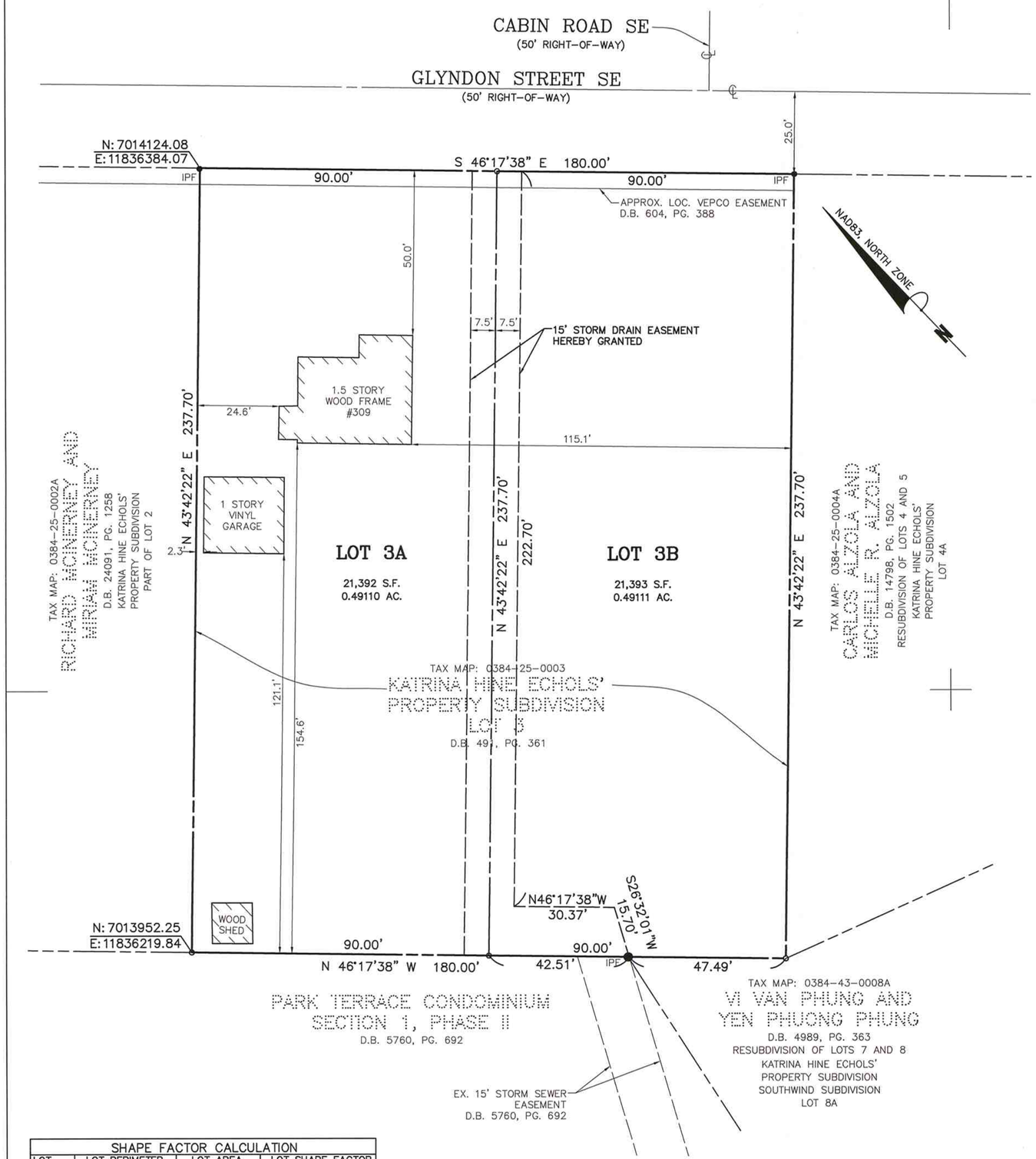
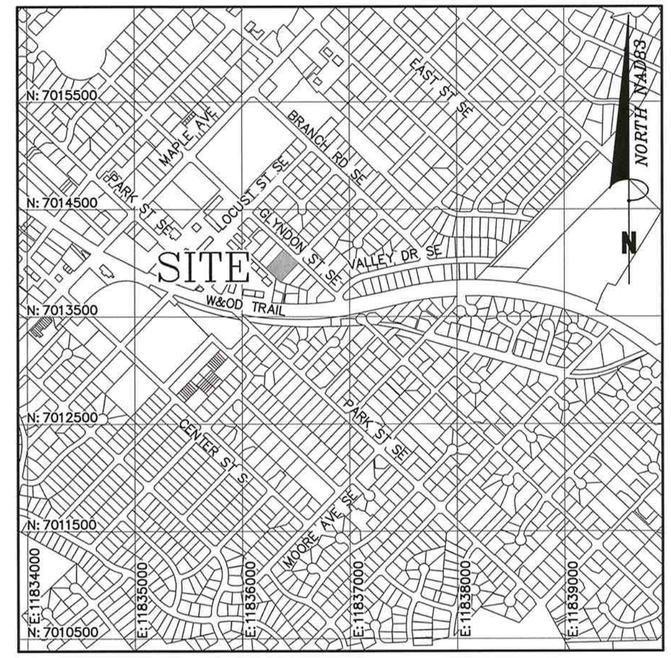


TOWN OF VIENNA APPROVAL	
TOWN MAYOR	DATE
TOWN CLERK	DATE



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP 0384-25-0003 AND IS ZONED RS-10 PER THE FAIRFAX COUNTY ZONING ORDINANCE.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF THOSE LISTED BELOW AS FOUND AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

   FISHER CUSTOM HOMES, LLC
   131 CHURCH STREET, NW
   VIENNA, VA 22180
   DB. 25763, PG. 47
3. ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS OR OTHER INTEREST OF THE COUNTY REMAIN IN FULL FORCE AND AFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT.
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND A FIELD RUN SURVEY PERFORMED BY BOWMAN CONSULTING GROUP LTD WITH AN ERROR OF CLOSURE (1:20,000) OR GREATER.
5. THE SURVEYED PROPERTY SHOWN HEREON LIE WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51059 C 0145E DATED SEPTEMBER 17, 2010.
6. LOTS TO BE SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER.
7. ANY FUTURE EASEMENT OR AUTHORIZATION FOR ELECTRIC, CABLE, TELEPHONE OR GAS SERVICES TO BE FURNISHED TO THE PROPERTY MUST COMPLY WITH PROVISIONS OF 15.2-2241(6) OF THE CODE OF VIRGINIA.
8. THIS PLAT IS ASSOCIATED WITH THE SUBDIVISION PLAN TITLED ADDITION TO THE KATRINA HINE ECHOLS DIVISION.
9. TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER 67990, DATED FEBRUARY 24, 2019 AT 8:00AM.

FINAL PLAT
RESUBDIVISION OF
LOT 3
KATRINA HINE ECHOLS' PROPERTY SUBDIVISION
DEED BOOK 461, PAGE 391
HUNTER MILL DISTRICT
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 25' DATE: MARCH 22, 2019

SHAPE FACTOR CALCULATION			
LOT	LOT PERIMETER	LOT AREA	LOT SHAPE FACTOR
LOT 3A	655.40'	21,392 S.F.	20.08
LOT 3B	655.40'	21,393 S.F.	20.08

AREA TABULATION		
PARID – 42,785 S.F. OR 0.98221 ACRES	LOT 3A LOT 3B	21,392 S.F. OR 0.49110 ACRES 21,393 S.F. OR 0.49111 ACRES
TOTAL = 42,785 S.F. OR 0.98221 ACRES	TOTAL	42,785 S.F. OR .98221 ACRES

25 0 25 50
GRAPHIC SCALE

SURVEYOR'S CERTIFICATE

I, PAUL SWARTZ, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PARCEL OF LAND SHOWN HEREON; THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND EXPERIENCE, THAT IT IS THE SAME LAND AS CONVEYED TO FISHER CUSTOM HOMES, LLC AS RECORDED IN DEED BOOK 25763 AT PAGE 47 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; THAT THIS SUBDIVISION IS WITHIN THE BOUNDS THEREOF; AND THAT IRON PIPE SHOW THUS -----O----- SHALL BE SET AT ALL BOUNDARY CORNERS.

PAUL SWARTZ, L.S. NO. 002701 DATE: 6-14-19

COMMONWEALTH OF VIRGINIA
PAUL SWARTZ
Lic. No. 002701
6-14-19
LAND SURVEYOR

REVISION	
06/14/19	REV. PER COMMENTS

Bowman CONSULTING
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Fax: (703) 443-2425
www.bowmanconsulting.com

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DWG: O:\030170 - 309 Glyndon Street\030170-01-001 (SUR)\Survey\Plats\030170-C-RP-001.dwg | BY: PM | CHK: PS | QC:
BCG PROJECT NO: 030170-01-002 | TASK: 00007 | COUNTY REF NO: --- | SHEET 1 OF 1

030170-C-RP-001