

**NOTES**

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP NUMBER 018-3-02-0001 AND IS ZONED RE.
2. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED.
3. NO OBSERVABLE EVIDENCE OF CEMETERIES WAS NOTED ON THE SUBJECT PROPERTY.
4. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITIES OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES CONTACT "MISS UTILITY" (800) 257-7777.
5. THE PROPERTY IS NOW IN THE NAME OF JOHN M. & RENE W. THOBURN AS RECORDED IN DEED BOOK 7859 AT PAGE 1339 AMONG THE LAND RECORDED OF FAIRFAX COUNTY, VIRGINIA.
6. THE PROPERTY SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR UNINCORPORATED AREAS OF FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51552500500 MAP, REVISED MARCH 5, 1990, IT LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN).

**TITLE REPORT REVIEW**

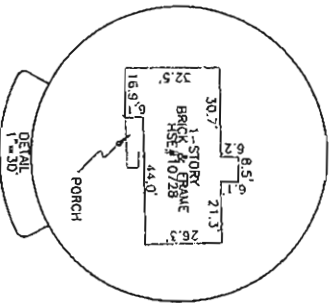
THIS PLAN HAS BEEN PREPARED IN REFERENCE TO WALKER TITLE, LLC TITLE REPORT, CASE NUMBER A0801608, EFFECTIVE DECEMBER 1, 2008 AT 8:00 A.M. PER SAID TITLE REPORT THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

**BASINETS & RIGHT OF WAY**

1. EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 540, PAGE 293. - NOT PLOTTABLE.
2. EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 1921, PAGE 197. - SHOWN HEREON.
3. EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 1949, PAGE 306. - SHOWN HEREON.
4. EASEMENT(S) TO WASHINGTON GAS LIGHT COMPANY RECORDED IN DEED BOOK 956, PAGE 375. -NO GAS EASEMENT RECORDED WITH THIS DEED.
5. EASEMENT(S) TO WASHINGTON GAS LIGHT COMPANY RECORDED IN DEED BOOK 1488, PAGE 17 AS MODIFIED IN DEED BOOK 1553 PAGE 299. EASEMENT RECORDED AT DEED BOOK 1488 PAGE 17 VACATED AT DEED BOOK 1553 PAGE 299.
6. EASEMENT(S) TO WASHINGTON GAS LIGHT COMPANY RECORDED IN DEED BOOK 1553, PAGE 301. - SHOWN HEREON.

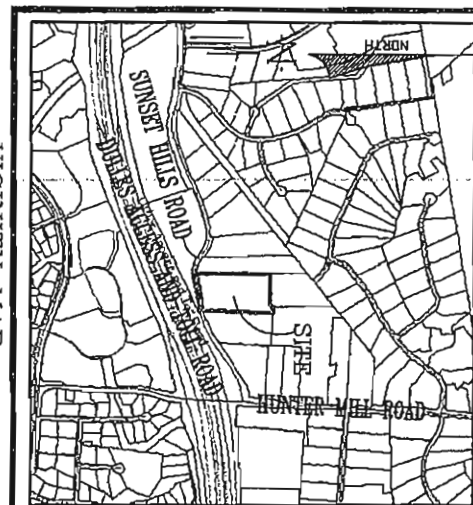
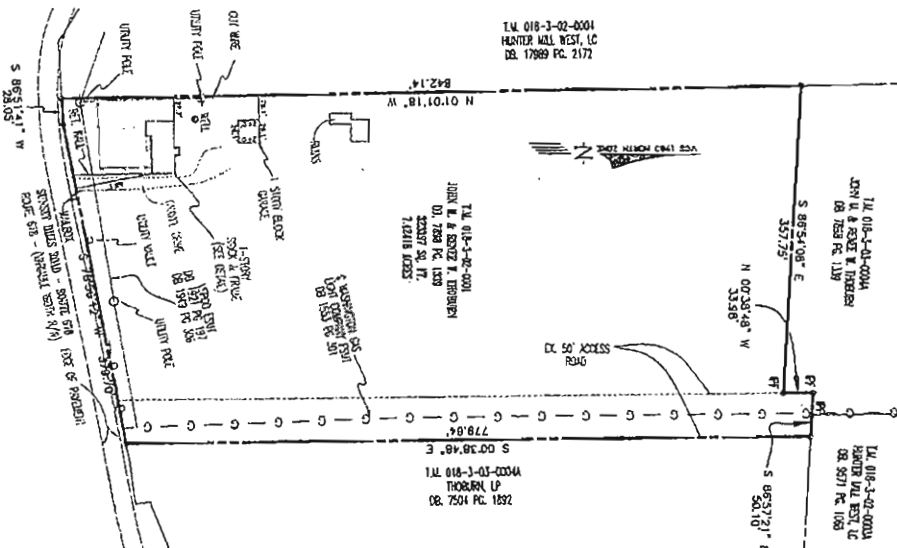
**OTHER MATTERS**

1. ROAD MAINTENANCE AGREEMENT AND INGRESS-EGRESS AS PROVIDED IN DEED BOOK 3656, PAGE 418 AND DEED BOOK 4772, PAGE 518. - 50' ACCESS ROAD SHOWN HEREON.



**LEGEND**

PF IRON PIPE FOUND



**SURVEYOR'S CERTIFICATE**

TO: JOHN M. THOBURN

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD AND DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 7a, 8, 9, 10, 11a AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERGONE FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



**Urban** Land Surveyors, Inc.  
 10000 Woodloch Forest Drive  
 Suite 100  
 Fairfax, VA 22031  
 www.urbandesign.com

SCALE: 1" = 100'

DATE: DECEMBER 18, 2008

FAIRFAX COUNTY, VIRGINIA

HUNTER MILL DISTRICT

ON THE PROPERTY OF  
 JOHN M. & RENE W. THOBURN  
 DB. 7898 PG. 1339

ALTA/ACSM SURVEY

**NOTES**

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP NUMBER 018-3-02-0002A AND IS ZONED RE
2. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED.
3. NO OBSERVABLE EVIDENCE OF CEMETERIES WAS NOTED ON THE SUBJECT PROPERTY.
4. NO ATTENUY HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTING, SIZE DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITIES OR MAJOR/ALTA/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES CONTACT MISS UTILITY 1 (800) 257-1777.
5. THE PROPERTY IS NOW IN THE NAME OF JOHN M. AND RENEE W. THOBURN AS RECORDED IN DEED BOOK 7898 AT PAGE 1339 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
6. THE PROPERTY SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR UNINCORPORATED AREAS OF FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 5155250050D MAP, REVISED MARCH 5, 1990. IT LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN).

**TITLE REPORT REVIEW**

THIS PLAT HAS BEEN PREPARED IN REFERENCE TO WALKER TITLE, LLC TITLE REPORT, CASE NUMBER ADD10058, EXECUTE DECEMBER 1, 2009 AT 8:00 A.M. PER SAID TITLE REPORT THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

**EASEMENTS & RIGHT OF WAYS**

1. EASEMENT(S) TO WASHINGTON GAS LIGHT COMPANY RECORDED IN DEED BOOK 1533, PAGE 301. - SHOWN HEREON.

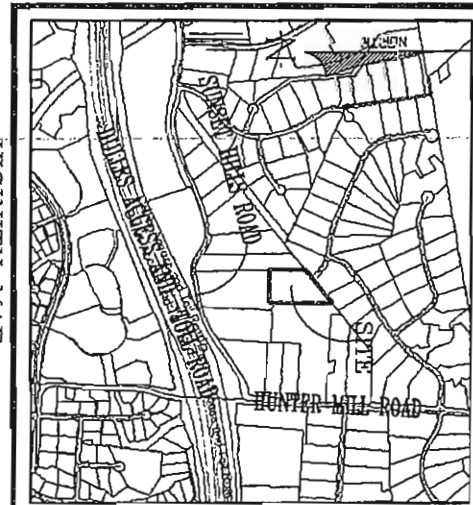
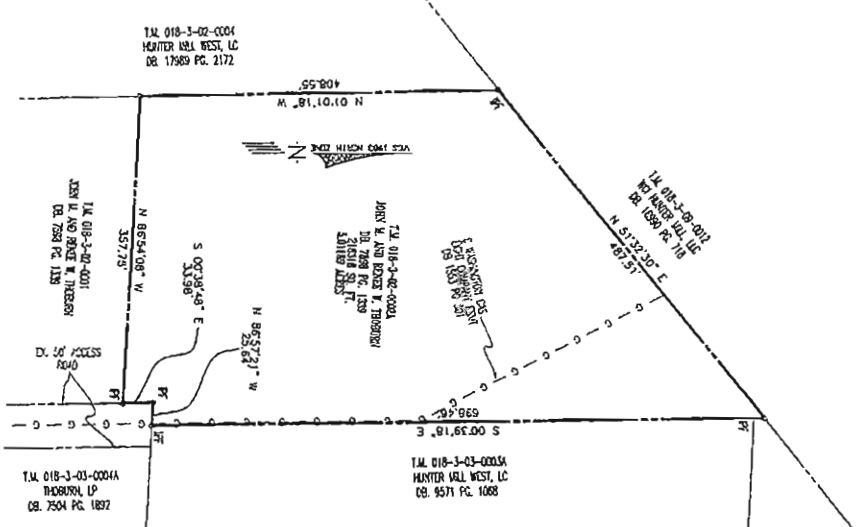
**OTHER MATTERS**

1. ROAD MAINTENANCE AGREEMENT AND INGRESS-EGRESS AS PROVIDED IN DEED RECORDED IN DEED BOOK 1859, PAGE 352, AND AS FURTHER SET FORTH IN DEED BOOK 3590, PAGE 418 AND DEED BOOK 4772, PAGE 518. - 50' ACCESS ROAD SHOWN HEREON.

**SURVEYOR'S CERTIFICATE**

TO: JOHN M. THOBURN

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 7a, 8, 9, 10, 11g AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



**VICINITY MAP**

SCALE: 1" = 1000'

**LEGEND**  
IRON PIPE FOUND

ALTA/ACSM SURVEY  
ON THE PROPERTY OF  
JOHN M. AND RENEE W. THOBURN  
DB: 7898 PG. 1339  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1" = 100'  
DATE: DECEMBER 18, 2008

**NOTES**

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP NUMBER 018-3-03-0044 AND IS ZONED R-L.
2. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED.
3. NO OBSERVABLE EVIDENCE OF CULVERTS WAS NOTED ON THE SUBJECT PROPERTY.
4. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITIES OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES CONTACT "MISS UTILITY" 1 (800) 257-7777.
5. THE PROPERTY IS NOW IN THE NAME OF THOBURN, LP AS RECORDED IN DEED BOOK 7504 AT PAGE 1892 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
6. THE PROPERTY SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR UNINCORPORATED AREAS OF FAIRFAX COUNTY, VIRGINIA, COUNTY MAP NUMBER 5152300500 MAP, REVISED MARCH 5, 1990. LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN).

**TITLE REPORT REVIEW**

THIS PLAT HAS BEEN PREPARED IN REFERENCE TO WALKER TITLE, LLC TITLE REPORT, CASE NUMBER A08016080, EFFECTIVE DECEMBER 1, 2008 AT 8:00 A.M. PER SAID TITLE REPORT THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

**EASEMENTS & RIGHT OF WAY**

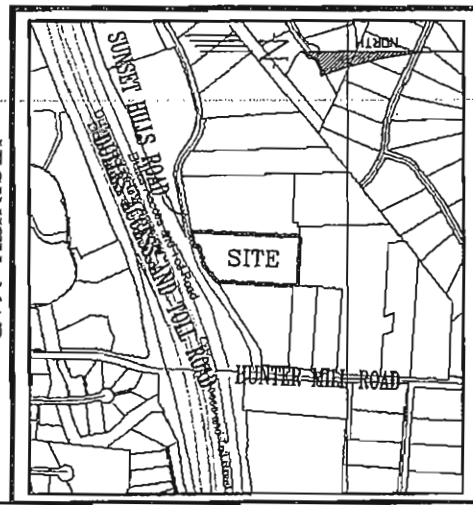
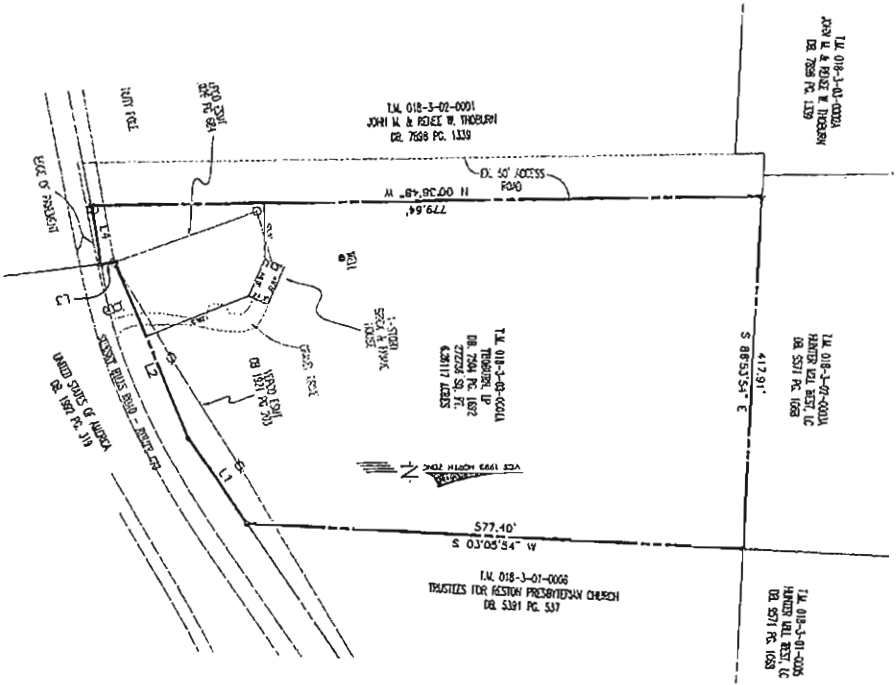
1. EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 540, PAGE 293. - NOT PLOTTABLE.
2. EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 1921, PAGE 203. - SHOWN HEREON.
3. EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 1549, PAGE 308. - SHOWN HEREON.
4. EASEMENT(S) TO WASHINGTON GAS LIGHT COMPANY RECORDED IN DEED BOOK 956, PAGE 025. - NO GAS EASEMENT RECORDED WITH THIS DEED.
5. EASEMENT(S) TO WASHINGTON GAS LIGHT COMPANY RECORDED IN DEED BOOK 1488, PAGE 17 AS MODIFIED IN DEED BOOK 1553 PAGE 299, EASEMENT RECORDED AT DEED BOOK 1488 PAGE 17 VACATED AT DEED BOOK 1553 PAGE 299.
6. EASEMENT(S) TO WASHINGTON GAS LIGHT COMPANY RECORDED IN DEED BOOK 1553, PAGE 301. - DOES NOT AFFECT.

**OTHER MATTERS**

1. RIGHTS OF THE UNITED STATES OF AMERICA PURSUANT TO INSTRUMENT FILED IN DEED BOOK 1992 PAGE 319. - SHOWN HEREON.

**LEGEND**

- IPF IRON PIPE FOUND
- ⊙ UTILITY POLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 56°06'24\"/>	
L2	S 67°52'54\"/>	
L3	S 06°51'26\"/>	
L4	N 78°56'14\"/>	

**SURVEYOR'S CERTIFICATE**

TO: JOHN W. THOBURN

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS THEREOF AND IN ACCORDANCE WITH THE ACQUIRED STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDEERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



**Urban**  
 PLANNING & SURVEYING  
 1100 N. 11th St., Suite 110  
 Arlington, VA 22202  
 (703) 241-1700  
 www.urbanva.com

ALTA/ACSM SURVEY  
 ON THE PROPERTY OF  
 THOBURN, LP  
 DE. 7504 PG. 1892  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 100'  
 DATE: DECEMBER 18, 2009