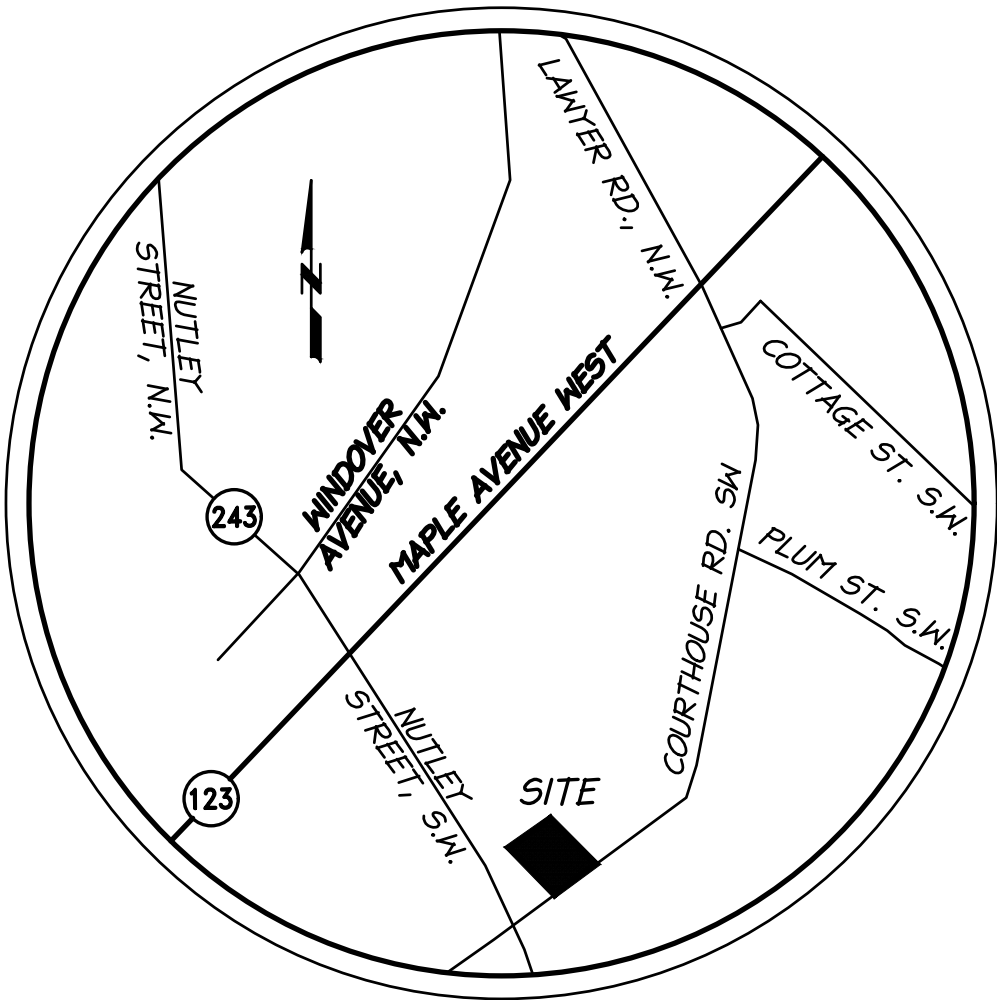


SURVEYOR'S CERTIFICATE

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 ACQUIRED BY LEGACY ASSETS, LLC, BY DEED RECORDED IN DEED BOOK 27770 AT PAGE 1025, AND CB ASSOCIATES, BY DEED RECORDED IN DEED BOOK 9951 AT PAGE 863 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE PROPERTY LIES WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND THAT BEARINGS REFER TO VIRGINIA STATE GRID NORTH (VCS83).



VICINITY MAP  
SCALE : 1" = 1,000'

NOTES

- THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON FAIRFAX COUNTY CADASTRAL MAP NOS. 0384-02-0042 & 0384-02-0043 AND ARE CURRENTLY ZONED R5-16.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM PERFORMED JANUARY 26, 2023 THROUGH FEBRUARY 3, 2023.
- TITLE REPORTS:  
  
ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY  
ISSUING AGENT: RGS TITLE  
COMMITMENT NO.: 35056360AK  
COMMITMENT DATE: SEPTEMBER 22, 2022  
  
PERFORMED BY: ASSOCIATED LAND TITLE SERVICES  
FOR THE BENEFIT OF: RGS TITLE  
FILE NO.: 447 COURTHOUSE RD, VIENNA, VA - F/B/O CARL BIGGS - ALTA12755-FX  
DATED: FEBRUARY 7, 2023
- 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 THE NATIONAL GEODETIC SURVEY PID HV8501, DESIGNATION JADES.  
  
THE COMBINED GRID AND ELEVATION FACTOR IS 0.99994143859935.
- 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.
- THERE ARE NO RESOURCE PROTECTION AREAS NOR RESOURCE MANAGEMENT AREAS ON THIS SITE AS SHOWN ON THE TOWN OF VIENNA CHESAPEAKE BAY PRESERVATION MAP AS DEPICTED AND DETERMINED BY THE TOWN OF VIENNA.
- A HOUSE (AND/OR ACCESSORY STRUCTURE(S)) EXIST(S) ON THE LOTS PRIOR TO SUBDIVISION. HOWEVER, A ZONING NONFORMITY HAS BEEN CREATED WITH THIS SUBDIVISION. THE LOTS CANNOT BE SOLD SEPARATELY UNTIL THESE NONCONFORMING STRUCTURE(S) ARE REMOVED FROM THE LOTS.

OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PROPERTY OF LEGACY ASSETS, LLC, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), AND TRUSTEE(S), IF ANY.

BY: Carl L. Biggs DATE: Jan. 11, 24

OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PROPERTY OF CB ASSOCIATES, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), AND TRUSTEE(S), IF ANY.

BY: Carl L. Biggs DATE: 1-11-24

TOWN OF VIENNA

TOWN MAYOR

TOWN CLERK

AREA TABULATION

|                                       |         |    |         |       |
|---------------------------------------|---------|----|---------|-------|
| LOT 1                                 | 31,569# | OR | 0.72472 | ACRES |
| LOT 2                                 | 16,632# | OR | 0.38182 | ACRES |
| LOT 3                                 | 30,525# | OR | 0.70076 | ACRES |
| DEDICATION FOR PUBLIC STREET PURPOSES | 8,796#  | OR | 0.20193 | ACRES |
| BOUNDARY                              | 87,522# | OR | 2.00923 | ACRES |
| AVERAGE LOT SIZE:                     | 26,242# |    |         |       |

SHAPE FACTOR CALCULATION

| LOT NUMBER | LOT PERIMETER | LOT AREA  | LOT SHAPE FACTOR |
|------------|---------------|-----------|------------------|
| 1          | 864.33 FT     | 31,569 SF | 23.7             |
| 2          | 530.77 FT     | 16,632 SF | 16.9             |
| 3          | 795.93 FT     | 30,525 SF | 20.8             |

PER THE SECTION 17-60.1 OF THE TOWN CODE, THE MATHEMATICAL FORMULA FOR DETERMINING THE SHAPE FACTOR IS (P)<sup>2</sup>/A, WHERE P EQUALS PERIMETER AND A EQUALS THE AREA OF THE LOT.

PLAT SHOWING SUBDIVISION, STREET DEDICATION AND GRANTING OF VARIOUS EASEMENTS AND VACATION OF A PORTION OF EXISTING 15' OUTLET ROAD  
445 AND 447 COURTHOUSE ROAD SUBDIVISION

TOWN OF VIENNA  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

PLAN No. :

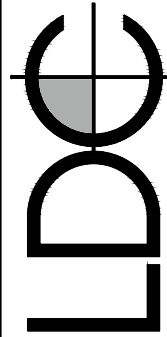
SCALE:  
N/A

SHEET 1 OF 2

DATE:  
SEPT. 25, 2023

DRAFT: JLW CHECK: KDV

FILE NUMBER  
22180-1-0 140A



LAND DESIGN CONSULTANTS  
4585 DAILY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192  
PH: 703-680-4585 FX: 703-680-4775

PARCEL 130-C  
SUBDIVISION OF THE PROPERTY OF  
WILLIAM H. SKIPPER  
D.B. 25023 PG. 1694

N/F  
BUSHRA BHATTI  
SULTAN MUHAMMAD  
D.B. 26393 PG. 726  
CADASTRAL MAP #0384-02-0130C  
ZONE: RS-16 USE: SFD

N/F  
DEARMOND J. CARTER  
DAISHIA L. RICHARDSON  
JOCELYN A. CARTER  
CASIMIR L. CARTER  
W.B. 1249 PG. 1109  
CADASTRAL MAP #0384-02-0131B  
ZONE: RS-16 USE: SFD

15' OUTLET ROAD  
(D.B. 2610 PG. 433)  
(D.B. 2610 PG. 431)  
(D.B. 2795 PG. 66)  
(D.B. 2955 PG. 326)

LOT 15

LOT 16

N/F  
ANTONIO IANNARELLI  
IDA IANNARELLI  
D.B. 5226 PG. 182  
CADASTRAL MAP #0384-48-0016  
ZONE: RS-12.5 USE: SFD

WILSON ESTATES  
D.B. 4808 PG. 183

LOT 17

N/F  
JOSE R. CARDENAS, TR.  
TINA S. CARDENAS, TR.  
D.B. 25957 PG. 598  
CADASTRAL MAP #0384-48-0017  
ZONE: RS-12.5 USE: SFD

LOT 1

MAPLE VIEW,  
PROPERTY OF J.B. ROLAND  
D.B. 613 PG. 350

N/F  
LAODICE ALFRED GRANGER, TR.  
BERNETTE CLAIRE GRANGER, TR.  
D.B. 23808 PG. 2006  
CADASTRAL MAP #0384-07-0001  
ZONE: RS-16 USE: SFD

LOT 2  
16,632#  
#447

LOT 1  
31,569#  
#445

LOT 3  
30,525#  
#449

N/F  
JAMES RICHMOND CARTER  
GLORIA H. CARTER  
D.B. 2689 PG. 692  
CADASTRAL MAP #0384-02-0129  
ZONE: RS-16 USE: SFD

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

BLOCK A  
SECTION SIX  
VIENNA WOODS  
D.B. 1542 PG. 470

COURTHOUSE ROAD, S.W.  
(R/W VARIES)  
ROUTE #673

EX. 15' OUTLET ROAD  
(MAY BE QUITCLAIMED OR VACATED  
BY SEPARATE INSTRUMENT)



1" = 30'



PLAT SHOWING SUBDIVISION, STREET DEDICATION AND GRANTING OF VARIOUS EASEMENTS  
AND VACATION OF A PORTION OF EXISTING 15' OUTLET ROAD  
445 AND 447 COURTHOUSE ROAD SUBDIVISION

TOWN OF VIENNA  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

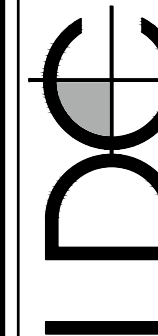
SCALE:  
1" = 30'

SHEET 2 OF 2

DATE:  
SEPT. 25, 2023

DRAFT: JLW CHECK: KDV

FILE NUMBER  
22180-1-0 140A



LAND DESIGN CONSULTANTS  
4585 DAVIS REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192  
PH: 703-680-4585 FX: 703-680-4775

PLAN No. :