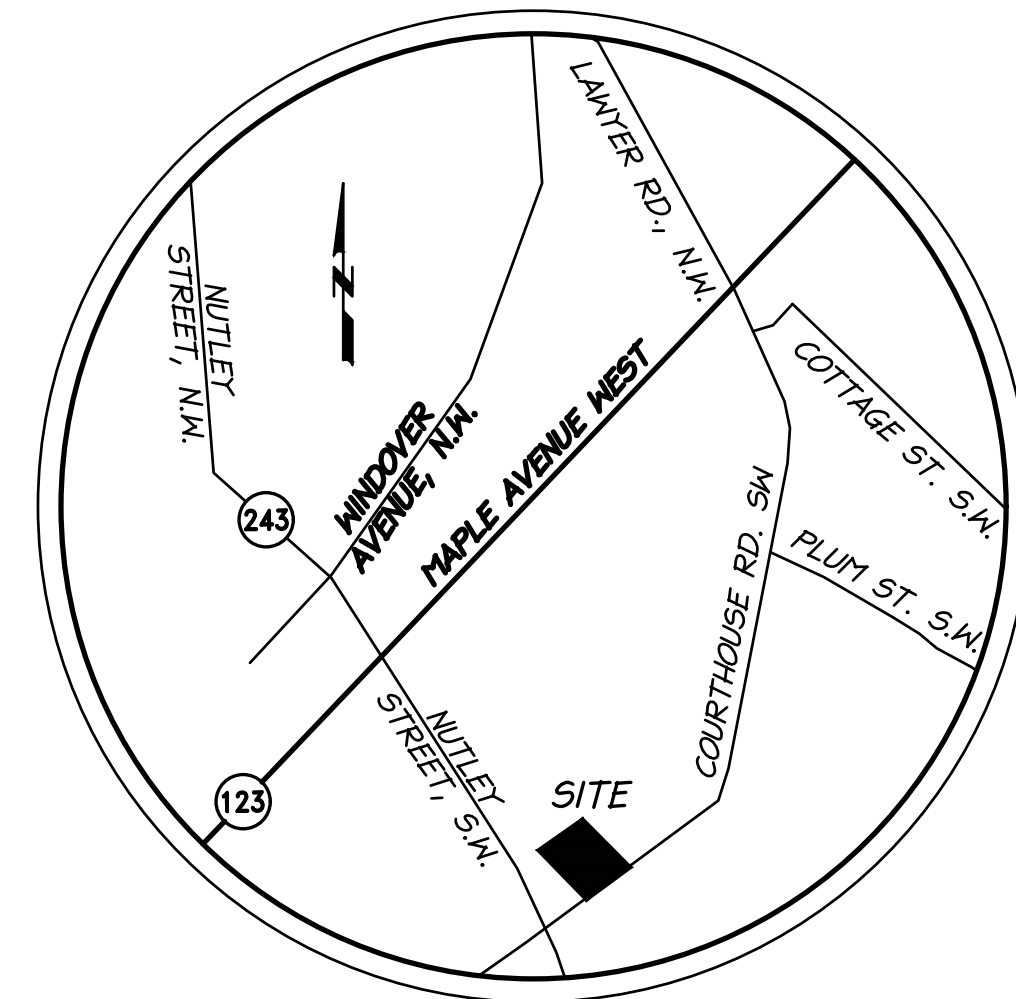


SURVEYOR'S CERTIFICATE

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 LEGACY ASSETS, LLC, BY DEED RECORDED IN DEED BOOK 27770 AT PAGE 1025, AND CB ASSOCIATES, BY DEED RECORDED IN DEED BOOK 9951 AT PAGE 863 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).



VICINITY MAP
SCALE : 1" = 1,000'

NOTES

- THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON FAIRFAX COUNTY CADASTRAL MAP NOS. 0384-02-0042 & 0384-02-0043 AND ARE CURRENTLY ZONED R5-16.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM PERFORMED JANUARY 26, 2023 THROUGH FEBRUARY 3, 2023.
- TITLE REPORTS:
ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ISSUING AGENT: RGS TITLE
COMMITMENT NO.: 35056360AK
COMMITMENT DATE: SEPTEMBER 22, 2022

PERFORMED BY: ASSOCIATED LAND TITLE SERVICES
FOR THE BENEFIT OF: RGS TITLE
FILE NO.: 447 COURTHOUSE RD, VIENNA, VA - F/B/O CARL BIGGS - ALTA12755-FX
DATED: FEBRUARY 7, 2023
- THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS83), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO THE NATIONAL GEODETIC SURVEY PID HV8501, DESIGNATION JADES.

THE COMBINED GRID AND ELEVATION FACTOR IS 0.99994143859935.
- THE PROPERTY SHOWN HEREON LIES WITHIN 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 NOR RESOURCE MANAGEMENT AREAS ON THIS SITE AS SHOWN ON THE TOWN OF VIENNA CHESAPEAKE BAY PRESERVATION MAP AS DEPICTED AND DETERMINED BY THE TOWN OF VIENNA.
- A HOUSE (AND/OR ACCESSORY STRUCTURE(S)) EXIST(S) ON THE LOTS PRIOR TO SUBDIVISION. HOWEVER, A ZONING NONFORMITY HAS BEEN CREATED WITH THIS SUBDIVISION. THE LOTS CANNOT BE SOLD SEPARATELY UNTIL THESE NONCONFORMING STRUCTURE(S) ARE REMOVED FROM THE LOTS.

OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PROPERTY OF LEGACY ASSETS, LLC, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), AND TRUSTEE(S), IF ANY.

BY: Carl L. Biggs DATE: Jan. 11, 24

OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PROPERTY OF CB ASSOCIATES, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), AND TRUSTEE(S), IF ANY.

BY: Carl L. Biggs DATE: 1-11-24

TOWN OF VIENNA	
_____	TOWN MAYOR
_____	TOWN CLERK

AREA TABULATION

LOT 1	31,569#	OR	0.72472 ACRES
LOT 2	16,632#	OR	0.38182 ACRES
LOT 3	30,525#	OR	0.70076 ACRES
DEDICATION FOR PUBLIC STREET PURPOSES	8,796#	OR	0.20193 ACRES
BOUNDARY	87,522#	OR	2.00923 ACRES
AVERAGE LOT SIZE:	26,242#		

SHAPE FACTOR CALCULATION

LOT NUMBER	LOT PERIMETER	LOT AREA	LOT SHAPE FACTOR
1	864.33 FT	31,569 SF	23.7
2	530.77 FT	16,632 SF	16.9
3	795.93 FT	30,525 SF	20.8

PER THE SECTION 17-60.1 OF THE TOWN CODE, THE MATHEMATICAL FORMULA FOR DETERMINING THE SHAPE FACTOR IS $(P)^2/4A$, WHERE P EQUALS PERIMETER AND A EQUALS THE AREA OF THE LOT.

PLAT SHOWING SUBDIVISION, STREET DEDICATION AND GRANTING OF VARIOUS EASEMENTS AND VACATION OF A PORTION OF EXISTING 15' OUTLET ROAD
445 AND 447 COURTHOUSE ROAD SUBDIVISION

TOWN OF VIENNA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE:
N/A

SHEET 1 OF 2

DATE:
SEPT. 25, 2023

DRAFT: JLW CHECK: KDV

FILE NUMBER
22180-1-0 140A

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

PLAN No. :

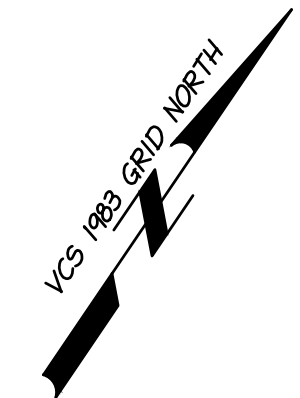
PARCEL 130-C
SUBDIVISION OF THE PROPERTY OF
WILLIAM H. SKIPPER
D.B. 25023 PG. 1694

N/F
BUSHRA BHATTI
SULTAN MUHAMMAD
D.B. 26393 PG. 726
CADASTRAL MAP #0384-02-0130C
ZONE: RS-16 USE: SFD

N/F
DEARMOND J. CARTER
DAISHIA L. RICHARDSON
JOCELYN A. CARTER
CASIMIR L. CARTER
N.B. 1249 PG. 1109
CADASTRAL MAP #0384-02-0131B
ZONE: RS-16 USE: SFD

15' OUTLET ROAD
(D.B. 2610 PG. 433)
(D.B. 2610 PG. 431)
(D.B. 2795 PG. 66)
(D.B. 2955 PG. 328)

LOT 15



N: 7,010,310.64
E: 11,832,883.85

LOT 16

WILSON ESTATES
D.B. 4808 PG. 183

N/F
ANTONIO IANNARELLI
IDA IANNARELLI
D.B. 5226 PG. 182
CADASTRAL MAP #0384-48-0016
ZONE: RS-12.5 USE: SFD

N: 7,010,159.27
E: 11,832,667.68

134.73'

N 54°59'56" E 263.90'

129.17' (LOT)

LOT 1
31,569#
#445

LOT 3
30,525#
#449

LOT 17

N/F
JOSE R. CARDENAS, TR.
TINA S. CARDENAS, TR.
D.B. 25957 PG. 598
CADASTRAL MAP #0384-48-0017
ZONE: RS-12.5 USE: SFD

S 46°05'30" W
8.00'

INGRESS/EGRESS &
UTILITY EASEMENT
(HEREBY GRANTED)
(6700#)

LOT 1

MAPLE VIEW,
PROPERTY OF J.B. ROLAND
D.B. 613 PG. 350

N/F
LAODICE ALFRED GRANGER, TR.
BERNETTE CLAIRE GRANGER, TR.
D.B. 23808 PG. 2006
CADASTRAL MAP #0384-07-0001
ZONE: RS-16 USE: SFD

LOT 2
16,632#
#447

N/F
JAMES RICHMOND CARTER
GLORIA H. CARTER
D.B. 2689 PG. 692
CADASTRAL MAP #0384-02-0129
ZONE: RS-16 USE: SFD

300.07' (LOT)
N 43°54'30" W
335.70' (TOTAL)

EXISTING LOT LINE HEREBY VACATED

S 20°44'28" E 100.36'

S 34°11'27" E
35.00'

60.72'

128.35'

S 55°48'33" W 264.51'

HEREBY DEDICATED FOR PUBLIC R.O.W.
(8,796# OR 0.20193 ACRES)

75.44' (LOT)

20.29'

EX. 15' OUTLET ROAD
(MAY BE QUITCLAIMED OR VACATED
BY SEPARATE INSTRUMENT)

S 54°59'56" W 263.90'

COURTHOUSE ROAD, S.W.

(R/W VARIES)
ROUTE #673

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

BLOCK A
SECTION SIX
VIENNA WOODS
D.B. 1542 PG. 470



PLAT SHOWING SUBDIVISION, STREET DEDICATION AND GRANTING OF VARIOUS EASEMENTS
AND VACATION OF A PORTION OF EXISTING 15' OUTLET ROAD
445 AND 447 COURTHOUSE ROAD SUBDIVISION

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

TOWN OF VIENNA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PLAN No. :

SCALE:
1" = 30'

SHEET 2 OF 2

DATE:
SEPT. 25, 2023

DRAFT: JLW CHECK: KDV

FILE NUMBER
22180-1-0 140A