

NOTES:

1. PROPERTIES ARE LOCATED ON TAX MAP NO. 48-2-03K-0024 & 25 AND ARE PRESENTLY ZONED RS-10.
2. METES AND BOUNDS SHOWN HEREON ARE TAKEN FROM DEEDS/PLATS OF RECORD AND ARE NOT THE RESULT OF A FIELD RUN BOUNDARY BY THIS FIRM.
3. ALL PREVIOUSLY RECORDED EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS OF THE TOWN OF VIENNA SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS SHOWN OTHERWISE.
4. 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.
5. THE ON-SITE STORM WATER MANAGEMENT FACILITIES SHALL BE CONSTRUCTED BY THE OWNERS OF LOTS 24-A & 25-A. IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS IDENTIFIED IN THE VIRGINIA STORMWATER DESIGN MANUAL.
6. THE ON-SITE STORM WATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE OWNERS OF LOTS 24-A & 25-A IN ACCORDANCE WITH SECTION 4, VAC 50-60-124 OF THE VIRGINIA STORMWATER DESIGN SPECIFICATIONS.
7. NO TITLE REPORT FURNISHED.

WETLANDS STATEMENT

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

OWNER _____ DATE _____

OWNER _____ DATE _____

OWNER _____ DATE _____

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 THE TOWN OF VIENNA, VIRGINIA.

OWNER _____ DATE _____

OWNER _____ DATE _____

OWNER _____ DATE _____

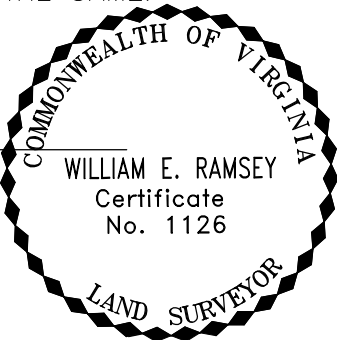
OWNER _____ DATE _____

SURVEYOR'S CERTIFICATE

I, WILLIAM E RAMSEY, BEING A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT LOT 24 IS PRESENTLY IN THE NAME OF OLYMPIA C. PURDUM RECORDED IN DEED BOOK 1734, PAGE 475. LOT 25 IS PRESENTLY IN THE NAME OF SHARYN COVINGTON, THOMAS M. MOROZ & LAURA B. MOROZ, RECORDED IN DEED BOOK 23680, PAGE 1147 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

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

WILLIAM E. RAMSEY, P.C.



CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
1	625.00'	107.08'	09°48'59"	53.67'	106.95'	S 43°05'34" E
2	375.00'	37.96'	05°48'00"	19.00'	37.95'	S 45°06'00" E
3	625.00'	72.92'	06°41'06"	36.50'	72.88'	N 41°31'37" W
4	625.00'	34.16'	03°07'52"	17.08'	34.15'	N 46°25'56" W

NOTARY

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

DO HEREBY CERTIFY THAT _____

WHOSE NAMES ARE 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 _____, 2016.

NOTARY PUBLIC. _____ 28

EXISTING LOT AREAS

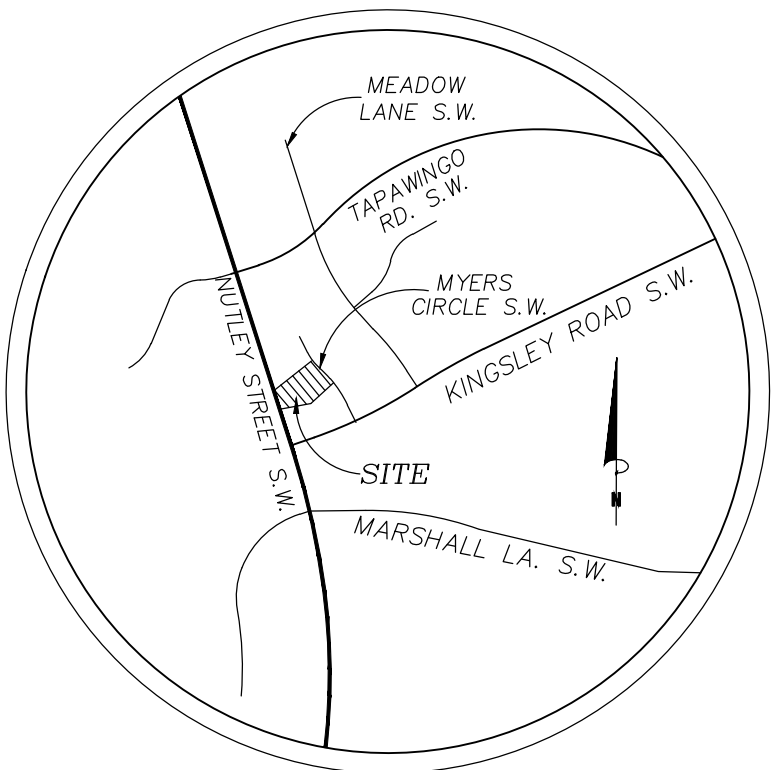
LOT 24: 16,599 s.f./0.3811 ACRES
LOT 25: 14,364 s.f./0.3297 ACRES

TOTAL AREA: 30,963 s.f./1.1171 ACRES

PROPOSED LOT AREAS

LOT 24-A: 16,493 s.f./0.3786 ACRES
LOT 25-A: 14,470 s.f./0.3322 ACRES

TOTAL AREA: 48,660 s.f./1.1171 ACRES



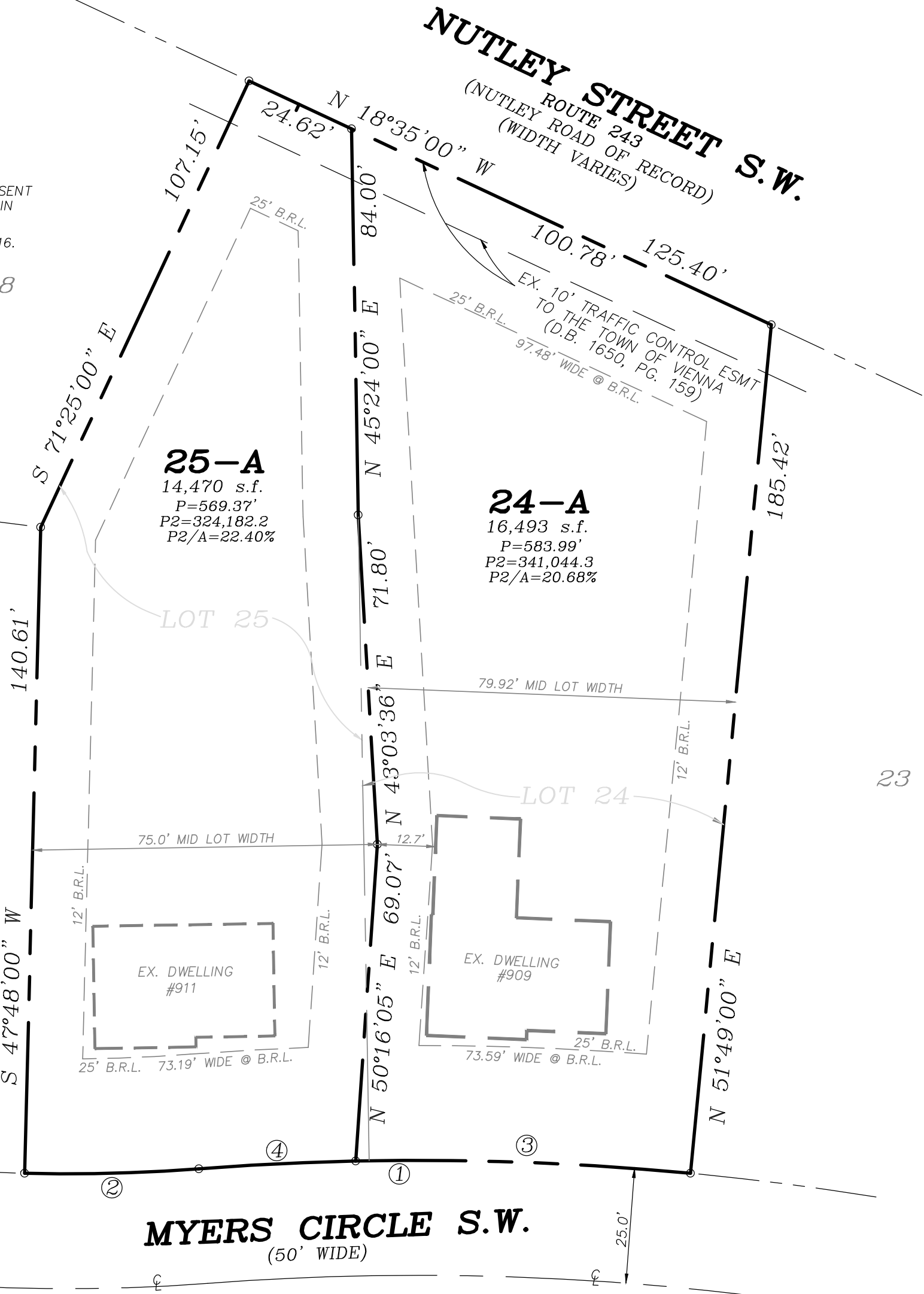
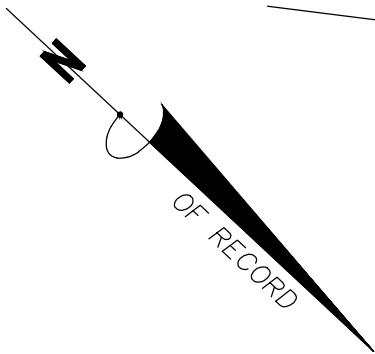
VICINITY MAP

SCALE: 1"=1,000'

TOWN OF VIENNA

TOWN MAYOR _____

TOWN CLERK _____



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ADVANCE COPY

PROPERTY LINE ADJUSTMENT
LOTS 24 AND 25
BLACK K
SECTION EIGHT
VIENNA WOODS
DEED BOOK 1650, PAGE 159
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA
DATE: AUGUST 2, 2017 SCALE: 1"=25'
REVISED: MARCH 9, 2018

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