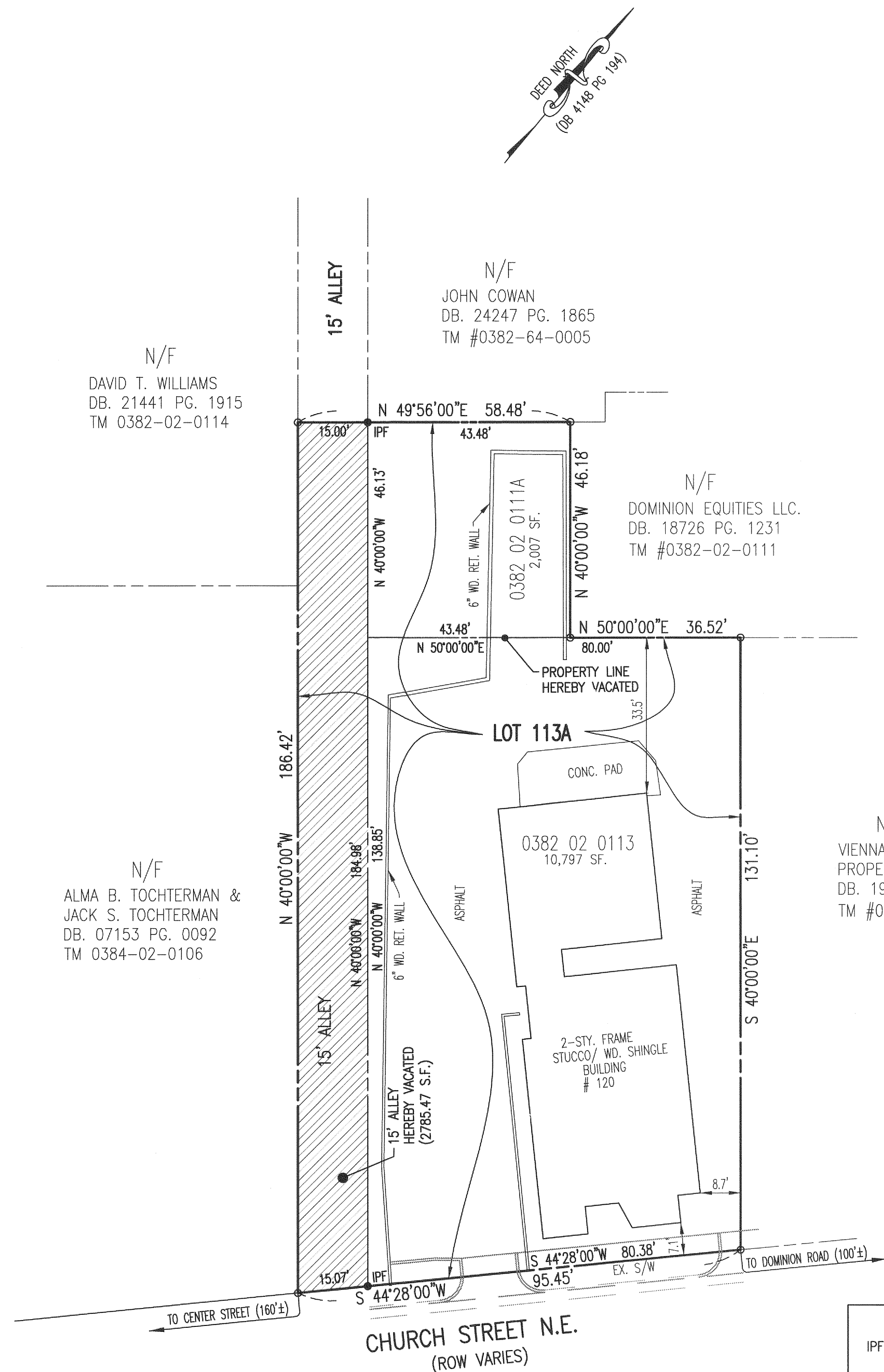
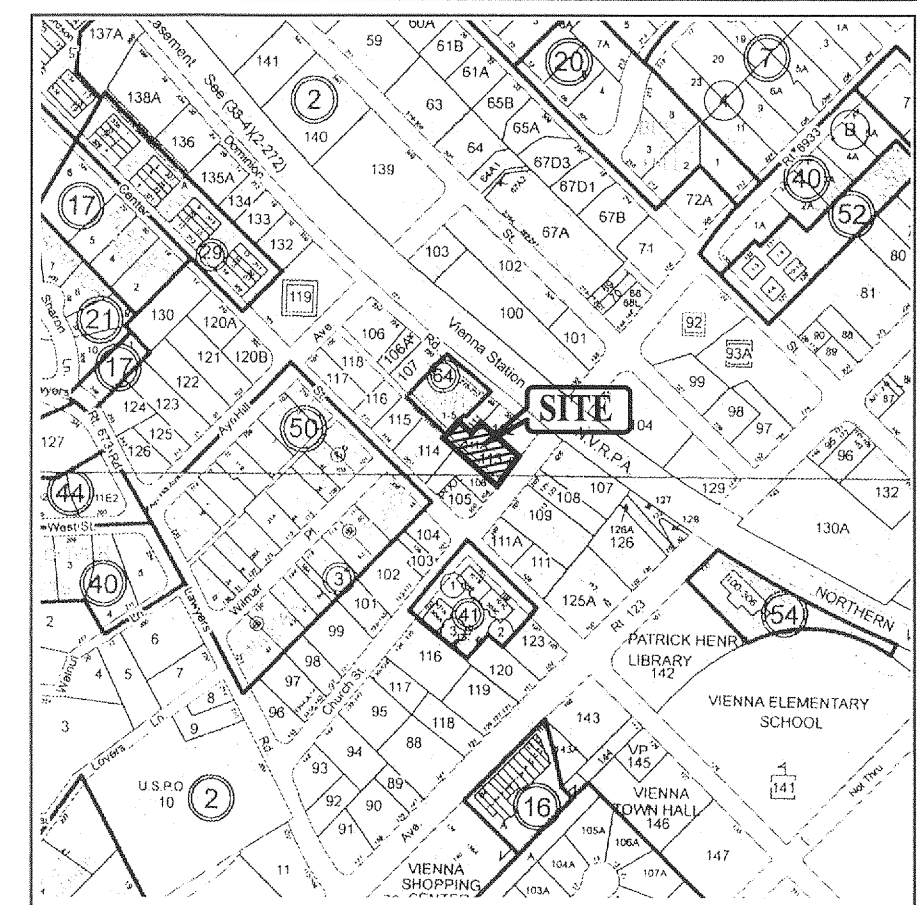


Z:\SCG\PROJECTS\SURVEY\VA-16-105 120 CHURCH ST. NE (Staats)\PLATS\VACATION PLAT-120 CHURCH ST.dwg, 4/14/2016 4:54:20 PM, \\SANIE-F5\KIP, 1:1



GENERAL NOTES:

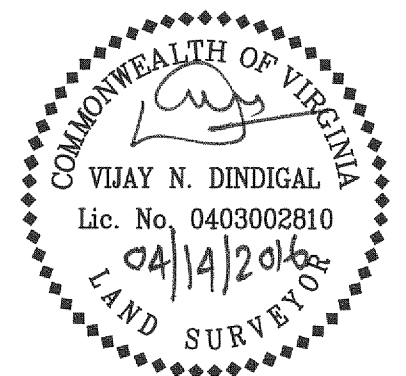
- THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED IN HUNTER MILL DISTRICT, TOWN OF VIENNA, FAIRFAX COUNTY.
TAX ASSESSMENT MAP: # 0382 02 0113, ZONED C-1B
0382 02 0111A, ZONED CM
- OWNER OF PROPERTIES:
STAATS DEVELOPERS
120 CHURCH STREET, N.E. SUITE 200
VIENNA, VA 22180-4505
- ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS OR OTHER INTERESTS OF THE TOWN REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
- THIS BOUNDARY LINE ADJUSTMENT DOES NOT CREATE OR AGGRAVATE ANY ZONING NON-COMPLIANCE.
- THE PROPERTIES SHOWN ON THIS PLAT ARE BASED ON LEGAL DESCRIPTION FROM DEED BOOK 22010 AT PAGE 1527, DATED NOVEMBER 1, 2011 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.



VICINITY MAP
SCALE: 1"= 500'

AREA TABULATION

LOT (113)= 10,797.00 SQ.FT. (0.2479 AC.)
LOT (111A)= 2,007.00 SQ.FT. (0.0461 AC.)
15' ALLEY (VACATED)= 2,785.47 SQ.FT. (0.0639 AC.)
CONSOLIDATED LOT (113A)= 15,589.47 SQ.FT. (0.3579 AC.)



PLAT SHOWING
VACATION OF 15' ALLEY
AND
CONSOLIDATION
WITH
TAX MAPS # 0382 02 0113 AND # 0382 02 0111A
DB. 22010 PG. 1527
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"= 20' APRIL 14, 2016

SCG
SANIE CONSULTING GROUP, LLC
LAND DEVELOPMENT CONSULTING
4248-A CHAIN BRIDGE ROAD
FAIRFAX, VA 22030
PH. (703) 865-7630
FAX (703) 865-7632
WWW.SANIECG.COM

SHEET 1 OF 1

TOWN OF VIENNA	
TOWN MAYOR	
TOWN CLERK	

LEGEND

- IPF • REBARS FOUND
- PROPERTY CORNERS
- 15' ALLEY HEREBY VACATED

