

NOTES

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON LOUDOUN COUNTY TAX ASSESSMENT PIN 128-39-6515 AND 128-39-9805. THE PROPERTIES ARE ZONED SINGLE FAMILY RESIDENTIAL-R8 AND ARE SUBJECT TO THE AIRPORT IMPACT OVERLAY DISTRICT AND THE QUARRY NOTIFICATION OVERLAY DISTRICT UNDER THE LOUDOUN COUNTY ZONING ORDINANCE AND ZMAP-2020-0012.
2. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF THOSE LISTED BELOW AS FOUND AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
- 43474MOUNTAINVIEWDR (PARCEL A)
13787 LOWES STREET
CHANTILLY, VA 20151-3210
INSTRUMENT 20200110-0001805
- 43500MOUNTAINVIEWDR (LOT 3)
22843 ANGELIQUE DRIVE
ASHBURN, VA 20148-5649
INSTRUMENT 20200211-0009216
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA AND A FIELD RUN SURVEY PERFORMED BY BOWMAN CONSULTING GROUP LTD.
4. NORTH MERIDIAN INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA AND A FIELD RUN SURVEY PERFORMED BY BOWMAN CONSULTING GROUP LTD AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). ELEVATIONS ARE SHOWN REFERENCED TO THE NAVD88 VERTICAL DATUM.
5. THE SURVEYED PROPERTIES SHOWN HEREON LIE WITHIN ZONE "X" (UNSHADED), AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR LOUDOUN COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51107C0370E AND 51107C0390E DATED FEBRUARY 17, 2017.
6. THERE ARE NO VISIBLE ENCROACHMENTS ONTO THE ADJOINING PREMISES, STREETS OR EASEMENTS BY BUILDINGS OR OTHER IMPROVEMENTS EXCEPT AS SHOWN.
7. THERE ARE NO VISIBLE ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY BUILDINGS OR OTHER IMPROVEMENTS SITUATED IN THE ADJOINING PREMISES EXCEPT AS SHOWN.
8. THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING THE SURVEY OF THIS PROPERTY.
9. SETBACK LINES IDENTIFIED WITH A DEED REFERENCE MAY NOT REFLECT THE SETBACK DISTANCES REQUIRED BY CURRENT ZONING ORDINANCES AT THE TIME OF THIS SURVEY WAS ISSUED.
10. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR AT THE TIME THIS SURVEY WAS ISSUED.
11. THE PROPERTY IS PROXIMATE TO THE DULLES INTERNATIONAL AIRPORT AND MAY BE SUBJECT TO AIRPORT OVERFLIGHTS AND NOISE DUE TO AIRCRAFT. THE SITE FALLS WITHIN THE LDN60 LIMITS. DEVELOPMENT OF THE PROPERTY SHALL CONFORM WITH THE REQUIREMENTS OF SECTION 4-1409 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. LDN LINES ARE BASED ON INFORMATION CONTAINED IN THE LOUDOUN COUNTY, GENERAL PLAN AMENDED JANUARY 14, 2003. SEE VICINITY MAP.
12. PROPERTIES SHOWN HEREON ARE PARTS OF TWO SEPARATE SUBDIVISIONS. PARCEL A IS A PORTION OF THE A.G. & MARY ANN POLAND SUBDIVISION AS RECORDED WITH DEED BOOK 615 AT PAGE 423. LOT 3 IS A PORTION OF THE OTWELL'S ADDITION TO POLAND ESTATES AS RECORDED WITH DEED BOOK 2175 AT PAGE 541. ALL REFERENCED AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
13. UTILITY LOCATIONS ARE SHOWN BASED ON EVIDENCE OF UTILITIES ON OR ABOVE THE SURFACE OF THE SURVEYED PROPERTY, WHICH EVIDENCE MAY INDICATED UTILITIES LOCATED ON, OVER, OR BENEATH THE SURVEYED PROPERTY.

SCHEDULE B - SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY FIST AMERICAN TITLE COMPANY FOR COMMITMENT NUMBER: CTN-CC-114524, WITH AN EFFECTIVE DATE OF: APRIL 3, 2024 AT 8:00 A.M., AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B - PART 2 OF THE TITLE INSURANCE COMMITMENT AS PERTAINING TO THE SURVEYED PROPERTY.

- (A) THE FOLLOWING ITEMS OF EXCEPTIONS AS TO THE SURVEYED PROPERTY HOWEVER, ARE NOT SURVEY MATTERS: EXCEPTION ITEMS 1-7
- (B) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS AS TO THE SURVEYED PROPERTY ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY UNLESS OTHERWISE EXPLAINED AS TO HOW THEY AFFECT THE SURVEYED PROPERTY:
8. EASEMENTS AND RIGHTS SET FORTH IN GRANT MADE MARCH 14, 1946 AND RECORDED AMONG THE LAND RECORDS FOR LOUDOUN COUNTY, VIRGINIA AT DEED BOOK 12-E, PAGE 311 FROM A.G. POLAND AND MARY ANN POLAND UNTO PIEDMONT TELEPHONE COMPANY.
- MAY OR NOT AFFECT THE SUBJECT PROPERTY; EASEMENT IS VAGUE AND GENERAL IN NATURE AND IS NOT PLOTTABLE.
9. EASEMENTS AND RIGHTS SET FORTH IN GRANT MADE DECEMBER 13, 1939 AND RECORDED AMONG THE LAND RECORDS FOR LOUDOUN COUNTY, VIRGINIA AT DEED BOOK 12-H, PAGE 400 FROM A.G. POLAND AND MARY ANN POLAND UNTO PIEDMONT TELEPHONE COMPANY.
- MAY OR NOT AFFECT THE SUBJECT PROPERTY; EASEMENT IS VAGUE AND GENERAL IN NATURE AND IS NOT PLOTTABLE.
10. RIGHT-OF-WAY EASEMENT MADE MAY 21, 1956 AND RECORDED AMONG THE LAND RECORDS FOR LOUDOUN COUNTY, VIRGINIA AT DEED BOOK 357, PAGE 369 FROM A.G. POLAND AND MARY ANN POLAND UNTO TRI-COUNTY ELECTRIC COOPERATIVE.
- MAY OR NOT AFFECT THE SUBJECT PROPERTY; EASEMENT IS VAGUE AND GENERAL IN NATURE AND IS NOT PLOTTABLE.
11. POWER LINES SHOWN ON PLAT RECORDED WITH A DEED MADE APRIL 29, 1997 AND RECORDED AMONG THE LAND RECORDS FOR LOUDOUN COUNTY, VIRGINIA AT DEED BOOK 1496, PAGE 2115 BETWEEN MARY ANN POLAND AND THOMAS D. DEBAGGIO AND JOYCE D. DEBAGGIO. (AS TO PARCEL 2)
- NO EASEMENTS ARE SHOWN ON THE PLAT.

- (W4) 12. WATER EASEMENT AGREEMENT MADE JULY 16, 1998 AND RECORDED AMONG THE LAND RECORDS FOR LOUDOUN COUNTY, VIRGINIA AT DEED BOOK 1593, PAGE 117 BETWEEN JOHN A. SMITH AND MARTHA E. SMITH AND LOUDOUN COUNTY SANITATION AUTHORITY. (AS TO PARCEL 1)

AFFECTS AN ADJOINING PROPERTY BUT IS SHOWN ON THE SURVEY.

- (TC2) 13. TEMPORARY WATER MAIN CONSTRUCTION EASEMENT MADE JULY 16, 1998 AND RECORDED AMONG THE LAND RECORDS FOR LOUDOUN COUNTY, VIRGINIA AT DEED BOOK 1593, PAGE 120 BETWEEN JOHN A. SMITH AND MARTHA E. SMITH AND LOUDOUN COUNTY SANITATION AUTHORITY. (AS TO PARCEL 1)

AFFECTS AN ADJOINING PROPERTY BUT IS SHOWN ON THE SURVEY.

- (W1) 14. WATER EASEMENT AGREEMENT MADE JULY 16, 1998 AND RECORDED AMONG THE LAND RECORDS FOR LOUDOUN COUNTY, VIRGINIA AT DEED BOOK 1593, PAGE 129 BETWEEN THOMAS D. DEBAGGIO AND JOYCE D. DEBAGGIO AND LOUDOUN COUNTY SANITATION AUTHORITY. (AS TO PARCEL 2)

AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

- (TC1) 15. TEMPORARY WATER MAIN CONSTRUCTION EASEMENT MADE JULY 16, 1998 AND RECORDED AMONG THE LAND RECORDS FOR LOUDOUN COUNTY, VIRGINIA AT DEED BOOK 1593, PAGE 132 BETWEEN THOMAS D. DEBAGGIO AND JOYCE D. DEBAGGIO AND LOUDOUN COUNTY SANITATION AUTHORITY. (AS TO PARCEL 2)

AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

- (SS4) 16. DEED OF EASEMENT MADE SEPTEMBER 17, 1998 AND RECORDED AMONG THE LAND RECORDS FOR LOUDOUN COUNTY, VIRGINIA AT DEED BOOK 1634, PAGE 1758 BETWEEN JOHN A. SMITH AND MARTHA E. SMITH AND LOUDOUN COUNTY SANITATION AUTHORITY. (AS TO PARCEL 1)

AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

- (SS1) 17. DEED OF EASEMENT MADE NOVEMBER 23, 1998 AND RECORDED AMONG THE LAND RECORDS FOR LOUDOUN COUNTY, VIRGINIA AT DEED BOOK 1651, PAGE 59 BETWEEN THOMAS D. DEBAGGIO AND JOYCE D. DEBAGGIO AND THE LOUDOUN COUNTY SANITATION AUTHORITY. (AS TO PARCEL 2)

AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

- (IE1 X SS2) 18. DEED OF DEDICATION, SUBDIVISION, EASEMENT AND QUITCLAIM MADE APRIL 11, 2002 AND RECORDED AMONG THE LAND RECORDS FOR LOUDOUN COUNTY, VIRGINIA IN DEED BOOK 2175, PAGE 541 AND SUBJECT TO THE NOTES, EASEMENTS, SETBACKS, TERMS AND CONDITIONS SET FORTH ON PLAT ENTITLED "OTWELL'S ADDITION TO POLAND ESTATES," WHICH PLAT IS RECORDED AMONG THE LAND RECORDS FOR LOUDOUN COUNTY, VIRGINIA IN PLAT CABINET F, SLOT 599 PAGES 4-7. (AS TO PARCEL 1)

AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

- (E1 X E2) 19. EASEMENT AND RIGHT OF WAY AGREEMENT MADE AUGUST 10, 2011 AND RECORDED AMONG THE LAND RECORDS FOR LOUDOUN COUNTY, VIRGINIA AT INSTRUMENT NO. 2011027-0066545 BETWEEN FRANCESCO D. DEBAGGIO AND NORTHERN VIRGINIA ELECTRIC COOPERATIVE. (AS TO PARCEL 2)

AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE LOUDOUN COUNTY, VIRGINIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1

ALL OF LOT 3, OTWELL'S ADDITION TO POLAND ESTATES, AS THE SAME APPEARS DULY DEDICATED, PLATTED AND RECORDED IN DEED BOOK 2175 AT PAGE 541, THE PLAT BEING RECORDED IN PLAT CABINET F, PAGES 4- 7, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

PARCEL 2

BEGINNING AT A FOUND IRON PIPE IN THE NORTH LINE OF MOUNTAIN VIEW DRIVE AT A COMER TO LOT 22, MEADOW LANE, SECTION 2 AS SHOWN ON ATTACHED PLAT WHICH IS HEREBY MADE A PART OF THIS DESCRIPTION:

THENCE LEAVING MOUNTAIN VIEW DRIVE AND RUNNING WITH LOT 22, MEADOW LANE, SECTION 2, NORTH 22° 41' 49" WEST 191.26 FEET TO A FOUND IRON PIPE, CORNER TO LOT 21;

THENCE LEAVING LOT 22 AND RUNNING WITH LOT 21, NORTH 11° 25' 51" EAST 180.18 FEET TO A FOUND IRON PIPE CORNER TO LOT 20;

THENCE LEAVING LOT 21 AND RUNNING WITH LOT 20, THEN LOT 19, THEN LOT 18, NORTH 22° 15' 58" WEST 374.79 FEET TO A FOUND IRON PIPE, CORNER TO LOT 15 AND NOW OR FORMERLY POLAND;

THENCE LEAVING LOT 18, AND NOW OR FORMERLY POLAND AND RUNNING WITH LOT 15, NORTH 67° 44' 54" EAST 134.89 FEET TO A FOUND IRON PIPE IN THE LINE OF NEVITT;

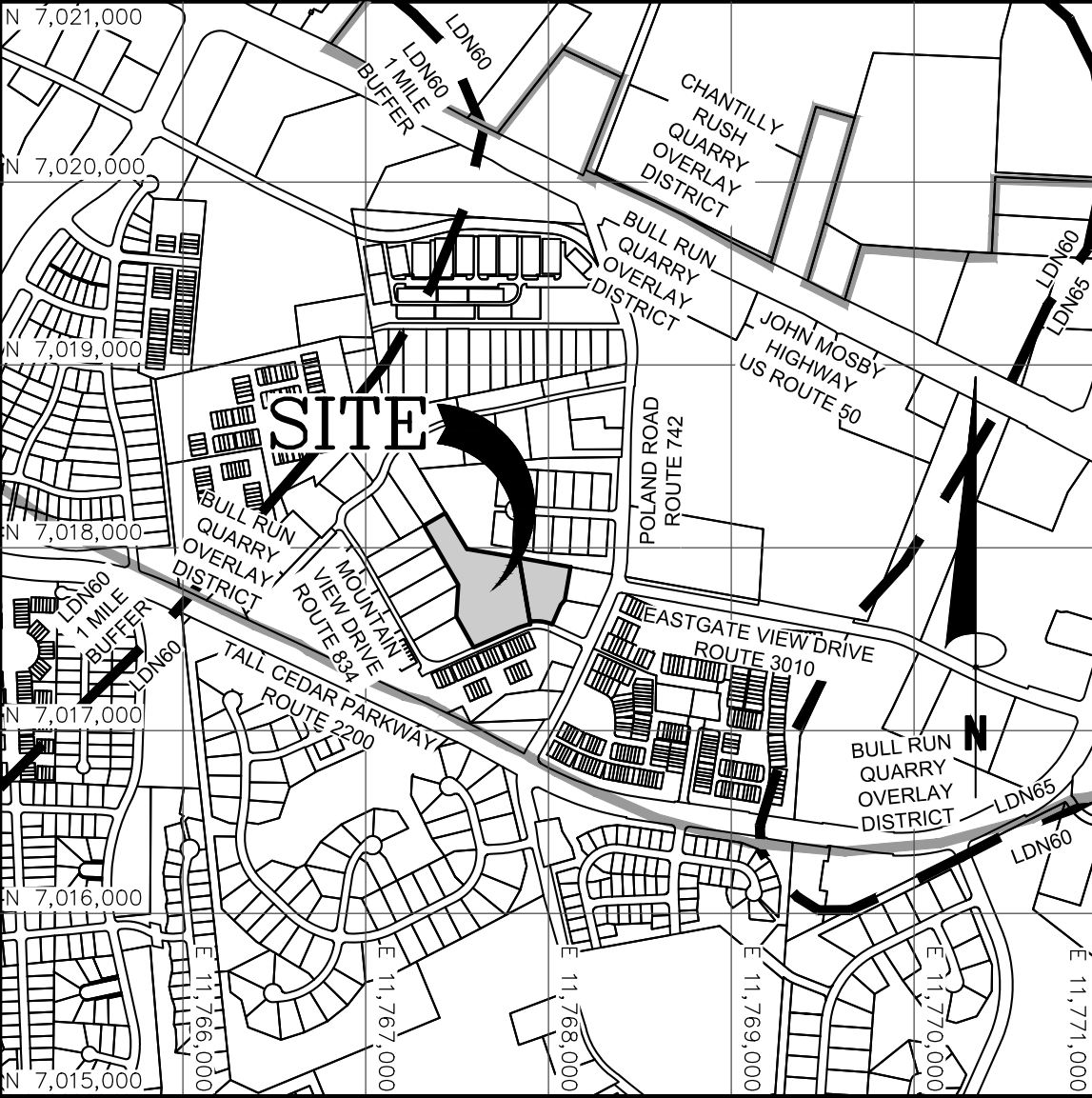
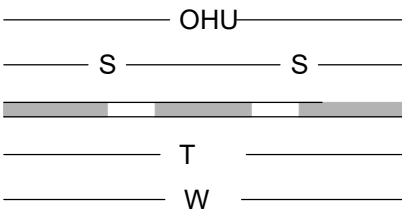
THENCE LEAVING LOT 15 AND RUNNING WITH NEVITT, SOUTH 24° 09' 50" EAST 239.05 FEET TO A SET IRON PIPE AND SOUTH 73° 04' 11" EAST 290.40 FEET TO A FOUND IRON PIPE CORNER TO SMITH;

THENCE LEAVING NEVITT AND RUNNING WITH SMITH, SOUTH 02° 37' 38" EAST 353.91 FEET TO A SET IRON PIPE IN THE NORTH LINE OF MOUNTAIN VIEW DRIVE;

THENCE LEAVING SMITH AND RUNNING WITH THE NORTH LINE OF MOUNTAIN VIEW DRIVE ON A CURVE TO THE LEFT WHOSE RADIUS IS 220.78 FEET AND WHOSE CHORD BEARING AND CHORD ARE SOUTH 80° 21' 31" WEST 55.55 FEET AND AN ARC DISTANCE OF 55.70 FEET AND SOUTH 73° 07' 54", WEST 294.54 FEET TO THE POINT OF BEGINNING, CONTAINING 4.7110 ACRES OF LAND, MORE OR LESS.

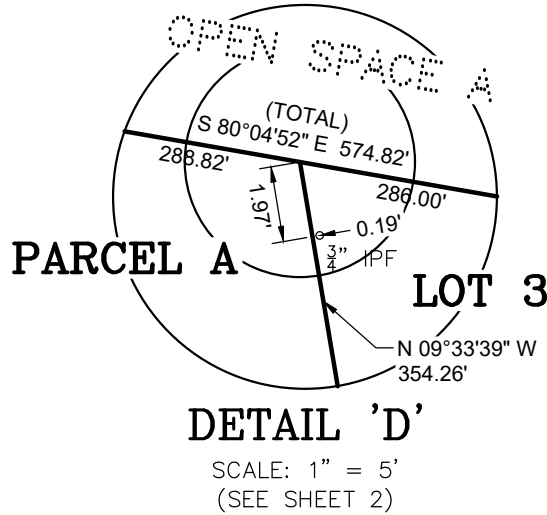
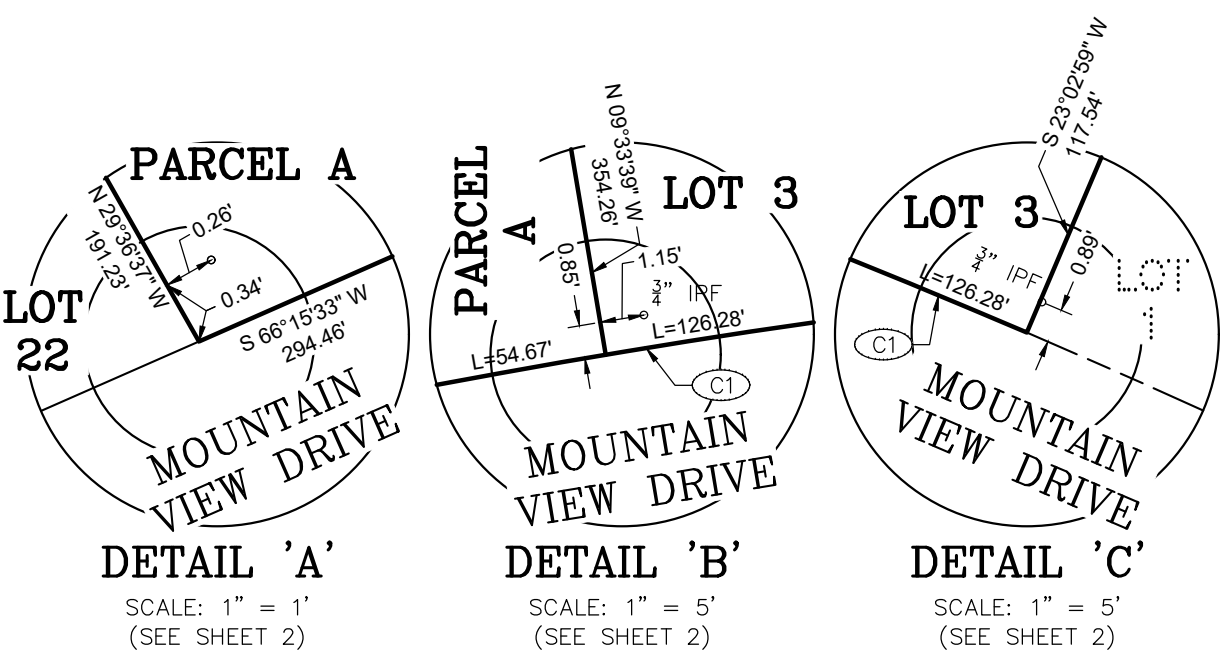
THE ABOVE-DESCRIBED PROPERTY BEING FURTHER SHOWN ON A BOUNDARY SURVEY PREPARED BY KEN W. ERICKSON, INC., DATED APRIL 25, 1997, WHICH IS ATTACHED TO DEED DATED APRIL 29, 1997, AND RECORDED APRIL 29, 1997 IN DEED BOOK 1496 AT PAGE 2115, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

SURVEY CONTROL TABLE			
Point #	Northing	Easting	Elevation
1	7017545.10	11767759.93	338.37
2	7017432.51	11767607.16	335.34
3	7017726.27	11767103.82	334.50
4	7018221.84	11767776.76	339.31
5	7017487.61	11768134.68	335.97
300	7017510.22	11767775.90	337.72



VICINITY MAP

SCALE: 1" = 1000'



EASEMENT LEGEND

- (E1) EX. 30' NOVEC ELECTRIC EASEMENT INSTRUMENT 20111027-0066545 (APPROXIMATE LOCATION)
- (E2) EX. 15' NOVEC ELECTRIC EASEMENT INSTRUMENT 20111027-0066545 (APPROXIMATE LOCATION)
- (IE1) EX. 16' INGRESS-EGRESS EASEMENT DEED BOOK 2175 AT PAGE 541 (FOR THE USE OF LOT 1)
- (OSE1) EX. OPEN SPACE EASEMENT DEED BOOK 1880 AT PAGE 2046
- (OSE2) EX. OPEN SPACE EASEMENT DEED BOOK 1880 AT PAGE 2038
- (SS1) EX. 10' LCSA SANITARY SEWER EASEMENT DEED BOOK 1651 AT PAGE 59 (APPROXIMATE LOCATION)
- (SS2) EX. 15' LCSA SANITARY SEWER EASEMENT DEED BOOK 2175 AT PAGE 541
- (SS3) EX. 10' PRIVATE SANITARY SEWER LATERAL EASEMENT DEED BOOK 2175 AT PAGE 541 (FOR THE USE OF LOT 1)
- (SS4) EX. 10' LCSA SANITARY SEWER EASEMENT DEED BOOK 1634 AT PAGE 1758
- (TC1) EX. 30' TEMPORARY CONSTRUCTION EASEMENT DEED BOOK 1593 AT PAGE 120
- (TC2) EX. 30' TEMPORARY CONSTRUCTION EASEMENT DEED BOOK 1593 AT PAGE 120
- (W1) EX. 10' LCSA WATERLINE EASEMENT DEED BOOK 2175 AT PAGE 541
- (W2) EX. 10' LCSA WATERLINE EASEMENT DEED BOOK 2175 AT PAGE 541
- (W3) EX. PRIVATE WATER SERVICE EASEMENT DEED BOOK 2175 AT PAGE 541
- (W4) EX. 10' LCSA WATERLINE EASEMENT DEED BOOK 1593 AT PAGE 117

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; U.S. HOME, LLC; 43500MOUNTAINVIEWDR, LLC; 43474MOUNTAINVIEWDR, LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(a), 6(b), 7(a), 8, 13, 14, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN APRIL, 2024.

DATE OF PLAT OR MAP: APRIL, 23 2024
LAST REVISED:

TIMOTHY J. GRIFFITH
LAND SURVEYOR
LICENSE NO: 003343
TGRIFFITH@BOWMAN.COM

REVISIONS

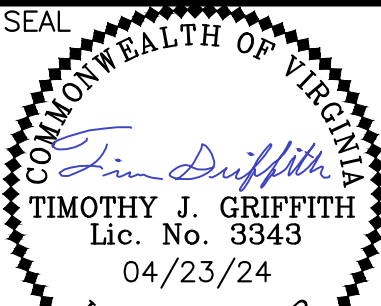
REVISION	DATE	DESCRIPTION
---	---	---
---	---	---
---	---	---
---	---	---

ALTANSPS LAND TITLE SURVEY

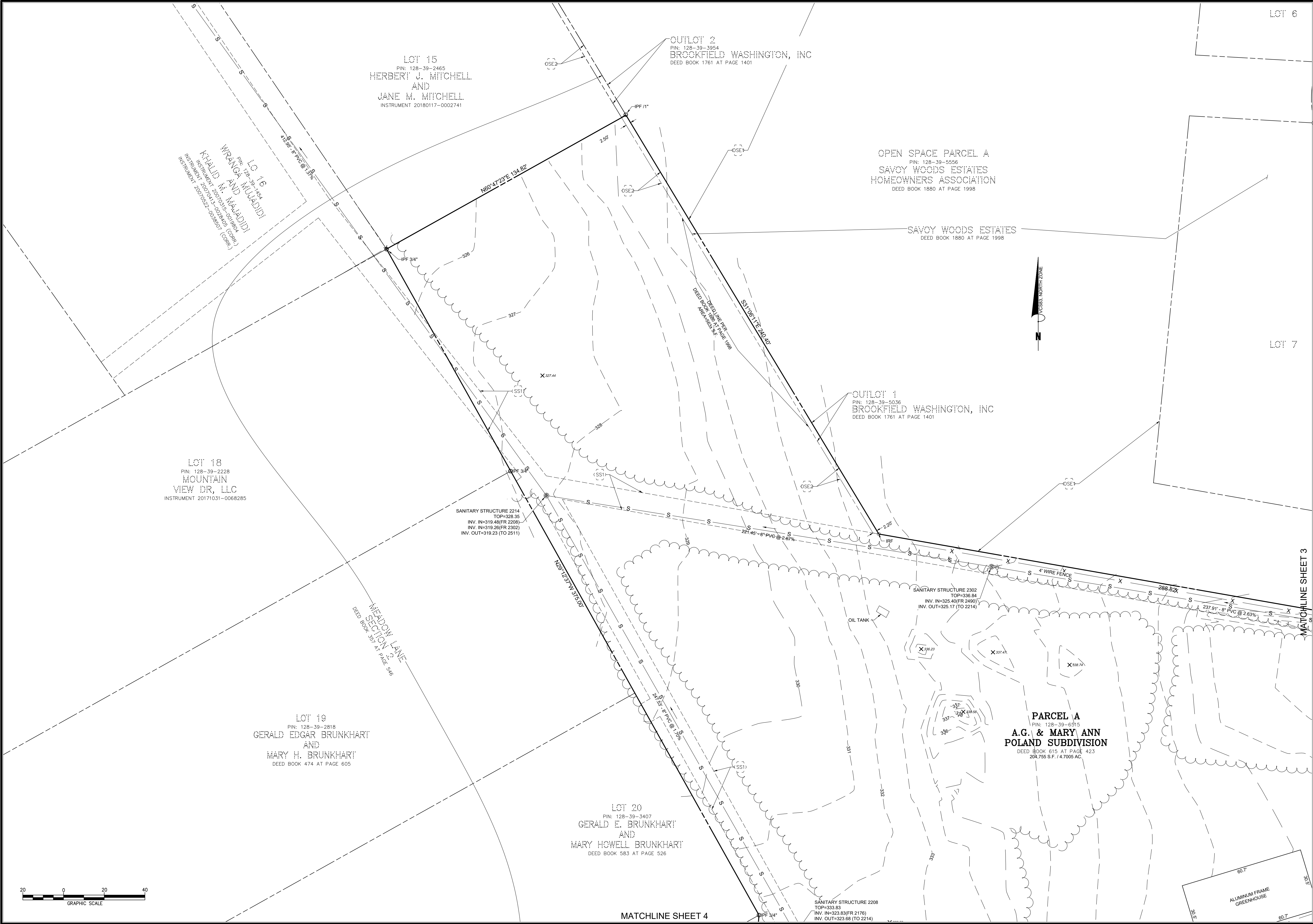
ON THE LANDS OF
43474MOUNTAINVIEWDR
INSTRUMENT 20200110-0001805
AND
43500MOUNTAINVIEWDR
INSTRUMENT 20200211-0009216
DULLES ELECTION DISTRICT

VIRGINIA

LOUDOUN COUNTY



DRAWN	CHKD	QC
KEM	TJG	TJG
SCALE	H: 1" = 20'	V: N/A
JOB No.	130224-01-001	
DATE :	04/23/24	
SHEET	1 OF 5	

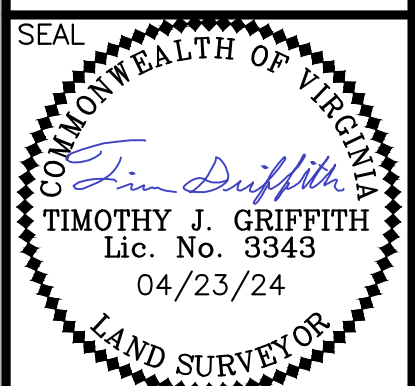


REVISION	DESCRIPTION	DATE

VIRGINIA

ALTANSPS LAND TITLE SURVEY
ON THE LANDS OF
43474MOUNTAINVIEWDR
INSTRUMENT 20200110-0001805
AND
43500MOUNTAINVIEWDR
INSTRUMENT 20200211-0009216
DULLES ELECTION DISTRICT

LOUDOUN COUNTY



DRAWN KEM	CHKD TJG	QC TJG
SCALE H: 1" = 20' V: N/A		
JOB No. 130224-01-001		
DATE : 04/23/24		
SHEET 2 OF 5		



CAD FILE NAME: V:\130224 - MOUNTAIN VIEW RESIDENTIAL DD - LENNAR\130224-01-001 (SUR) - MOUNTAIN VIEW RESIDENTIAL DD - LENNAR\SURVEY\PLATS\BOUNDARY\130224-D-BP-001.DWG

REVISIONS		DATE
REVISION	DESCRIPTION	

AL TANSPS LAND TITLE SURVEY
ON THE LANDS OF
43474MOUNTAINVIEWDR
INSTRUMENT 20200110-0001805
AND
43500MOUNTAINVIEWDR
INSTRUMENT 20200211-0009216
DULLES ELECTION DISTRICT

LOUDOUN COUNTY
VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
Tim Druff
TIMOTHY J. GRIFFITH
Lic. No. 3343
04/23/24
LAND SURVEYOR

DRAWN KEM	CHKD TJG	QC TJG
SCALE H: 1" = 20' V: N/A		
JOB No. 130224-01-001		
DATE : 04/23/24		
SHEET 3 OF 5		

