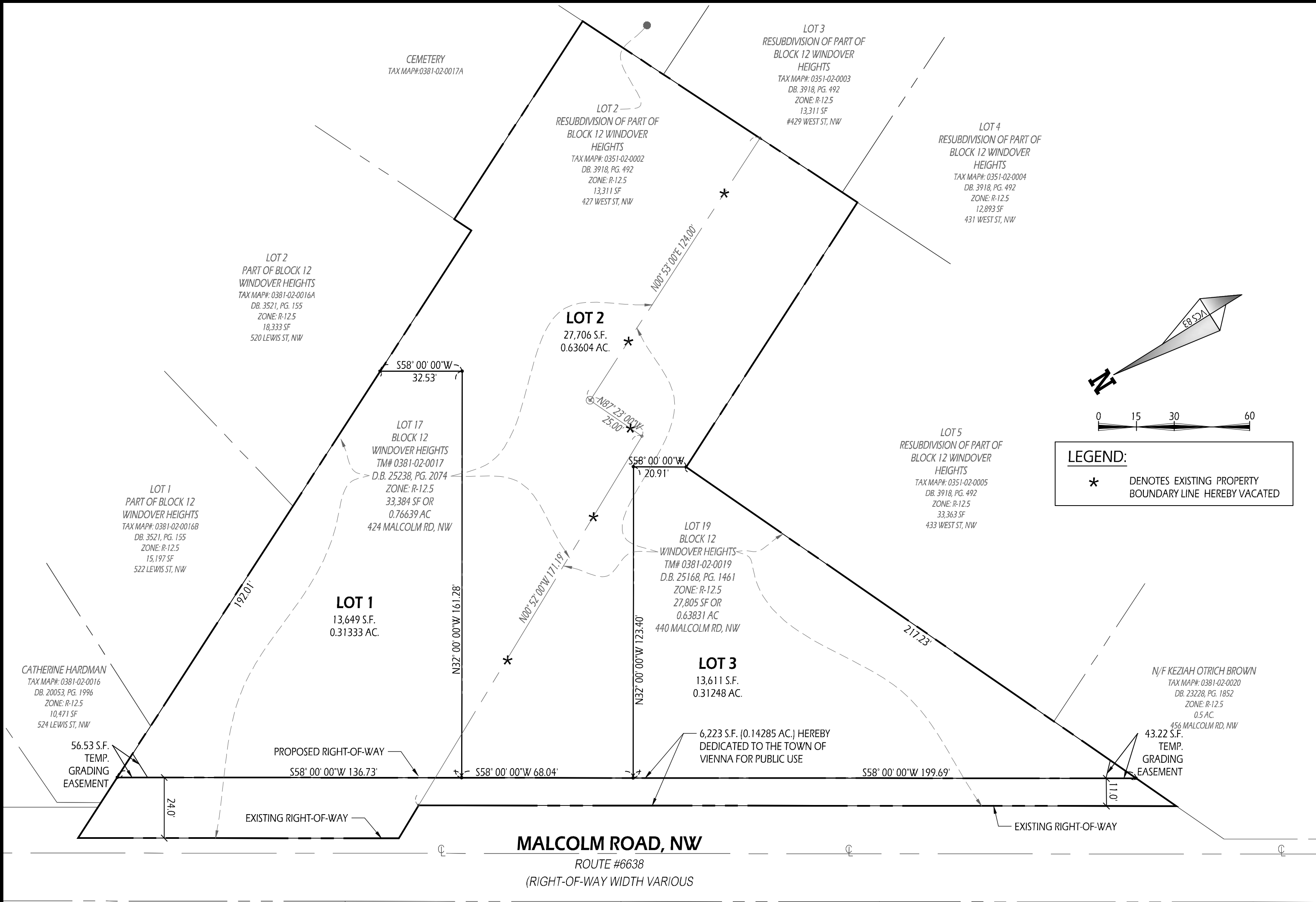


P:\161-02 Malcolm Road NW\Eng\Plat\ 161-02 Subdivision Plat.dwg 08/13/18 13:34



NOTES:

- THE PROPERTY SHOWN HEREON ARE LOCATED ON FAIRFAX COUNTY TAX MAP 038-1-2-0017 & 038-1-2-0019, AND IS ZONED R-12.5.
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP #53509C0145E, REVISED: SEPTEMBER 17, 2010.
- OWNER(S):
JR REAL ESTATE GROUP, LLC.
103 ROWELL COURT
FALLS CHURCH, VIRGINIA 22046
- THE BOUNDARY AND NORTH MERIDIAN AS SHOWN HEREON IS VIRGINIA STATE GRID NAD 83, NORTH ZONE AND IS BASED ON A PLAT RUN SURVEY COMPUTED BY HUGE SURVEYS, DATED APRIL 2, 2018.
- THE PROPERTY OWNER(S) SHALL MAINTAIN DRAINAGE, STORM WATER MANAGEMENT, AND BEST MANAGEMENT PRACTICES FACILITIES AND SYSTEMS TO ENSURE THAT THEY FUNCTION PROPERLY.
- THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, 424 MALCOLM RD, NW & 440 MALCOLM RD., ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.
- THE NORTH ARROW IS REFERENCED TO A FIELD-RUN BOUNDARY SURVEY PERFORMED BY HUGE SURVEYS IN APRIL 2018, AND IS BASED ON VCS 1983.
- ALL PREVIOUSLY RECORDED EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS OF FAIRFAX COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN HEREON.

OWNER'S DEDICATION:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OWNERS PROPRIETORS AND TRUSTEES, IF ANY. WE AGREE THAT IRON PIPES WILL BE SET AS INDICATED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF FAIRFAX COUNTY, VIRGINIA.

GIVEN UNDER MY HAND THIS _____ DAY OF _____ 2018.

OWNER	NAME	TITLE
-------	------	-------

EXISTING AREA TABULATION:

TAX MAP #: 038-1-02-0017	33,384 S.F. / 0.76639 AC.
TAX MAP #: 038-1-02-0019	27,805 S.F. / 0.63831 AC.
TOTAL AREA	61,189 S.F. / 1.40470 AC.

PROPOSED LOT AREA TABULATION:

PROPOSED LOT 1	13,649 S.F. / 0.31333 AC.
PROPOSED LOT 2	27,706 S.F. / 0.63604 AC.
PROPOSED LOT 3	13,611 S.F. / 0.31248 AC.
PROPOSED RIGHT-OF-WAY	6,223 S.F. / 0.14285 AC.
TOTAL AREA	61,189 S.F. / 1.40470 AC.

WETLANDS STATEMENT

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

SIGNATURE _____ AGENT FOR: _____

JR REAL ESTATE GROUP, LLC.

OWNER

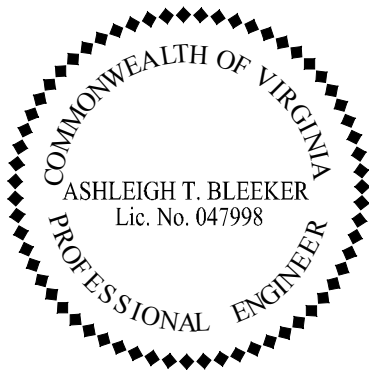
ENGINEER'S CERTIFICATE

I, ASHLEIGH T. BLEEKER, A DULY LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON ARE NOW IN THE NAME OF JR REAL ESTATE GROUP, LLC. BY DEED RECORDED IN DEED BOOK 25238 PAGE 2074 AND DEED BOOK 25168 PAGE 1461 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND THAT ALL COURSES ARE REFERENCED TO DEED NORTH.

I FURTHER CERTIFY THAT THE LAND SHOWN HEREON LIES WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF THE SAME. SHOULD SMITH ENGINEERING BE RETAINED FOR THE PURPOSE OF SETTING IRON PIPES FOR MONUMENTATION, IRON PIPES SHALL BE SET IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF FAIRFAX COUNTY, VIRGINIA.

GIVEN UNDER MY HAND THIS _____ DAY OF _____ 2018.

ASHLEIGH T. BLEEKER, P.E. #047998



RECORD PLAT
SHOWING SUBDIVISION AND
DEDICATION ACROSS THE PROPERTY
OF

MALCOLM ROAD SUBDIVISION
TAX MAP NO. 038-1-02-0017 & 038-1-02-0019,
DEED BOOK 25238 PAGE 2074 &
DEED BOOK 25168 PAGE 1461

HUNTER MILL DISTRICT
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA
DATE: JANUARY 4, 2018

PLAN # PF-13-18-PF

**SMITH
ENGINEERING**
14901 Bogle Drive, Suite 202 Chantilly, Virginia 20151 703.956.6204

SHEET 1 OF 1 SCALE: AS SHOWN