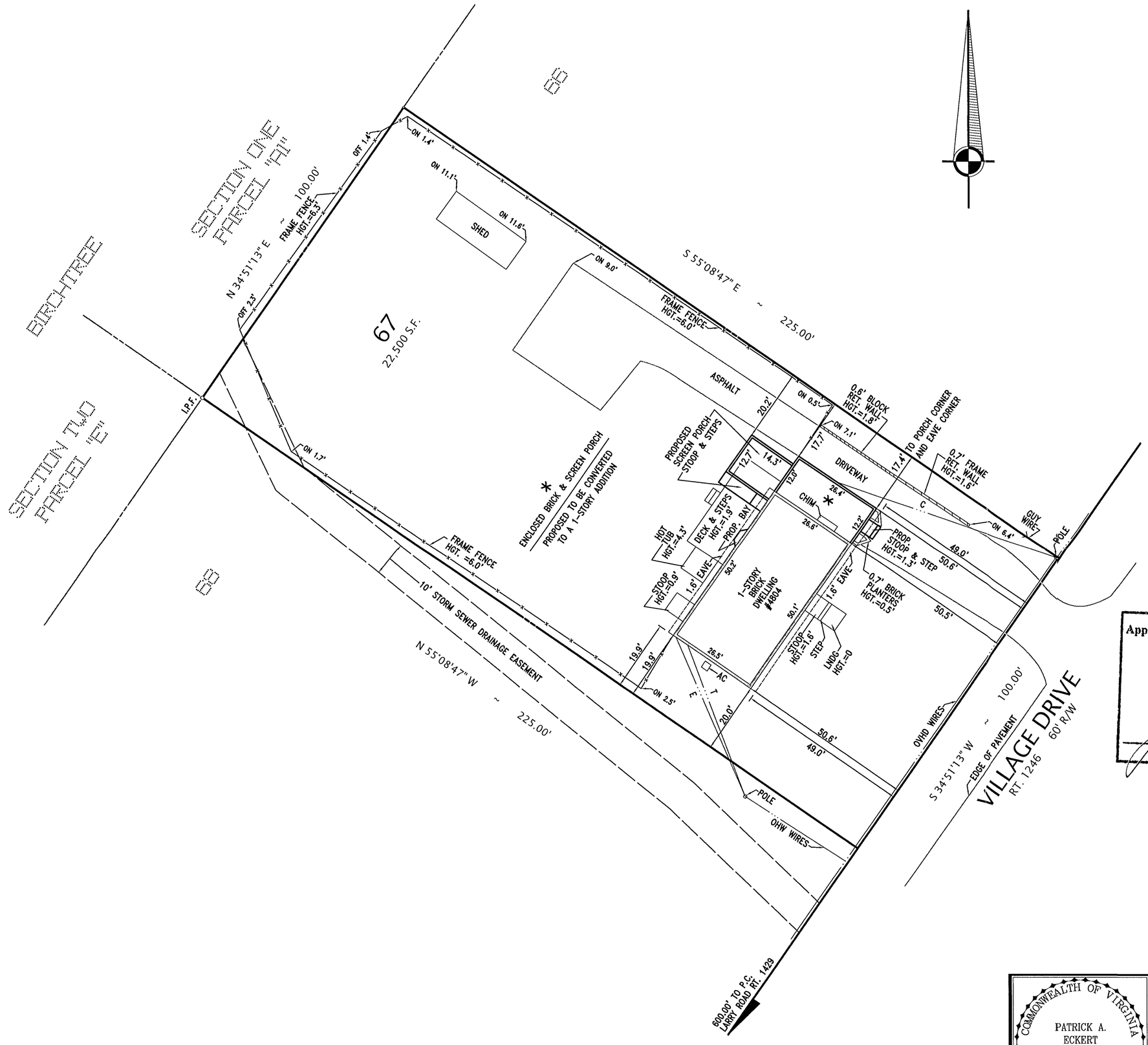

NOTES

1. TAX MAP: 056-4-04-0067
2. ZONE: RC
3. LOT AREA: 22,500 SQUARE FEET
4. REQUIRED YARDS:

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

5. HEIGHTS:

DWELLING	=	17.5 FEET
SHED	=	7.4 FEET
PORCH	=	15.0 FEET
FENCES	=	AS NOTED
WALLS	=	AS NOTED
PROPOSED ADDITION	=	15.0 FEET
PROPOSED SCREEN PORCH	=	19.0 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.

Application No. SP 2007-SP-055

**APPROVED PLAT

Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
APR 12 2007
Zoning Evaluation Division

PLAT
SHOWING THE IMPROVEMENTS ON
LOT 67 SECTION 3

LEEHIGH VILLAGE

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20' FEBRUARY 28, 2007
MARCH 30, 2007 (REVISED)

GRAPHIC SCALE
0 20 40

COMMONWEALTH OF VIRGINIA
PATRICK A. ECKERT
LICENSE NO. 002645
LAND SURVEYOR

CASE NAME: JOSLYN

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.

PATRICK A. ECKERT . . . . . L.S.

REQUESTED BY:
MICHAEL NASH CUSTOM KITCHENS, INC.

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