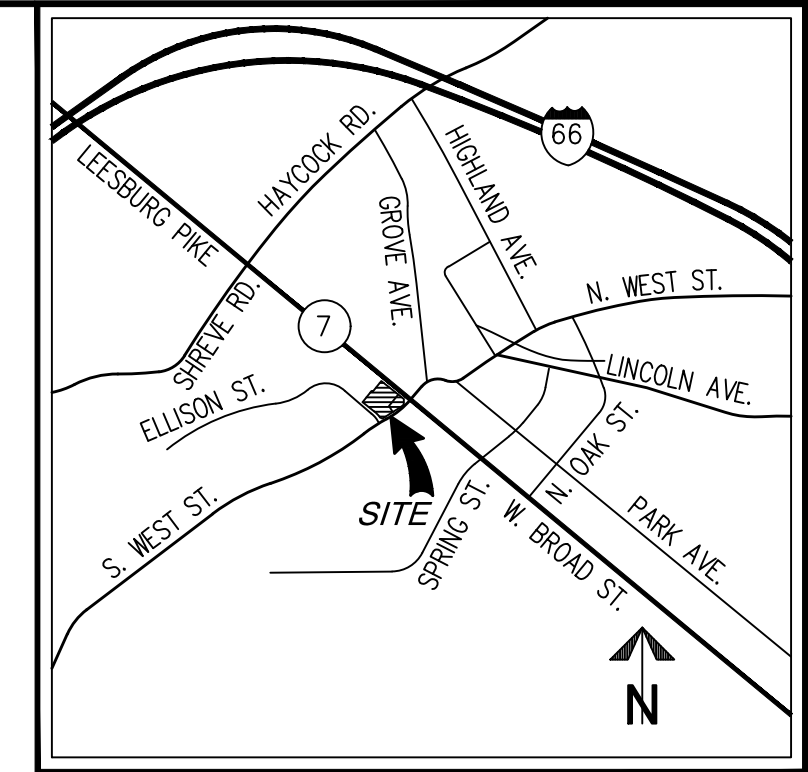


**NOTES:**

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF FALLS CHURCH, VIRGINIA, AS REAL PROPERTY CODE (RPC) NUMBERS 52-102-060 ZONED B-1 AND 52-102-065 ZONED B-1/T-1 PER FALLS CHURCH ZONING MAP.
2. THE OWNERS AND SUBDIVIDERS OF THESE PROPERTIES ARE: MOHAMMAD T. HAGHIGHI, TRUSTEE BROAD STREET REALTY TRUST (RPC 52-102-060) AND TP FOURTEEN LLC (RPC 52-102-065)
3. THIS PROPERTY IS SUBJECT TO ALL DEDICATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS EXISTING IN THE CHAIN 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 COMBINED SCALE FACTOR THAT HAS BEEN 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.
6. THIS PLAT IS IN ASSOCIATION WITH FOUNDERS ROW II SITE PLAN.

**AREA TABULATION**

PARCEL 1 ..... 91,270 SQ.FT. OR 2.0953 ACRES



**VICINITY MAP** SCALE: 1"=2000'

**OWNER INFORMATION**

MOHAMMAD T. HAGHIGHI, TRUSTEE BROAD STREET REALTY TRUST AS RECORDED IN DEED BOOK 6157 AT PAGE 99 AND TP FOURTEEN LLV AS RECORDED IN DEED BOOK 4137 AT PAGE 1711, BOTH AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

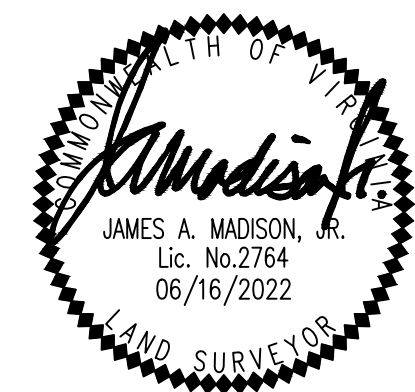
<b>CITY OF FALLS CHURCH, VIRGINIA</b>	
APPROVED BY PLANNING COMMISSION	
DATE _____	_____ CHAIRMAN
DATE _____	_____

**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 MOHAMMAD T. HAGHIGHI, TRUSTEE BROAD STREET REALTY TRUST AS RECORDED IN DEED BOOK 6157 AT PAGE 99 AND TP FOURTEEN LLV AS RECORDED IN DEED BOOK 4137 AT PAGE 1711, BOTH 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 JUNE 16, 2022.



**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: MOHAMMAD T. HAGHIGHI, TRUSTEE BROAD STREET REALTY TRUST

NAME: \_\_\_\_\_ DATE \_\_\_\_\_

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

**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: TP FOURTEEN LLC

NAME: \_\_\_\_\_ DATE \_\_\_\_\_

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

PLAT SHOWING  
GRANTING AND QUITCLAIM OF VARIOUS EASEMENTS  
AND CONSOLIDATION OF  
LOT 22 AND RESIDUE LOT 26, BLOCK 1  
**FOWLER'S ADDITION TO WEST FALLS CHURCH**  
DEED BOOK 3138 PAGE 659, DEED BOOK P-12 PAGE 49  
CITY OF FALLS CHURCH, VIRGINIA

<b>WALTER L. PHILLIPS</b> 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: JUNE 16, 2022      SHEET: 1 OF: 3

EX. STREETScape, UTILITIES, AND DRAINAGE ESMT  
 N 7,010,362.154  
 E 11,857,035.795  
 DB 2467 PG 1839  
 DB 2494 PG 1927

EX. STREETScape, UTILITIES, AND DRAINAGE ESMT  
 DB 2617 PG 1568

N 7,010,175.204  
 E 11,857,269.509

**WEST BROAD STREET - ROUTE 7**

(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

S51°20'36"E 299.30'

20' BRL  
 DB P-12 PG 49

LOT 30 - BLOCK 1  
 FOWLER'S ADDITION TO  
 WEST FALLS CHURCH  
 DB P12 PG 49  
 OWNER: N/F 1049 - 1083  
 WEST BROAD STREET  
 PROPERTIES, L.L.C.  
 DB 3328 PG 1202

N38°36'20"E 144.50'

DENOTES EXISTING PROPERTY  
 LINE HEREBY VACATED

LOT 26

**PARCEL 1**

91,270 SQ.FT. OR 2.0953 ACRES

LOT 22

LOT 21 - BLOCK 1  
 FOWLER'S ADDITION TO  
 WEST FALLS CHURCH  
 DB P12 PG 49  
 OWNER: N/F 1049 - 1083  
 WEST BROAD STREET  
 PROPERTIES, L.L.C.  
 DB 3328 PG 1202

N38°36'20"E 150.00'

EX. 25' LANDSCAPE BUFFER ESMT  
 DB 5346 PG 553  
 HEREBY VACATED

APPROX. LOC.  
 EX. STORM/SANITARY SEWER ESMT  
 DB 1616 PG 30  
 DB 1622 PG 93  
 DB 1622 PG 94

EX. 15' STREET TREE ESMT  
 DB 3138 PG 659  
 HEREBY VACATED

**SOUTH WEST STREET**  
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

30.0'

S57°29'30"W 211.74'

20' BRL  
 DB P-12 PG 49

25'

**ELLISON STREET**

50' PUBLIC RIGHT-OF-WAY WIDTH

EX. 15' STREET TREE ESMT  
 DB 3138 PG 659  
 HEREBY VACATED

N62°19'53"W  
 29.38'

**CURVE TABLE**

(C)	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	433.94'	53.80'	07°06'13"	26.93'	53.77'	S53°56'23"W
C2	375.41'	90.26'	13°46'32"	45.35'	90.04'	N44°30'24"W

**PATTERSON STREET**  
 (50' PUBLIC RIGHT-OF-WAY WIDTH)

**GRAPHIC SCALE**



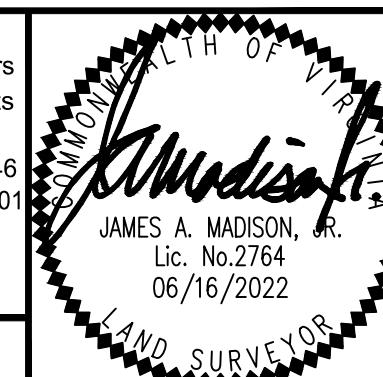
( IN FEET )  
 1 inch = 30 ft.

PLAT SHOWING  
 GRANTING AND QUITCLAIM OF VARIOUS EASEMENTS  
 AND CONSOLIDATION OF  
 LOT 22 AND RESIDUE LOT 26, BLOCK 1  
**FOWLER'S ADDITION TO WEST FALLS CHURCH**

DEED BOOK 3138 PAGE 659, DEED BOOK P-12 PAGE 49  
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SCALE: 1" = 30'

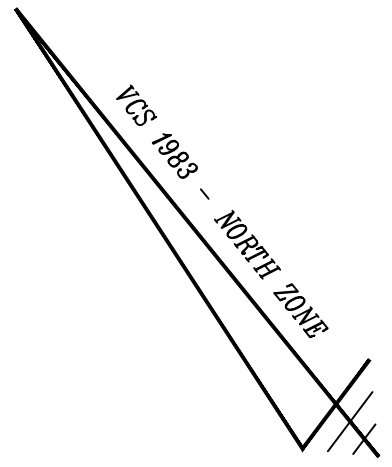
DATE: JUNE 16, 2022

SHEET: 2 OF: 3

N 7,010,362.154  
E 11,857,035.795

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

N 7,010,175.204  
E 11,857,269.509



LOT 30 - BLOCK 1  
FOWLER'S ADDITION TO  
WEST FALLS CHURCH  
DB P12 PG 49  
OWNER: N/F 1049 - 1083  
WEST BROAD STREET  
PROPERTIES, L.L.C.  
DB 3328 PG 1202

LOT 21 - BLOCK 1  
FOWLER'S ADDITION TO  
WEST FALLS CHURCH  
DB P12 PG 49  
OWNER: N/F 1049 - 1083  
WEST BROAD STREET  
PROPERTIES, L.L.C.  
DB 3328 PG 1202

**PARCEL 1**  
91,270 SQ.FT. OR 2.0953 ACRES

PUBLIC SIDEWALK AND  
UTILITY EASEMENT  
HEREBY GRANTED  
AREA: 6,853 SQ.FT.

PUBLIC SIDEWALK AND  
UTILITY EASEMENT  
HEREBY GRANTED  
AREA: 6,853 SQ.FT.

PUBLIC ACCESS EASEMENT  
HEREBY GRANTED  
AREA: 824 SQ.FT.

PUBLIC SIDEWALK AND  
UTILITY EASEMENT  
HEREBY GRANTED  
AREA: 6,853 SQ.FT.

PUBLIC SANITARY SEWER EASEMENT  
HEREBY GRANTED  
AREA: 3,400 SQ.FT.

20' BRL  
DB P-12 PG 49

**ELLISON STREET**  
50' PUBLIC RIGHT-OF-WAY WIDTH

**SOUTH WEST STREET**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

**LINE TABLE**

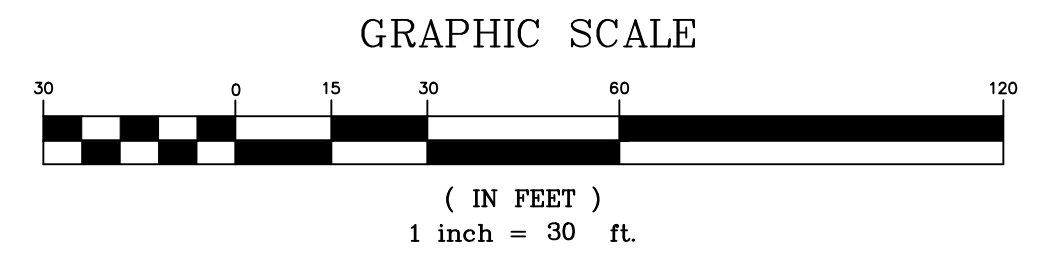
NO.	BEARING	LENGTH
L1	S00°25'38"W	32.37'
L2	S37°31'30"W	19.68'
L3	S83°36'20"W	18.51'
L4	S06°23'40"E	16.86'
L5	S33°26'51"E	0.74'
L6	S57°29'30"W	23.11'
L7	N47°16'15"W	24.09'
L8	N50°04'26"W	33.04'
L9	N50°05'30"W	16.47'
L10	N51°23'11"W	7.90'
L11	S57°04'43"E	37.73'
L12	S50°50'41"E	227.76'
L13	N72°16'58"E	29.15'
L14	N72°16'58"E	29.15'
L15	S43°43'50"W	4.00'

**CURVE TABLE**

(NO)	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C3	10.00'	18.44'	105°39'44"	13.19'	15.94'	S69°40'38"E
C4	20.01'	42.18'	120°48'14"	35.22'	34.79'	N77°14'53"W
C5	15.00'	19.70'	75°14'15"	11.56'	18.31'	S84°53'22"E
C6	5542.45'	69.89'	00°43'21"	34.95'	69.89'	N46°40'15"W
C7	1238.74'	33.01'	01°31'37"	16.51'	33.02'	N48°27'16"W
C8	5297.29'	29.17'	00°18'56"	14.59'	29.17'	N48°47'37"W
C9	2360.45'	23.89'	00°34'48"	11.95'	23.89'	N49°26'18"W

PLAT SHOWING  
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COMMONWEALTH OF VIRGINIA  
*James A. Madison, Jr.*  
JAMES A. MADISON, JR.  
Lic. No. 2764  
06/16/2022  
LAND SURVEYOR

SCALE: 1" = 30'      DATE: JUNE 16, 2022      SHEET: 3 OF: 3