

NOTES:

1. PROPERTIES ARE LOCATED ON TAX MAP NO. 48-2-03K-0025A & 0028 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 25-A1, 28-A AND 28-B 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 25-A1, 28-A AND 28-B 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'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 _____

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 _____, 2016.

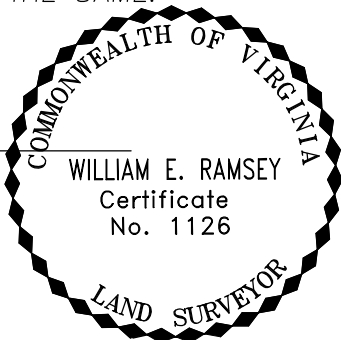
NOTARY PUBLIC.

SURVEYOR'S CERTIFICATE

I, WILLIAM E RAMSEY, BEING A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT LOT 25-A IS PRESENTLY IN THE NAME OF _____, PAGE _____ AND THAT LOT 28 IS PRESENTLY IN THE NAME OF 713 KINGSLEY, LLC, 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'	34.16'	03°07'52"	17.08'	34.15'	S 46°25'56" E
2	375.00'	37.96'	05°48'00"	19.00'	37.95'	S 45°06'00" E
3	1,970.00'	69.34'	02°01'00"	34.67'	69.34'	S 70°24'30" W
4	25.00'	39.27'	90°00'00"	25.00'	37.08'	N 63°35'00" W

TOWN OF VIENNA

TOWN MAYOR _____

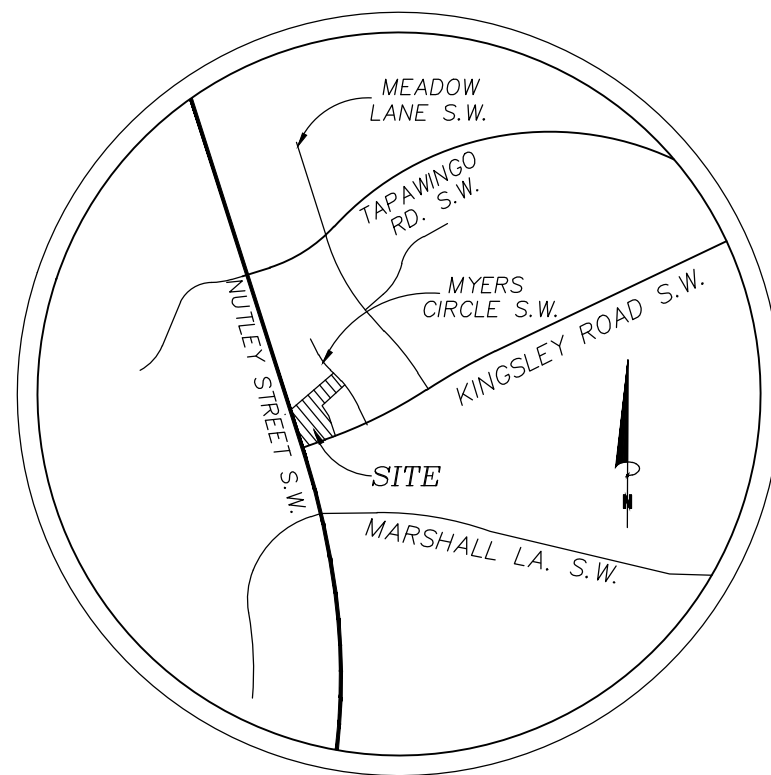
TOWN CLERK _____

EXISTING LOT AREAS

LOT 25-A: 14,470 s.f./0.3322 ACRES
LOT 28: 17,697 s.f./0.4063 ACRES
TOTAL AREA: 32,167 s.f./0.7385 ACRES

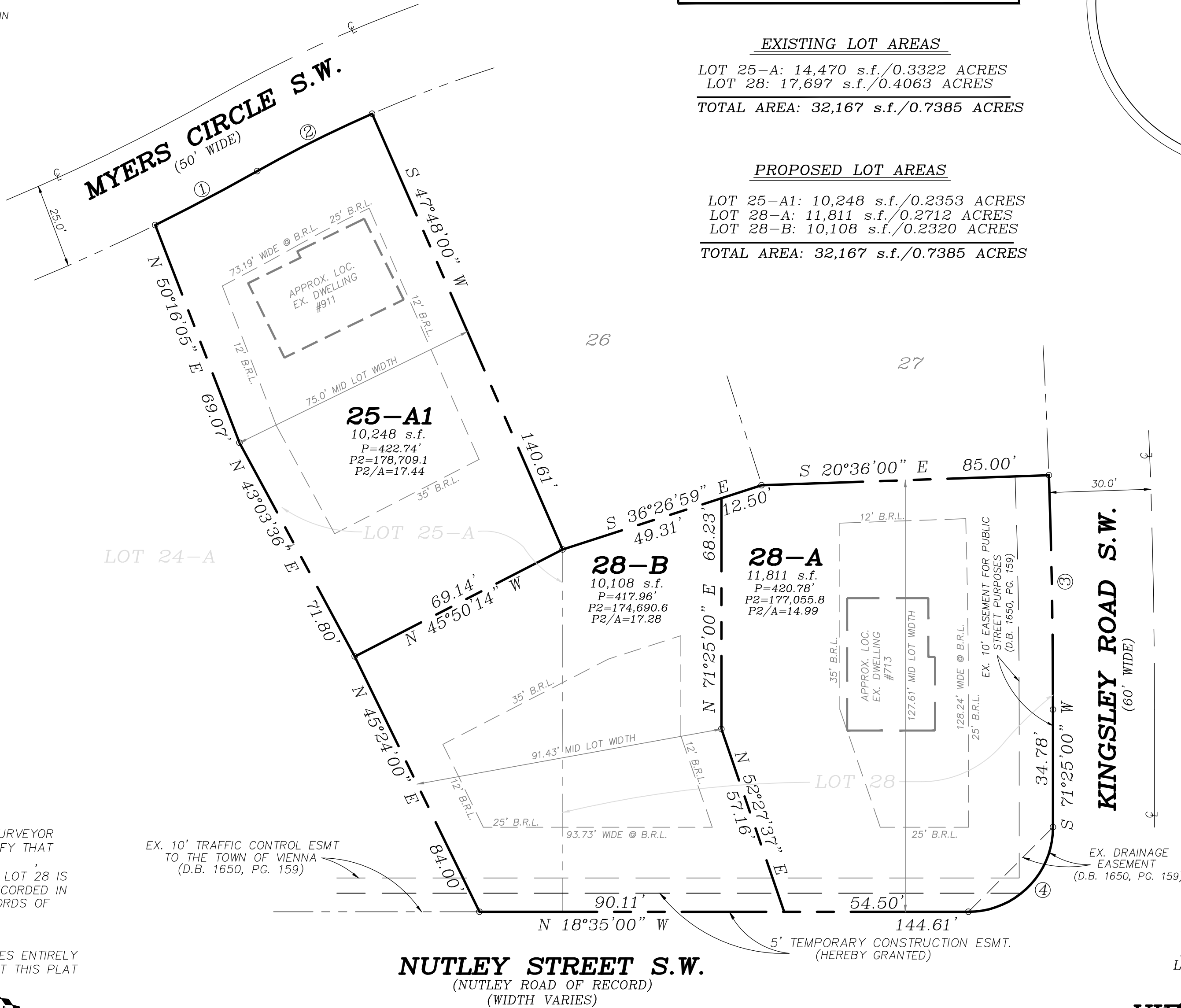
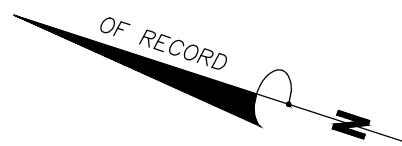
PROPOSED LOT AREAS

LOT 25-A1: 10,248 s.f./0.2353 ACRES
LOT 28-A: 11,811 s.f./0.2712 ACRES
LOT 28-B: 10,108 s.f./0.2320 ACRES
TOTAL AREA: 32,167 s.f./0.7385 ACRES



VICINITY MAP

SCALE: 1"=1,000'



NUTLEY STREET S.W.
(NUTLEY ROAD OF RECORD)
(WIDTH VARIES)

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

PREPARED FOR:
CIVILAND, LLC
P.O. BOX 650206
STERLING, VIRGINIA
703-404-0363

ADVANCE COPY
RESUBDIVISION OF
LOTS 25-A AND 28-B
BLOCK K
SECTION EIGHT
VIENNA WOODS
DEED BOOK 1650, PAGE 159
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA
DATE: DECEMBER 28, 2016. SCALE: 1"=25'
REVISED: JANUARY 15, 2018
REVISED: FEBRUARY 13, 2018
REVISED: MARCH 16, 2018