

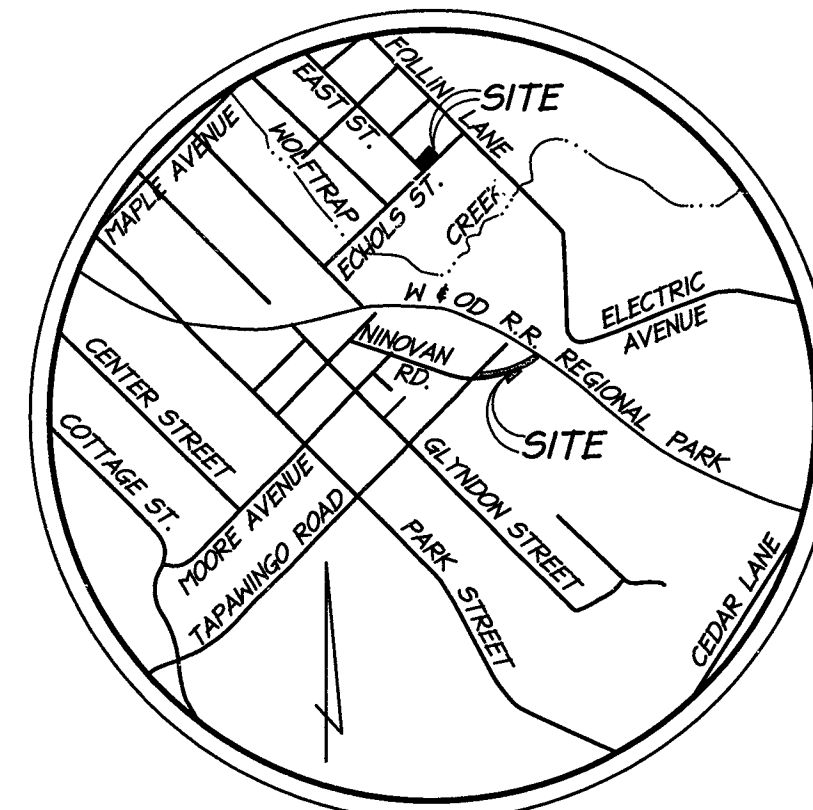
NOTES

- THE PROPERTIES DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP AS FOLLOWS:
PARCEL 4A 39-3 ((2)) 4A SWAN HOMES, LLC D.B. 23802 PG. 1242
PARCEL 7A 39-3 ((3)) 7A SWAN HOMES, LLC D.B. 23802 PG. 1230
BOTH ARE RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- THE PROPERTY LINES SHOWN HEREON ARE BASED ON A FIELD RUN SURVEY PERFORMED BY THIS COMPANY IN MAY 31, 2014.
- NO TITLE REPORT FURNISHED. EASEMENTS AND ENCUMBRANCES OF RECORD MAY EXIST.
- THE PROPERTIES SHOWN HEREON LIE WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 51059C0165E, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
- THERE ARE NO RESOURCE PROTECTION AREAS ON THIS SITE AS SHOWN ON THE TOWN OF VIENNA CHEAPEAKE BAY PRESERVATION MAP.

AREA TABULATION

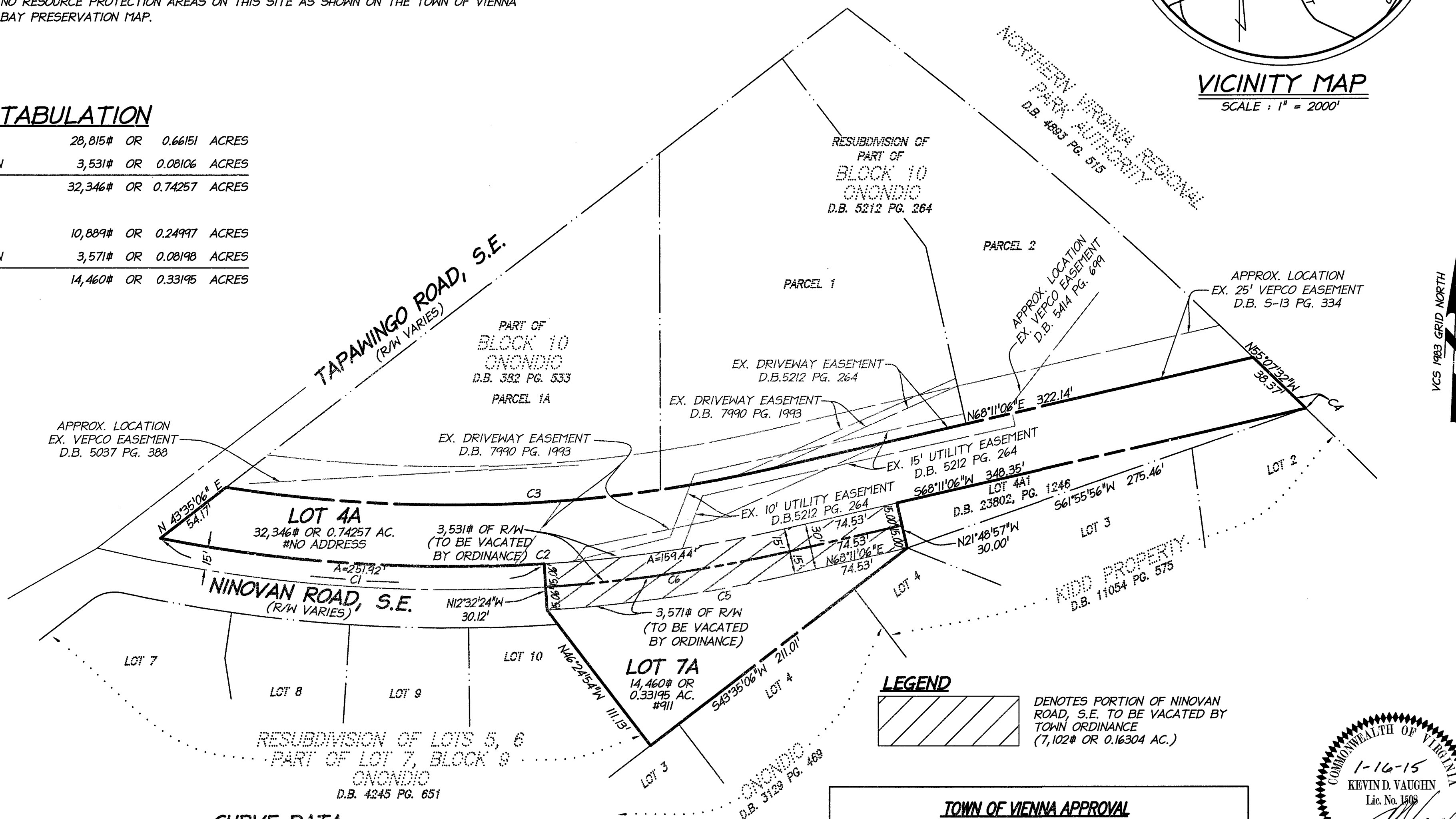
LOT 4A 28,815# OR 0.66151 ACRES
VACATED R/W 3,531# OR 0.08106 ACRES
TOTAL 32,346# OR 0.74257 ACRES

LOT 7A 10,889# OR 0.24997 ACRES
VACATED R/W 3,571# OR 0.08198 ACRES
TOTAL 14,460# OR 0.33195 ACRES



VICINITY MAP

SCALE : 1" = 2000'



CURVE DATA

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	980.00'	251.92'	126.66'	14°43'44"	251.23'	S 84°52'01" W
C2	980.00'	411.36'	208.75'	24°03'01"	408.35'	N 80°12'23" E
C3	940.00'	358.70'	181.56'	21°51'49"	356.53'	N 79°06'57" E
C4	2814.93'	9.49'	4.74'	0°11'35"	9.49'	S 55°01'40" E
C5	1010.00'	164.30'	82.33'	9°19'14"	164.12'	N 72°47'59" E
C6	1000.37'	161.87'	81.11'	9°16'15"	161.69'	N 72°49'14" E

LEGEND

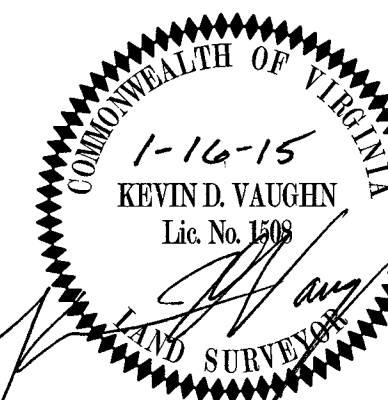


DENOTES PORTION OF NINOVAN ROAD, S.E. TO BE VACATED BY TOWN ORDINANCE (7,102# OR 0.16304 AC.)

TOWN OF VIENNA APPROVAL

TOWN MAYOR

TOWN CLERK



GRAPHIC SCALE



1" = 50'

PLAT SHOWING STREET VACATION OF A PORTION OF
NINOVAN ROAD, S.E.

TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA

SCALE:
1" = 50'

SHEET 1 OF 1

DATE:
JANUARY 2015

DRAFT: MEP
CHECK: KDV

FILE NUMBER
14033-1-0