

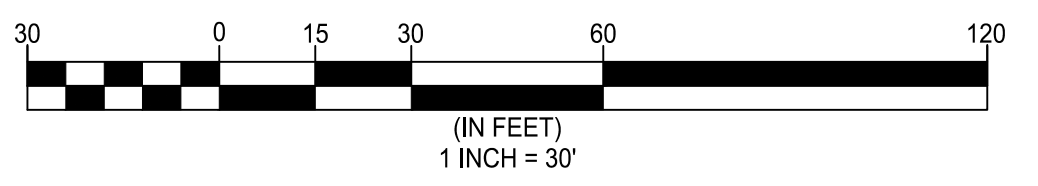
**PROPOSED PARCEL 1: 91,270 SF (2.10 ACRES)  
ZONE: B-1**

(TITLE PARCEL #1)  
RPC: 52-102-065  
**LOT 22**  
75,651 SQ.FT. OR 1.7367 ACRES

(TITLE PARCEL #2)  
RPC: 52-102-060  
**LOT 26**  
15,619 SQ.FT. OR 0.3586 ACRES

**CURVE TABLE**

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	433.94'	53.80'	07°06'13"	26.93'	53.77'	S 53°56'23" W
C2	375.41'	90.26' (S) 90.20' (R)	13°46'32"	45.35'	90.04'	N 44°30'24" W



**DESCRIPTION: (AS SURVEYED)**

DESCRIPTION OF A PORTION OF PROPERTY LOCATED IN THE CITY OF FALLS CHURCH, VIRGINIA ZONED TO B-1.

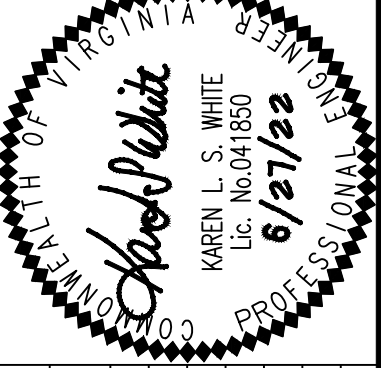
BEGINNING AT A POINT IN THE NORTH RIGHT-OF-WAY LINE OF ELLISON STREET, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 21, FOWLER'S ADDITION TO WEST FALLS CHURCH AS RECORDED IN DEED BOOK P-12 AT PAGE 49; THENCE WITH LOT 21, N 38° 36' 20"E, 150.00 FEET TO A POINT IN THE SOUTH LINE OF LOT 30; THENCE WITH THE SOUTH LINE OF LOTS 30, THE SAME COURSE CONTINUED THROUGH LOT 22, FOWLER'S ADDITION TO FALLS CHURCH AS RECORDED IN DEED BOOK 3138 AT PAGE 629, S 51° 23' 40"E, 210.42 FEET TO A POINT; THENCE CONTINUING THROUGH LOT 22, THE SAME COURSE CONTINUED WITH THE SOUTH LINE OF LOT 26, FOWLER'S ADDITION TO WEST FALLS CHURCH AS RECORDED IN DEED BOOK P-12 AT PAGE 49, S 32° 25' 40"E, 104.94 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF SOUTH WEST STREET; THENCE WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH WEST STREET, S 57° 29' 30"W, 128.00 FEET TO A POINT; THENCE N 62° 19' 53"W, 29.38 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF ELLISON STREET; THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF ELLISON STREET, 90.26 FEET WITH THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 375.41 FEET, (TANGENT LENGTH 45.35 FEET, CHORD LENGTH 90.04 FEET, CHORD BEARING N 44° 30' 24" W) TO A POINT; THENCE N 51° 23' 40" W 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 43,015 SQUARE FEET OR 0.9875 ACRES.

**PRELIMINARY SUBDIVISION PLAT**

**SITE PLAN**

**FOUNDERS ROW II**  
CITY OF FALLS CHURCH, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY	DATE



**WALTER L. PHILLIPS**  
INCORPORATED ESTABLISHED 1945  
DATE: 08/27/22 5:16:22Z SUR: 6/27/22

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