

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: THE CITY OF FALLS CHURCH, VIRGINIA

NAME: _____ DATE _____

TITLE: _____

COMMONWEALTH OF VIRGINIA
CITY OF FALLS CHURCH

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AND CITY 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 _____

OWNERSHIP INFORMATION

CITY OF FALLS CHURCH, VIRGINIA
300 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046

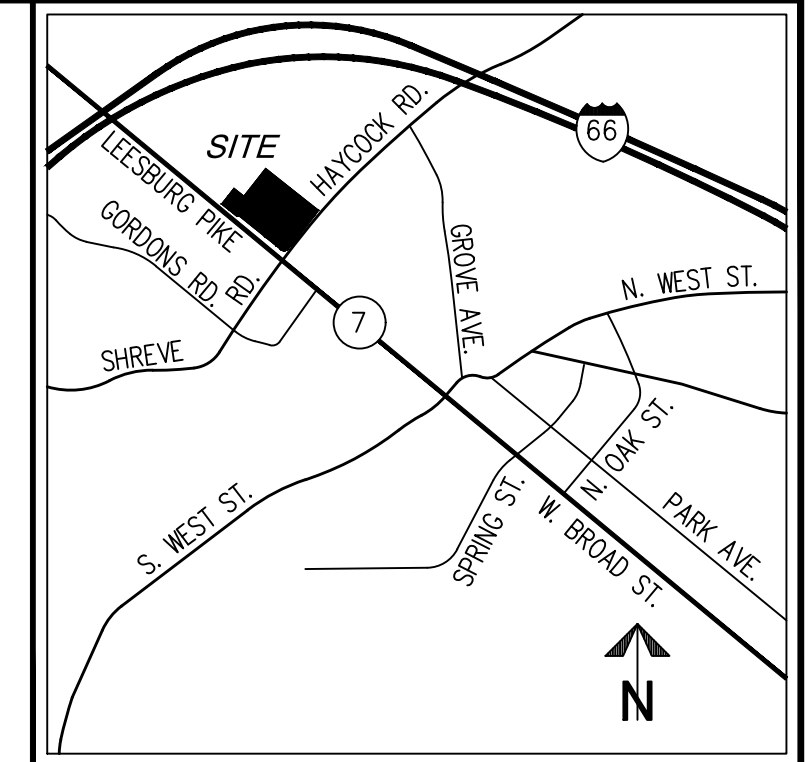
CITY OF FALLS CHURCH, VIRGINIA	
APPROVED BY PLANNING COMMISSION	DATE _____
_____ PLANNING COMMISSION	DATE _____

AREA TABULATION - EXISTING

PARCEL D-1 425,993 SQ.FT. OR 9.7795 ACRES

AREA TABULATION - PROPOSED

PARCEL D-2 333,376 SQ.FT. OR 7.6533 ACRES
 PARCEL D-3 27,635 SQ.FT. OR 0.6344 ACRES
 PARCEL D-4 46,244 SQ.FT. OR 1.0616 ACRES
 PARCEL D-5 18,738 SQ.FT. OR 0.4302 ACRES
 TOTAL 425,993 SQ.FT. OR 9.7795 ACRES



VICINITY MAP SCALE: 1"=2000'

NOTES:

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF FALLS CHURCH, VIRGINIA, AS REAL PROPERTY CODE (RPC) NUMBER 51-221-010 AND IS ZONED B-2.
2. THE OWNER AND SUBDIVIDER OF THIS PROPERTY IS THE CITY OF FALLS CHURCH, VIRGINIA.
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 MARCH, 2018.
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 DF9217; ZDC1 DC WAAS 1 CORS ARP. THE COMBINED SCALE FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994706. 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 THE CITY OF FALLS CHURCH, VIRGINIA AS RECORDED IN INSTRUMENT NUMBERS 20190100015105 AND 20210100030777 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 DECEMBER, 2021.



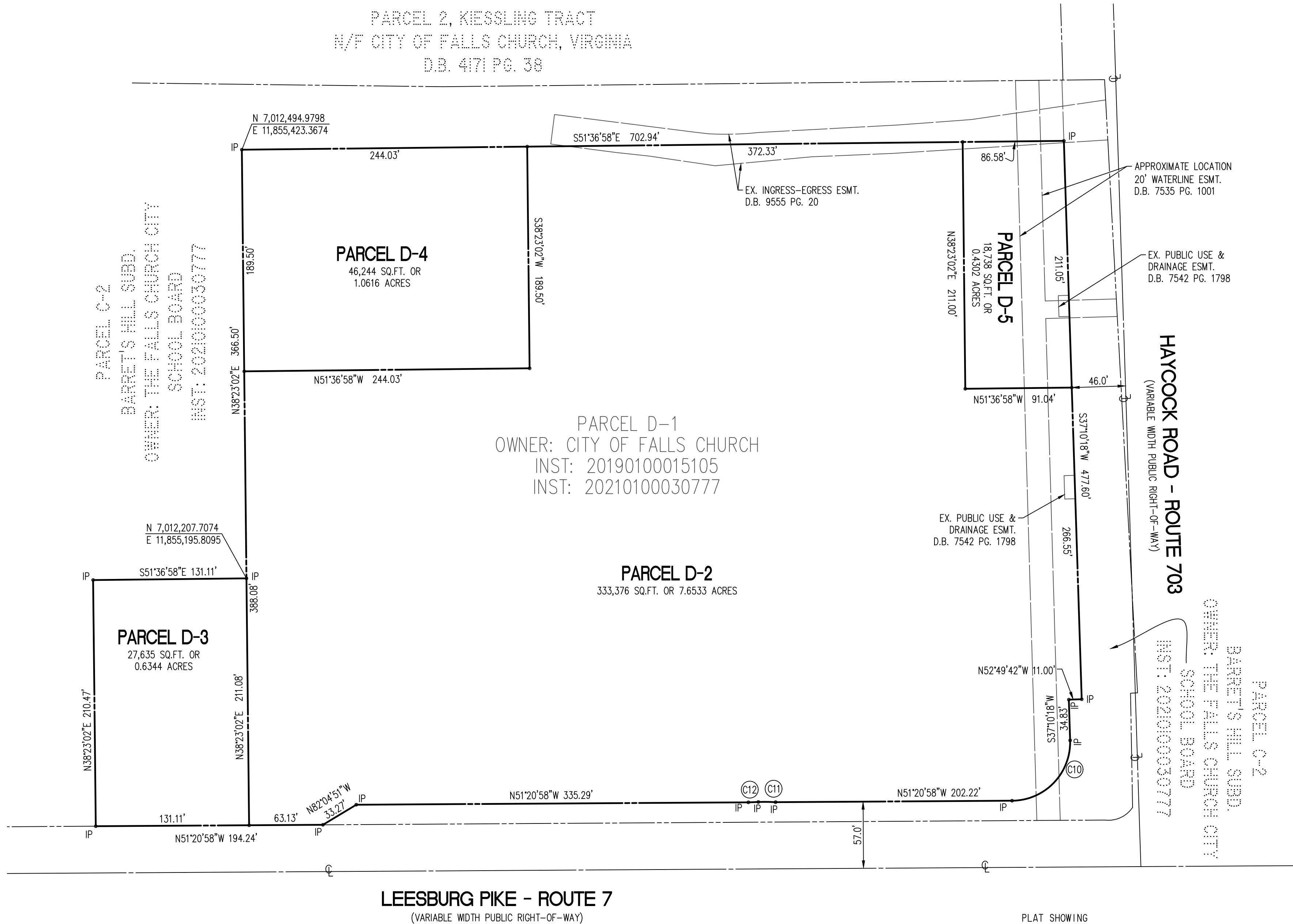
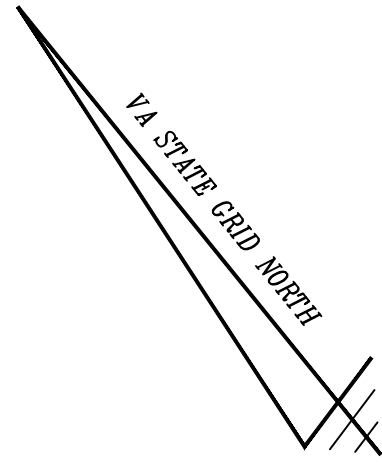
PLAT SHOWING
SUBDIVISION OF
PARCEL D-1
BARRETT'S HILL SUBDIVISION
INSTRUMENT NUMBER 20210100030777
CITY OF FALLS CHURCH, VIRGINIA

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: 02.02.2022
REVISED: 01.26.2021

SCALE: 1"= 60' DATE: DECEMBER 8, 2021 SHEET: 1 OF 2

PARCEL 2, KIESSLING TRACT
N/F CITY OF FALLS CHURCH, VIRGINIA
D.B. 4171 PG. 38



PARCEL D-2
 BARRETT'S HILL SUBD.
 OWNER: THE FALLS CHURCH CITY
 SCHOOL BOARD
 INST: 20210100030777

HAYCOCK ROAD - ROUTE 703
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PARCEL D-2
 BARRETT'S HILL SUBD.
 OWNER: THE FALLS CHURCH CITY
 SCHOOL BOARD
 INST: 20210100030777

PARCEL D-1
 OWNER: CITY OF FALLS CHURCH
 INST: 20190100015105
 INST: 20210100030777

PARCEL D-3
 27,635 SQ.FT. OR
 0.6344 ACRES

PARCEL D-4
 46,244 SQ.FT. OR
 1.0616 ACRES

PARCEL D-2
 333,376 SQ.FT. OR 7.6533 ACRES

PARCEL D-5
 18,738 SQ.FT. OR
 0.4302 ACRES

LEESBURG PIKE - ROUTE 7
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PLAT SHOWING
 SUBDIVISION OF
PARCEL D-1
BARRETT'S HILL SUBDIVISION

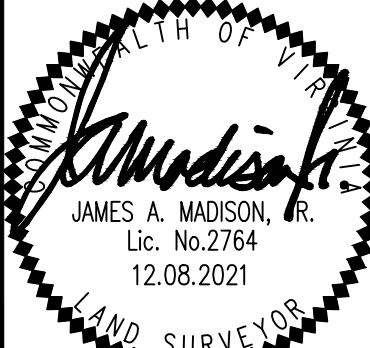
INSTRUMENT NUMBER 20210100030777
 CITY OF FALLS CHURCH, VIRGINIA

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C10	50.00'	79.83'	91°28'44"	51.31'	71.62'	S82°54'40"W
C11	156.50'	14.73'	05°23'29"	7.37'	14.72'	N50°19'45"W
C12	2,885.42'	8.52'	00°10'09"	4.26'	8.53'	N53°06'41"W

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