

NOTES

- THE SUBJECT PROPERTIES ARE IDENTIFIED ON FAIRFAX CITY TAX MAPS AS TAX MAP #57-4-02-071 (ZONED CG), #57-4-02-072 (ZONED CR), AND #57-4-02-076 (ZONED CG). THE SUBJECT PROPERTIES ARE ALSO SUBJECT TO THE TRANSITION OVERLAY DISTRICT REGULATION.
- THE SUBJECT PROPERTIES ARE LOCATED IN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 515524002D, FOR FAIRFAX CITY, VIRGINIA DATES JUNE 2, 2006. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD AREA.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83).
- THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- THE HORIZONTAL AND VERTICAL DATUMS SHOWN HEREON ARE BASED ON A GPS SURVEY PERFORMED BY URBAN, LTD. ON MARCH 13, 2019.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY URBAN, LTD.
- THE RECORD DESCRIPTION CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT.
- TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 201800616VA, EFFECTIVE DATE: DECEMBER 10, 2018 AT 8:00 AM, HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOW, PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.
- THE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT PROPERTIES.
- THERE IS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTIES.
- THIS SURVEY IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES, INCLUDING THE INSTALLATION OF FENCES OR CONSTRUCTION OF OTHER IMPROVEMENTS. UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND SIZES.

AREA TABULATION

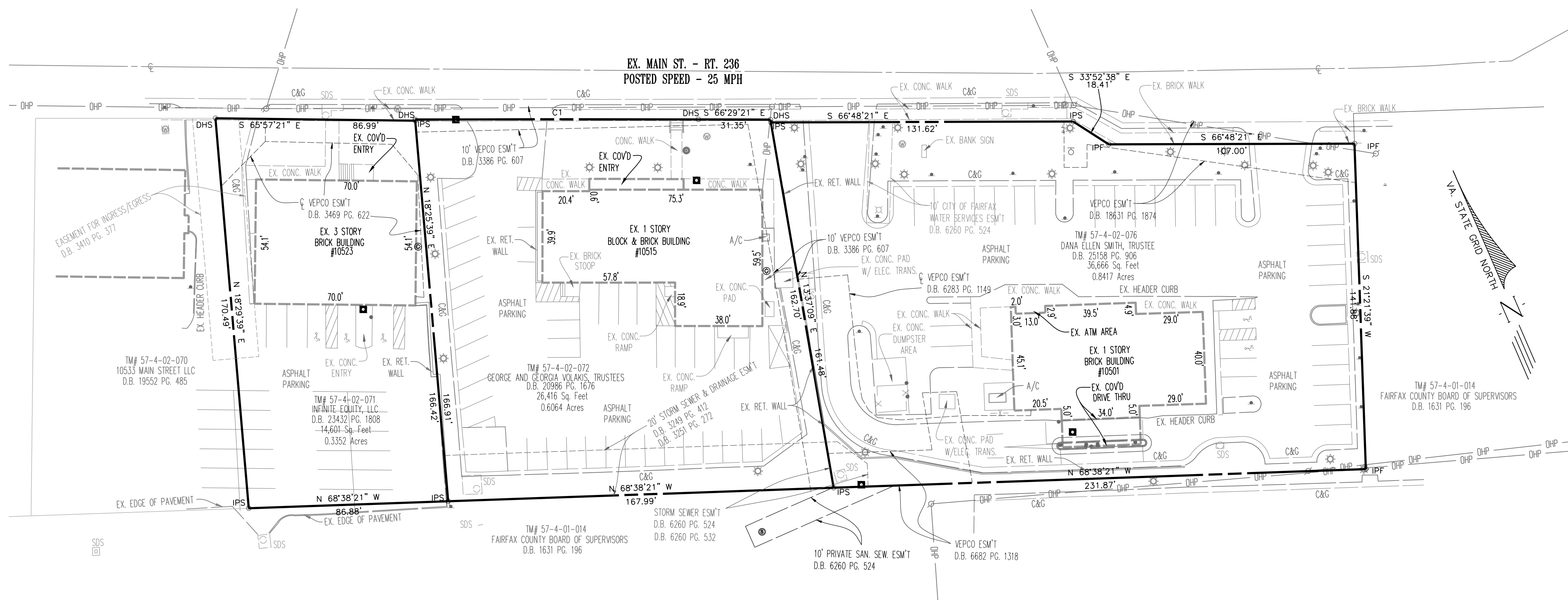
TAX MAP #57-4-02-071:	14,601 SQUARE FEET OR 0.3352 ACRES	EXISTING ZONE: CG	PROPOSED ZONE: CU
TAX MAP #57-4-02-072:	26,416 SQUARE FEET OR 0.6064 ACRES	EXISTING ZONE: CR	PROPOSED ZONE: CU
TAX MAP #57-4-02-076:	36,686 SQUARE FEET OR 0.8417 ACRES	EXISTING ZONE: CG	PROPOSED ZONE: CU

PARKING TABULATIONS

PARCEL 57-4-02-076
 33 REGULAR SPACES
 2 HANDICAP SPACES
 35 SPACES TOTAL

PARCEL 57-4-02-072
 42 REGULAR SPACES
 0 HANDICAP SPACES
 42 SPACES TOTAL

PARCEL 57-4-02-077
 20 REGULAR SPACES
 3 HANDICAP SPACES
 23 SPACES TOTAL

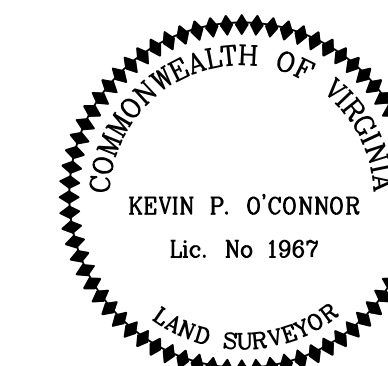


CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	22875.00'	123.36'	123.36'	S 66°38'37" E	18°32'

LEGEND

- CLEANOUT
- SANITARY MANHOLE
- BOLLARD
- ▲ SIGN
- ⊗ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ GUY POLE
- ⊙ FLAG POLE
- ⊙ GAS METER
- A/C AIR CONDITIONER
- C&G CURB & GUTTER
- SOS STORM DRAIN STRUCTURE
- ♿ HANDICAP SPACE
- DHP — OVERHEAD UTILITY
- X — FENCE
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- DHS DRILL HOLE SET



CERTIFIED PLAT
 ON THE PROPERTIES OF
 INFINITE EQUITY, LLC
 D.B. 23432 PG. 1808
 GEORGE AND GEORGIA
 VOLAKIS, TRUSTEES
 D.B. 20986 PG. 1676

AND
 DANA ELLEN SMITH, TRUSTEE
 D.B. 25158 PG. 906
 CITY OF FAIRFAX, VIRGINIA

SCALE: 1" = 30' DATE: JANUARY 10, 2022



Planners-Engineers-Landscape Architects-Land Surveyors