

SURVEYOR'S CERTIFICATE

I, KEVIN D. VAUGHN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS THE PROPERTY ACQUIRED BY CLARENE H. VICKERY AND RAYMOND E. VICKERY, JR., TRUSTEES OF THE CLARENE H. VICKERY REVOCABLE TRUST DATED AUGUST 6, 2009, BY DEED RECORDED IN DEED BOOK 20897 AT PAGE 1078, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE PROPERTY LIES WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND THAT BEARINGS REFER TO VIRGINIA STATE GRID NORTH (VCS83).



OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PARCEL "B-1", DIVISION OF LOT 5, MOIDONE ACRES, DEED BOOK 2299 PAGE 15, AND LOT 5F, RESUBDIVISION OF PARCEL "A", MOIDONE ACRES, DEED BOOK 26310 PAGE 940, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), AND TRUSTEE(S), IF ANY.

CLARENE H. VICKERY REVOCABLE TRUST DATED
AUGUST 6, 2009

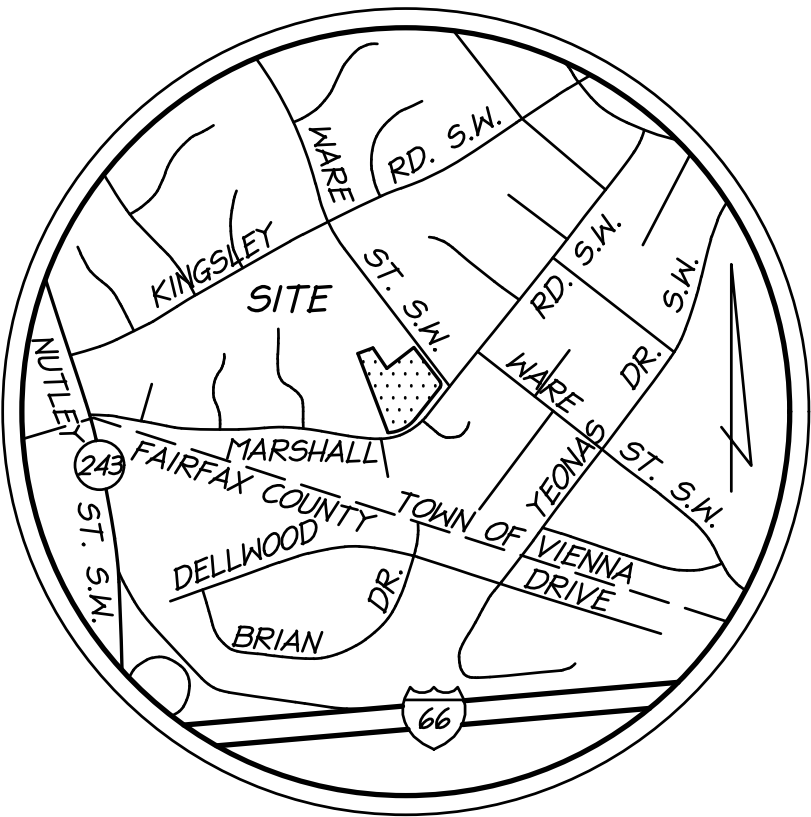
BY : _____ DATE _____
RAYMOND E. VICKERY, JR.
SOLE ACTING TRUSTEE

AREA TABULATION

LOTS 1-6	118,374#	OR	2.71749	ACRES
OUTLOT E	6,496#	OR	0.15946	ACRES
STREET DEDICATION	2,511#	OR	0.05764	ACRES
BOUNDARY	127,831	OR	2.93459	ACRES
DENSITY:	2.04 Du./Ac.			
AVERAGE LOT SIZE:	19,729#			

NOTES

- THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 0482-05-0005F AND 0482-05-0005G AND IS CURRENTLY ZONED RS-16.
- THE PROPERTY LINES SHOWN HEREON ARE BASED ON BOUNDARY SURVEY PERFORMED BY THIS FIRM ON APRIL 17, 2020.
- TITLE REPORT FURNISHED BY STEWART TITLE GUARANTY COMPANY, FILE No. 20V-2901, COMMITMENT DATE MARCH 25, 2020.
- THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 51059C0145E, PANEL 145 OF 450, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
- THERE ARE NO RESOURCE PROTECTION AREAS ON THIS SITE AS SHOWN ON THE TOWN OF VIENNA CHEAPEAKE BAY PRESERVATION MAP, ADOPTED DECEMBER 15, 2003.
- THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO A VIRTUAL REFERENCE SYSTEM, TOPNET, THE TOPCON GNSS RTK REFERENCE NETWORK. THE COMBINED GRID AND ELEVATION FACTOR IS 0.99994664.
- ANY FUTURE EASEMENT OR AUTHORIZATION FOR ELECTRIC, CABLE, TELEPHONE OR GAS SERVICE TO BE FURNISHED TO THE PROPERTY SHOWN ON THIS PLAT SHALL COMPLY WITH THE PROVISIONS OF Va. CODE 15.2-2241(6).
- THE PERIMETER OF THE LAND HEREON PLATTED WILL BE MONUMENTED USING IRON PIPE OR OTHER PERMANENT MARKER. MONUMENTATION OF INTERNAL LOTS, STREETS, OUTLOTS, AND PARCELS CREATED BY RECORDATION OF THIS PLAT ARE COVERED BY SUBDIVISION ORDINANCE AND SURETY BOND AND WILL BE INSTALLED BY A LAND SURVEYOR LICENSED IN THE COMMONWEALTH PRIOR TO BOND RELEASE BY THE TOWN OF VIENNA.
- OUTLOT E SHALL BE CREATED BY THIS SUBDIVISION FOR THE SOLE PURPOSE OF CONSOLODATION WITH LOT 5E AT THE TIME OF RECORDATION.



VICINITY MAP
SCALE : 1" = 1,000'

SHAPE FACTOR CALCULATION

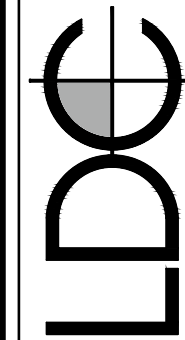
LOT NUMBER	LOT PERIMETER	LOT AREA	LOT SHAPE FACTOR
1	591'	18,459 SF	18.92
2	599'	18,182 SF	19.73
3	541'	16,072 SF	18.21
4	567'	16,024 SF	20.06
5	758'	24,549 SF	23.40
6	742'	25,088 SF	21.95

PER THE SECTION 17-60.1 OF THE TOWN CODE, THE MATHEMATICAL FORMULA FOR DETERMINING THE SHAPE FACTOR IS (P)^2/A, WHERE P EQUALS PERIMETER AND A EQUALS THE AREA OF THE LOT. MAXIMUM LOT SHAPE FACTOR IS 25.

TOWN OF VIENNA APPROVAL

TOWN MAYOR

TOWN CLERK



LAND DESIGN CONSULTANTS
4585 DAISSY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

FINAL SUBDIVISION PLAT

PARKWOOD OAKS

HUNTER MILL DISTRICT, TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA

SCALE:
1" = 30'

SHEET 2 OF 2

DATE:
OCT 29, 2020

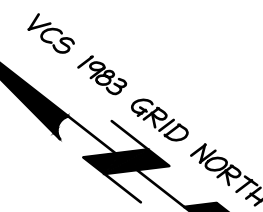
DRAFT: EAL CHECK: ---

FILE NUMBER
16209-1-0 140A

WARE STREET, S.W.

(50' R/W)

2,511# HEREBY DEDICATED
FOR PUBLIC STREET PURPOSES



EX. SIDEWALK ESMT
D.B. PG.

EX. 15' VEPCO ESMT
D.B. 11593 PG. 1751
(LOTS 5C, 5D & 5E)

L3 SIDEWALK ESMT
(HEREBY GRANTED)

L5 SIDEWALK ESMT
(HEREBY GRANTED)

APPROX. LOC.
EX. VEPCO ESMT
D.B. 2345 PG. 326
NOTE: ESMT WILL BE
QUITCLAIMED UNDER
SEPARATE INSTRUMENT.

L9 SIDEWALK ESMT
(HEREBY GRANTED)

LOT 5E

LOT 5F

LOT 6
25,088#
#1011

LOT 5
24,549#
#1013

LOT 4
16,024#
#1015

LOT 3
16,072#
#1017

MARSHALL ROAD, S.W.
(50' R/W)
2,511# HEREBY DEDICATED
FOR PUBLIC STREET PURPOSES

KINGS WAY
COURT
(50' R/W)

LOT 2
18,182#
#601

LOT 1
18,459#
#603

LINE TABLE

LINE	BEARING	LENGTH
L1	S 37°40'17" E	12.90'
L2	N 61°53'35" W	10.97'
L3	N 37°40'17" W	2.90'
L4	S 13°32'09" E	11.01'
L5	S 37°40'17" E	25.98'
L6	N 61°53'35" W	10.97'
L7	N 37°40'17" W	46.02'
L8	N 37°40'17" W	13.91'
L9	S 13°08'32" E	13.25'
L10	S 37°40'17" E	8.70'



48-2 ((5)) 4
N/F
VIENNA AQUATIC
CLUB
D.B. 2004 PG. 480
ZONE : RS-16 USE : POOL

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.19'	25.00'	19.56'	76°04'34"	S 00°22'00" W	30.81'
C2	165.71'	193.47'	88.32'	49°04'32"	S 62°56'34" W	160.69'
C3	91.20'	189.97'	46.50'	27°30'23"	S 74°04'35" W	90.33'
C4	72.67'	189.97'	36.79'	21°55'05"	S 49°21'50" W	72.23'
C5	28.55'	21.50'	16.82'	76°04'34"	N 00°22'00" E	26.50'
C6	19.25'	14.50'	11.34'	76°04'34"	S 00°22'00" W	17.87'

