

**NOTES**

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 0384-03-0063 AND IS CURRENTLY ZONED RS-10.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED ON INFORMATION OF RECORD, WITH THE RECORD BEARINGS ORIENTED TO THE VIRGINIA COORDINATE SYSTEM (VCS83), PER THE TOWN OF VIENNA REQUIREMENTS.
3. TITLE REPORT FURNISHED BY TYSONS TITLE AGENCY, LLC, FILE NO. TT-VA-944, DATE JULY 30, 2024.
4. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS83), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO NATIONAL GEODETIC SURVEY (NGS) PID HV8501, DESIGNATION JADES.  
  
THE COMBINED GRID AND ELEVATION FACTOR IS 0.99994138409712.
5. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE 'X', AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 51059C0145E, PANEL 145 OF 450, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
6. THERE ARE NO RESOURCE PROTECTION AND RESOURCE MANAGEMENT AREAS ON THIS SITE, AS SHOWN ON THE TOWN OF VIENNA CHESAPEAKE BAY PRESERVATION AREAS MAP, PREPARED ON NOVEMBER 21, 2005.
7. THE PERIMETER OF THE LAND HEREON PLATTED WILL BE MONUMENTED USING IRON PIPE OR OTHER PERMANENT MARKERS. MONUMENTATION OF INTERNAL LOTS, STREETS, OUTLOTS, AND PARCELS CREATED BY RECORDATION OF THIS PLAT ARE COVERED BY SUBDIVISION ORDINANCE AND SURVEY BOND AND WILL BE INSTALLED BY A LAND SURVEYOR LICENSED IN THE COMMONWEALTH PRIOR TO BOND RELEASE BY THE TOWN OF VIENNA.

**SURVEYOR'S CERTIFICATE**

I, KEVIN D. VAUGHN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS THE PROPERTY OF THE ESTATE OF ROBERT L. THOMPSON, JR., RECORDED AT WILL BOOK 01322 AT PAGE 1103, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

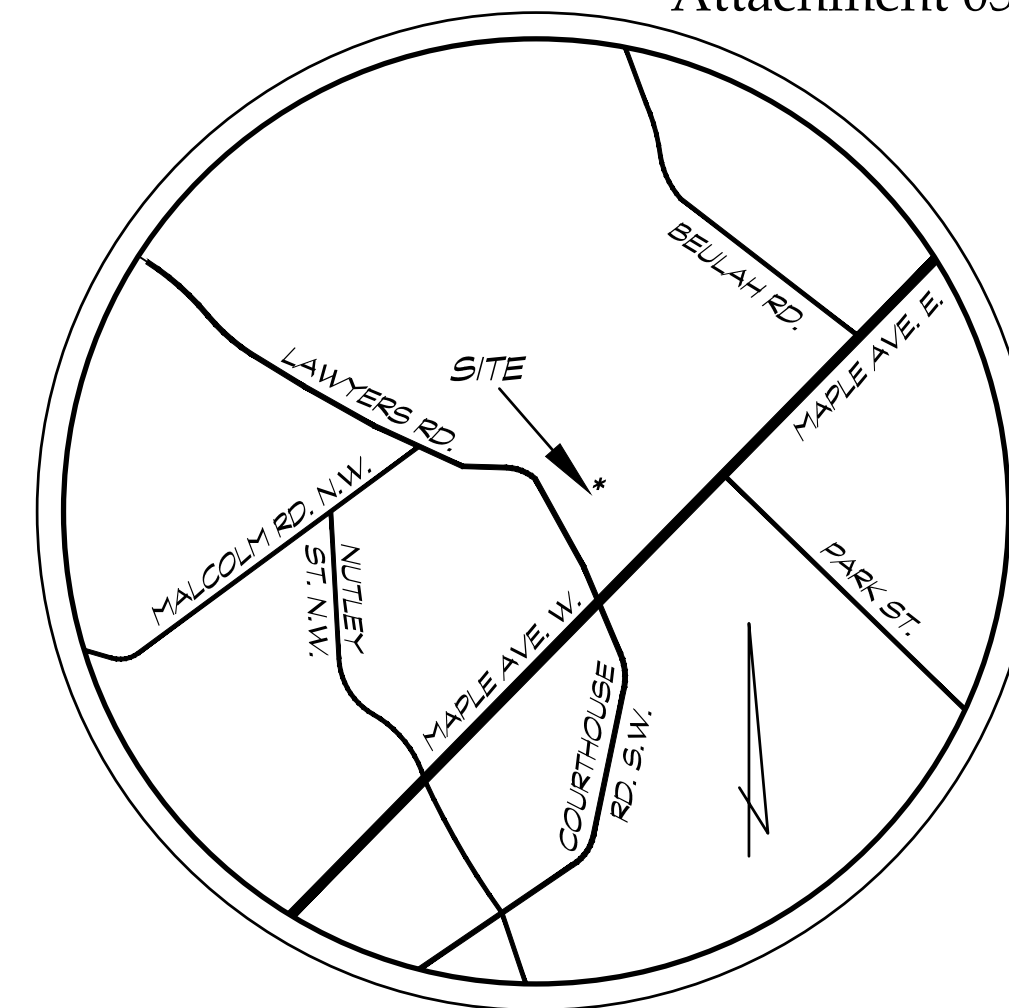
I FURTHER CERTIFY THAT THE PROPERTY LIES WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND THAT THE BEARINGS REFER TO EXISTING LAND RECORDS (LIBER J-9 FOLIO 460).



**OWNER'S CONSENT AND DEDICATION**

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, LOT 63A, WILMAR PLACE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), AND TRUSTEE(S), IF ANY.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ESTATE OF ROBERT L. THOMPSON, JR.  
 BY: REGINA SALTA  
 (REGINA SALTA IS AUTHORIZED SIGNATORY OF THE ESTATE OF ROBERT L. THOMPSON, JR.)



**VICINITY MAP**  
SCALE: 1" = 2000

**AREA TABULATION**

LOT 63	3,500 S.F. OR 0.08035 ACRES
LOT 64	3,500 S.F. OR 0.08035 ACRES
LOT 65	3,500 S.F. OR 0.08035 ACRES
PART OF LOT 66	1,400 S.F. OR 0.03214 ACRES
LOT 63A	11,900 S.F. OR 0.27319 ACRES

**SITE ANALYSIS**

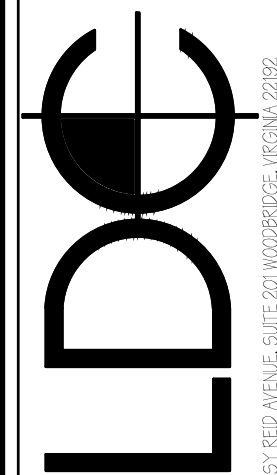
DESCRIPTION	REQUIRED/ALLOWED	PROVIDED/EXISTING
ZONE	RS-10	RS-10
LOT AREA	10,000 SF	11,900 SF
LOT WIDTH	45/60/75	85.0/85.0/85.0

**SHAPE FACTOR CALCULATION**

LOT NUMBER	LOT PERIMETER	LOT AREA	LOT SHAPE FACTOR
63A	450.00'	11,900	17.02

PER THE TOWN OF VIENNA ZONING ORDINANCE, THE MATHEMATICAL FORMULA FOR DETERMINING THE SHAPE FACTOR IS  $(P)^2/A$ , WHERE P EQUALS PERIMETER AND A EQUALS THE AREA OF THE LOT.

<b>TOWN OF VIENNA</b>
_____ TOWN MAYOR
_____ TOWN CLERK



4995 DAISSY REED AVENUE, SUITE 207, WOODBRIDGE, VIRGINIA 22192  
WWW.LDCVA.COM

PRELIMINARY PLAT SHOWING THE VACATION AND CONSOLIDATION OF LOTS 63, 64, 65 & PART OF LOT 66  
**WILMAR PLACE**  
 DEED BOOK J-9 PAGE 461  
 TOWN OF VIENNA  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE:

N/A

SHEET 1 OF 2

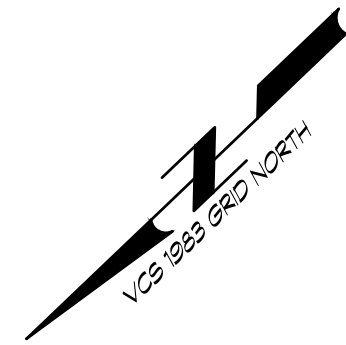
DATE:

AUGUST 13, 2024

DRAFT: TJC      CHECK: KDV

FILE NUMBER

240911-0 140



N/F  
**MANUEL B. FESDEKJIAN**  
**MARIA H. FESDEKJIAN**  
(D.B. 7769 PG.1771)  
CADASTRAL MAP #0384-02-0099  
ZONE : C-1B USE : CONVERTED  
RESIDENTIAL OFFICE (EX. DWELLING)

N/F  
**MARYAM PROPERTIES, LLC**  
(D.B. 19669 PG. 847)  
CADASTRAL MAP #0384-02-0098  
ZONE : C-1B USE : APPAREL & ACCESSORIES

N/F  
**JB 145 CHURCH, LLC**  
(D.B. 25583 PG. 1251)  
CADASTRAL MAP #0384-02-0097  
ZONE : C-1B USE : SPECIALTY CENTER

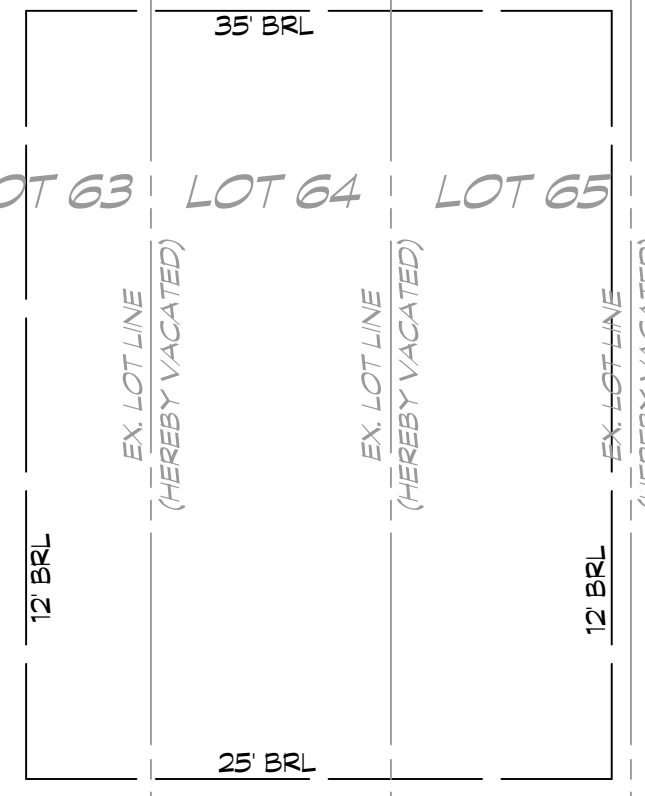
**15' ALLEY**  
(UNIMPROVED)

S43°38'58"W 85.00'

**LOTS 61 & 62**  
N/F  
**ESTATES OF ROBERT L. THOMPSON, JR.**  
(N.B. 01323 PG. 1103)  
CADASTRAL MAP #0384-03-0061  
ZONE : RS-10 USE : SFD

S46°21'02"E 140.00'

**LOTS 63A**  
11,900 S.F.  
#130



**LOT 67A**

N/F  
**MICHAEL PARIS**  
**STEFANIE PARIS**  
(D.B. 27859 PG. 304)  
CADASTRAL MAP #0384-03-0067A  
ZONE : RS-10 USE : SFD

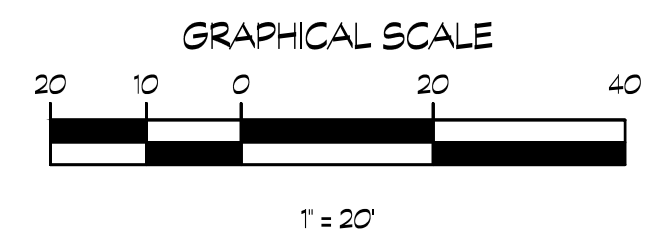
N46°21'02"W 140.00'

PART OF LOT 66

N43°38'58"E 85.00'

**WILMAR PLACE, N.W.**  
(50' R/W)

25'



PRELIMINARY PLAT SHOWING THE VACATION AND CONSOLIDATION OF  
LOTS 63, 64, 65 & PART OF LOT 66

**WILMAR PLACE**

DEED BOOK J-9 PAGE 461  
TOWN OF VIENNA  
HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE:  
1" = 20'

SHEET 2 OF 2

DATE:  
AUGUST 13, 2024

DRAFT:	CHECK:
TJC	KDV

FILE NUMBER  
24091-1-0 140