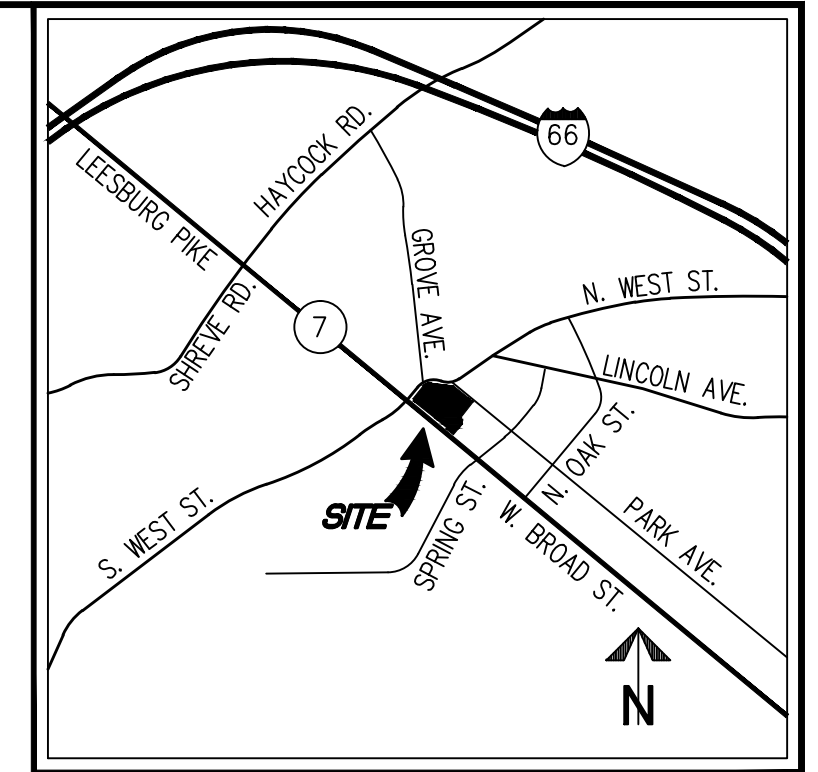


NOTES:

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF FALLS CHURCH, VIRGINIA, AS REAL PROPERTY CODE (RPC) NUMBERS: 51-202-003, 51-202-004, 51-202-005, 51-202-009, 51-202-010, 51-202-011, 51-202-012, 51-202-0013, 51-202-014, 51-202-015, AND 51-202-028, ALL ZONED B-1
2. THE OWNER AND SUBDIVIDER OF THESE PROPERTIES IS: MASON ROW APARTMENTS LLC
3. THESE PROPERTIES ARE SUBJECT TO ALL DEDICATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS EXISTING IN THE CHAINS OF TITLE.
4. THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED BY THIS FIRM IN JANUARY, 2016.
5. THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER DH4144; LWX1 STERLING CORS ARP. THE SCALE FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994857. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.

AREA TABULATION

W. BROAD STREET DEDICATION	1,415 SQ.FT. OR 0.0324 ACRES
N. WEST STREET DEDICATION	25 SQ.FT. OR 0.0006 ACRES
PARCEL A	186,697 SQ.FT. OR 4.2860 ACRES
TOTAL	188,137 SQ.FT. OR 4.3190 ACRES



VICINITY MAP SCALE: 1"=2000'

OWNERSHIP INFORMATION

MASON ROW APARTMENTS LLC
 C/O MILL CREEK RESIDENTIAL
 6701 DEMOCRACY BOULEVARD
 SUITE 500
 BETHESDA, MD 20817

SURVEYOR'S CERTIFICATE

I, JAMES A. MADISON, JR., A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LAND SHOWN HEREON IS NOW IN THE NAME OF MASON ROW APARTMENTS LLC AS RECORDED IN DEED BOOK _____ AT PAGE _____ AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.



I FURTHER CERTIFY THAT THE BEARINGS SHOWN REFER TO THE VIRGINIA COORDINATE SYSTEM: VCS 1983 - NORTH ZONE.

GIVEN UNDER MY HAND THIS 8TH DAY OF FEBRUARY, 2018.

OWNER'S CERTIFICATE

THE PLATTING OR DEDICATION OF THE PROPERTY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. IT IS FURTHER AGREED THAT IRON PIPE WILL BE SET AT ALL PROPERTY CORNERS AS REQUIRED BY STATE AND LOCAL ORDINANCES AND REGULATIONS UNDER THE SUPERVISION OF A VIRGINIA LAND SURVEYOR.

BY: MASON ROW APARTMENTS LLC

NAME: _____ DATE _____

TITLE: _____

COMMONWEALTH OF VIRGINIA
 COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AND COUNTY SHOWN ABOVE, DO HEREBY CERTIFY THAT THE ABOVE NAMED OWNER(S) DID PERSONALLY APPEAR BEFORE ME AND ACKNOWLEDGE THE ABOVE STATEMENT TO BE THE ACT AND DEED OF SAME.

GIVEN UNDER MY HAND THIS _____ DAY OF _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

PLAT SHOWING
PARCEL A
FOUNDERS ROW
 BEING THE CONSOLIDATION OF THE PROPERTIES OF
MASON ROW APARTMENTS LLC
 CITY OF FALLS CHURCH, VIRGINIA

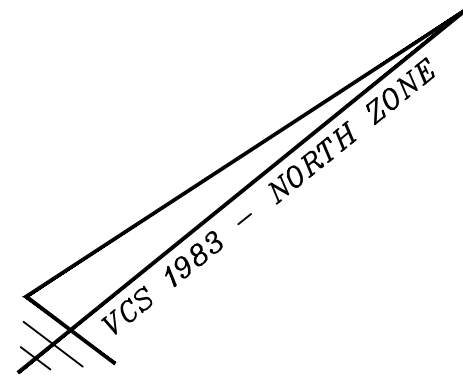
WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
 Engineers • Surveyors • Planners
 Landscape Architects • Arborists
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com

REVISED: 07.09.2018

SCALE: 1"= 30'

DATE: FEBRUARY 8, 2018

SHEET: 1 OF: 3



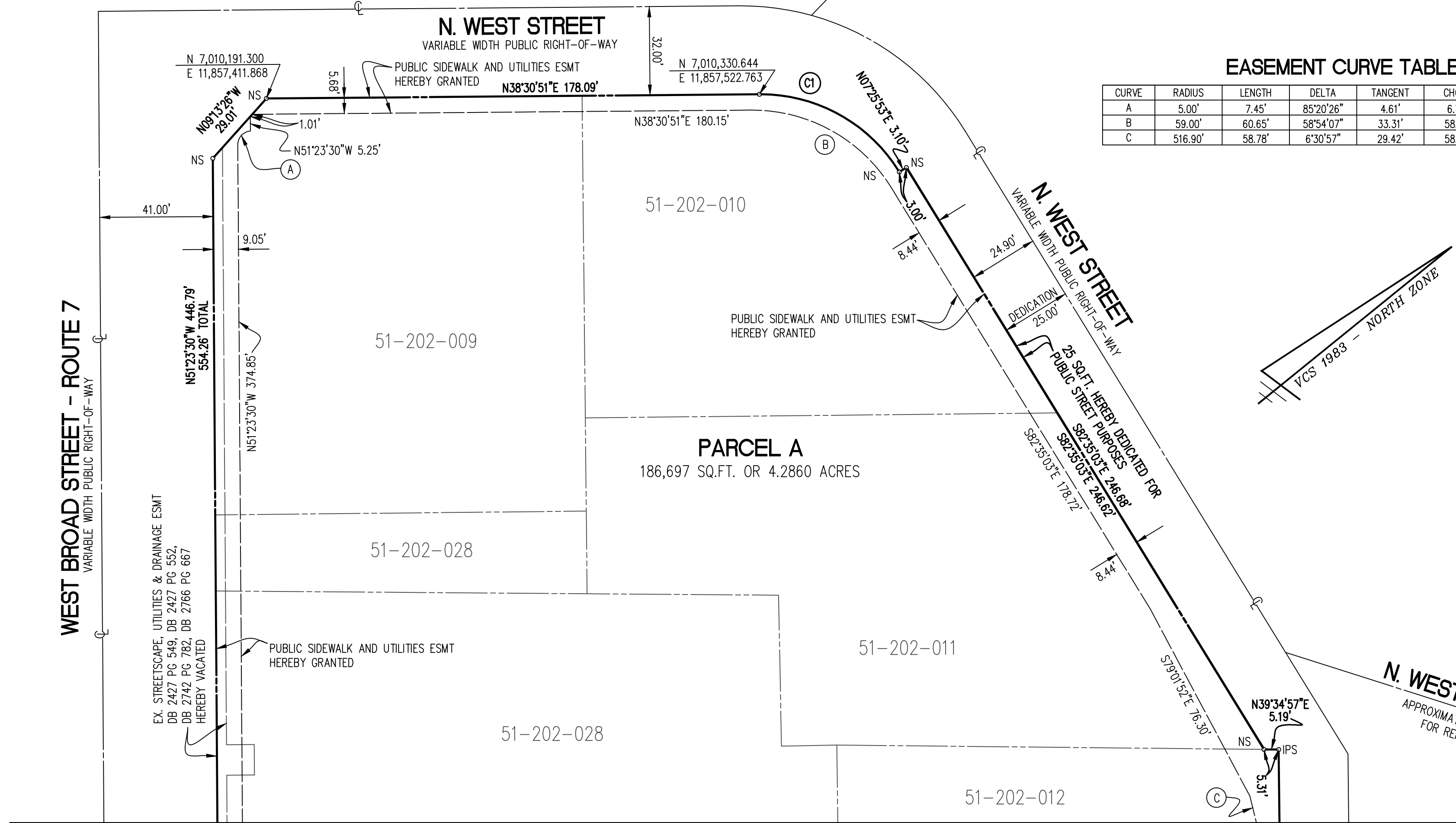
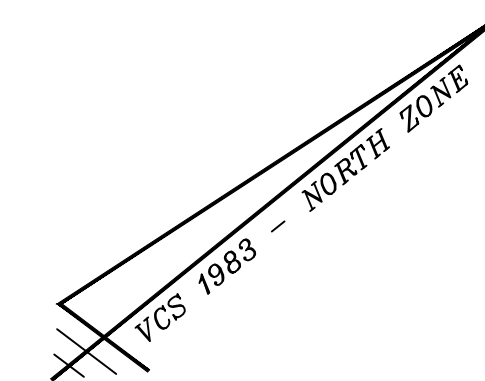
GROVE AVENUE
APPROXIMATE CENTERLINE
FOR REFERENCE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	58.67'	60.44'	59°01'20"	33.21'	57.80'	N68°01'31"E

EASEMENT CURVE TABLE

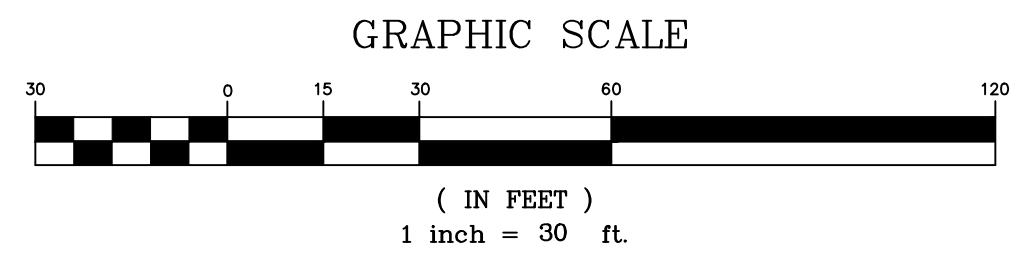
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
A	5.00'	7.45'	85°20'26"	4.61'	6.78'	N08°43'17"W
B	59.00'	60.65'	58°54'07"	33.31'	58.02'	N67°57'54"E
C	516.90'	58.78'	6°30'57"	29.42'	58.75'	S62°01'39"E



WEST BROAD STREET - ROUTE 7
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

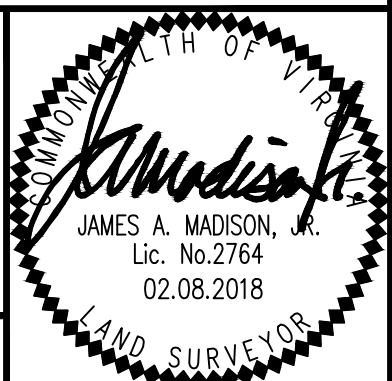
MATCHLINE SHEET 3

PLAT SHOWING
PARCEL A
FOUNDERS ROW
BEING THE CONSOLIDATION OF THE PROPERTIES OF
MASON ROW APARTMENTS LLC
CITY OF FALLS CHURCH, VIRGINIA



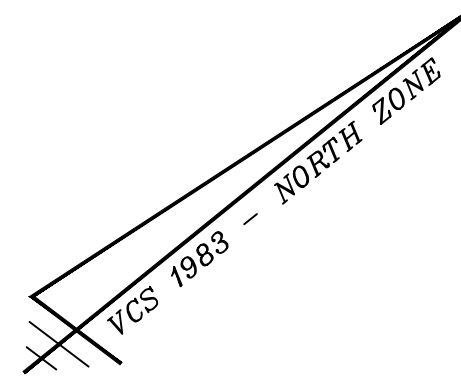
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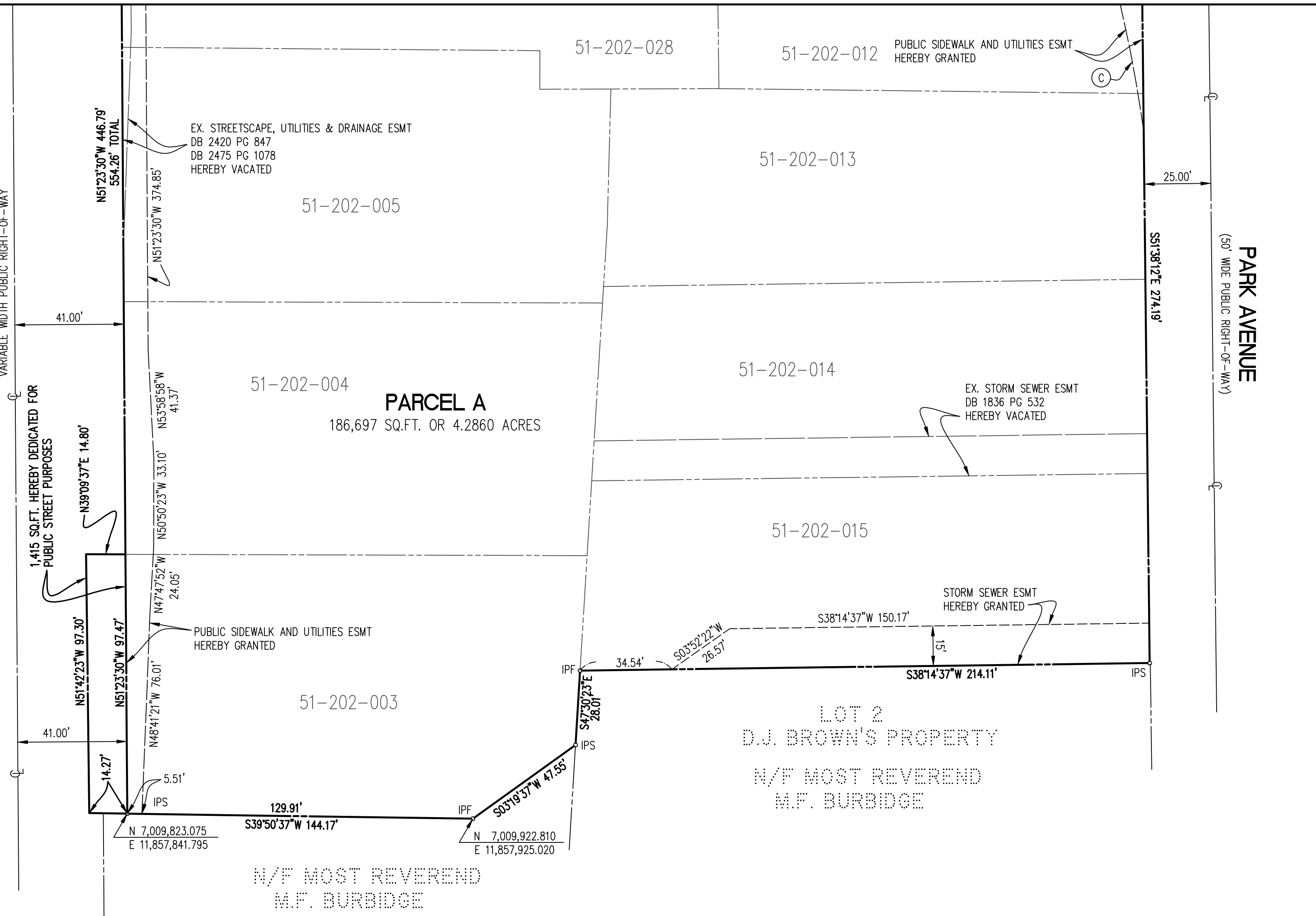


REVISED: 07.09.2018 SCALE: 1" = 30' DATE: FEBRUARY 8, 2018 SHEET: 2 OF: 3

MATCHLINE SHEET 2

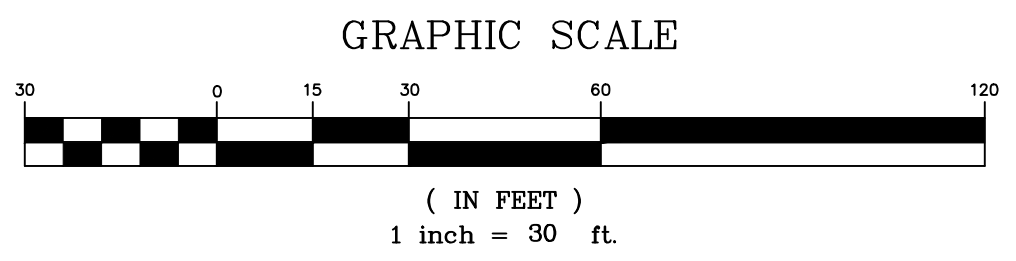


WEST BROAD STREET - ROUTE 7
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



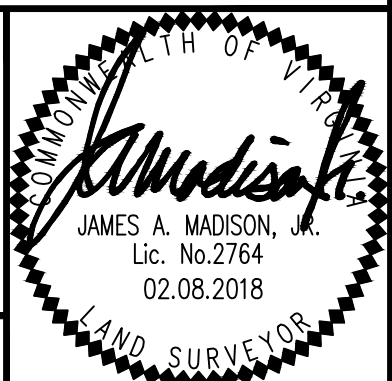
PARK AVENUE
(50' WIDE PUBLIC RIGHT-OF-WAY)

PLAT SHOWING
PARCEL A
FOUNDERS ROW
BEING THE CONSOLIDATION OF THE PROPERTIES OF
MASON ROW APARTMENTS LLC
CITY OF FALLS CHURCH, VIRGINIA



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