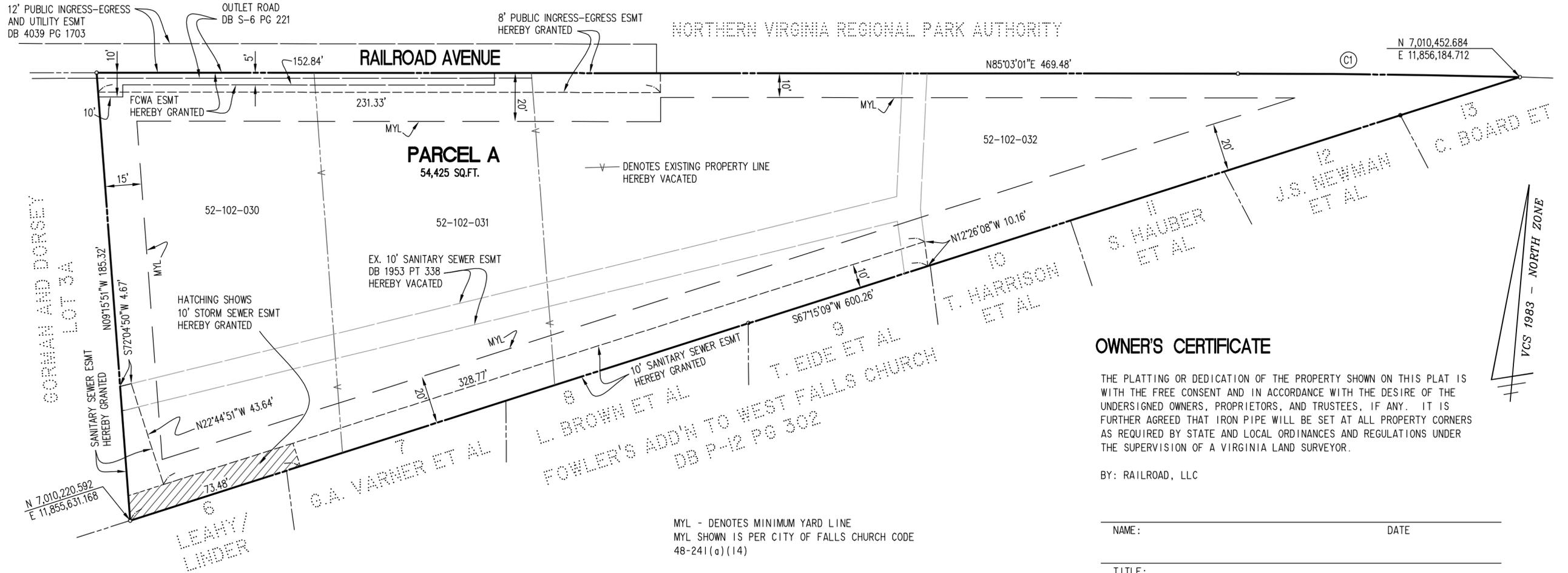


EASEMENT AREAS

COMBINATION SANITARY AND STORM: 3,879 SQ.FT.
PUBLIC INGRESS-EGRESS: 1,853 SQ.FT.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	4582.19'	116.00'	1°27'02"	58.01'	116.00'	N85°42'06"E



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: RAILROAD, 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 _____

NOTES:

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED BY THE CITY OF FALLS CHURCH AS REAL PROPERTY CODE (RPC) NUMBER: 52-102-030, 52-102-031, AND 52-102-032 AND IS ZONED R-1A.
2. THE OWNER AND SUBDIVIDER OF THESE PROPERTIES IS RAILROAD, LLC.
3. THIS PROPERTY IS SUBJECT TO ALL DEDICATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS EXISTING IN THE CHAIN OF TITLE.
4. THIS PLAT IS BASED ON THE BOUNDARY SURVEY PERFORMED BY THIS FIRM IN AUGUST, 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 DH7960 LOYB; LOYOLA B COOP CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994791. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.

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 RAILROAD, LLC AS RECORDED IN INSTRUMENT NUMBER 20160100014925 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE BEARINGS SHOWN REFER TO VIRGINIA STATE GRID NORTH

GIVEN UNDER MY HAND THIS 12TH DAY OF OCTOBER, 2017

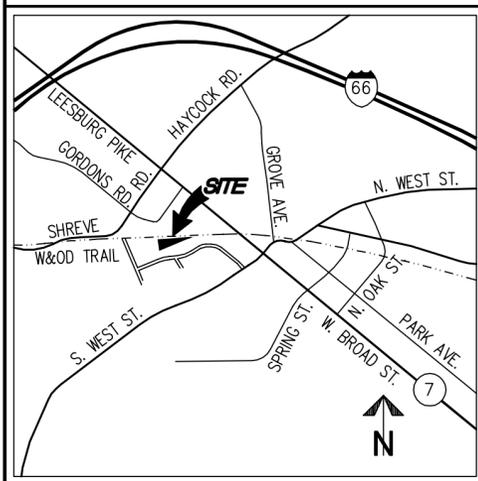


AREA TABULATION

PARCEL A: 54,425 SQ.FT. OR 1.2494 ACRES

OWNER INFORMATION

RAILROAD, LLC
800 WEST BROAD STREET
FALLS CHURCH, VA 22046



VICINITY MAP SCALE: 1"=2000'

PLAT SHOWING
CONSOLIDATION OF
LOTS 4, 4A AND 5
LUCINDA GASKINS PARTITION
INSTRUMENT NUMBER 20160100014925
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

SCALE: 1"= 30' DATE: OCTOBER 12, 2017 SHEET: 1 OF: 1