

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP No. 0382-52-0001, 0002, 0003, 0004, 0005, 0006, 0007, 0008, 0009, 0010, 0011, AND 0012, AND IS CURRENTLY ZONED T.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF TRUSTEES OF VIENNA PRESBYTERIAN CHURCH, BY DEED RECORDED IN DEED BOOK 5922 AT PAGE 1569, JOSEPH T. NOCERINO AND MARY ANN NOCERINO, TRUSTEES, BY DEED RECORDED IN DEED BOOK 23666 AT PAGE 1767 AND DEED BOOK 23666 AT PAGE 1771, EZRA PARTNERSHIP, BY DEED RECORDED IN DEED BOOK 19254 AT PAGE 532, DEED BOOK 5863 AT PAGE 365, DEED BOOK 6117 AT PAGE 1651, DEED BOOK 7699 AT PAGE 1031, AND DEED BOOK 19254 AT PAGE 532, MANUFACTURERS STANDARDIZATION SOCIETY OF THE VALVE AND FITTINGS INDUSTRY, INC. BY DEED RECORDED IN DEED BOOK 5921 AT PAGE 1069, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. TITLE REPORT FURNISHED BY ROUND TABLE TITLE, INC., FILE NO. RTT2020-17099A,B,C AND D, DATED OCTOBER 1, 2020.
4. 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. 510594C0145E, PANEL 145 OF 450, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
5. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO NATIONAL GEODETIC SURVEY PID HV8750. THE COMBINED GRID AND ELEVATION FACTOR IS 0.99994768.
6. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE PROPERTY.
7. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OBSERVED ON THE SURVEYED PROPERTY.
8. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. THE ZONING REQUIREMENTS FOR T ARE AS FOLLOWS:
FRONT : 30 FEET
SIDE : 15 FEET
REAR : 35 FEET
MINIMUM LOT SIZE : 12,500 SF
MINIMUM LOT WIDTH : 50 FEET AT THE STREET RIGHT-OF-WAY LINE, 65 FEET AT THE FRONT BUILDING LINE AND 80 FEET AT THE LOT MIDDLE.
11. A ZONING LETTER OR REPORT WAS NOT PROVIDED FOR THIS PROPERTY.
12. THE IMPROVEMENTS SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED BY THIS FIRM ON SEPTEMBER 17, 2021 THROUGH SEPTEMBER 24, 2021.
13. THIS PROPERTY IS SUBJECT TO FOLLOWING NUMBER OF PARKING SPACES:
103 REGULAR PARKING SPACES
3 HANDICAP PARKING SPACES
14. TOTAL AREA OF SURVEY IS 72,167 SQUARE FEET OR 1.65673 ACRES.

TITLE EXCEPTIONS

TITLE REPORT FURNISHED BY ROUND TABLE TITLE, INC., FILE No. RTT2020-17099, DATED OCTOBER 1, 2020, WHICH CONTAIN THE FOLLOWING EXCEPTIONS:

- ITEM #2: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY, AND LIMITATIONS ON TITLE, CREATED BY CHAPTER 4.2, TITLE 55 OF THE CODE OF VIRGINIA (1960 AS AMENDED) KNOWN AS THE VIRGINIA CONDOMINIUM ACT, AND/OR AS SET FORTH IN THE PLATS AND BY-LAWS RECORDED IN DEED BOOK 5755 AT PAGE 460 AND ANY AND ALL AMENDMENTS THERETO AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, AND IN ANY INSTRUMENT CREATING THE ESTATE OR INTEREST INSURED BY THIS POLICY, AND IN ANY OTHER ASSOCIATED INSTRUMENT. SHOWN ON SURVEY, WHERE APPLICABLE.
- ITEM #3: EASEMENT TO VEPCO IN DEED BOOK 3479 AT PAGE 573. SHOWN ON SURVEY.
- ITEM #4: EASEMENT TO CAP IN DEED BOOK 3888 AT PAGE 698. SHOWN ON SURVEY.
- ITEM #5: INGRESS-EGRESS EASEMENT IN DEED BOOK 4026 AT PAGE 666 WHICH IS SHOWN ON SURVEY.
- ITEM #6: PER THE RESTRICTIONS: RESERVATION OF EASEMENTS, MAINTENANCE ASSESSMENT, PARTY WALL RIGHTS. SHOWN ON SURVEY, WHERE APPLICABLE.
- ITEM #7: RIGHTS OF WAY/EASEMENTS AS SHOWN ON THE MASTER PLAT RECORDED WITH THE MASTER DEED. SHOWN ON SURVEY, WHERE APPLICABLE.

SURVEYOR'S CERTIFICATE

TO:
ROUND TABLE TITLE, INC.
BFR CONSTRUCTION COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 17, 2021.

KEVIN D. VAUGHN, VA L.S. No. 1508
(email: kvaughn@ldc-va.com)



LEGEND

- | | |
|-----------------------------|---------------------------------------|
| IPF IRON PIPE FOUND | CSP CONCRETE STEPS |
| IPS IRON PIPE SET | CSW CONCRETE SIDEWALK |
| ASPH ASPHALT | CURB HEADER CURB |
| BRW BRICK RETAINING WALL | DIG DROP INLET GRATE |
| BWL BRICK WALL | DRN STORM DRAIN |
| C&G CURB & GUTTER | PCCP PARTIALLY COVERED CONCRETE PORCH |
| CL CENTERLINE | PHL PAINTED WHITE LINE |
| CAP CONCRETE APRON | TRW TIMBER RETAINING WALL |
| CCS COVERED CONCRETE STOOP | TPTR TIMBER PLANTER |
| CCSP COVERED CONCRETE STEPS | W/W WINDOW WELL |
| CH1 CHIMNEY | WDD WOOD DECK |
| CPAD CONCRETE PAD | WSP WOOD STEPS |
| CPVR CONCRETE PAVEMENT WALK | AC AIR CONDITIONING UNIT |
| CRW CONCRETE RETAINING WALL | CO CLEAN OUT |
| CS CONCRETE STOOP | ET ELECTRIC TRANSFORMER |

LEGAL DESCRIPTION

VIENNA COURTS CONDOMINIUMS
DEED BOOK PAGE
TOWN OF VIENNA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PARCEL 1 - UNIT 1, BUILDING 1

UNIT 1, BUILDING 1, VIENNA COURTS CONDOMINIUM, AS PER DECLARATION RECORDED IN DEED BOOK 5755 AT PAGE 460, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; TOGETHER WITH THE COMMON ELEMENTS AS DEFINED THEREIN, AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO, WHETHER NOW EXISTING OR HEREAFTER RECORDED, AS PERMITTED BY SAID DECLARATION.

TAX I.D. NUMBER: 0382-52-0001
ADDRESS REFERENCE: 133 PARK ST., SUITE 1, VIENNA, VA 22180

PARCEL 2 - UNIT 2, BUILDING 1

UNIT 2, BUILDING 1, VIENNA COURTS CONDOMINIUM, AS PER DECLARATION RECORDED IN DEED BOOK 5755 AT PAGE 460, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; TOGETHER WITH THE COMMON ELEMENTS AS DEFINED THEREIN, AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO, WHETHER NOW EXISTING OR HEREAFTER RECORDED, AS PERMITTED BY SAID DECLARATION.

TAX I.D. NUMBER: 0382-52-0002
ADDRESS REFERENCE: 133 PARK ST., SUITE 2, VIENNA, VA 22180

PARCEL 3 - UNIT 3, BUILDING 1

UNIT 3, BUILDING 1, VIENNA COURTS CONDOMINIUM, AS PER DECLARATION RECORDED IN DEED BOOK 5755 AT PAGE 460, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; TOGETHER WITH THE COMMON ELEMENTS AS DEFINED THEREIN, AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO, WHETHER NOW EXISTING OR HEREAFTER RECORDED, AS PERMITTED BY SAID DECLARATION.

TAX I.D. NUMBER: 0382-52-0003
ADDRESS REFERENCE: 133 PARK ST., SUITE 3, VIENNA, VA 22180

PARCEL 4 - UNIT 4, BUILDING 2

UNIT 4, BUILDING 2, VIENNA COURTS CONDOMINIUM, AS PER DECLARATION RECORDED IN DEED BOOK 5755 AT PAGE 460, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; TOGETHER WITH THE COMMON ELEMENTS AS DEFINED THEREIN, AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO, WHETHER NOW EXISTING OR HEREAFTER RECORDED, AS PERMITTED BY SAID DECLARATION.

TAX I.D. NUMBER: 0382-52-0004
ADDRESS REFERENCE: 127 PARK ST., SUITE 4, VIENNA, VA 22180

PARCEL 5 - UNIT 5, BUILDING 2

UNIT 5, BUILDING 2, VIENNA COURTS CONDOMINIUM, AS PER DECLARATION RECORDED IN DEED BOOK 5755 AT PAGE 460, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; TOGETHER WITH THE COMMON ELEMENTS AS DEFINED THEREIN, AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO, WHETHER NOW EXISTING OR HEREAFTER RECORDED, AS PERMITTED BY SAID DECLARATION.

TAX I.D. NUMBER: 0382-52-0005
ADDRESS REFERENCE: 127 PARK ST., SUITE 5, VIENNA, VA 22180

PARCEL 6 - UNIT 6, BUILDING 2

UNIT 6, BUILDING 2, VIENNA COURTS CONDOMINIUM, AS PER DECLARATION RECORDED IN DEED BOOK 5755 AT PAGE 460, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; TOGETHER WITH THE COMMON ELEMENTS AS DEFINED THEREIN, AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO, WHETHER NOW EXISTING OR HEREAFTER RECORDED, AS PERMITTED BY SAID DECLARATION.

TAX I.D. NUMBER: 0382-52-0006
ADDRESS REFERENCE: 127 PARK ST., SUITE 6, VIENNA, VA 22180

PARCEL 7 - UNIT 7, BUILDING 3

UNIT 7, BUILDING 3, VIENNA COURTS CONDOMINIUM, AS PER DECLARATION RECORDED IN DEED BOOK 5755 AT PAGE 460, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; TOGETHER WITH THE COMMON ELEMENTS AS DEFINED THEREIN, AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO, WHETHER NOW EXISTING OR HEREAFTER RECORDED, AS PERMITTED BY SAID DECLARATION.

TAX I.D. NUMBER: 0382-52-0007
ADDRESS REFERENCE: 131 PARK ST., SUITE 7, VIENNA, VA 22180

PARCEL 8 - UNIT 8, BUILDING 3

UNIT 8, BUILDING 3, VIENNA COURTS CONDOMINIUM, AS PER DECLARATION RECORDED IN DEED BOOK 5755 AT PAGE 460, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; TOGETHER WITH THE COMMON ELEMENTS AS DEFINED THEREIN, AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO, WHETHER NOW EXISTING OR HEREAFTER RECORDED, AS PERMITTED BY SAID DECLARATION.

TAX I.D. NUMBER: 0382-52-0008
ADDRESS REFERENCE: 131 PARK ST., SUITE 8, VIENNA, VA 22180

PARCEL 9 - UNIT 9, BUILDING 3

UNIT 9, BUILDING 3, VIENNA COURTS CONDOMINIUM, AS PER DECLARATION RECORDED IN DEED BOOK 5755 AT PAGE 460, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; TOGETHER WITH THE COMMON ELEMENTS AS DEFINED THEREIN, AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO, WHETHER NOW EXISTING OR HEREAFTER RECORDED, AS PERMITTED BY SAID DECLARATION.

TAX I.D. NUMBER: 0382-52-0009
ADDRESS REFERENCE: 131 PARK ST., SUITE 9, VIENNA, VA 22180

PARCEL 10 - UNIT 10, BUILDING 4

UNIT 10, BUILDING 4, VIENNA COURTS CONDOMINIUM, AS PER DECLARATION RECORDED IN DEED BOOK 5755 AT PAGE 460, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; TOGETHER WITH THE COMMON ELEMENTS AS DEFINED THEREIN, AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO, WHETHER NOW EXISTING OR HEREAFTER RECORDED, AS PERMITTED BY SAID DECLARATION.

TAX I.D. NUMBER: 0382-52-0010
ADDRESS REFERENCE: 129 PARK ST., SUITE 10, VIENNA, VA 22180

PARCEL 11 - UNIT 11, BUILDING 4

UNIT 11, BUILDING 4, VIENNA COURTS CONDOMINIUM, AS PER DECLARATION RECORDED IN DEED BOOK 5755 AT PAGE 460, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; TOGETHER WITH THE COMMON ELEMENTS AS DEFINED THEREIN, AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO, WHETHER NOW EXISTING OR HEREAFTER RECORDED, AS PERMITTED BY SAID DECLARATION.

TAX I.D. NUMBER: 0382-52-0011
ADDRESS REFERENCE: 129 PARK ST., SUITE 11, VIENNA, VA 22180

PARCEL 12 - UNIT 12, BUILDING 4

UNIT 12, BUILDING 4, VIENNA COURTS CONDOMINIUM, AS PER DECLARATION RECORDED IN DEED BOOK 5755 AT PAGE 460, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; TOGETHER WITH THE COMMON ELEMENTS AS DEFINED THEREIN, AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO, WHETHER NOW EXISTING OR HEREAFTER RECORDED, AS PERMITTED BY SAID DECLARATION.

TAX I.D. NUMBER: 0382-52-0012
ADDRESS REFERENCE: 129 PARK ST., SUITE 12, VIENNA, VA 22180

OH OVERHEAD UTILITY
S SANITARY LINE
E UNDERGROUND ELECTRIC LINE (PAINTED RED LINE)
T UNDERGROUND TELEPHONE LINE (PAINTED ORANGE LINE)
SRE SPLIT RAIL FENCE
WDE WOOD FENCE
SIGN
*KCPE APPROXIMATE LOCATION & CAP TEL. CO. R/W D.B. 3888 PG. 698
*KVE APPROXIMATE LOCATION & VEPCO R/W D.B. 3479 PG. 573

BF BASEMENT ELEVATION (BUILDING ENTRY)
FF FIRST FLOOR ELEVATION (BUILDING ENTRY)

CPAD CONCRETE PAD

CPVR CONCRETE PAVEMENT WALK

CRW CONCRETE RETAINING WALL

CS CONCRETE STOOP

CSP CONCRETE STEPS

CSW CONCRETE SIDEWALK

CURB HEADER CURB

DIG DROP INLET GRATE

DRN STORM DRAIN

PCCP PARTIALLY COVERED CONCRETE PORCH

PHL PAINTED WHITE LINE

TRW TIMBER RETAINING WALL

TPTR TIMBER PLANTER

W/W WINDOW WELL

WDD WOOD DECK

WSP WOOD STEPS

AC AIR CONDITIONING UNIT

CO CLEAN OUT

ET ELECTRIC TRANSFORMER

IPF IRON PIPE FOUND

IPS IRON PIPE SET

ASPH ASPHALT

BRW BRICK RETAINING WALL

BWL BRICK WALL

C&G CURB & GUTTER

CL CENTERLINE

CAP CONCRETE APRON

CCS COVERED CONCRETE STOOP

CCSP COVERED CONCRETE STEPS

CH1 CHIMNEY

CPAD CONCRETE PAD

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CSW CONCRETE SIDEWALK

CURB HEADER CURB

DIG DROP INLET GRATE

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PCCP PARTIALLY COVERED CONCRETE PORCH

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TRW TIMBER RETAINING WALL

TPTR TIMBER PLANTER

W/W WINDOW WELL

WDD WOOD DECK

WSP WOOD STEPS

AC AIR CONDITIONING UNIT

CO CLEAN OUT

ET ELECTRIC TRANSFORMER

IPF IRON PIPE FOUND

IPS IRON PIPE SET

ASPH ASPHALT

BRW BRICK RETAINING WALL

BWL BRICK WALL

C&G CURB & GUTTER

CL CENTERLINE

CAP CONCRETE APRON

CCS COVERED CONCRETE STOOP

CCSP COVERED CONCRETE STEPS

CH1 CHIMNEY

CPAD CONCRETE PAD

CPVR CONCRETE PAVEMENT WALK

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AC AIR CONDITIONING UNIT

CO CLEAN OUT

ET ELECTRIC TRANSFORMER

IPF IRON PIPE FOUND

IPS IRON PIPE SET

ASPH ASPHALT

BRW BRICK RETAINING WALL

BWL BRICK WALL

C&G CURB & GUTTER

CL CENTERLINE

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CCSP COVERED CONCRETE STEPS

CH1 CHIMNEY

CPAD CONCRETE PAD

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CSW CONCRETE SIDEWALK

CURB HEADER CURB

DIG DROP INLET GRATE

DRN STORM DRAIN

PCCP PARTIALLY COVERED CONCRETE PORCH

PHL PAINTED WHITE LINE

TRW TIMBER RETAINING WALL

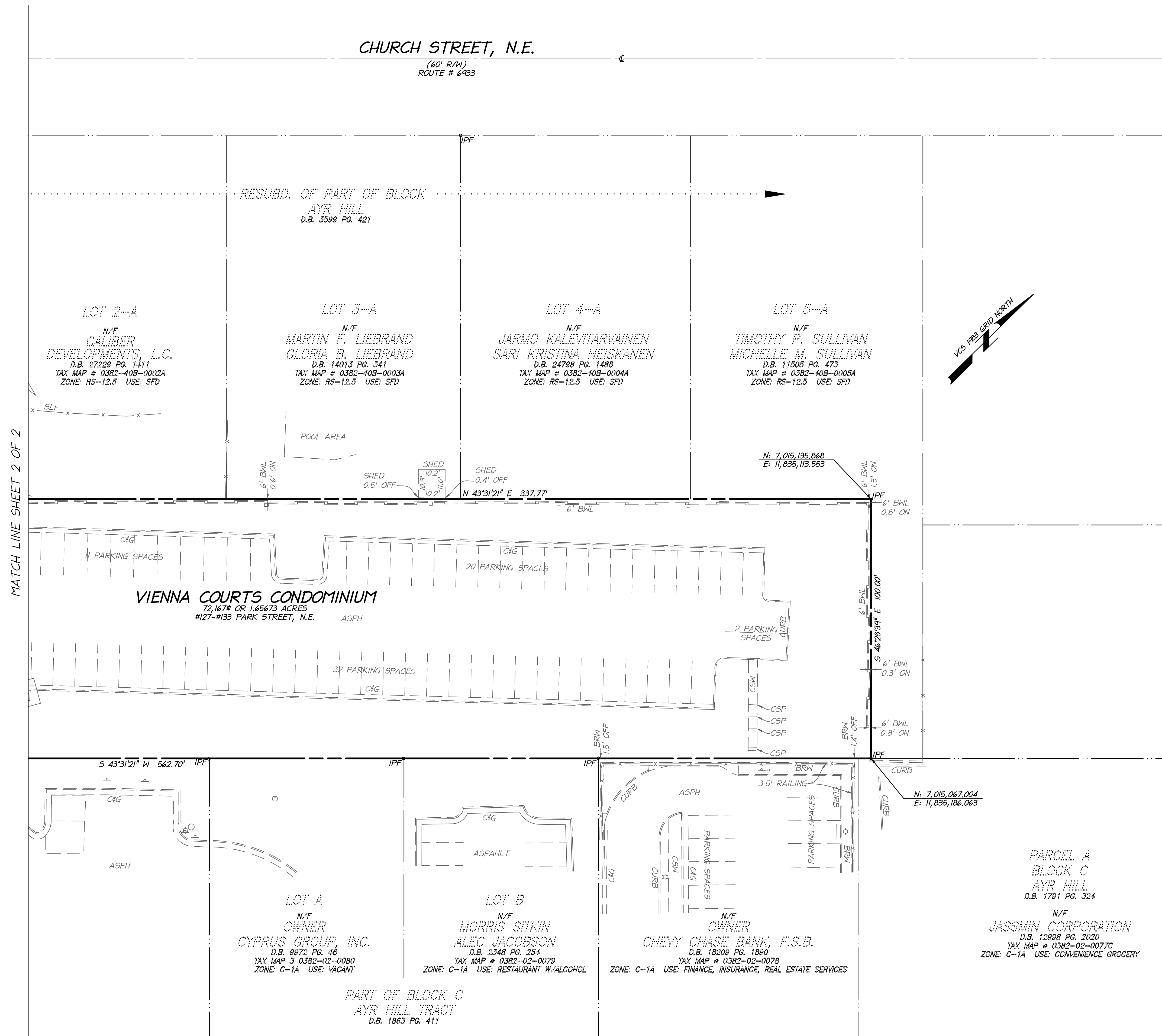
TPTR TIMBER PLANTER

W/W WINDOW WELL

WDD WOOD DECK

WSP WOOD STEPS

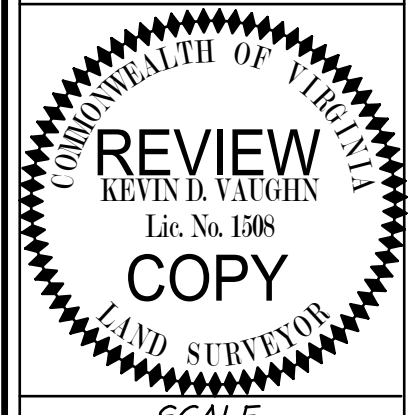
AC AIR CONDITIONING UNIT



MATCH LINE SHEET 2 OF 2

ALTA/NSPS
LAND TITLE SURVEY

VIENNA COURTS CONDOMINIUM
DEED BOOK 5755 PAGE 460
TOWN OF VIENNA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA



SCALE:
1" = 20'

SHEET **2**
OF **2**

DATE: **SEPT. 17, 2021**
DRAFT: **JLW** CHECK: **KDV**
FILE NUMBER:
20268-2-0 80.A