

NOTES:

1. 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.
2. METES AND BOUNDS SHOWN HEREON ARE 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. 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'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.

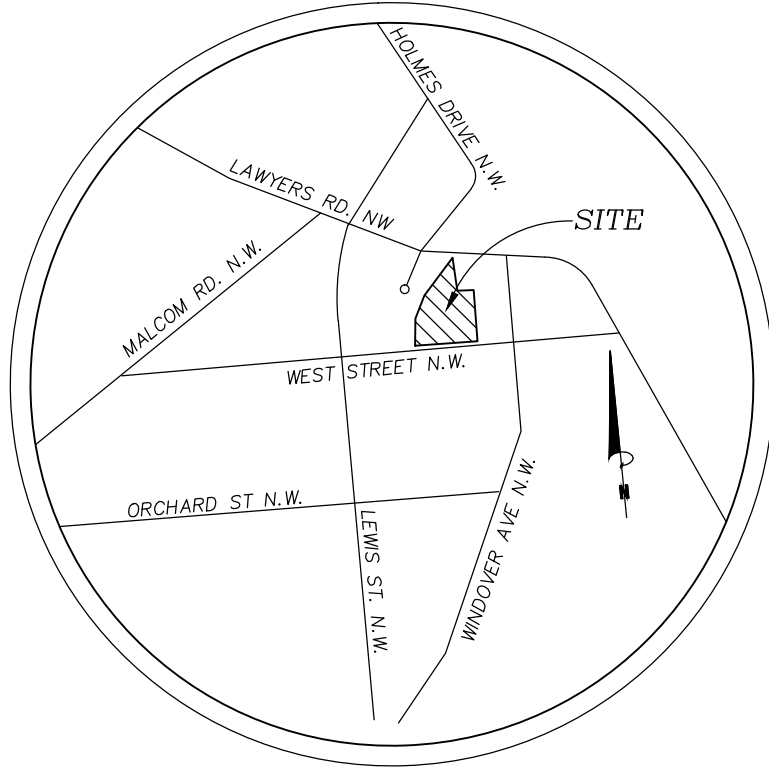
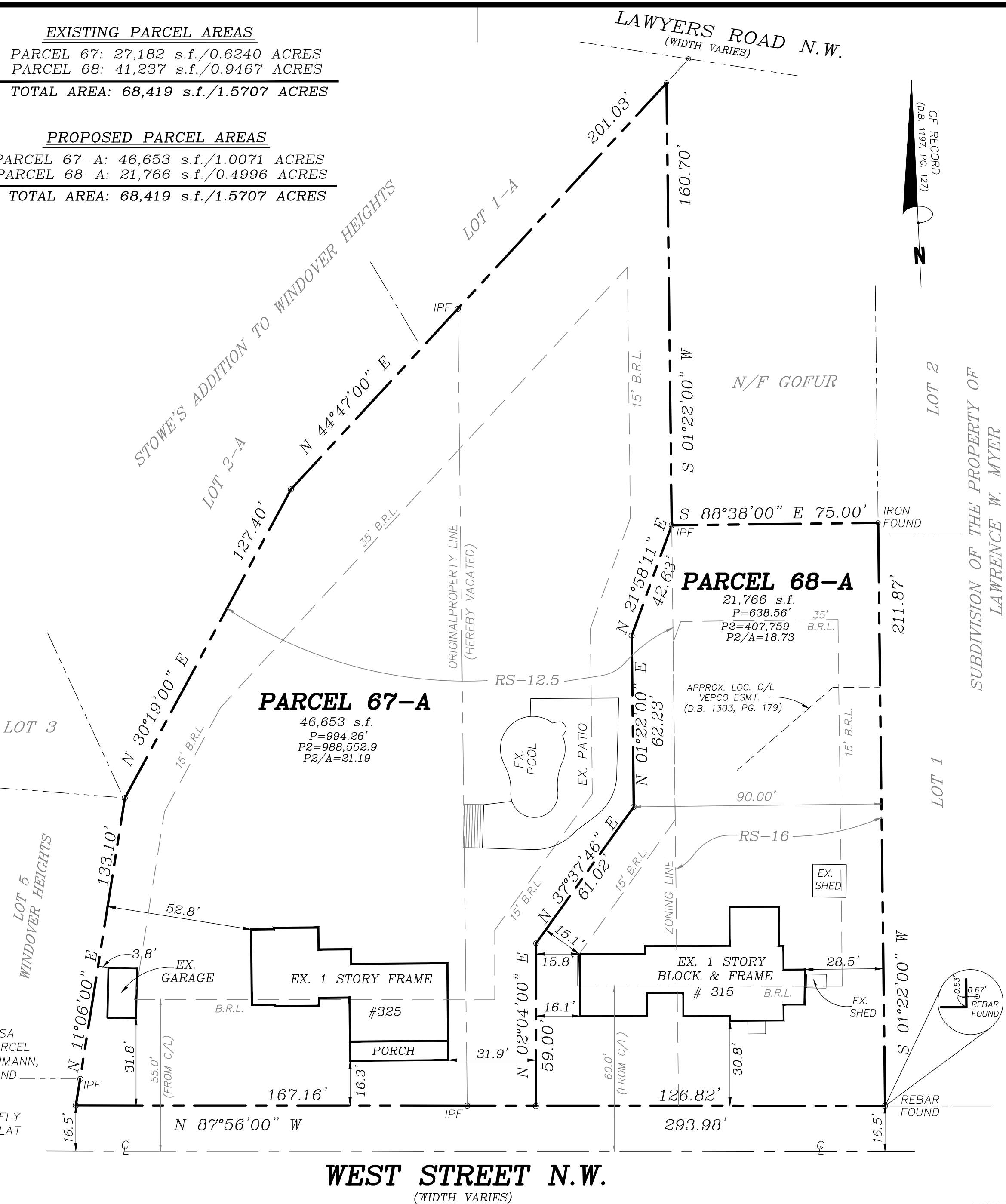
WILLIAM E. RAMSEY, P.C.

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



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'