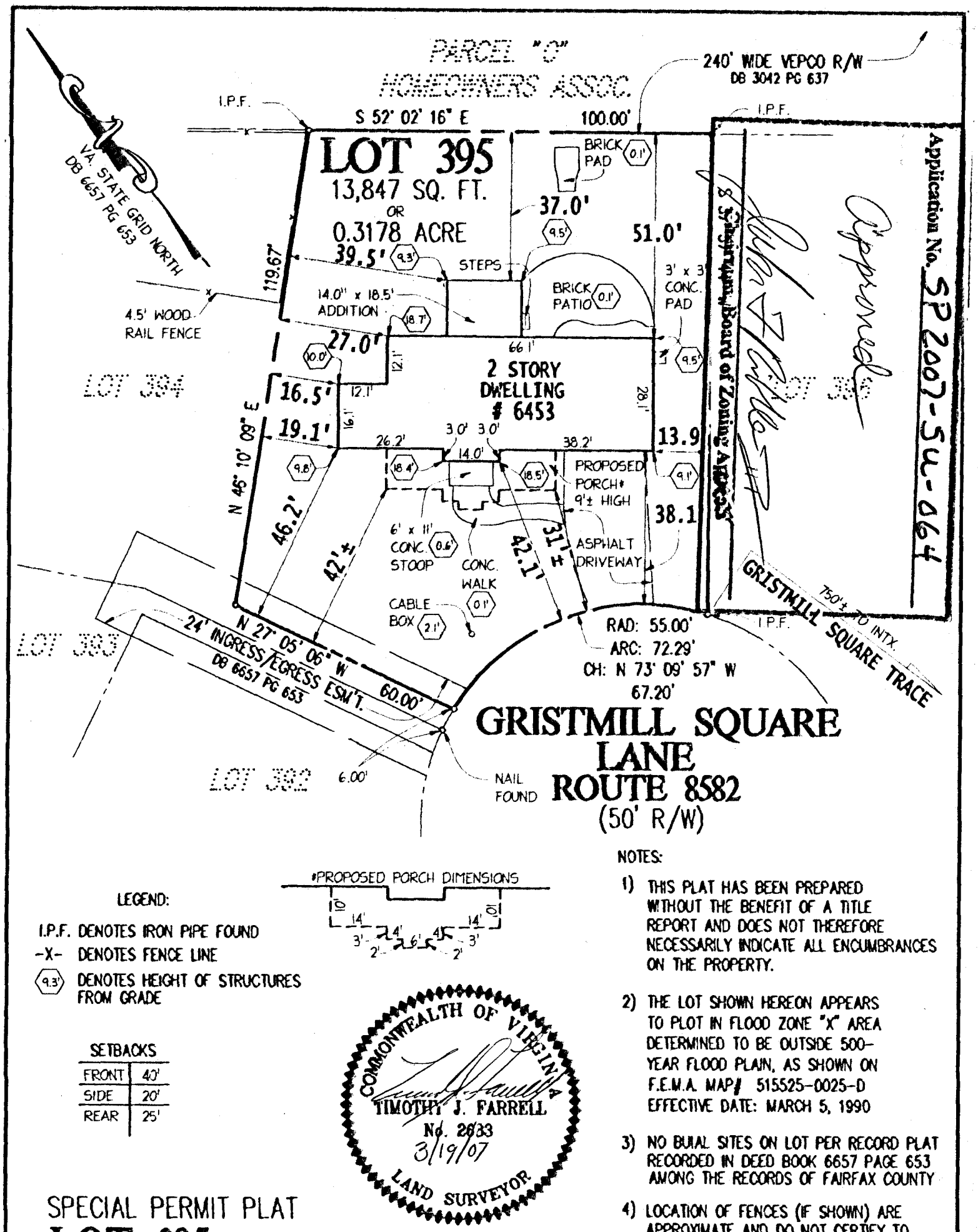

LEGEND:

I.P.F. DENOTES IRON PIPE FOUND

-X- DENOTES FENCE LINE

(9.3') DENOTES HEIGHT OF STRUCTURES FROM GRADE

*PROPOSED PORCH DIMENSIONS

SETBACKS

FRONT	40'
SIDE	20'
REAR	25'

COMMONWEALTH OF VIRGINIA
TIMOTHY J. FARRELL
No. 2633
3/19/07
LAND SURVEYOR

NOTES:

1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS SHOWN ON F.E.M.A. MAP# 515525-0025-D EFFECTIVE DATE: MARCH 5, 1990

3) NO BURIAL SITES ON LOT PER RECORD PLAT RECORDED IN DEED BOOK 6657 PAGE 653 AMONG THE RECORDS OF FAIRFAX COUNTY

4) LOCATION OF FENCES (IF SHOWN) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.

5) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP # 053-3-05-0395 AND ZONED RC

6) PROPERTY SERVED BY PUBLIC WATER AND SEWER

7) NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE FEET OR MORE PER PLAT RECORDED IN DEED BOOK 6657, PAGE 653 (UNLESS NOTED OTHERWISE).

SPECIAL PERMIT PLAT

LOT 395

SECTION 9

WESTPORT

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning & Zoning

MAY 08 2007

Zoning Evaluation Division

B.W. SMITH AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYING
MANASSAS, VIRGINIA (703) 368-5866 1(800) 682-0996

FIELD CREW: D. CONRAD

REVISION: 04/20/07 (PROP. SWING)

JOB# 20070915

DFT: D.L.B.	CHK: A.M.S.	NO TITLE REPORT FURNISHED	SCALE= 1" = 30'	DATE: 03/ 19/ 07