

OWNER'S DEDICATION:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OWNERS PROPRIETORS AND TRUSTEES, IF ANY. WE AGREE THAT IRON PIPES WILL BE SET AS INDICATED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF FAIRFAX COUNTY, VIRGINIA.

MAPLE AVENUE WEST ASSOCIATES, LLC  
DATE

NOTARY CERTIFICATE

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, \_\_\_\_\_ COUNTY. WHOSE COMMISSION WILL EXPIRE ON \_\_\_\_\_.

DO HEREBY CERTIFY THAT \_\_\_\_\_, WHOSE NAME IS SIGNED TO THE FOREGOING OWNER'S DEDICATION DATED \_\_\_\_\_ BEFORE ME IN MY STATE AND COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

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PLEASANT STREET ASSOCIATES  
DATE

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DAPHNE D. SLOAN  
DATE

NOTARY CERTIFICATE

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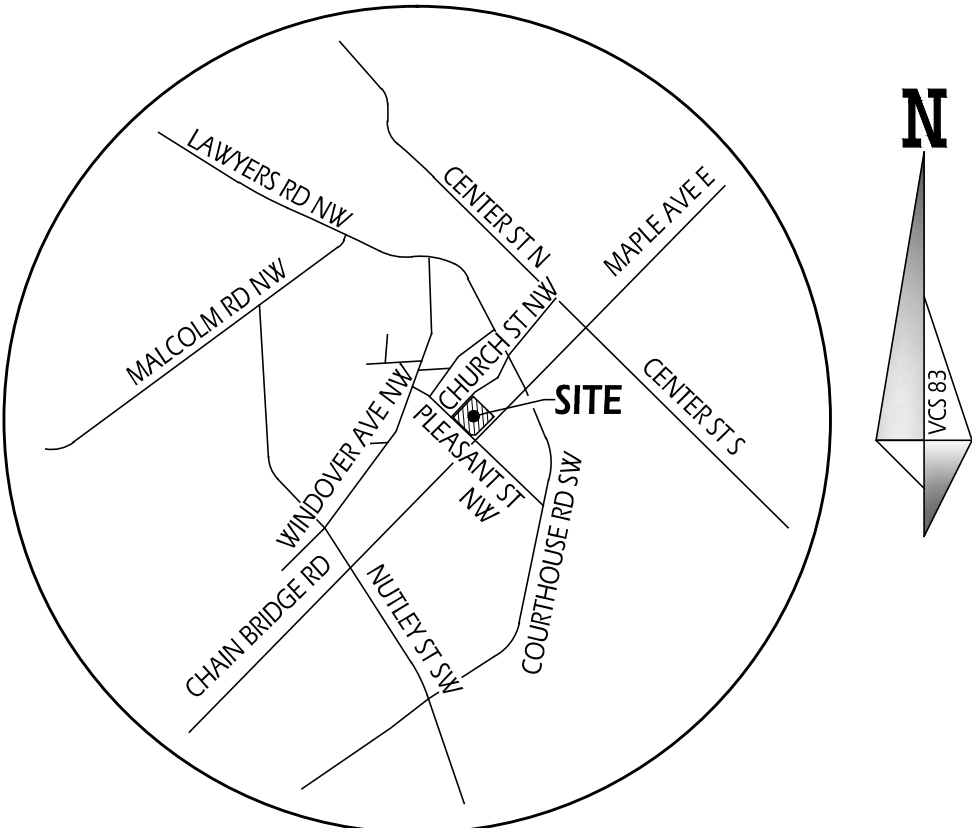
DO HEREBY CERTIFY THAT \_\_\_\_\_, WHOSE NAME IS SIGNED TO THE FOREGOING OWNER'S DEDICATION DATED \_\_\_\_\_ BEFORE ME IN MY STATE AND COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

NOTES:

- THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP 038-4-([4])-0002, 038-4-([2])-0016, 038-4-([4])-0017, AND 038-4-([2])-0017, AND IS ZONED C-2.
- THE PROPERTY SHOWN HEREON IS SHOWN ON FAIRFAX COUNTY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 51059C0145E (EFFECTIVE DATE: SEPTEMBER 17, 2010) AS BEING IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN).
- OWNER(S):  
  
MAPLE AVENUE WEST ASSOCIATES, LLC  
245 MAPLE AV NW  
VIENNA VA 22180  
  
PLEASANT STREET ASSOCIATES  
107 PLEASANT ST NW  
VIENNA VA 22180  
  
DAPHNE D. SLOAN  
223 WALNUT LN  
VIENNA VA 22180
- THE EXISTING PERIPHERAL BOUNDARY LINES SHOWN HEREON ARE RESULTANT FROM A FIELD RUN BOUNDARY SURVEY PERFORMED BY TARGET SURVEYS, INC. ON JANUARY 19, 2016. FURTHERMORE, THE BEARINGS SHOWN HEREON ARE REFERENCED TO VIRGINIA STATE GRID NORTH-NAD 83 PER GLOBAL POSITIONING SYSTEM SURVEY PERFORMED BY TARGET SURVEYS, INC. ON JANUARY 19, 2016.
- THE PROPERTY OWNER(S) SHALL MAINTAIN DRAINAGE, STORM WATER MANAGEMENT, AND BEST MANAGEMENT PRACTICES FACILITIES AND SYSTEMS TO ENSURE THAT THEY FUNCTION PROPERLY.
- THE NORTH ARROW IS REFERENCED TO VCS 1983.
- ALL PREVIOUSLY RECORDED EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS OF FAIRFAX COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN HEREON.



VICINITY MAP  
SCALE: 1" = 2000'

TOWN OF VIENNA

TOWN MAYOR

TOWN CLERK

AREA TABULATION

EXISTING AREA TABULATION

TAX MAP # 0384-04-0017	6,199 SF	0.14230 AC
TAX MAP # 0384-02-0016	2,601 SF	0.05977 AC
TAX MAP # 0384-02-0017	15,547 SF	0.35691 AC
TAX MAP # 0384-02-0016	8,583 SF	0.19704 AC
TAX MAP # 0384-02-0002	52,724 SF	1.21037 AC
TOTAL EXISTING AREA :	85,654 SF	1.96639 AC

PROPOSED AREA TABULATION

PARCEL A	85,253 SF	1.95714 AC
RIGHT-OF-WAY	401 SF	0.00925 AC
TOTAL PROPOSED AREA :	85,654 SF	1.96639 AC

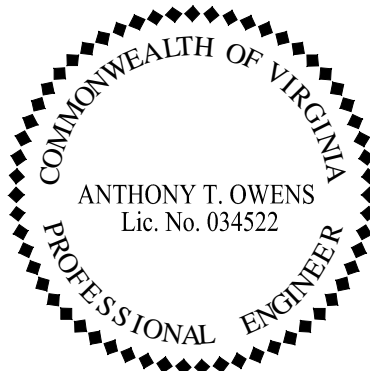
ENGINEER'S CERTIFICATE

I, ANTHONY T. OWENS, A DULY LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LANDS SHOWN HEREON ARE NOW IN THE NAME OF MAPLE AVENUE WEST ASSOCIATES, LLC AS RECORDED IN DEED BOOK 4536 PAGE 111, PLEASANT STREET ASSOCIATES AS RECORDED IN DEED BOOK 4536 PAGE 109 AND DEED BOOK 4536 PAGE 105, AND DAPHNE D. SLOAN AS RECORDED IN WILL BOOK 1046 PAGE 691 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND THAT ALL COURSES ARE REFERENCED TO VIRGINIA STATE GRID NORTH.

I FURTHER CERTIFY THAT THE LAND SHOWN HEREON LIES WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF THE SAME. SHOULD SMITH ENGINEERING BE RETAINED FOR THE PURPOSE OF SETTING IRON PIPES FOR MONUMENTATION, IRON PIPES SHALL BE SET IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF FAIRFAX COUNTY, VIRGINIA.

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

\_\_\_\_\_  
ANTHONY T. OWENS, P.E. #034522



PLAT  
SHOWING THE  
CONSOLIDATION, VACATION AND DEDICATION  
ON THE PROPERTIES OF  
MAPLE AVENUE WEST ASSOCIATES, LLC

DEED BOOK 4536 PAGE 111  
MAP No. 0384-4-0002

PLEASANT STREET ASSOCIATES

DEED BOOK 4536 PAGE 109  
MAP No. 0384-2-0016

DEED BOOK 4536 PAGE 105  
MAP No. 0384-4-0017 AND

DAPHNE D. SLOAN  
DEED BOOK 4536 PAGE 107  
MAP No. 0384-2-0017

TOWN OF VIENNA, VIRGINIA  
DATE: APRIL 7, 2016

SMITH  
ENGINEERING

14901 Bogle Drive, Suite 202 Chantilly, Virginia 20151 703.956.6204

SHEET 1 OF 2 SCALE: AS SHOWN

N/F  
ANDERSON CHARLES L, ANDERSON LAURA K.  
PARCEL 29  
ZONE: RS-16 USE: SINGLE-FAMILY  
DB: 09478 PG: 1497 TM #0384-04-0029

N/F WINDOVER HEIGHTS, ASSOC.  
LOTS 27,28, BLOCK 5  
ZONE: RS-16 USE: LOW-RISE OFFICE  
DB: 06123 PG: 1361  
TM #0384-04-0027

N/F WINDOVER HEIGHTS, ASSOC.  
LOTS 25,26, BLOCK 5  
ZONE: RS-16 USE: LOW-RISE OFFICE  
DB: 06123 PG: 1361  
TM #0384-04-0025

N/F WINDOVER HEIGHTS, ASSOC.  
LOTS 29 THRU 34, BLOCK 5  
ZONE: RS-16 USE: LOW-RISE OFFICE  
DB: 06123 PG: 1361  
TM #0384-04-0019

PARCEL H  
N/F LEEDS CASTLE LLC  
ZONE: C-1A  
USE: CONDOMINIUM OFFICE  
DB: 22886 PG: 0871  
TM #0384-71-H

N/F  
K AND S OF VIRGINIA, LLC  
ZONE: C-1A  
USE: CONDO OFFICE  
DB: 1981 PG: 21104  
TM #0384-69-0002

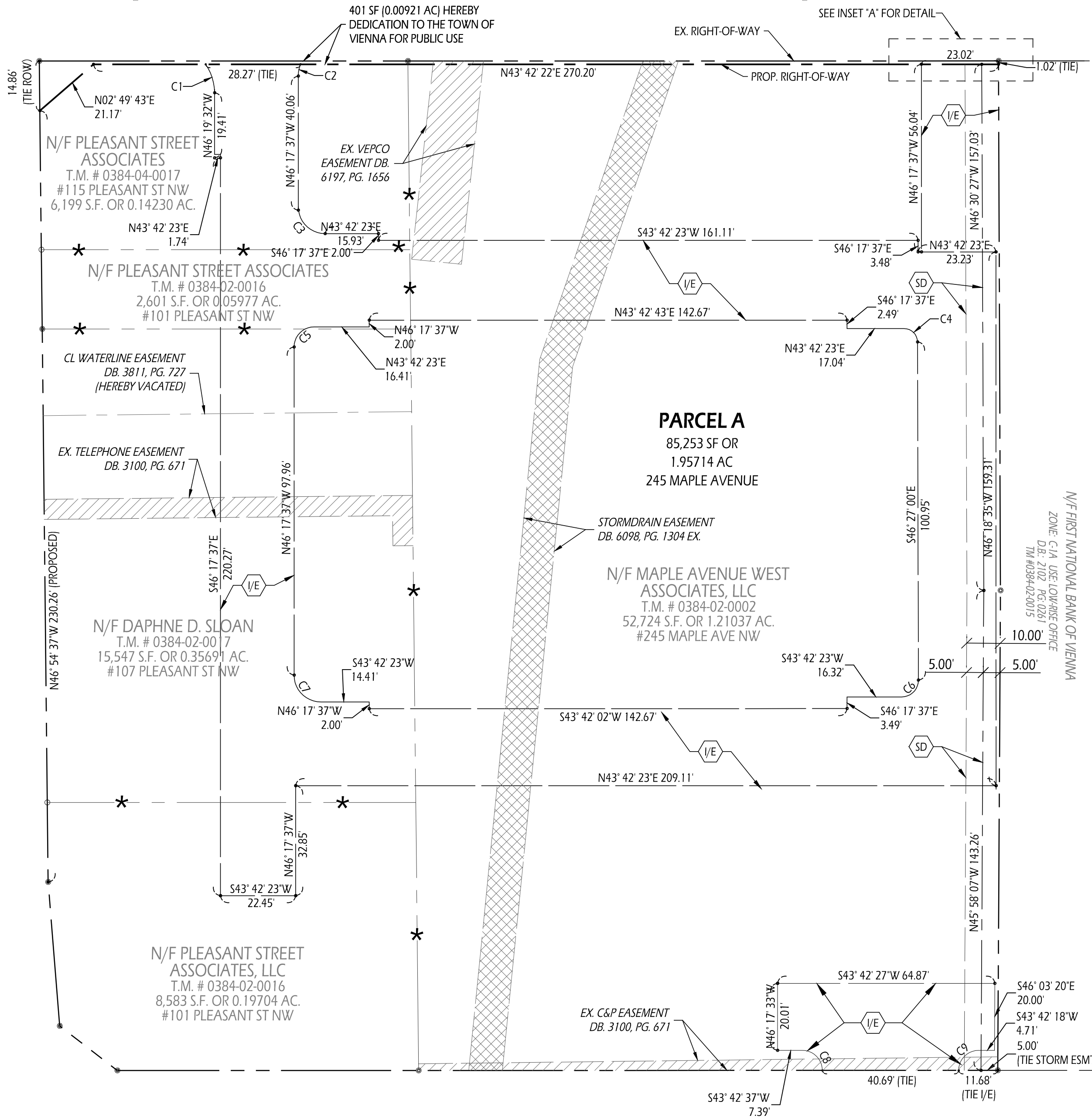
N/F  
GARSAY 301 MAPLE LLC  
ZONE: C-1A  
USE: LOW-RISE OFFICE  
DB: 19687 PG: 2080  
TM #0384-02-0018

PLEASANT STREET NW

RIGHT-OF-WAY VARIES

CHURCH STREET NW

RIGHT-OF-WAY VARIES



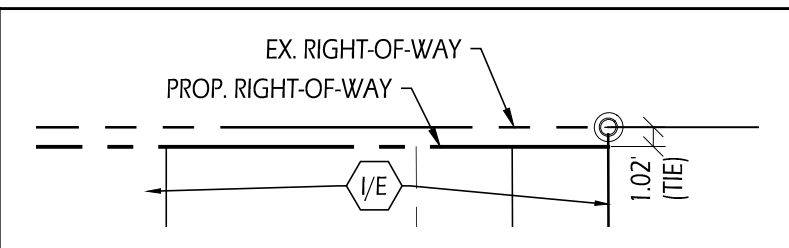
CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE
C1	034°31'11"	15.00	9.04	4.66	N63°33'13"W	8.90
C2	020°29'23"	10.00	3.58	1.81	S36°02'56"E	3.56
C3	090°00'00"	8.00	12.57	8.00	N88°42'23"E	11.31
C4	089°50'38"	4.00	6.27	3.99	S88°37'41"W	5.65
C5	090°00'00"	6.00	9.42	6.00	S01°17'37"E	8.49
C6	090°09'22"	5.00	7.87	5.01	N01°22'19"W	7.08
C7	090°00'00"	8.00	12.57	8.00	N88°42'23"E	11.31
C8	090°01'55"	6.00	9.43	6.00	S88°43'35"W	8.49
C9	090°00'00"	6.00	9.42	6.00	S01°17'42"E	8.49

#### LEGEND

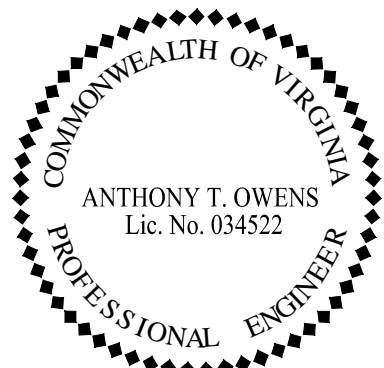
- \* DENOTES EXISTING PROPERTY BOUNDARY LINE HEREBY VACATED
- DENOTES EXISTING EASEMENT TO BE VACATED (HATCHED AREA)
- DENOTES EXISTING EASEMENT TO BE QUITCLAIMED (HATCHED AREA) UNDER SEPARATE INSTRUMENT

#### EASEMENT LEGEND

- VARIOUS WIDTH INGRESS/EGRESS EASEMENT
- 10' PRIVATE STORM DRAIN EASEMENT



INSET "A"  
1" = 10'



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TOWN OF VIENNA, VIRGINIA  
DATE: APRIL 7, 2016

**SMITH**  
**ENGINEERING**

14901 Bogle Drive, Suite 202 Chantilly, Virginia 20151 703.956.6204

SHEET 2 OF 2 SCALE: 1" = 25'