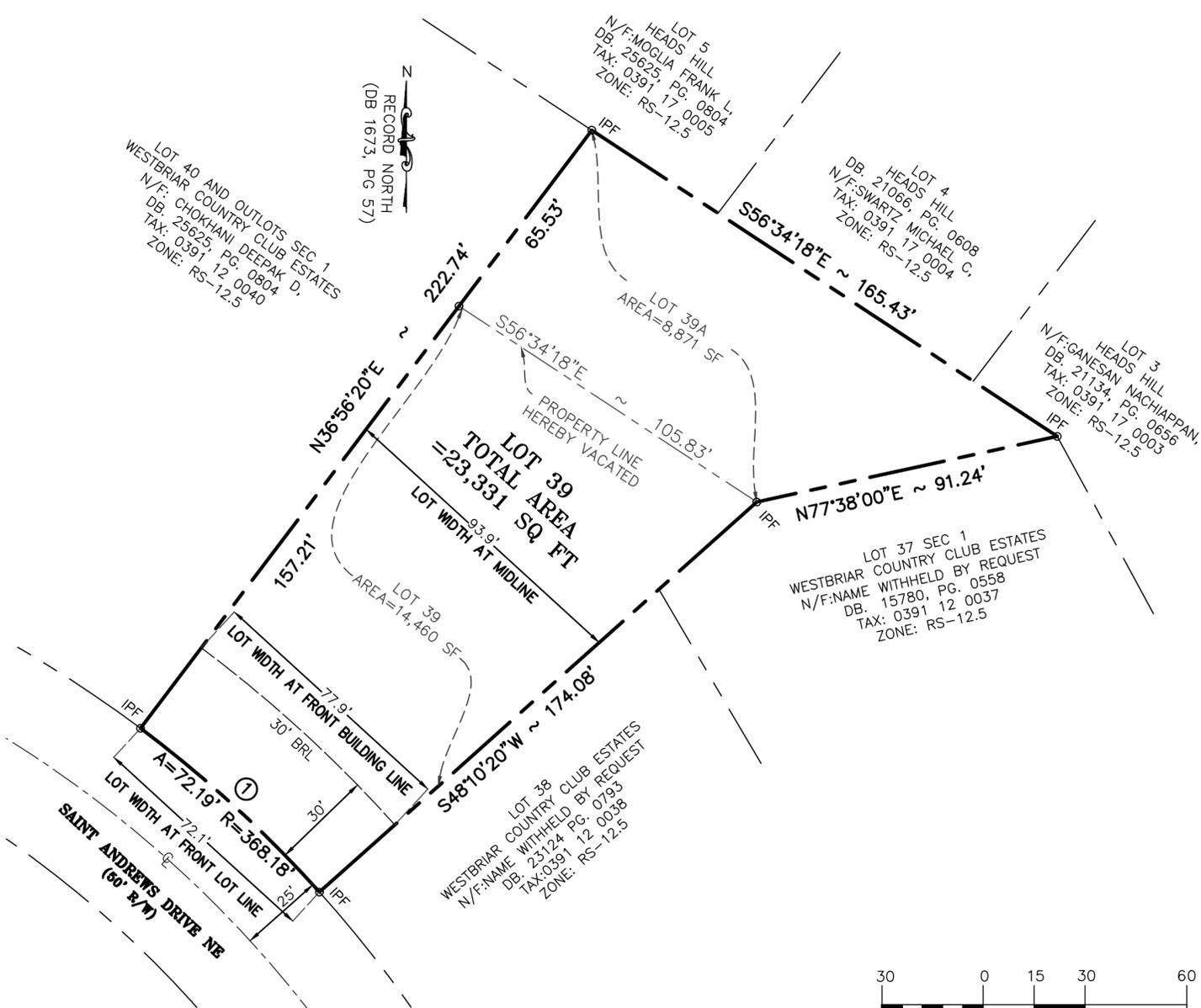


PREPARED BY:

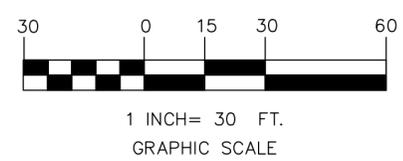


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PRELIMINARY PLAT
SHOWING LOT
CONSOLIDATION
ON
LOT 39 AND OUTLOT 39A
WESTBRIAR COUNTRY
ESTATES, SEC 1
TOWN OF VIENNA, VIRGINIA
DATE: JUNE 05, 2024



NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	368.18'	11-14-00	72.19'	36.21'	72.07	N47D26'40"W



	Existing	Proposed
Lot Area	14460 SQ FT	23331 SQ FT
Perimeter	509.31 FT	725.68 FT
Shape Factor	17.94	22.57



APPROVAL BLOCK