

NOTES:

1. PROPERTIES ARE LOCATED ON TAX MAP NO. 38-2-12-001 AND ARE ZONED RS-12.5 AND RS-16.
2. METES AND BOUNDS SHOWN HEREON ARE THE RESULT OF A FIELD RUN BOUNDARY SURVEY BY THIS FIRM.
3. PROPERTY IS PRESENTLY IN THE NAME OF J.D.A. CUSTOM HOMES INC., RECORDED IN DEED BOOK 24410, PAGE 817.
4. ALL PREVIOUSLY RECORDED EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS OF FAIRFAX COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS SHOWN OTHERWISE.
5. ACCORDING TO HUD-FIA MAP FOR THE TOWN OF VIENNA THIS PROPERTY IS SHOWN TO BE IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. THE ON-SITE STORM WATER MANAGEMENT FACILITIES SHALL BE CONSTRUCTED BY THE OWNERS OF LOTS 1-C1 AND 1-D1 IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS IDENTIFIED IN THE VIRGINIA STORMWATER DESIGN MANUAL.
7. THE ON-SITE STORM WATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE OWNERS OF LOTS 1-C1 AND 1-D1 IN ACCORDANCE WITH SECTION 4, VAC 50-60-124 OF THE VIRGINIA STORMWATER DESIGN SPECIFICATIONS.

WETLANDS STATEMENT

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES.

OWNER

DATE

OWNER'S DEDICATION

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER OF THIS PROPERTY. I AGREE THAT IRON PIPE WILL BE SET AT ALL PROPERTY CORNERS UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF FAIRFAX COUNTY, VIRGINIA.

OWNER

DATE

NOTARY

I, _____ A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA AT LARGE WHOSE COMMISSION WILL EXPIRE ON _____

DO HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE FOREGOING OWNER'S CONSENT AND DEDICATION HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.

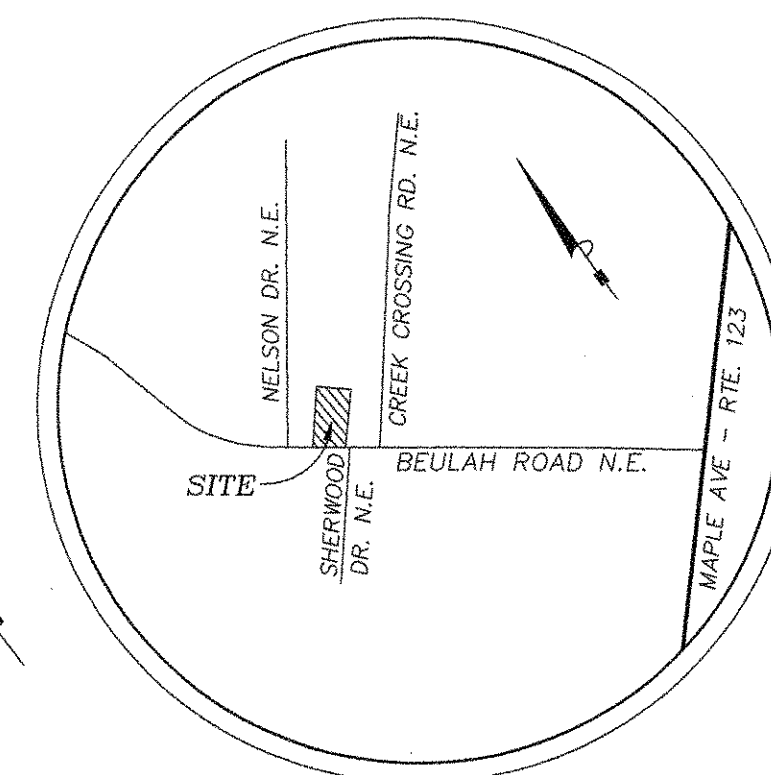
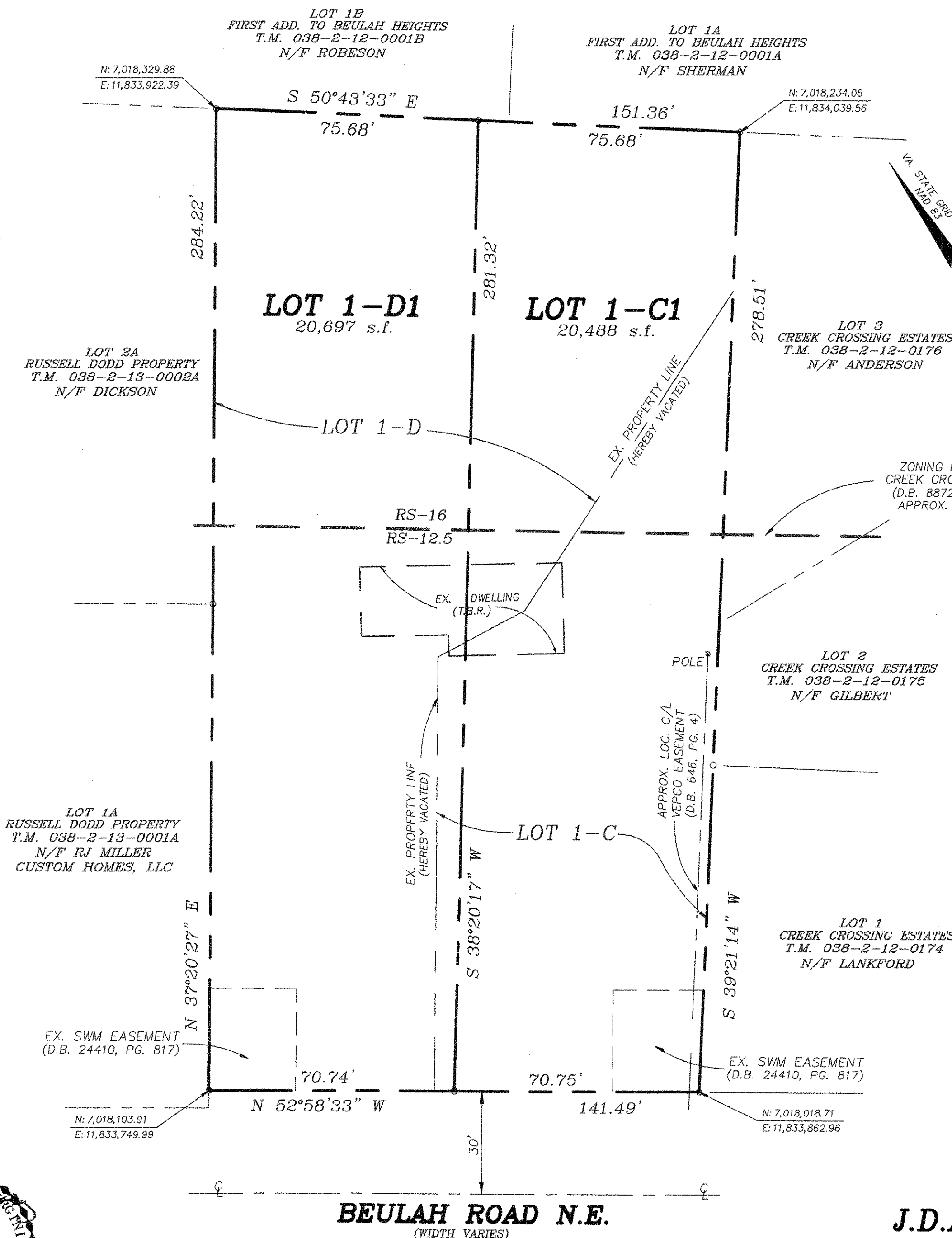
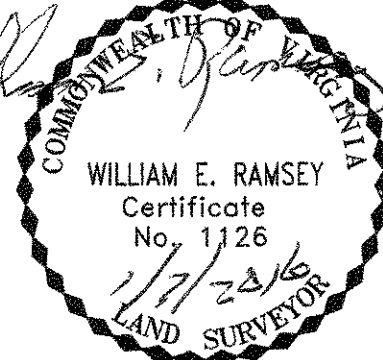
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC.

SURVEYOR'S CERTIFICATE

I, WILLIAM E. RAMSEY, BEING A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND SHOWN IS PRESENTLY IN THE NAME OF JDA CUSTOM HOMES, INC., RECORDED IN DEED BOOK 24410 AT PAGE 817 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND THAT ALL BEARINGS ARE REFERENCED TO VIRGINIA STATE GRID NORTH.

I FURTHER CERTIFY THAT THE LAND SHOWN HEREON LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACTAND THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF THE SAME.



VICINITY MAP
SCALE: 1"=1,000'

AREA TABULATION

EXISTING AREA: 41,185 s.f./0.9455 ACRES

LOT 1-C1: 20,488 s.f./0.4703 ACRES

LOT 1-D1: 20,697 s.f./0.4752 ACRES

TOTAL AREA: 41,185 s.f./0.9455 ACRES

TOWN OF VIENNA

TOWN MAYOR

TOWN CLERK

BEULAH ROAD N.E.
(WIDTH VARIES)

WILLIAM E. RAMSEY, P.C.
LAND SURVEYOR
FAIRFAX, VIRGINIA
703-385-4499

RESUBDIVISION OF LOTS 1-C AND 1-D
PROPERTY OF
J.D.A. CUSTOM HOMES, INC.

DEED BOOK 24410, PAGE 817

TOWN OF VIENNA

FAIRFAX COUNTY, VIRGINIA

DATE: JANUARY 5, 2016.

SCALE: 1"=25'