

TOWN OF VIENNA	
TOWN MAYOR:	DATE
TOWN CLERK:	DATE

AREA TABULATION

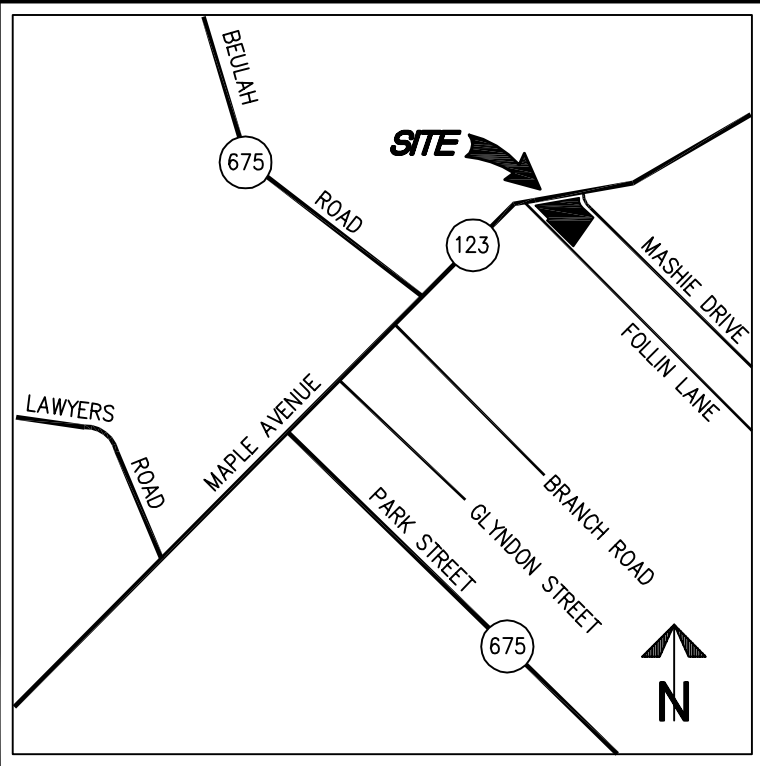
DEDICATION..... 3,023 SQ.FT. OR 0.0694 ACRES
7 LOTS..... 114,019 SQ.FT. OR 2.6175 ACRES
TOTAL..... 117,042 SQ.FT. OR 2.6869 ACRES

OWNER'S CERTIFICATE

THE PLATTING OR DEDICATION OF THE PROPERTY SHOWN ON THIS PLAT AS "MASHIE DRIVE SUBDIVISION" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. IT IS FURTHER AGREED THAT IRON PIPE WILL BE SET AT ALL PROPERTY CORNERS AS REQUIRED BY STATE AND LOCAL ORDINANCES AND REGULATIONS UNDER THE SUPERVISION OF A VIRGINIA LAND SURVEYOR.

BY: MASHIE DRIVE LLC

NAME :	DATE
TITLE:	



VICINITY MAP SCALE: 1"=2000'

NOTES:

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY FAIRFAX COUNTY, VIRGINIA, AS TAX MAP REFERENCE NUMBERS 0382-11-0077, 0382-11-0078, 0382-11-0079, AND 0382-11-080, ALL ZONED RS-16.
2. ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT.
3. THIS PLAT IS BASED ON THE BOUNDARY SURVEY PERFORMED BY THIS IN SEPTEMBER, 2016. THE BOUNDARY SHOWN HEREON HAS A MATHEMATICAL CLOSURE WITHIN 1-IN-20,000.
4. ANY FUTURE EASEMENT OR AUTHORIZATION FOR ELECTRIC, CABLE, TELEPHONE OR GAS SERVICE TO BE FURNISHED TO THE PROPERTY MUST COMPLY WITH THE PROVISIONS OF VIRGINIA CODE 15.2-2241(6).

SURVEYOR'S CERTIFICATE

I, JAMES A. MADISON, JR., A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT, I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED ON THE PLAT OF SUBDIVISION AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS THE PROPERTY ACQUIRED BY MASHIE DRIVE LLC AS RECORDED IN IN DEED BOOK 23341 AT PAGE 585, DEED BOOK 23430 AT PAGE 814, DEED BOOK 24866 AT PAGE 246, AND DEED BOOK _____ AT PAGE _____, ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND EMBRACED BY THIS SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT, THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY OF THE SAME AND THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY NOAA/NGS MONUMENT PID NUMBER DH7960; LOYB LOYOLA B COOP CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994771. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.

GIVEN UNDER MY HAND THIS 23 DAY OF MARCH, 2017.

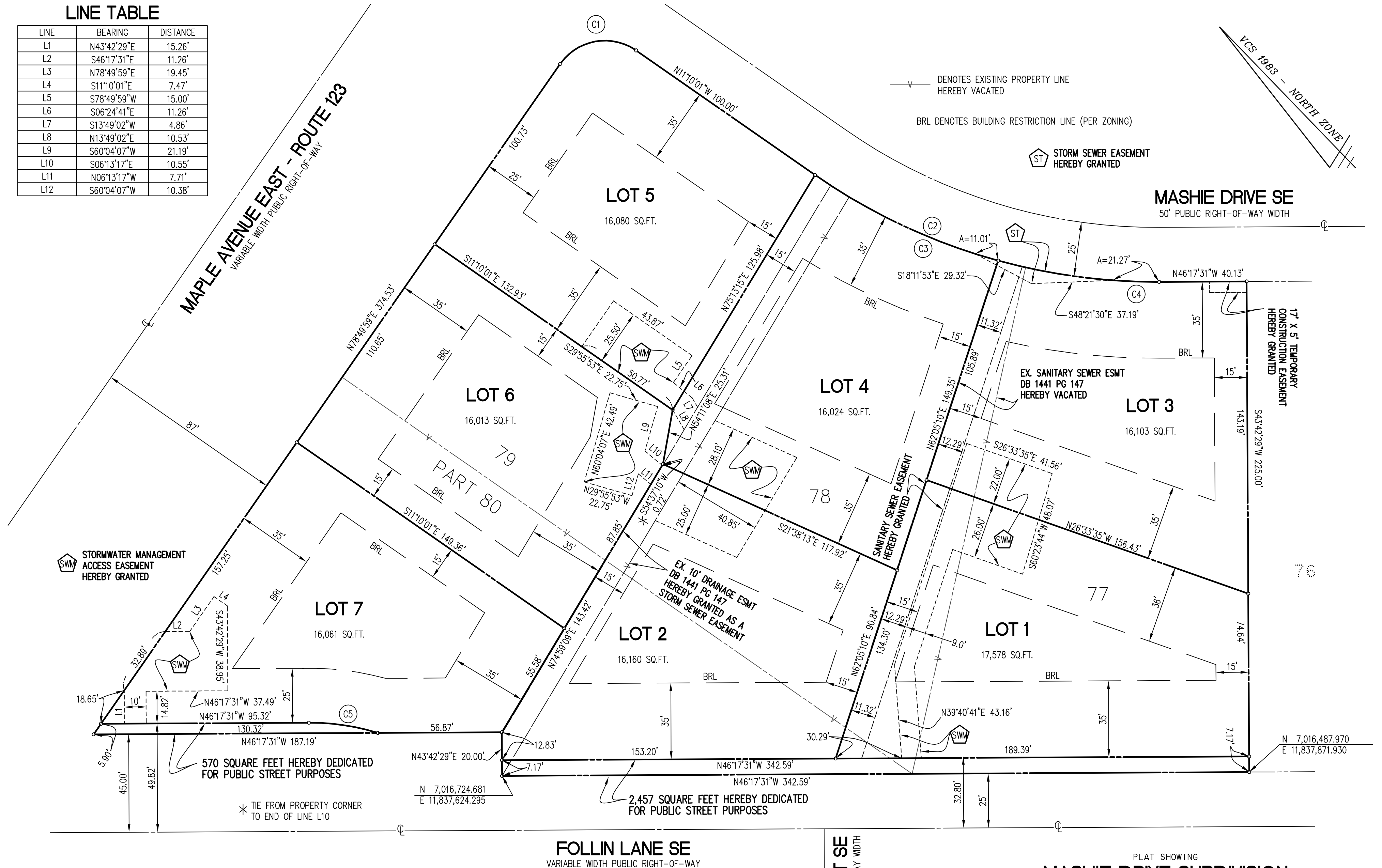


PLAT SHOWING
MASHIE DRIVE SUBDIVISION
BEING THE RESUBDIVISION OF LOTS 77, 78, 79 AND PART OF 80
SECTION TWO
WESTBRIAR COUNTRY CLUB MANOR
DEED BOOK 1441 PAGE 147
TOWN OF VIENNA, VIRGINIA

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945		Engineers • Surveyors • Planners Landscape Architects • Arborists 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 (703) 532-6163 Fax (703) 533-1301 www.WLPINC.com
SCALE: 1"= 30'	DATE: MARCH 23, 2017	SHEET: 1 OF: 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	N43°42'29"E	15.26'
L2	S46°17'31"E	11.26'
L3	N78°49'59"E	19.45'
L4	S11°10'01"E	7.47'
L5	S78°49'59"W	15.00'
L6	S06°24'41"E	11.26'
L7	S13°49'02"W	4.86'
L8	N13°49'02"E	10.53'
L9	S60°04'07"W	21.19'
L10	S06°13'17"E	10.55'
L11	N06°13'17"W	7.71'
L12	S60°04'07"W	10.38'

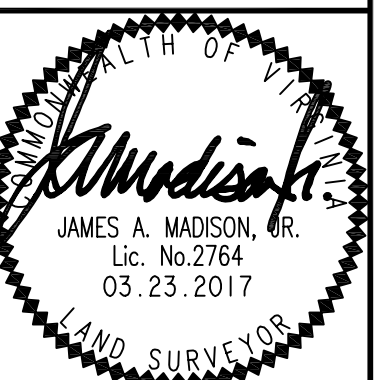


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	39.27'	90°00'00"	25.00'	35.36'	S56°10'01"E
C2	273.82'	167.86'	35°07'30"	86.66'	165.25'	S28°43'46"E
C3	273.82'	93.21'	19°30'10"	47.06'	92.76'	S20°55'07"E
C4	273.82'	74.66'	15°37'20"	37.56'	74.43'	S38°28'52"E
C5	106.00'	32.10'	17°21'02"	16.17'	31.98'	N37°37'01"W

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