

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.

PLEASE REVIEW THE FOLLOWING PAGES OF PLAT SAMPLES FOR SINGLES FAMILY AND TOWNHOUSE UNITS.

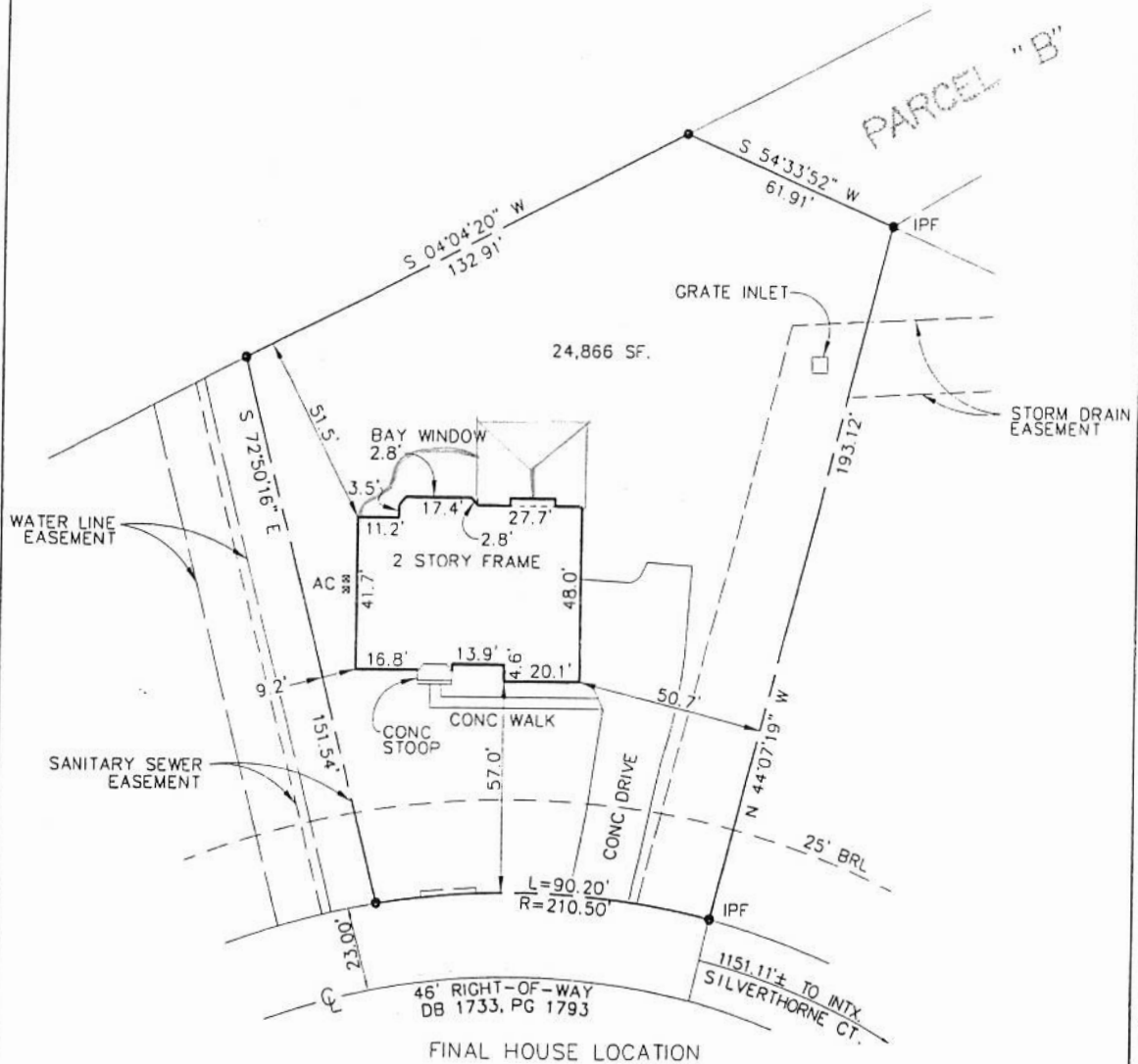
FLOOD NOTE: THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOODPLAIN. IT LIES IN ZONE "C" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR UNINCORPORATED AREAS OF LOUDOUN COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 510090 0115 C. REVISED NOVEMBER 1, 1985.

**PLAT SAMPLE
SINGLE FAMILY HOME**



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

- IPF IRON PIPE FOUND



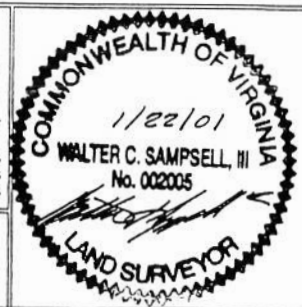
FINAL HOUSE LOCATION

DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

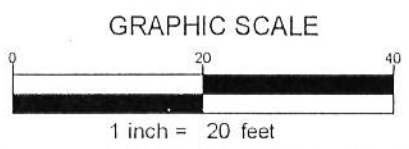
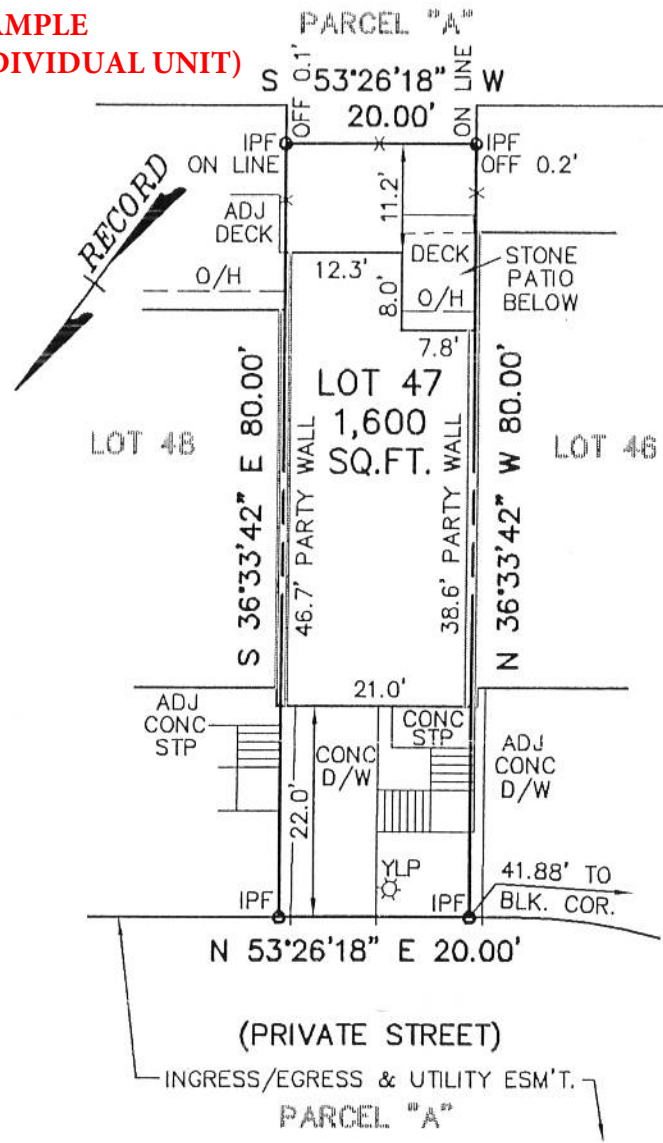
PIN# 156-48-3050
NO LOT CORNERS SET

B13944

SCALE: 1" = 40'		E:\98181\SURVEY\WC\FINAL_LOT18.DWG	
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.	BOWMAN CONSULTING GROUP, LTD. 14020 THUNDERBOLT PL., SUITE 300 CHANTILLY, VIRGINIA 20151 PHONE: (703) 484-1000 FAX: (703) 481-9720		<p>BOWMAN CONSULTING GROUP ENGINEERS PLANNERS SURVEYORS</p>
	REUSE OF DOCUMENTS THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREON IS 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.		
THIS SURVEY HAS BEEN PREPARED WITHOUT A CERTIFIED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.	WALL CHECK DATE: 9-6-00 DRW: MLK CHK: WCS	FINAL DATE: 1-15-01 DRW: TLD CHK: WCS	RECERT. DATE: DRW: CHK:



**PLAT SAMPLE
TOWNHOUSE (INDIVIDUAL UNIT)**



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

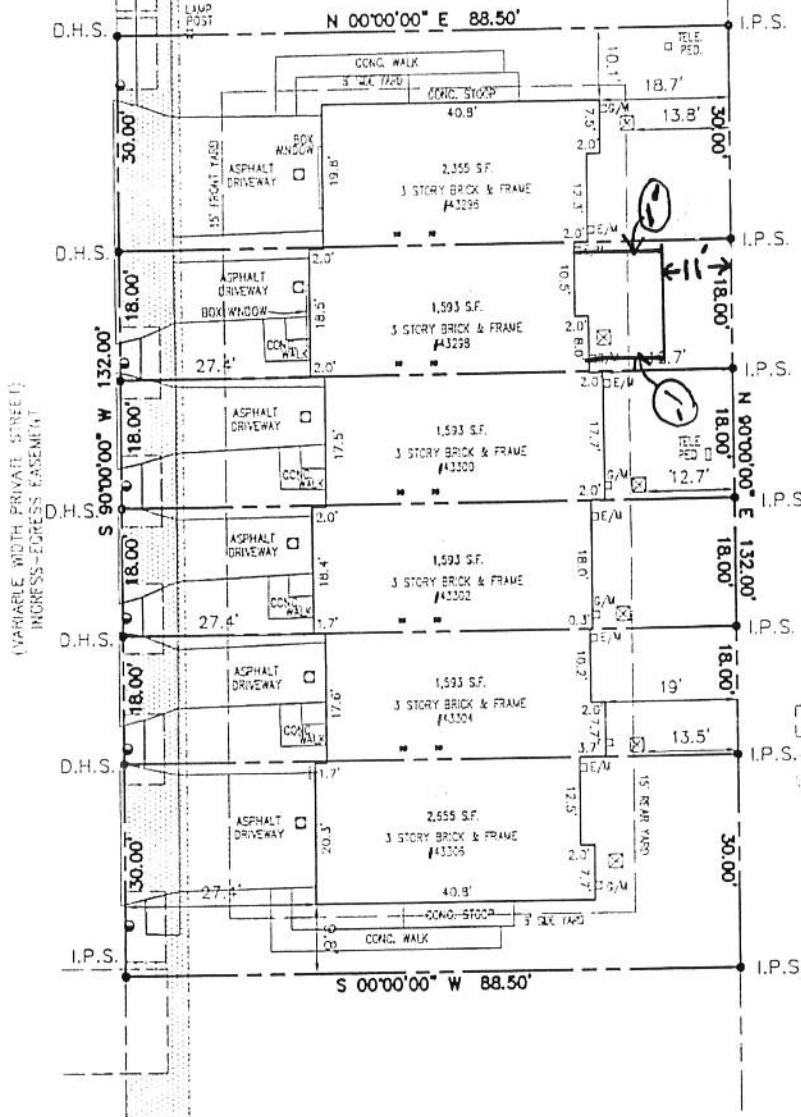
HLO05118

INSTR. 20130315-0022207

**PLAT SAMPLE
TOWNHOUSE (ROW)**

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

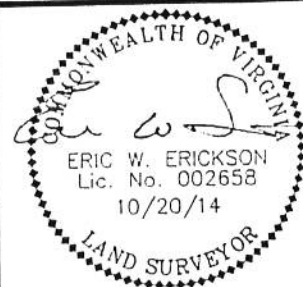
D.H.S. DENOTES DRILL HOLE SET
I.P.S. DENOTES IRON PIPE SET

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: