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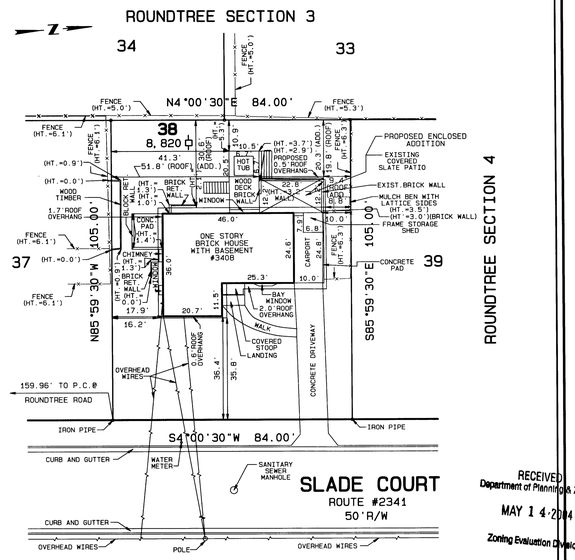
NOTES:

1. PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
2. NO EVIDENCE OF ANY GRAVES.
3. TAX MAP 060-2-34-003B.
4. MINIMUM REQUIRED YARDS IN ZONE R-4:
   FRONT YARD: 30 FEET.
   SIDE YARD: 10 FEET.
   REAR YARD: 25 FEET.
5. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS PER INSURANCE RATE MAP COMMUNITY PANEL NUMBER 515525 0087D EFFECTIVE DATE: MARCH 5, 1990.
6. THE RECORD PLAT DOES NOT SHOW ANY UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE EFFECTING THIS PROPERTY.
7. ELEVATION DATUM IS ASSUMED.

HEIGHT TABLE
EXISTING HOUSE IS 12.5 FEET
EXISTING CARPORT IS 16.5 FEET
PROPOSED ENCLOSED PATIO (ADDITION) IS 17.0 FEET



COMMONWEALTH OF VIRGINIA
4/09/2004
LARRY N. SCARTZ
CERT. NO. #10001B
LAND SURVEYOR-B

Application No. SP 2004-MA-048

Approved

John P. DeSulia
Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
MAY 14 2004
Zoning Evaluation Division

NO TITLE REPORT FURNISHED.
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.
FENCE LINES, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.

I HEREBY CERTIFY THAT THE POSITION OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

CERTIFIED LAND SURVEYOR

CASE NAME: TIMOTHY A. AND CARLA B. BOWERS
SCHROEDER DESIGN/BUILD

LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR
WOODBRIDGE, VIRGINIA
TELEPHONE: WOODBRIDGE (703) 494-4181
METRO (703) 690-4955
FAX (703) 690-3999

RS382V

VARIANCE SURVEY
LOT 38, SECTION 2

ROUNDTREE SUBDIVISION

MASON MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=25' DATE: APRIL 9, 2004