

## **WHAT IS A PLAT?**

All exterior home improvements require review and approval from the Modifications Subcommittee prior to starting a project. It is beneficial to review the specific guidelines pertaining to the planned modification before getting estimates or meeting with contractors so the resident will know if there are any restrictions to the proposed project that should be disclosed to the contractor. Most submission requirements for a project require a "Property Plat/Site Plan with an application. This document shows the configuration of the lot including the property dimensions, any easements, and building restrictions. Homeowners receive their Plat at settlement printed on legal-size paper. Owners should make copies of the original in order to use with their application submission.

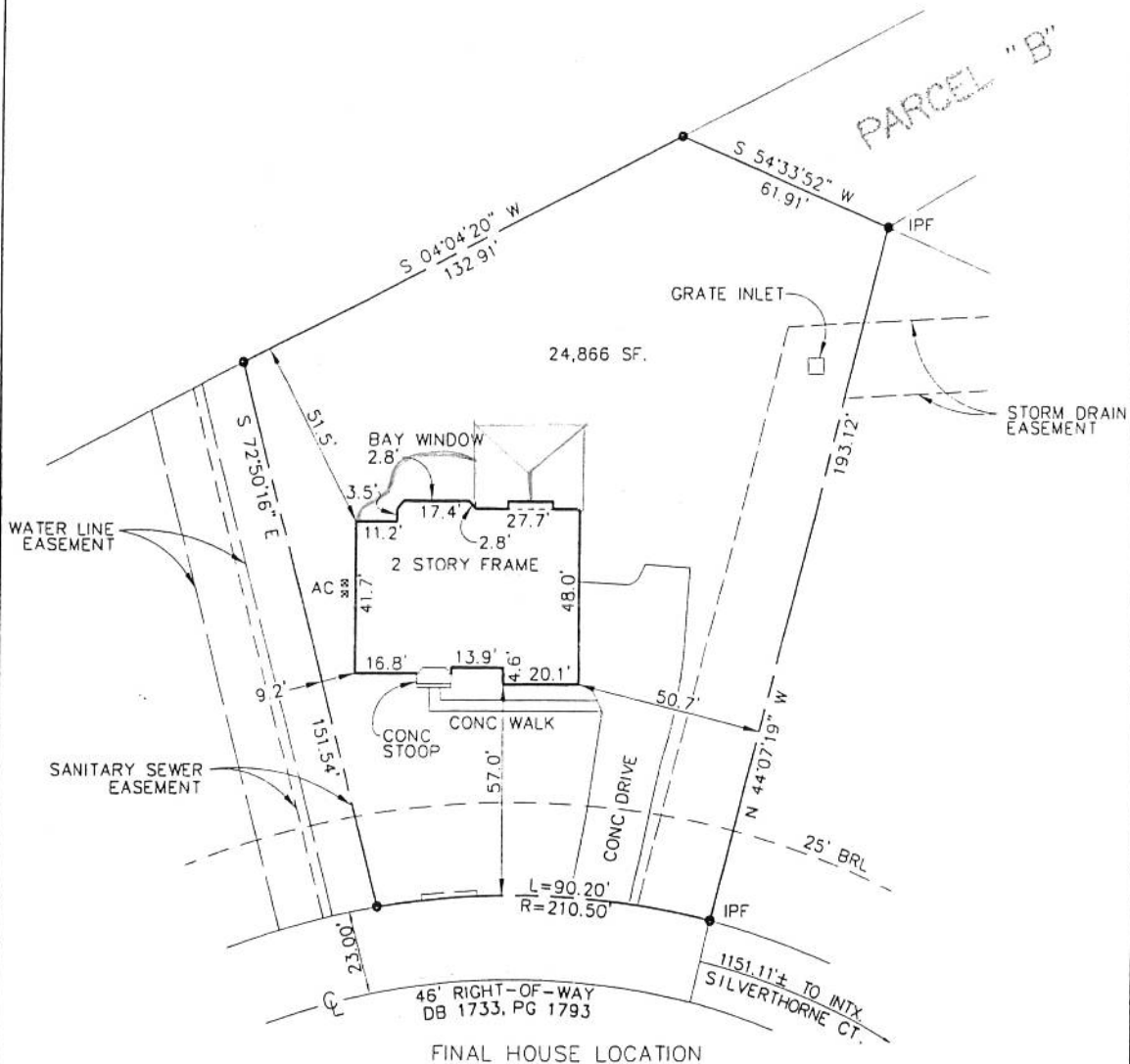
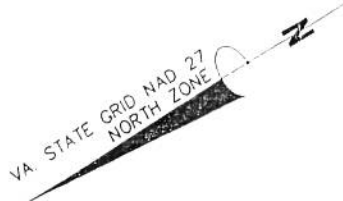
What is the purpose of the Plat? All architectural improvements must be drawn on the plat to show the location of your project such as a deck, patio, and screened-in porch, play equipment, etc. The Plat assists the Modifications Subcommittee in understanding the project and its impact on the resident's property and adjoining properties.

If you cannot locate your plat, contact your Settlement Company, local land surveyor, or the Broadlands Homeowners Association office at 703-729-9704.

FLOOD NOTE: THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOODPLAIN. IT LIES IN ZONE "C" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR UNINCORPORATED AREAS OF LOUDOUN COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 510090 0115 C. REVISED NOVEMBER 1, 1985.

ALL EASEMENTS SHOWN ARE RECORDED IN DB 1733, PG 1793 UNLESS OTHERWISE NOTED

• IPF IRON PIPE FOUND

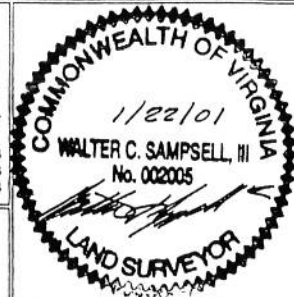


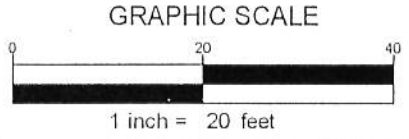
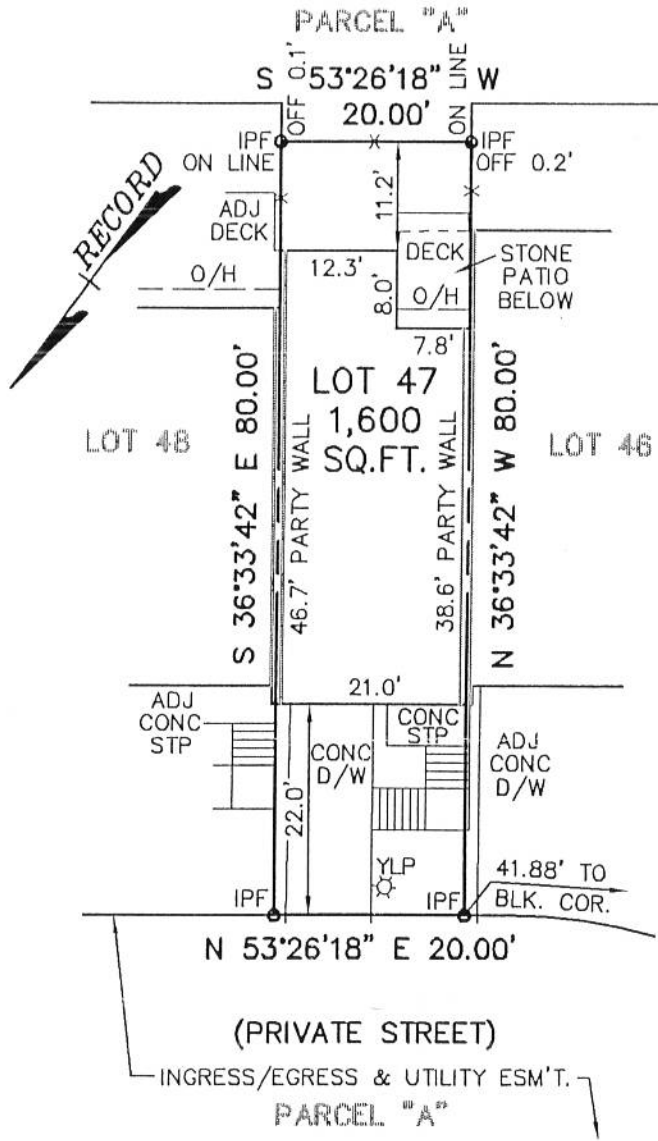
DULLES ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA

PIN# 156-48-3050  
NO LOT CORNERS SET

# B13944

SCALE: 1" = 40'		E:\98181\SURVEY\WC\FINAL_LOT18.DWG	
<p>I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ELECTRONIC EQUIPMENT AND/OR TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.</p>	<p>BOWMAN CONSULTING GROUP, LTD. 14020 THUNDERBOLT PL., SUITE 300 CHANTILLY, VIRGINIA 20151 PHONE: (703) 484-1000 FAX: (703) 481-9720</p>		<p><b>BOWMAN CONSULTING GROUP</b> ENGINEERS PLANNERS SURVEYORS</p>
	<p><b>REUSE OF DOCUMENTS</b> THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF BOWMAN CONSULTING GROUP, LTD. AND IS NOT TO BE COPIED OR USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BOWMAN CONSULTING GROUP, LTD. © BOWMAN CONSULTING GROUP, LTD.</p>		
<p>THIS SURVEY HAS BEEN PREPARED WITHOUT A CERTIFIED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.</p>	<p>WALL CHECK DATE: 9-6-00 DRW: MLK CHK: WCS</p>	<p>FINAL DATE: 1-15-01 DRW: TLD CHK: WCS</p>	<p>RECERT. DATE: DRW: CHK:</p>





LOT SECTION  
BROADLANDS  
DULLES DISTRICT  
LOUDOUN COUNTY, VIRGINIA  
PIN: 118-16-8671

SCOTT/FINCH  
ON4-2841

HOUSE LOCATION

DATE: 10/25/04 SCALE: 1" = 20'

DRAWN BY: TNA CHECKED BY: JEK

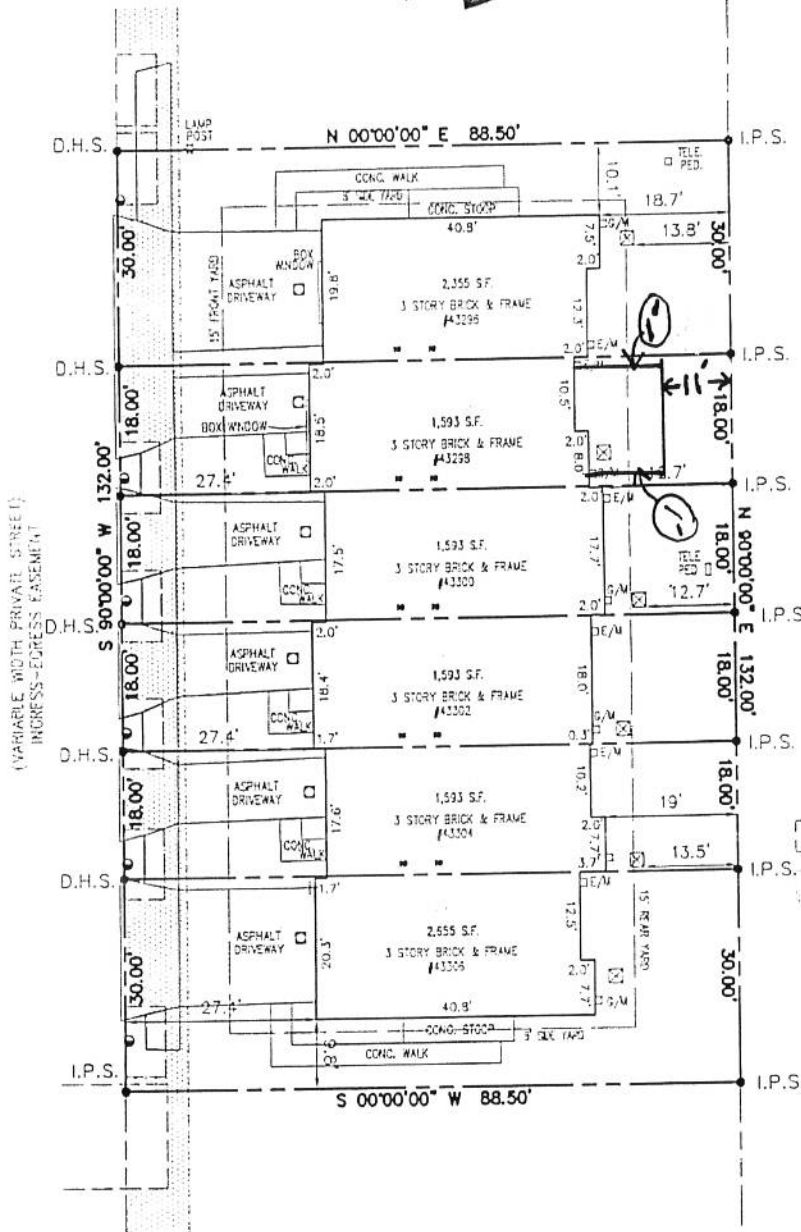
**RICE ASSOCIATES**

4001 WESTFAX DRIVE SUITE 100  
CHANTILLY, VIRGINIA 20151  
(703) 968-3200 FAX (703) 968-2705

HLO05118

LOT INFO

LOT 143  
 PIN: 119-38-1345  
 44306 NOVI TERRACE  
 B40342460100  
 LOT 144  
 PIN: 119-38-1045  
 43304 NOVI TERRACE  
 B30427700100  
 LOT 145  
 PIN: 119-38-0945  
 43302 NOVI TERRACE  
 B40342720100  
 LOT 146  
 PIN: 119-38-0745  
 43300 NOVI TERRACE  
 B4034270100  
 LOT 147  
 PIN: 119-38-0545  
 43298 NOVI TERRACE  
 B40342700100  
 LOT 148  
 PIN: 119-38-0345  
 43296 NOVI TERRACE  
 B40342560100



PARCEL "C"

LEGEND

- EX. 10' LOSA WATER METER EASEMENT INSTR. 20130315-0022207
- EX. 9' SIDEWALK EASEMENT INSTR. 20130315-0022207
- WATER METER (TYP.)
- CLEANOUT (TYP.)
- GAS METER (TYP.)
- ELEC. METER (TYP.)
- AC UNIT

BUILDING LOCATION SURVEY  
 LOTS  
 SECTION  
 BROADLANDS  
 INSTRUMENT 20130315-0022207  
 BROAD RUN ELECTION DISTRICT  
 LOUDOUN COUNTY, VIRGINIA

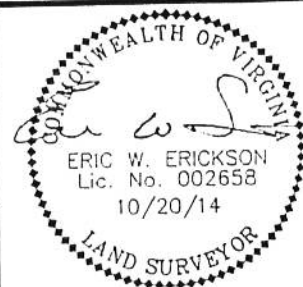
D.H.S. DENOTES DRILL HOLE SET  
 I.P.S. DENOTES IRON PIPE SET

SCALE: 1" = 20'

S:\DRAWINGS\BROADLANDS 200\FINAL\FHLS LOTS 143-148.dwg



J2 Engineers, Inc.  
 2 Cardinal Park Drive  
 Suite 202C  
 Leesburg, VA 20175  
 571-291-9167 (office)  
 571-291-9365 (fax)  
 www.j2engineers.com



THIS SURVEY HAS BEEN PREPARED WITHOUT A CERTIFIED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

WALL CHECK  
 DATE: 7/10/14  
 DRW: SBN  
 CHK: EE

FINAL  
 DATE: 10/20/14  
 DRW: DG  
 CHK: EE

RECERT.  
 DATE:  
 DRW:  
 CHK: