



TAX MAP 38-1-21-Y2
FAIRFAX COUNTY PARK
AUTHORITY
D.B. 4702 PG. 565

TAX MAP 38-1-02-0024
TOWN OF VIENNA, VIRGINIA
D.B. 275 PG. 514

TAX MAP 38-1-34-A
TOWN OF VIENNA, VIRGINIA
D.B. 4930 PG. 689

TAX MAP 38-1-02-0023
TOWN OF VIENNA, VIRGINIA
D.B. 275 PG. 514

GRADING AGREEMENT AND
TEMPORARY CONSTRUCTION EASEMENT

EASEMENT AREA TABULATION

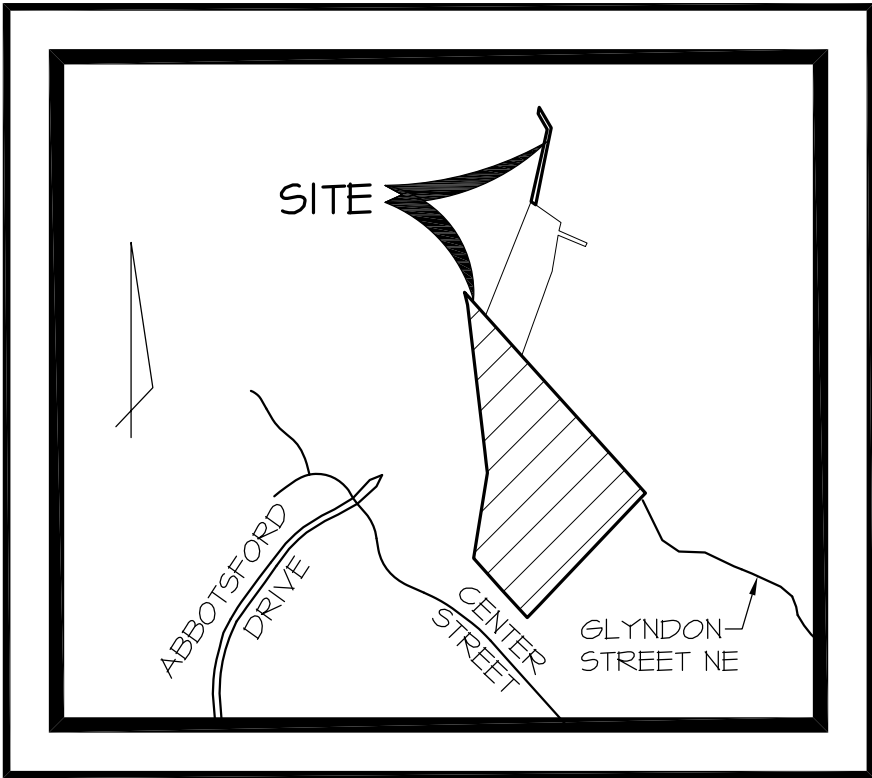
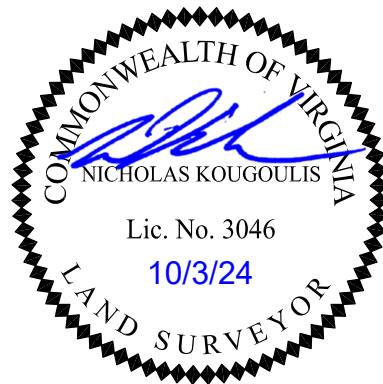
20' SANITARY SEWER EASEMENT 'A' = 2,980 SQ. FT.
SANITARY SEWER EASEMENT 'B' = 4,543 SQ. FT.
TOTAL 12,513 SQ. FT.

GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT = 3,476 SQ. FT.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



VICINITY MAP
SCALE: 1"=1000'

NOTES:

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE NOT ALL ENCUMBRANCES TO THE PROPERTY ARE NECESSARILY SHOWN HEREON.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY. ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND SHOWN ON THIS PLAT.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHT-OF-WAYS, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 38-1 ((2))-0023.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE, AND CONDITIONS OF EASEMENTS SHOWN.

PROJECT NAME: GRAVITY SEWER CAPACITY
IMPROVEMENTS - TYSONS WEST
PROJECT NUMBER: WN-000034-004

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
& ENVIRONMENTAL SERVICES
CAPITAL FACILITIES, LAND SURVEY BRANCH
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA

PLAT SHOWING
SANITARY SEWER EASEMENT AND
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT
THROUGH THE PROPERTY OF
TOWN OF VIENNA, VIRGINIA
D.B. 275 , PG. 514
HUNTER MILL TOWN OF VIENNA DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 2

SCALE: 1"=30' DATE: 6/14/24 DRAWN BY: PJC

M:\work\19074\19074-004\Survey\Plats\TM 038-1-02-0023.dwg | Plotted on 6/18/2024 9:59 AM | by Patty Campbell

VA STATE
GRID NORTH
VCS 83, NORTH ZONE

TAX MAP 28-3-30-0007
JOHN MICHAEL SIMMS, SR.
& SANDRA KAY SIMMS
D.B. 26664 PG. 2124

TAX MAP 28-3-30-Y
MICHEL & JENNIFER
VANDERHART
D.B. 23275 PG. 1587

SANITARY SEWER
EASEMENT 'B'

ABBOTSFORD DRIVE
(WIDTH VARIES)

S67°24'51"E 4.48'
(TIE LINE ONLY)
N21°19'43"E 636.10'
(TIE LINE ONLY)

N46°35'35"W
24.35' (TOTAL)

TAX MAP 38-1-34-A
THE TOWN OF VIENNA, VIRGINIA
D.B. 4930 PG. 684

MATCH LINE - THIS SHEET

TOWN OF VIENNA, VIRGINIA
TAX MAP 38-1-02-0023
D.B. 275 PG. 514
N10°03'57"E 382.50'
S10°03'11"W 402.84' (TOTAL)

SANITARY SEWER EASEMENT 'B'

S54°08'41"W
29.23'

44.01'

TAX MAP 28-3-09-B
BEULAH TERRACE
COMMUNITY COUNCIL, INC.
D.B. 3142 PG. 610

TAX MAP 28-3-30-0005
ROBERT SCOTT &
JANE CAROLINE KILGORE
D.B. 8822 PG. 1810

SANITARY SEWER EASEMENT 'B'

EX. 15' WATERLINE ESMT.
D.B. 8615 PG. 1642 &
EX. 15' TOWN OF VIENNA WATER ESMT.
D.B. 8045 PG. 746

TAX MAP 38-1-02-0023
TOWN OF VIENNA, VIRGINIA
D.B. 275 PG. 514

TAX MAP 28-3-30-0006
KEN TAKAGI &
AKIKO TAKAGI
D.B. 23706 PG. 1408

TAX MAP 28-3-09-0017
WILLIAM L. GUNST &
MARY M. GUNST
D.B. 6410 PG. 719

ABBOTSFORD DRIVE
(WIDTH VARIES)

S22°50'42"E
124.68'

N24°42'27"W 93.34'

N10°03'57"E 382.50'

S10°03'11"W 402.84' (TOTAL)

TAX MAP 28-3-09-0016
JOHN D. CORDONE &
AMY QUAN CORDONE
D.B. 23452 PG. 181

SANITARY SEWER EASEMENT 'B'

TAX MAP 28-3-09-B
BEULAH TERRACE
COMMUNITY COUNCIL, INC.
D.B. 3142 PG. 610

VA STATE
GRID NORTH
VCS 83, NORTH ZONE

MATCH LINE - THIS SHEET

PROJECT NAME: TYSONS WASTEWATER
CONVEYANCE SYSTEM MODIFICATIONS
PROJECT NUMBER: WN-000032-002

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
& ENVIRONMENTAL SERVICES
CAPITAL FACILITIES, LAND SURVEY BRANCH
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA

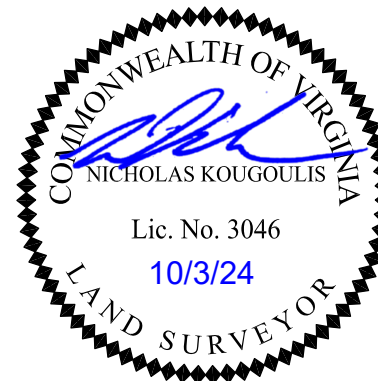
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THROUGH THE PROPERTY OF
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D.B. 275, PG. 514
HUNTER MILL TOWN OF VIENNA DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 2 OF 2

SCALE: 1"=30' DATE: 6/14/24 DRAWN BY: PJC

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



Engineering * Surveying * Land Planning * Transportation * Environmental Services
11100 Endeavor Court, Suite 200, Manassas VA, 20109 on the web @ www.rdaenv.com
Telephone: (703) 368-7373 Fax: (703) 257-5443
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Rinker Design Associates, LLC

