

SURVEYOR'S CERTIFICATE

I, BRUCE A. REESE, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON OCTOBER 4, 2019, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

B. Reese
 BRUCE A. REESE
 L.S. #3313
 10/21/2019
 DATE

NOTES:

1. THIS TOPOGRAPHIC BASESHEET HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIVE COVENANTS OF RECORD MAY NOT NECESSARILY BE SHOWN.
2. THE PROPERTIES SHOWN HEREON ARE LOCATED ON THE PRINCE WILLIAM COUNTY TAX ASSESSMENT MAP AS GPIN NO. 7794-38-1716 AND GPIN NO. 7794-27-9299 AND BOTH APPEAR TO BE ZONED R4.
3. THE PROPERTIES SHOWN HEREON ARE NOW OR FORMERLY IN THE NAME OF JAMES ALEXANDRE WILSON, AS RECORDED AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA AT INSTRUMENT NO. 2019100071873 (GPIN NO. 7794-38-1716) AND AT INSTRUMENT NO. 201704100026695 (GPIN NO. 7794-27-9299).
4. THE CURRENT ADDRESS FOR THIS PROPERTY IS 10550 LUCASVILLE ROAD (GPIN NO. 7794-38-1716) AND 10608 LUCASVILLE ROAD (GPIN NO. 7794-27-9299), MANASSAS, VIRGINIA 20112.
5. THE BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A CURRENT FIELD RUN BOUNDARY SURVEY PERFORMED BY THIS FIRM.
6. THE NORTH ORIENTATION SHOWN HEREON HAS BEEN TIED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) VIRGINIA STATE GRID NORTH.

N/F AIDA G. & ISAGANI G. CELESTINO
 GPIN NO. #7794-28-8533
 INST. #200306030098258
 USE: RESIDENTIAL
 ZONE: SUBURBAN RES.

N/F MICHAEL P. & ANDREA L. VENCAK
 GPIN NO. #7794-28-9333
 D.B. 1641 PG. 708
 USE: RESIDENTIAL
 ZONE: SUBURBAN RES.

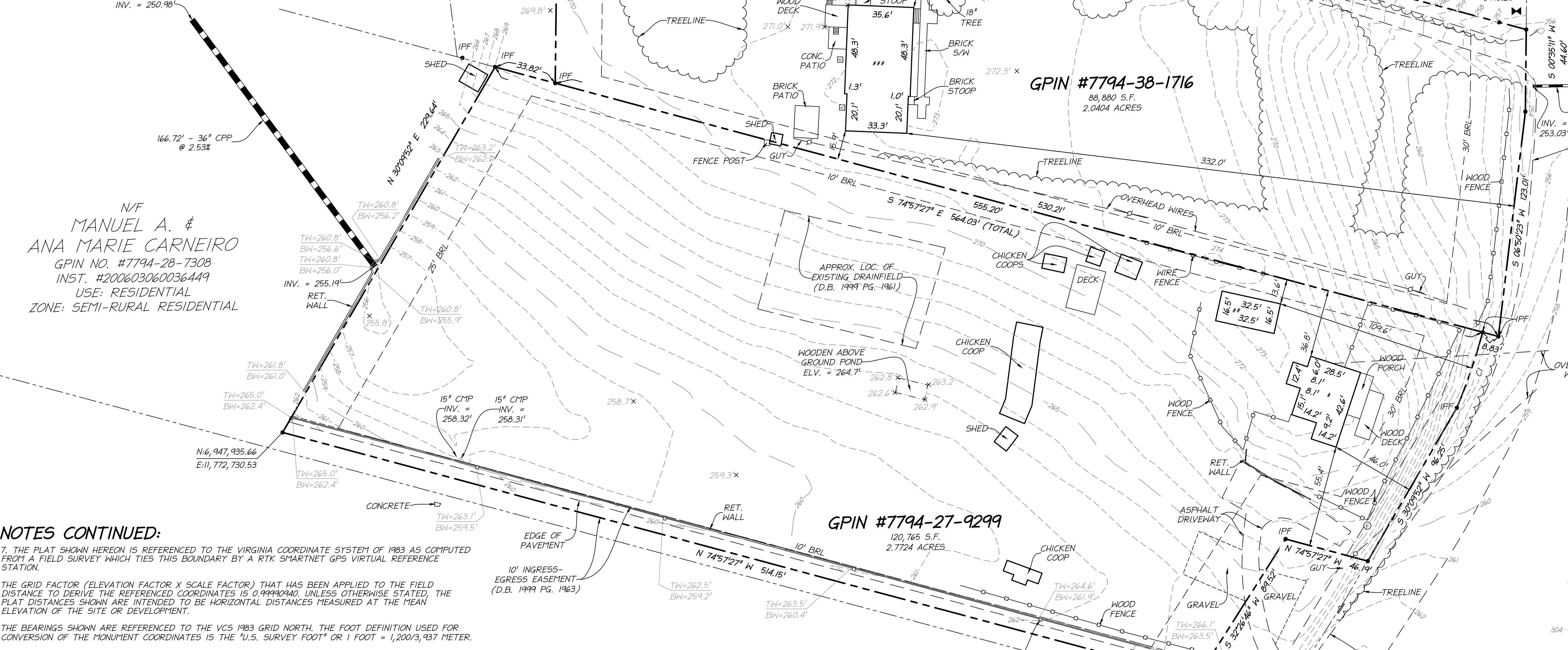
N/F 9553 SUNNYSLOPE DR LLC
 GPIN NO. #7794-28-9934
 INST. #201203070021266
 USE: RESIDENTIAL
 ZONE: SUBURBAN RES.

N/F JOHN MAXVILL
 GPIN NO. #7794-39-0833
 INST. #200506130095752
 USE: RESIDENTIAL
 ZONE: SUBURBAN RES.

N/F ROBERT S. & ERIN C. DEBONO
 GPIN NO. #7794-38-1725
 INST. #201701100002482
 USE: RESIDENTIAL
 ZONE: SUBURBAN RES.

N/F THERESA E. & JOHN HEARTNEY, TRUSTEES
 GPIN NO. #7794-38-2825
 INST. #201602230012045
 USE: RESIDENTIAL
 ZONE: SUBURBAN RES.

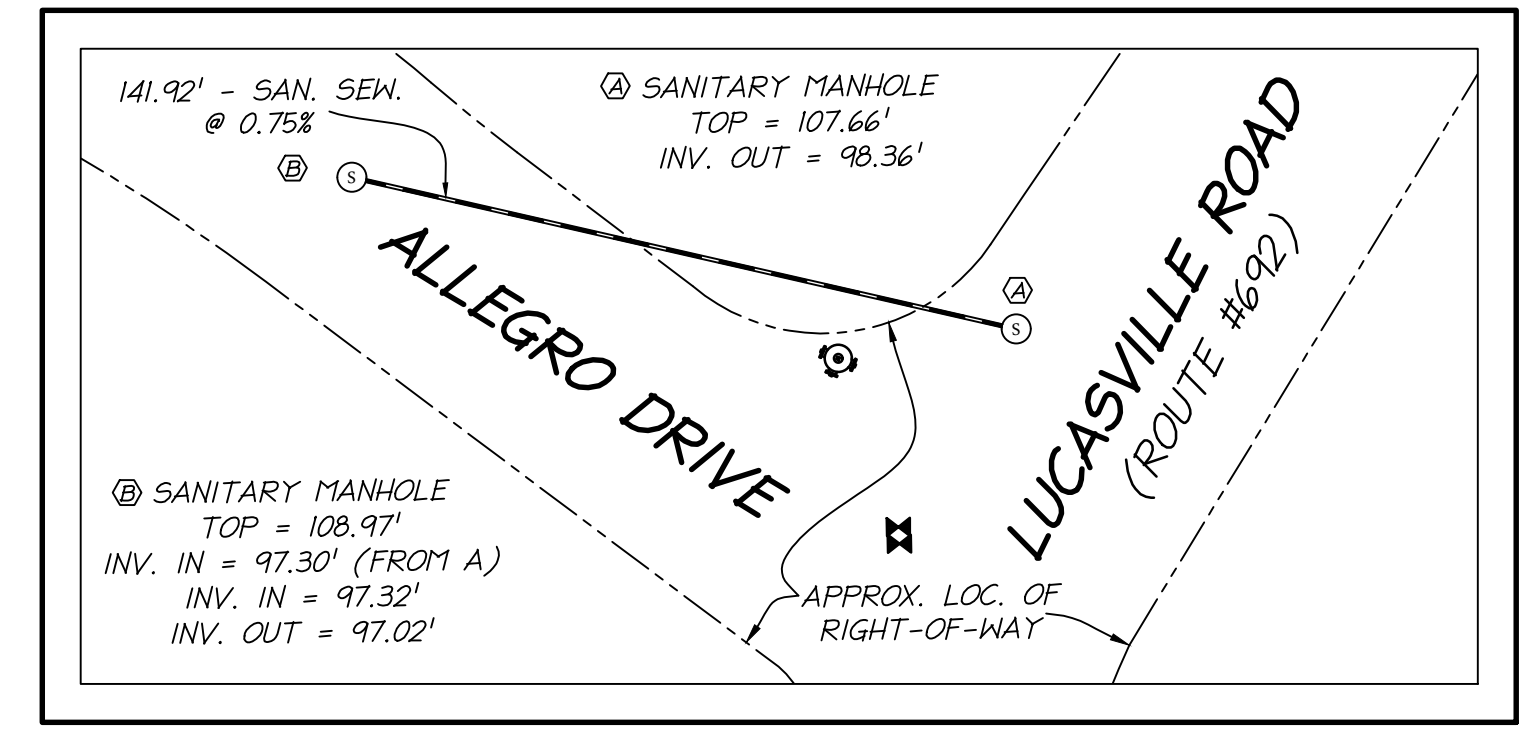
PRINCE WILLIAM COUNTY ZONING ORDINANCE - R4 (BUILDING RESTRICTION LINES)
 FRONT: 30'
 SIDE: 10'
 REAR: 25'



N/F MANUEL A. & ANA MARIE CARNEIRO
 GPIN NO. #7794-28-7308
 INST. #200603060036449
 USE: RESIDENTIAL
 ZONE: SEMI-RURAL RESIDENTIAL

NOTES CONTINUED:

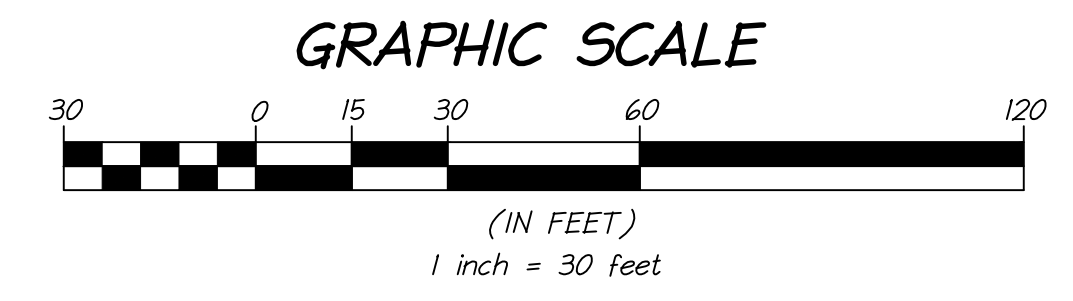
7. THE PLAT SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY BY A RTK SMARTNET GPS VIRTUAL REFERENCE STATION.
- THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) THAT HAS BEEN APPLIED TO THE FIELD DISTANCE TO DERIVE THE REFERENCED COORDINATES IS 0.99999940. UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THE SITE OR DEVELOPMENT.
- THE BEARINGS SHOWN ARE REFERENCED TO THE VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE "U.S. SURVEY FOOT" OR 1 FOOT = 1,200.3,937 METER.
- GEODETIC CONTROL MONUMENTS EXISTING OR PLACED WITHIN THE BOUNDARIES OF THIS DEVELOPMENT OR SITE SHALL NOT BE DISTURBED. THE LANDOWNER ASSUMES THE RESPONSIBILITY FOR REPLACEMENT OF ANY DISTURBED MONUMENT.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON F.E.M.A. MAP NO. 51153C0176 D, DATED JANUARY 5, 1995.
9. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD RUN SURVEY PERFORMED BY THIS FIRM.
10. THIS TOPOGRAPHIC SURVEY ON THE PROPERTY KNOWN AS GPIN #7794-38-1716 & GPIN #7794-27-9299, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF BRUCE A. REESE FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION. THE ORIGINAL DATA WAS OBTAINED ON OCTOBER 4, 2019, AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED. THE VERTICAL DATUM IS REFERENCED TO NAVD 88. THE CONTOUR INTERVAL IS ONE (1) FEET.
11. GEOTECHNICAL SUBSURFACE FIELD REVIEW, RESEARCH, AGENCY OF GOVERNMENT RECORDS REVIEW, OR OTHER INVESTIGATIONS HAVE NOT BEEN MADE FOR THE PURPOSES OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS ON SITE IN PERFORMANCE OF THIS SURVEY.
12. NO CERTIFICATION IS MADE AS TO THE LOCATION OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER, SANITARY AND STORM SEWERS, ETC. ONLY ABOVE GROUND READILY OBSERVABLE VISIBLE FEATURES AS SHOWN HEREON ARE HEREBY CERTIFIED.
13. THE BUILDING RESTRICTION LINES AS SHOWN HEREON HAVE BEEN PROVIDED FROM INFORMATION OBTAINED WITHIN THE COUNTY ZONING ORDINANCE - AND SHOULD BE VERIFIED BY THE DESIGN ENGINEER.



SANITARY SEWER DETAIL
 SCALE: 1" = 40'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	327.00'	43.46'	43.45'	S 18°50'43" W	7°37'05"	21.77'



LEGEND

- IPF IRON PIPE FOUND
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- BRL BUILDING RESTRICTION LINE
- RET. RETAINING
- APPROX. APPROXIMATE
- LOC. LOCATION
- R.O.W. RIGHT-OF-WAY
- 304 EXISTING CONTOUR
- CABLE PEDESTAL
- ⊙ SPRINKLER
- ⊙ WELL
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ POWER POLE
- ⊙ SANITARY MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ A.C. UNIT

LEGACY ENGINEERING
 419 CHATHAM SQUARE OFFICE PARK
 FREDERICKSBURG, VA 22405
 WWW.LEGACY-ENG.COM
 540.373.8350 (P) 540.369.4499 (F)

JAMES ALEXANDRE WILSON
 GPIN NO. 7794-38-1716
 INSTRUMENT #2019100071873
 GPIN NO. 7794-27-9299
 INSTRUMENT #201704100026695
 BRENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

TOPOGRAPHIC BASESHEET ON THE PROPERTY OF

REVISION:	

COMMONWEALTH OF VIRGINIA
 10/21/2019
 BRUCE A. REESE
 Lic. No. 3313
B. Reese
 LAND SURVEYOR

DATE: 10/21/2019
 SCALE: 1" = 30'
 SHEET: 1 OF 1