

NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TAX MAP #038-2-02-0092 AND IS ZONED C-1.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51059C0145E, COMMUNITY PANEL, FOR FAIRFAX COUNTY, VIRGINIA, DATED SEPTEMBER 17, 2010. ZONE "X" IS (NOT) IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA. (ALTA TABLE A, ITEM 3)
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VCS' 83.
4. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. (ALTA TABLE A, ITEM 16)
5. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (ALTA TABLE A, ITEM 17)
6. THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY IS 1:146,021 WHICH EXCEEDS THE MINIMUM PRECISION OF 1:20,000 WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.
7. THE RELATIVE POSITIONAL PRECISION FOR THIS ALTA/NSPS LAND TITLE SURVEY IS WITHIN 0.07 FEET, PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED) PER THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.
8. THE RECORD DESCRIPTION CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT.
9. THE SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO AND FROM A PUBLIC STREET MAPLE AVENUE W ROUTE NO. 123) AS SHOWN HEREON.
10. EXCEPT AS SHOWN HEREON, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR ROADWAYS.
11. COMMON BOUNDARY LINES WITH THE SUBJECT PROPERTY AND ADJOINING BOUNDARIES ARE CONTIGUOUS, WITH NO GAPS, GORES OR OVERLAPS, UNLESS NOTED OTHERWISE HEREON.
12. THE AREA OF THE SUBJECT PROPERTY AND THE RESPECTIVE PARCELS THEREOF AS SHOWN IS CORRECT.
13. THERE IS/IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT PROPERTY. (ALTA TABLE A, ITEM 18)
14. THIS ALTA/NSPS LAND TITLE SURVEY IS FOR THE USE OF THE SPECIFIC ENTITIES LISTED IN THE SURVEYOR'S CERTIFICATE FOR ACQUISITION / LENDING / REFINANCING PURPOSES AND IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES, INCLUDING THE INSTALLATION OF FENCES OR CONSTRUCTION OF OTHER IMPROVEMENTS. UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND SIZES.
15. THIS SURVEY HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND TO DEPICT THE LOCATIONS OF ENCUMBRANCES AFFECTING THE PROPERTY THAT HAS BEEN IDENTIFIED IN THE TITLE COMMITMENT REFERENCED HEREON, FURNISHED TO VIK A VIRGINIA, LLC FOR THIS SITE OR TO LIST ANY ENCUMBRANCES THAT ARE NOT LOCATABLE. AS SUCH, IF THERE ARE ENCUMBRANCES AFFECTING THE PROPERTY THAT WERE NOT IDENTIFIED IN THE REFERENCED TITLE REPORT, THEY MAY NOT BE SHOWN ON THIS SURVEY. FOR EXAMPLE, CERTAIN HIGHWAYS HAVE "LIMITED ACCESS LINES" THAT HAVE BEEN ESTABLISHED BY HIGHWAY PLANS THAT ARE OFTEN NOT RECORDED IN THE LAND RECORDS OF THAT JURISDICTION.

LEGAL DESCRIPTION:

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN FAIRFAX COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE ON THE NORTH SIDE OF THE RECENTLY ACQUIRED R/W FOR MAPLE AVENUE, ROUTE 123, A CORNER TO FAROUT AND BEING N 49° 40' E 0.97 FEET FROM A HUB TO BE REPLACED BY A HIGHWAY MONUMENT (STA. 201+52); THENCE WITH THE LINE OF FAROUT N 40° 21' 10" W 268.35 FEET TO A PIPE FOUND, THENCE WITH THE ORIGINAL NORTH BOUNDARY OF THE PROPERTY N 49° 46' 30" E 161.39 FEET TO A PIPE FOUND, A CORNER TO DIMSEY THENCE WITH THE LINE OF DIMSEY AND THE SAME COURSE CONTINUED WITH JENNINGS S 40° 20' 13" E PASSING OVER A PIPE FOUND, A CORNER TO DIMSEY AND JENNINGS AT 107.42 FEET IN ALL 268.05 FEET TO A PIPE IN THE NEW R/W LINE OF MAPLE AVENUE, ROUTE 123 THENCE WITH THE SAID LINE S 49° 40' W PASSING OVER A HIGHWAY RIGHT-OF-WAY HUB AT 14.24 FEET IN ALL 161.31 FEET TO THE BEGINNING, CONTAINING 43,273 SQUARE FEET, BEING A PART OF BLOCK TWENTY-ONE (21), WINDOVER HEIGHTS.

LESS AND EXCEPT 3,285 SQUARE FEET, MORE OR LESS, LOCATED SUBSTANTIALLY AS SHOWN DESIGNATED "HEREBY DEDICATED FOR PUBLIC USE" ON A PLAT PREPARED BY WALTER L. PHILLIPS, DATED MAY 18, 1971 ATTACHED TO THE DEED DATED JUNE 8, 1971 AND RECORDED JUNE 8, 1971 IN DEED BOOK 3444 AT PAGE 345 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

AREA TABULATION:

PARCEL A	39,693 SQ. FT.	OR 0.91123 AC.
PARCEL B	295 SQ. FT.	OR 0.00677 AC.
STREET DEDICATION	3,285 SQ. FT.	OR 0.07541 AC.
TOTAL	43,273 SQ. FT.	OR 0.99341 AC.

TITLE COMMITMENT NOTES:

TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-900963-DC72 WITH AN EFFECTIVE DATE OF APRIL 19, 2018 HAS BEEN INCORPORATED INTO THIS SURVEY.

THE FOLLOWING ITEMS ARE LISTED IN SCHEDULE B - SECTION II, EXCEPTIONS AND, UNLESS OTHERWISE NOTED BELOW, APPEAR TO AFFECT THE SUBJECT PROPERTY:

3. RIGHTS, IF ANY, OF THE TOWN OF VIENNA AND THE PUBLIC IN AND TO THE USE OF THAT PORTION OF THE LAND GRANTED AND DEDICATED EXCLUSIVELY FOR PUBLIC PURPOSES AS SET FORTH WITHIN THAT CERTAIN DEED DATED JUNE 8, 1971, RECORDED IN DEED BOOK 3444, PAGE 345. THE DEDICATION IS SHOWN HEREON. THE ALLEY APPEARS TO BE HAVE BEEN ABANDONED.

PARKING TABULATION:

STANDARD PARKING SPACES	21
HANDICAP PARKING SPACES	2
TOTAL STRIPED PARKING SPACES ON SITE	23

* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIK A VIRGINIA, LLC (CMD, OR CAPITOL) DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.

TM 038-3-02-0094
DOUGLAS L. MANN, TR
DB 25270 PG 1537
ZONE: RS-12.5
USE: SINGLE FAMILY, DETACHED

26' OUTLET ROAD
DB K-9 PG 501

TM 038-3-02-0093
GARSAY PROPERTIES LLC
DB 11704 PG 2107
ZONE: C-1
USE: LOW RISE OFFICE

TM 038-3-13-0003
PAUL A. GUMAGAY
DB 19362 PG 33
ZONE: RS-12.5
USE: SINGLE FAMILY, DETACHED

TM 038-3-13-0004
GEORGE BILIDAS
LOUIS CHOLAKIS
DB 6314 PG 573
ZONE: C-1
USE: NEIGHBORHOOD CENTER

TM 038-3-02-0091
401 MAPLE AVENUE LLC
DB 21104 PG 637
ZONE: C-1
USE: NEIGHBORHOOD CENTER

MAPLE AVENUE W. - ROUTE 123
(VARIABLE WIDTH R/W)

LEGEND:

	BUILDING LINE		SANITARY CLEANOUT		CONC. CURB AND GUTTER		NORTH
	CABLE TELEVISION CONDUIT		STORM DRAIN MANHOLE		C&G		SOUTH
	ELECTRICAL CONDUIT		ELECTRICAL JUNCTION BOX		BLDG.		EAST
	EDGE OF PAVEMENT		ELECTRICAL MANHOLE		SYT.		WEST
	FENCE LINE		FIRE DEPARTMENT CONNECTION		TRANS.		FACE
	NATURAL GAS CONDUIT		FIRE HYDRANT		ASPH.		CLF
	OVERHEAD WIRES		GAS MANHOLE		ESMT		H.C.
	TELEPHONE/COMMUNICATIONS CONDUIT		GUY POLE		RCP		F.L.
	PROPERTY LINES		GAS VALVE		CMP		DB.
	PUBLIC UTILITIES EASEMENTS		LIGHT POLE		BRL		PG.
	SANITARY SEWER CONDUIT		BOLLARD		R/W		GEN
	STORM DRAIN CONDUIT		SIGN POST		R		T
	WATER CONDUIT		WOOD POST		M		TRANS
			UTILITY POLE		OBS		S/W

SURVEYOR'S CERTIFICATE:

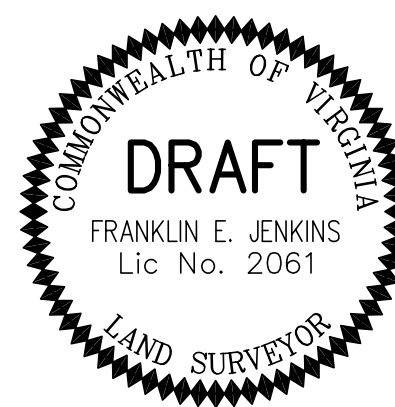
TO: BRANCH BANKING AND TRUST COMPANY
BRANCH BANKING AND TRUST COMPANY VIRGINIA
FIRST VIRGINIA BANK, A VIRGINIA CORPORATION
KENSINGTON SENIOR DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

I, FRANKLIN E. JENKINS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE BOUNDARY SURVEY SHOWN HEREON IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS AND IS NOW IN THE NAME OF FIRST VIRGINIA BANK, AS ACQUIRED IN DEED BOOK 4195 AT PAGE 555, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 8, 9, & 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 25, 2018.

FRANKLIN E. JENKINS
LICENSED LAND SURVEYOR
VA#2061
EMAIL ADDRESS: JENKINS@vika.com



DATE OF PLAT OR MAP

VIKA REVISIONS

DATE:	JULY, 2018
DES.	VIKA
SCALE:	XX
PROJECT/FILE NO.	VV 8042 A
SHEET NO.	1 OF 1

DATE: JULY, 2018
DES. VIKA
SCALE: XX
PROJECT/FILE NO. VV 8042 A
SHEET NO. 1 OF 1