

GENERAL NOTES:

- THE RECORD OWNER OF PARCEL D IS JDC BOULEVARD, LLC C/O ROSENTHAL PROPERTIES BY DEED DATED JULY 13, 2011 AND RECORDED AT THE FAIRFAX COUNTY REGISTRY OF DEEDS IN BOOK 21756, PAGE 821, AND IS SHOWN AS TAX MAP # 47-4-23-000D. THE RECORD OWNER OF PARCEL A IS SCC BOULEVARD MARKETPLACE LLC C/O SITE CENTERS CORP BY DEED DATED JULY 13, 2011 AND RECORDED AT THE FAIRFAX COUNTY REGISTER OF DEEDS IN BOOK 21756, PAGE 821, AND IS SHOWN AS TAX MAP # 47-4-23-000A.
- SURVEY WAS PREPARED WITHOUT BENEFIT OF A CERTIFIED TITLE REPORT AND MAY NOT SHOW ALL DEDICATIONS, EASEMENTS, RESTRICTIONS OR COVENANTS EXISTING IN THE CHAIN OF TITLE.
- THIS SURVEY IS BASED ON THE FIELD CONDITIONS AS OF NOVEMBER 2022, JANUARY 2024, AND INFORMATION FROM DEEDS AND PLATS.
- TOTAL AREA OF PARCEL A IS APPROXIMATELY 2.49 ACRES AND PARCEL D IS APPROXIMATELY 0.66 ACRES.
- BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, VIRGINIA NORTH STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE NOTED, NAD83. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED GPS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE FIELD IN CONJUNCTION WITH ANY RECORD INFORMATION AVAILABLE AT THE TIME OF THIS SURVEY. AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT 811 AND FIELD VERIFY EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TICKET # A229900342-00A.
- A WETLAND DELINEATION WAS NOT PERFORMED AS PART OF THIS SURVEY, AND NO WETLAND FLAGS WERE OBSERVED OR PROVIDED TO THIS SURVEYOR.
- STREAM AND WETLAND INFORMATION WAS GATHERED FROM GIS FROM THE CITY OF FAIRFAX META DATA UPDATED ON AUGUST 25, 2022. NO FIELDWORK WAS PERFORMED TO GATHER THIS INFORMATION.
- NO EVIDENCE OF RECENT EARTHWORK WAS OBSERVED DURING THE COURSE OF THIS SURVEY.
- NO POSSIBLE ENCROACHMENTS OBSERVED.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - CONSOLIDATION AND RE-SUBDIVISION OF PARCEL 2-B-1 EATON TRACT DEED BOOK 9311 PAGE 115 AND PORTION OF PARCEL 4.
- ALL PARKING SPACES SHOWN HEREON ARE OPEN.
 - NUMBER OF REGULAR PARKING SPACES = 17
 - NUMBER OF HANDICAP PARKING SPACES = 2

SURVEYORS CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION THAT THIS "EXISTING CONDITIONS DRAWING" HAS BEEN PREPARED IN ACCORDANCE WITH ADMINISTRATIVE CODE FOR LAND SURVEYS IN VIRGINIA

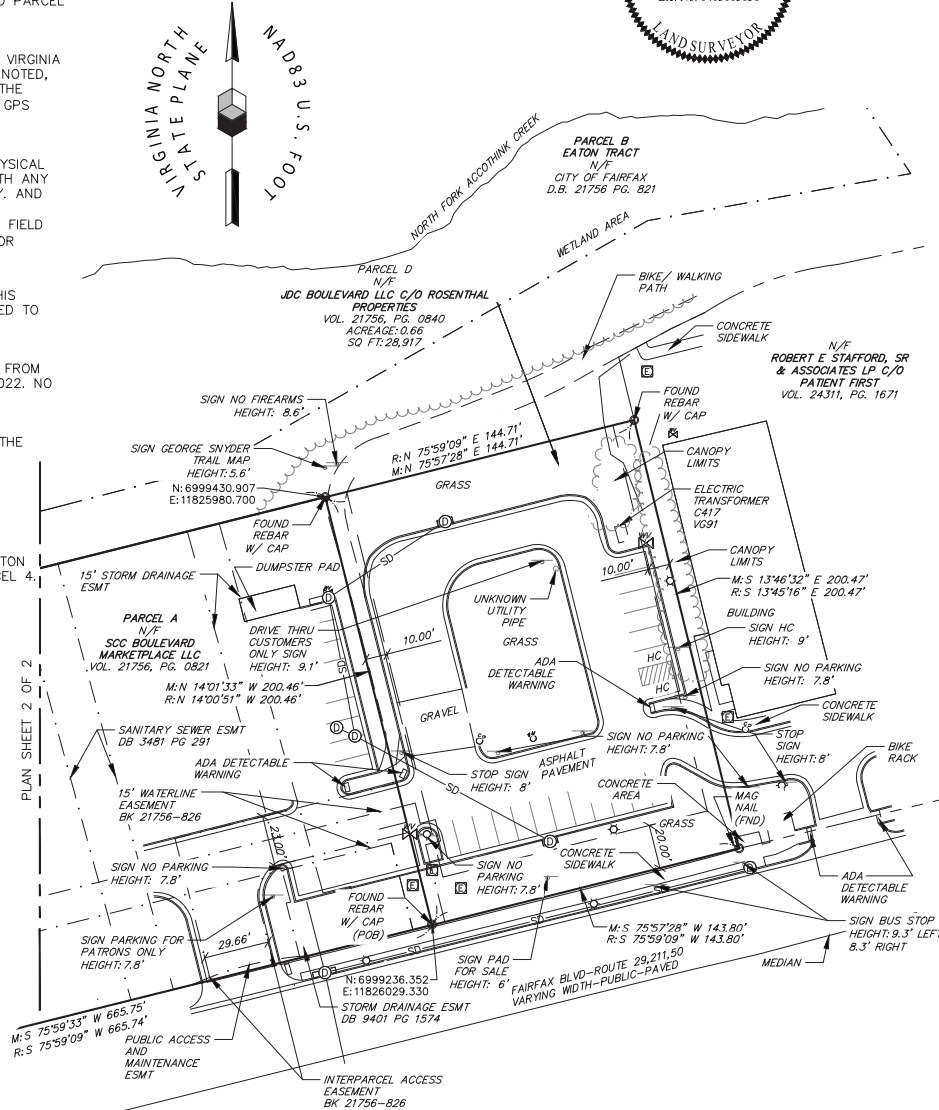
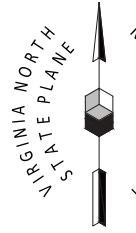
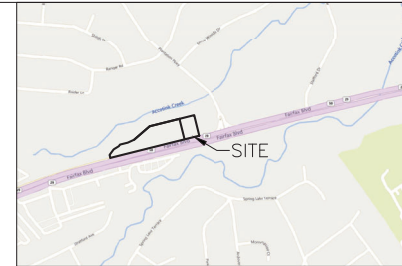
Michael Gress

Digitally signed by Michael Gress
DN: cn=Michael Gress, o=City of Fairfax, ou=City of Fairfax, email=mgress@cityoffairfax.gov

MICHAEL GRESS; VAPLS 0403003638

DATE

CORNERSTONE ENERGY SERVICES INC.
111 CHINQUAPIN ROUND ROAD
SUITE 203, ANNAPOLIS, MD 21401



LEGEND

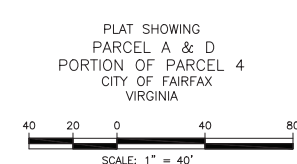
---	PROPERTY LINE
---	ABUTTER LINE
---	SETBACK
---	EASEMENT
---	FLOODPLAIN
○	IRON PIPE/ROD FOUND
●	REBAR SET
▭	BUILDING
---	EDGE PAVEMENT
---	EDGE CONCRETE
---	PAVEMENT PAINT
---	EDGE GRAVEL
---	CURB LINE
---	TREELINE
○	BOLLARD/POST
W	SIGN
W	WATER
W	WATER GATE VALVE
W	WATER SHUT OFF
W	WATER METER
W	HYDRANT
W	SEWER CLEANOUT
W	STORM DRAIN
W	DRAINAGE MANHOLE
W	ELECTRIC BOX
W	LIGHT POLE

APPROVED FOR
CITY OF FAIRFAX, VIRGINIA

ZONING OFFICIAL

DATE

APPROVAL VOID IF PLAT IS NOT OFFERED FOR RECORD WITHIN 180 DAYS AFTER DATE THEREOF



REV:	BY:	DATE:	STATUS:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK.			

Cornerstone
Energy Services

111 CHINQUAPIN ROUND ROAD
SUITE 203
ANNAPOLIS, MD 21401

410-220-5615

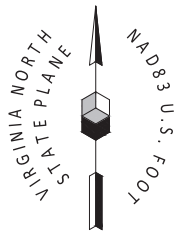
EXISTING CONDITIONS SURVEY

OF: 10120 FAIRFAX BLVD
FAIRFAX, VA

FOR: SOUTH PAW; DAVID PANELLA
354 AMITY ROAD, SUITE 200
WOODBRIIDGE, CT 06525

DRAWN	CHECKED
AR/MA	MJG
PROJECT NO.	DATE
22320.10	1/30/24
SHEET SIZE	SCALE
18"x24"	1"=40'

SHEET 1 OF 2



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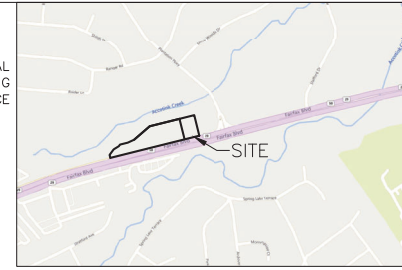
Michael Gress

Digitally signed by Michael Gress
DN: cn=Michael Gress, email=mgress@cornerstoneenergy.com, c=US
Date: 2024.02.27 14:58:56Z

MICHAEL GRESS; VAPLS 0403003638

DATE

CORNERSTONE ENERGY SERVICES INC.
111 CHINQUAPIN ROUND ROAD
SUITE 203, ANNAPOLIS, MD 21401

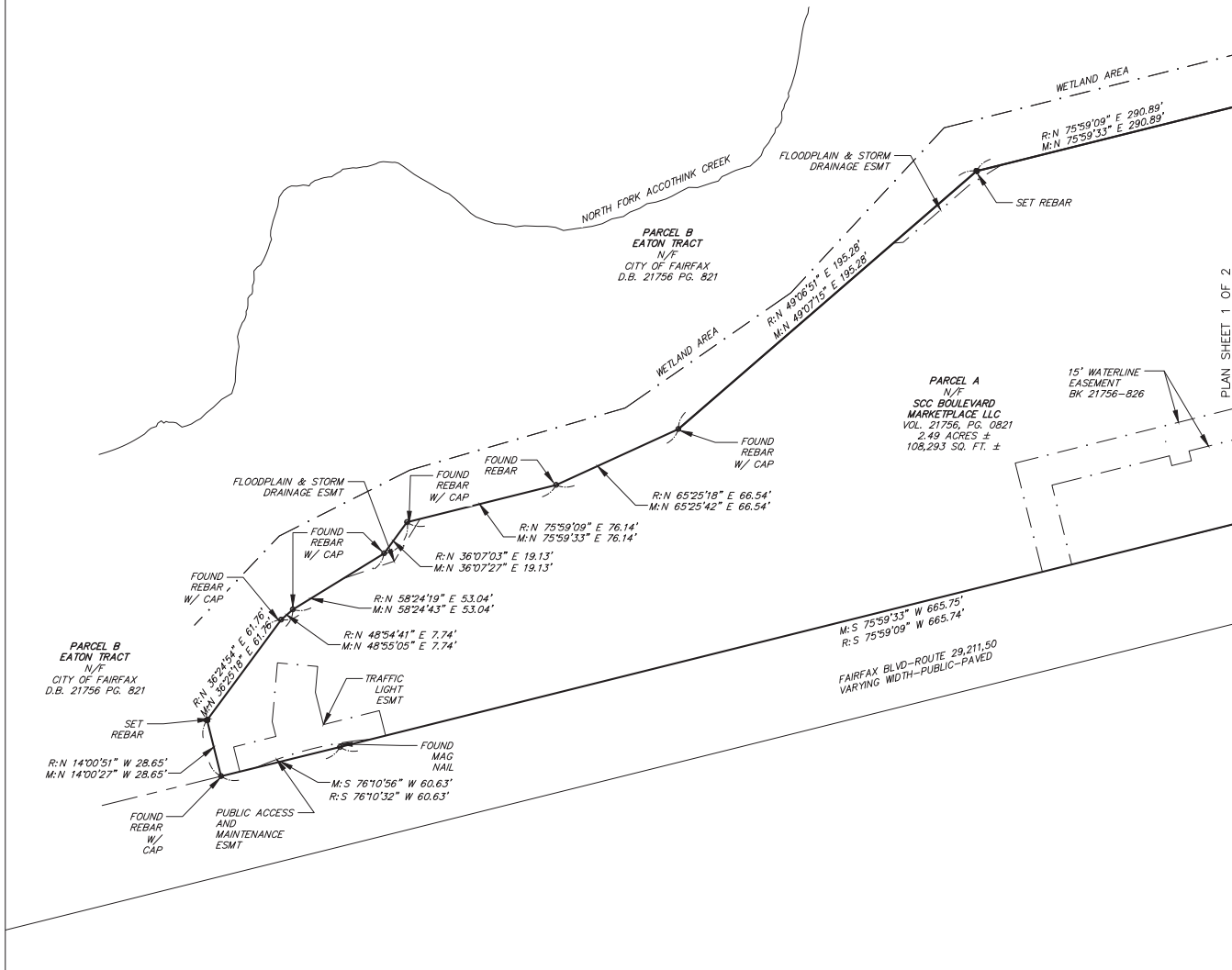
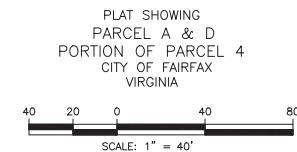


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- - - ABUTTER LINE
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- · - EASEMENT
- · - FLOODPLAIN
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SHEET 2 OF 2