

**NOTES**

- THE PROPERTIES SHOWN HEREON ARE LOCATED ON THE CITY OF FAIRFAX TAX ASSESSMENT PIN 057-4-02-139, PIN 057-4-02-140, PIN 057-4-01-141, AND PIN 057-4-02-142 AND ARE ZONED RH (RESIDENTIAL-HIGH) AND OR (COMMERCIAL-RETAIL) PER THE CITY OF FAIRFAX ZONING ORDINANCE.
- THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAMES OF JOHN R. AND TIFFANY R. VALENZUELA AS RECORDED IN DEED BOOK 21359, AT PAGE 1409 (PIN 057-4-02-139), BRIAN GLENN POWELL AS RECORDED IN DEED BOOK 1117, AT PAGE 1495 (PIN 057-4-02-140), ALI JAVAD AS RECORDED IN DEED BOOK 22834, AT PAGE 328 (PIN 057-4-02-141 & PIN 057-4-05-142) ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
 

JOHN R. VALENZUELA AND TIFFANY R. VALENZUELA 10318 SAGER AVE FAIRFAX, VA 22030	BRIAN GLENN POWELL 10320 SAGER AVE FAIRFAX, VA 22030
ALI JAVAD 10324 SAGER AVE FAIRFAX, VA 22030	ALI JAVAD 10251 MAIN ST FAIRFAX, VA 22030
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM EXISTING THE CITY OF FAIRFAX LAND RECORDS AND FIELD VERIFIED BY J2 ENGINEERS IN FEBRUARY, 2019, AND THAT ALL COURSES ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) OF 1983, NORTH ZONE.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT CERTIFIED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- PORTIONS OF THE PROPERTIES SHOWN HEREON LIE WITHIN THE 100-YEAR MAJOR FLOOD PLAIN AND THE 500-YEAR MINOR FLOOD PLAIN. THE PROPERTIES SHOWN HEREON LIE WITHIN ZONE "AE" (SHADED) AREAS OF MAJOR FLOOD PLAIN WITH BASE FLOOD ELEVATIONS DETERMINED, ZONE "X" (SHADED) AREAS OF MINOR FLOOD PLAIN, AND ZONE "X" (UN-SHADED) AREAS OF MINIMAL FLOODING AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF FAIRFAX, VIRGINIA, COMMUNITY-PANEL NUMBER 515524002D, EFFECTIVE DATE JUNE 2, 2006. FLOOD PLAIN INFORMATION SHOWN HEREON IS TAKEN FROM THE CITY OF FAIRFAX GIS MAPPING DATABASE.

PROVIDENCE SQUARE CONDOMINIUM  
PIN 057-4-34  
ZONED: PD  
10328 SAGER AVENUE  
FAIRFAX, VA 22030

METES AND BOUNDS DESCRIPTION  
MATHY PARK  
CITY OF FAIRFAX  
FAIRFAX COUNTY, VIRGINIA

BEGINNING AND AN IRON PIPE FOUND ON THE NORTHERLY RIGHT-OF-WAY OF SAGER AVENUE, VIRGINIA BUSINESS ROUTE 8662 (VARIABLE WIDTH RIGHT-OF-WAY), BEING A COMMON CORNER OF PROVIDENCE SQUARE CONDOMINIUM (PIN 057-4-34); THENCE DEPARTING SAGER AVENUE AND RUNNING WITH PROVIDENCE SQUARE CONDOMINIUM

N 15°04'43" E, A DISTANCE OF 257.99' TO A POINT, BEING ON THE SOUTHERLY RIGHT-OF-WAY OF MAIN STREET, VIRGINIA BUSINESS ROUTE 236 (90' RIGHT-OF-WAY); THENCE DEPARTING PROVIDENCE SQUARE CONDOMINIUM AND RUNNING ALONG AND WITH THE SOUTHERLY RIGHT-OF-WAY OF MAIN STREET THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- S 75°11'41" E, A DISTANCE OF 87.59' TO A POINT; THENCE
- S 40°06'40" E, A DISTANCE OF 50.89' TO A POINT; THENCE
- S 75°11'41" E, A DISTANCE OF 25.00' TO A POINT; THENCE
- N 77°01'33"E, A DISTANCE OF 62.77' TO A POINT; THENCE
- S 75°11'41" E, A DISTANCE OF 181.60' TO A POINT, BEING ON THE SOUTHERLY RIGHT-OF-WAY OF SAID MAIN STREET AND A COMMON CORNER OF CITY OF FAIRFAX (PIN 057-4-02-138B); THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY OF MAIN STREET AND RUNNING WITH CITY OF FAIRFAX (PIN 057-4-02-138B, PIN 057-4-02-138C AND PIN 057-4-02-138A)

S 14°04'43" W, A DISTANCE OF 314.75' TO A POINT, BEING ON THE LINE OF CITY OF FAIRFAX (PIN 057-4-02-138A) AND A COMMON CORNER OF JOHN R. VALENZUELA AND TIFFANY R. VALENZUELA (PIN 057-4-02-139); THENCE RUNNING WITH VALENZUELA AND CITY OF FAIRFAX

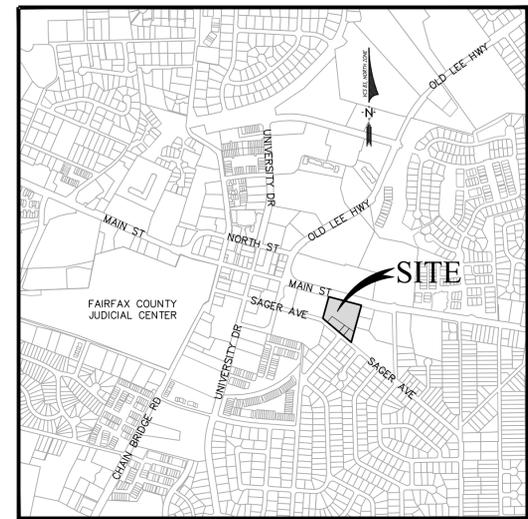
S 14°09'34" W, A DISTANCE OF 128.80' TO A POINT, BEING ON THE NORTHERLY RIGHT-OF-WAY OF SAID SAGER AVENUE AND COMMON CORNER OF SAID CITY OF FAIRFAX (PIN 057-4-02-138A); THENCE DEPARTING CITY OF FAIRFAX AND RUNNING ALONG AND WITH THE NORTHERLY RIGHT-OF-WAY OF SAID SAGER AVENUE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

N 50°10'26" W, A DISTANCE OF 192.29' TO A POINT, BEING A COMMON CORNER OF BRIAN GLENN POWELL (PIN 057-4-02-140) AND ALI JAVAD (PIN 057-4-02-141); THENCE CONTINUING WITH SAGER AVENUE

N 50°13'48" W, A DISTANCE OF 246.87' TO THE POINT OF BEGINNING, CONTAINING 136,101 SQUARE FEET OR 3.12445 ACRES OF LAND.

**EASEMENT LEGEND**

- (G) EX. GAS PIPELINE EASEMENT  
D.B. 4584, PG. 767
- (MA) EX. MAINTENANCE EASEMENT  
D.B. 1625, PG. 144
- (TR) EX. 50' TRAIL EASEMENT  
D.B. 15394, PG. 1992
- (SD) EX. STORM DRAINAGE EASEMENT  
D.B. 8601, PG. 1395
- (SS) EX. 15' SANITARY SEWER EASEMENT  
D.B. 2156, PG. 205



VICINITY MAP  
SCALE: 1" = 1,000'



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NO.	DATE	DESCRIPTION	REVISIONS

CERTIFIED PLAT  
ON THE LANDS OF  
JOHN R. VALENZUELA AND TIFFANY R. VALENZUELA  
DEED BOOK 21359, AT PAGE 1409  
AND  
BRIAN GLENN POWELL  
DEED BOOK 1117, AT PAGE 1495  
AND  
ALI JAVAD  
DEED BOOK 22834, AT PAGE 328  
CITY OF FAIRFAX  
FAIRFAX COUNTY, VIRGINIA

PLAT NO.	MH1901.04 Mathy Park Certified Plat
DATE	June 17, 2019
DRAWING SCALE	1" = 30'
DRAWN BY	MO
APPROVED BY	EE
SHEET	1 OF 1

X:\SWR\CY\AC\1901\04 Mathy Park - Boundary\1901.04 Mathy Park Certified Plat.dwg