

NOTES:

- PROPERTIES ARE LOCATED ON TAX MAP NO'S. 38-3-02-0067 & 0068. PARCEL 67 IS PRESENTLY ZONED RS-12.5. PARCEL 68 IS PRESENTLY ZONED RS-16.
- METES AND BOUNDS SHOWN HEREON ARE THE RESULT OF A FIELD RUN BOUNDARY BY THIS FIRM.
- 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.
- 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.
- NO TITLE REPORT FURNISHED.

EXISTING PARCEL AREAS
 PARCEL 67: 27,182 s.f./0.6240 ACRES
 PARCEL 68: 41,237 s.f./0.9467 ACRES
TOTAL AREA: 68,419 s.f./1.5707 ACRES

PROPOSED PARCEL AREAS
 PARCEL 67-A: 46,653 s.f./1.0071 ACRES
 PARCEL 68-A: 21,766 s.f./0.4996 ACRES
TOTAL AREA: 68,419 s.f./1.5707 ACRES

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'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 _____

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 _____, 2019.

NOTARY PUBLIC.

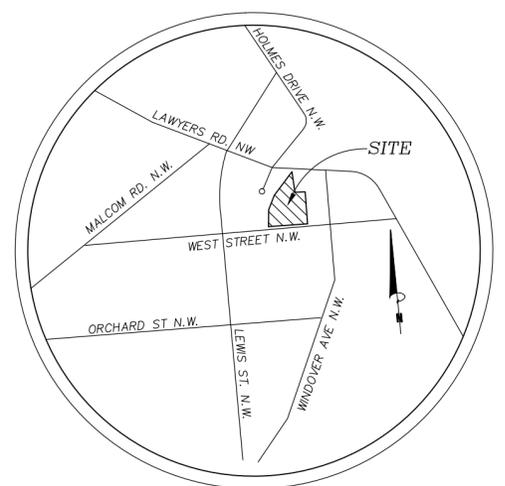
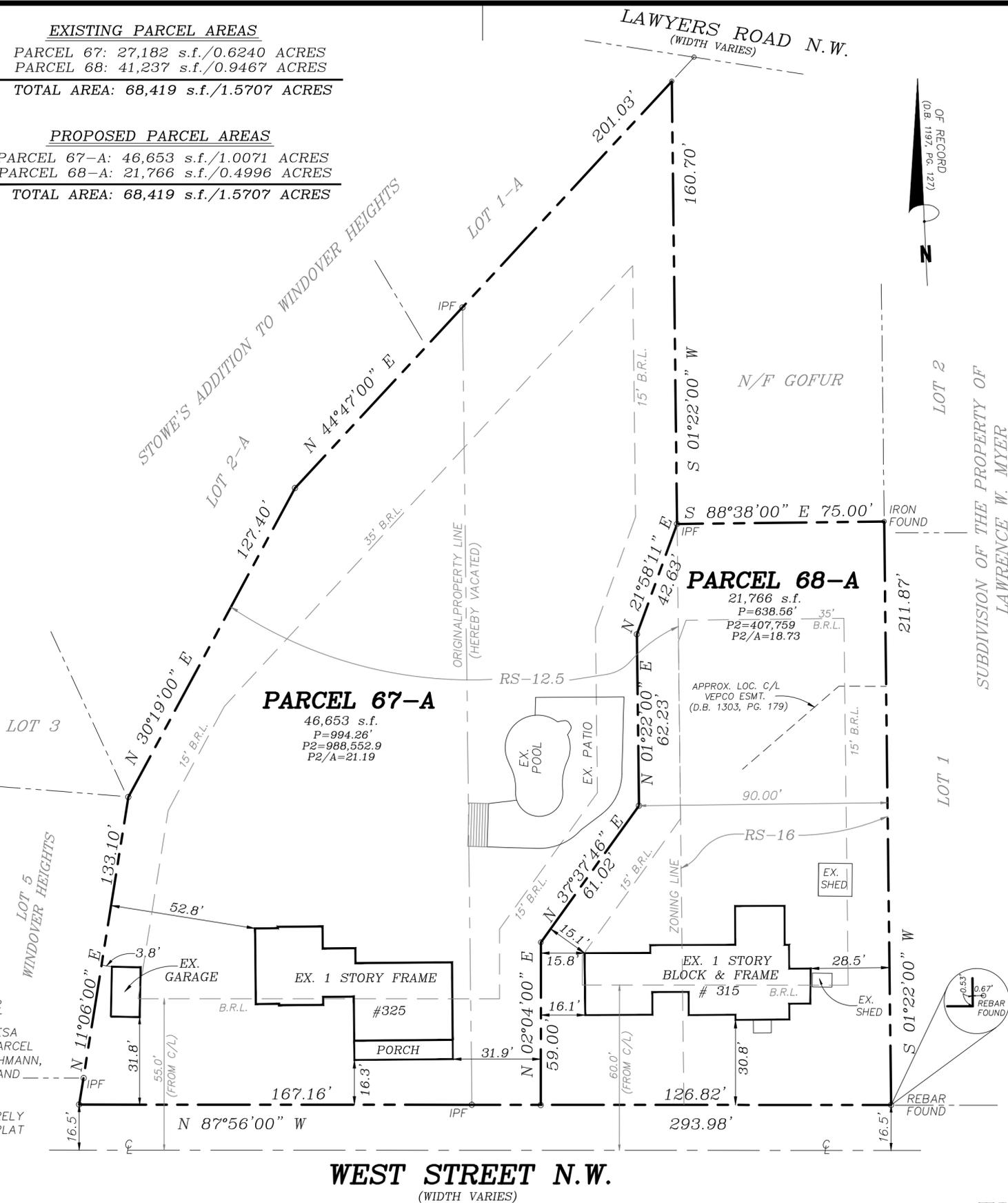
SURVEYOR'S CERTIFICATE

I, WILLIAM E. RAMSEY, BEING A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT PARCEL 67 IS PRESENTLY IN THE NAME OF JAMES W. & THERESA BACHMANN RECORDED IN DEED BOOK 15732 AT PAGE 1986. PARCEL 68 IS PRESENTLY IN THE NAME OF JAMES W. & THERESA BACHMANN, RECORDED IN DEED BOOK 24598 AT PAGE 1210 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.

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



VICINITY MAP
 SCALE: 1"=1,000'

TOWN OF VIENNA

TOWN MAYOR _____

TOWN CLERK _____

PROPERTY LINE ADJUSTMENT
 ON THE PROPERTIES OF
JAMES W. AND THERESA BACHMANN
 TOWN OF VIENNA
 FAIRFAX COUNTY, VIRGINIA
 DATE: _____ SCALE: 1"=30'