NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
2. UTILITIES ARE UNDERGROUND.
3. RETAINING WALLS ARE 0.7' CONC UNLESS NOTED.

TRUE NORTH

1 inch = 30 ft.
GRAPHIC SCALE

MOIDONE ACRES

1-C   1-A

S 62°34'11" W
50.92'

IRF   OFF 0.8'
ON 0.2'
IRF
SPLIT RAIL FENCE
IRF
ON 0.8' ON 0.2'
OFF 0.2'

18
13,184 SF

S 18°35'00" E
45.00'

TOWN OF VIENNA

S 71°25'00" W
60.00'

MON   MON

OFF 5.1'

267 LF of 6' wood fence

Two 5'w single wood gates

One 4'w single wood gate

17

S 19°5'00" E ~ 141.76'

1.0' BLOCK WALL

STEPS

BLOCK PATIO

FRAME DECK

CHIM

CONC

4.0' CONC WALK

S 18°35'00" E ~ 79.00'

10' EASEMENT FOR PUBLIC STREET PURPOSES
ON 0.6'

55.3'

OFF 0.2'

*AC
*AC
12.8'

24.5'
2.0'

2 STORY STONE & VINYL DWELLING
#714

35.1'

BE

19.8'

21.3'   1.2'   14.0'   6.0'   8.0'   2.0'   9.9'

40.0'

OFF 5.3'

14.3'

BAY WALK

OP

STEPS

DRAINAGE EASEMENT

IRF

OFF 0.6'

KINGSLEY STREET, SW
VARIABLE WIDTH ~ STATE ROUTE #828

10' EASEMENT FOR PUBLIC STREET PURPOSES

25.1'

CONCRETE DRIVEWAY

C/O

MON

W

0.5' CURB

A = 39.27'
R = 25.00'

IPF
OFF 1.0'

CONC APRON

4.0' CONC WALK

OFF 0.5'

A = 47.24'
R = 2030.00'

N 71°25'00" E
34.78'

KINGSLEY ROAD, SW
60' R/W
PLAT
SHOWING HOUSE LOCATION ON
LOT 18, BLOCK 1, SECTION EIGHT
VIENNA WOODS
(DEED BOOK 1650, PAGE 159)
TOWN OF VIENNA, VIRGINIA
FAIRFAX COUNTY
SCALE: 1" = 30'   SEPTEMBER 6, 2024

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA
George M. O'Quinn
GEORGE M. O'QUINN
09/06/2024
LICENSE NO. 2069
LAND SURVEYOR

DOMINION SURVEYORS®

ORDERED BY:

JON MORIN

CASE NAME: MORIN   #240827016