

NOTES:

1. PROPERTIES ARE LOCATED ON TAX MAP NO. 38-4-02-0032 & 38-4-2-0057 AND ARE ZONED RS-10.
2. METES AND BOUNDS SHOWN HEREON ARE THE RESULT OF A FIELD RUN BOUNDARY SURVEY BY THIS FIRM.
3. PROPERTY IS PRESENTLY IN THE NAME OF 117 COURTHOUSE, LLC, RECORDED IN DEED BOOK 26489, PAGE 1743.
4. ALL PREVIOUSLY RECORDED EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS OF FAIRFAX COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS SHOWN OTHERWISE.
5. 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.
6. THE ON-SITE STORM WATER MANAGEMENT FACILITIES SHALL BE CONSTRUCTED BY THE OWNERS OF LOTS 1, 2 AND 3 IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS IDENTIFIED IN THE VIRGINIA STORMWATER DESIGN MANUAL.
7. THE ON-SITE STORM WATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE OWNERS OF LOTS 1, 2 AND 3 IN ACCORDANCE WITH SECTION 4, VAC 50-60-124 OF THE VIRGINIA STORMWATER DESIGN SPECIFICATIONS.

WETLANDS STATEMENT

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

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 FAIRFAX COUNTY, VIRGINIA.

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 NAME IS SIGNED TO THE FOREGOING OWNER'S CONSENT AND DEDICATION HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.

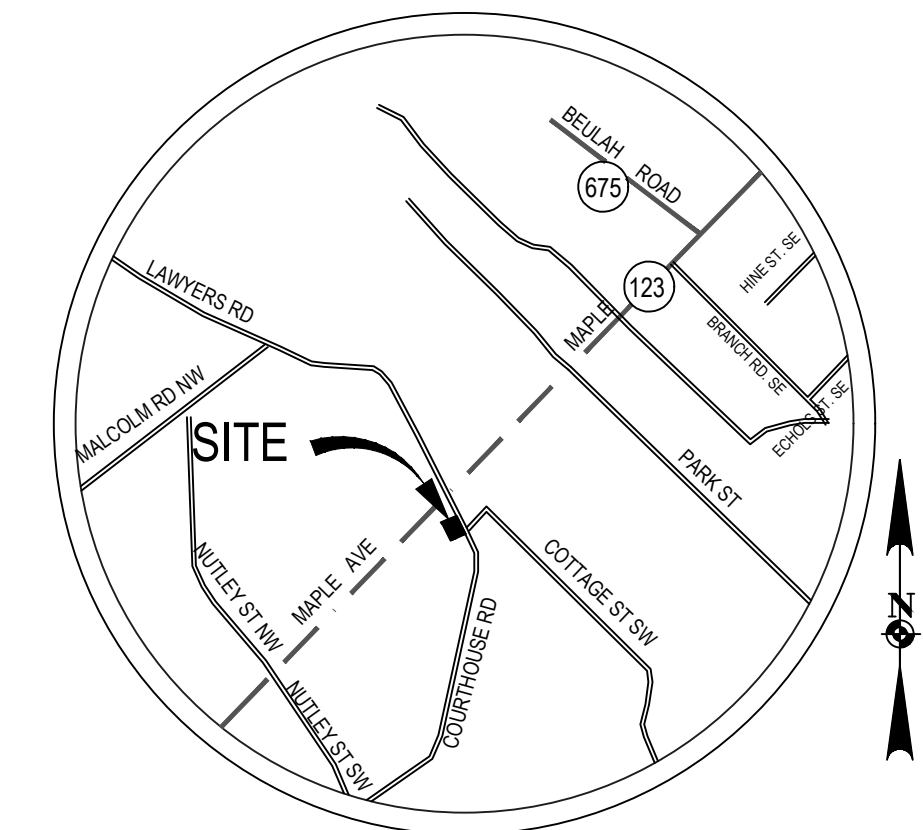
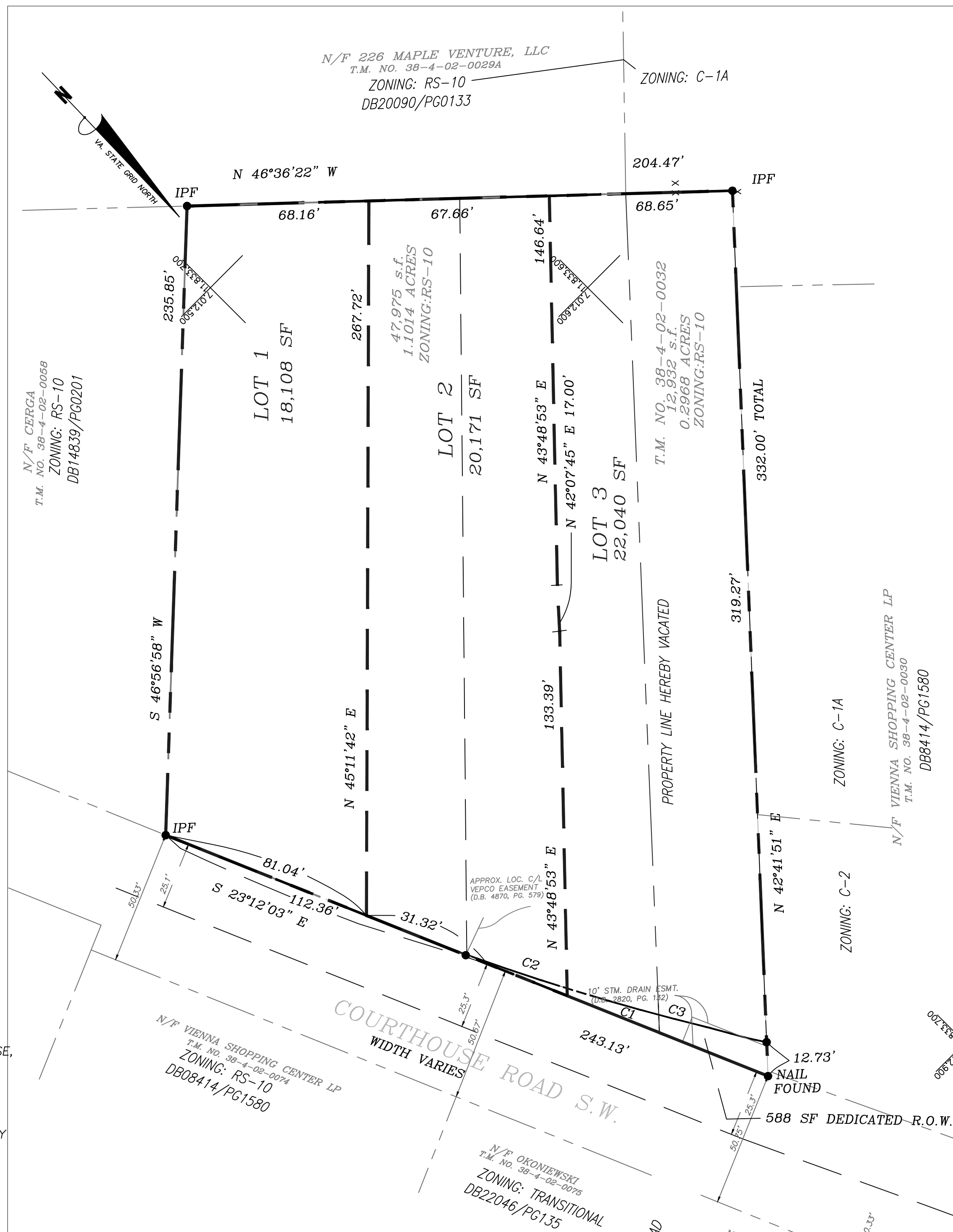
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC. _____

SURVEYOR'S CERTIFICATE

I, WILLIAM E RAMSEY, BEING A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND SHOWN IS PRESENTLY IN THE NAME OF 117 COURTHOUSE, LLC, RECORDED IN DEED BOOK 26489 AT PAGE 1743 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND THAT ALL BEARINGS ARE REFERENCED TO VIRGINIA STATE GRID NORTH.

I FURTHER CERTIFY THAT THE LAND SHOWN HEREON LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACTAND THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF THE SAME.



VICINITY MAP
SCALE: 1"=1,000'

AREA TABULATION

EXISTING AREA:	60,907 s.f./1.3982 ACRES
LOT 1:	18,108 s.f./0.4157 ACRES
LOT 2:	20,249 s.f./0.4649 ACRES
LOT 3:	21,962 s.f./0.5042 ACRES
ROW DEDICATION:	588 s.f./0.0135 ACRES
TOTAL AREA:	60,907 s.f./1.3982 ACRES

TOWN OF VIENNA

TOWN MAYOR _____

TOWN CLERK _____

RESUBDIVISION OF LOTS 1-C AND 1-D
PROPERTY OF
117 COURTHOUSE, LLC
DEED BOOK 26489, PAGE 1743
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA
DATE: OCTOBER 22, 2020. SCALE : 1"=30'

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

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA	TANGENT
C1	974.56'	126.20'	126.11'	S 28°29'14" E	7°25'09"	63.19'
C2	974.56'	48.71'	48.70'	N 26°12'33" W	2°51'48"	24.36'
C3	974.56'	77.49'	77.47'	S 29°55'08" E	4°33'21"	38.77'