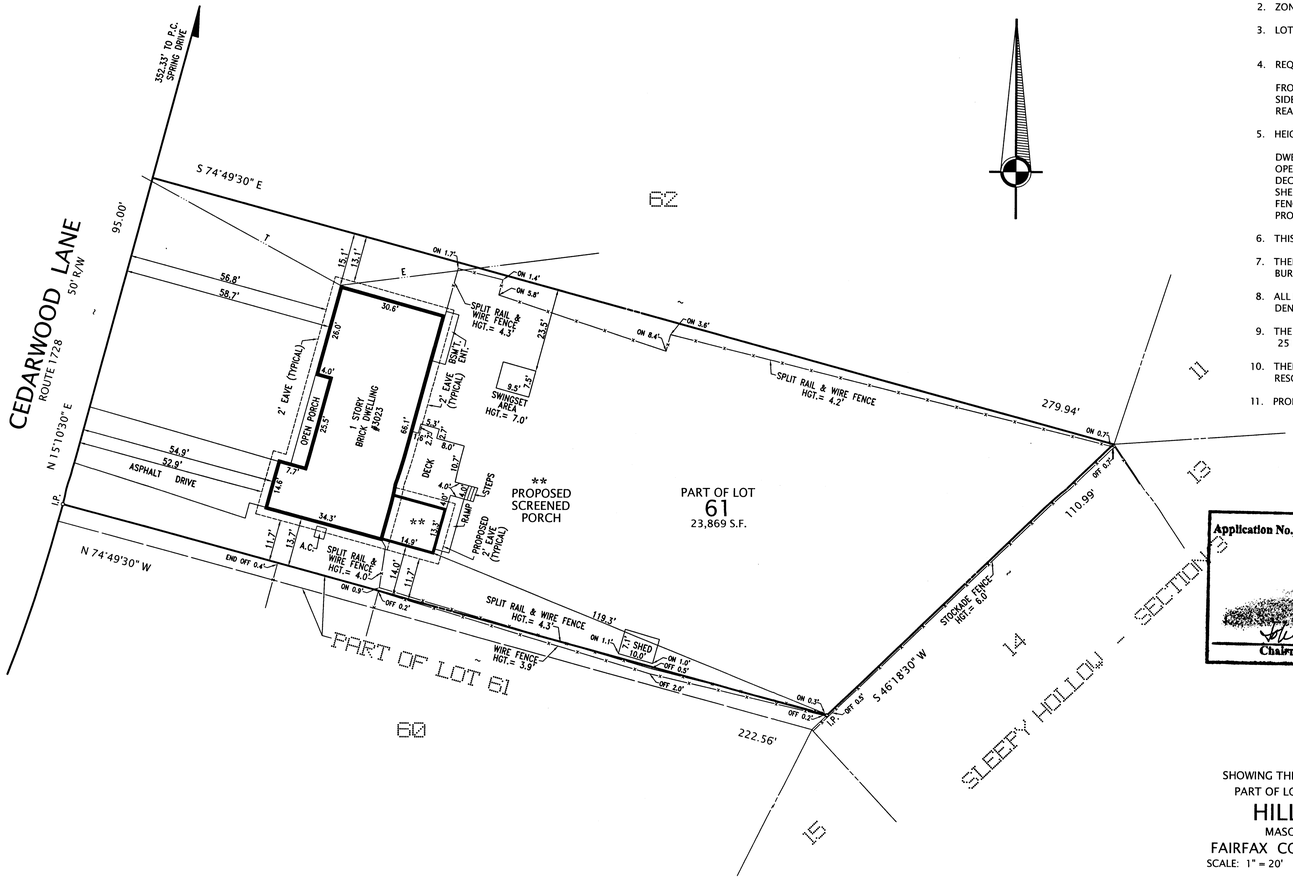

NOTES

1. TAX MAP: 50-4-0023-61
2. ZONE: R-1
3. LOT AREA: 23,869 SQUARE FEET
4. REQUIRED YARDS:

FRONT:	=	40 FEET
SIDE:	=	20 FEET
REAR:	=	25 FEET

5. HEIGHTS:

DWELLING	=	16.0 FEET
OPEN PORCH	=	10.0 FEET
DECK	=	1.6 FEET
SHED	=	9.3 FEET
FENCES	=	AS NOTED
PROPOSED SCREENED PORCH	=	14.0 FEET

6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
10. THERE ARE NO FLOOD PLAINS, FLOOD HAZARD AREAS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
11. PROPOSED SCREENED PORCH WILL BE BUILT ON EXISTING DECK.

Application No. SP 2004 - MA - 040

Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
JUN 21 2004
Zoning Evaluation Division

PLAT
SHOWING THE IMPROVEMENTS ON
PART OF LOT 61, SECTION 8
HILLWOOD
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 20' MARCH 26, 2004
MAY 18, 2004 (REVISED)

COMMONWEALTH OF VIRGINIA
BRYANT L. ROBINSON
LICENSE NO. 001932
LAND SURVEYOR

GRAPHIC SCALE: 0 20 40

PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

Bryant L. Robinson
BRYANT L. ROBINSON. . . . . L.S.

REQUESTED BY:
ANN R. & LANSING W. HINRICHS

ALEXANDRIA SURVEYS
INTERNATIONAL, LLC
6343 SOUTH KINGS HIGHWAY ALEXANDRIA , VIRGINIA 22306
TEL. NO. 703-660-6615 FAX NO. 703-768-7764

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