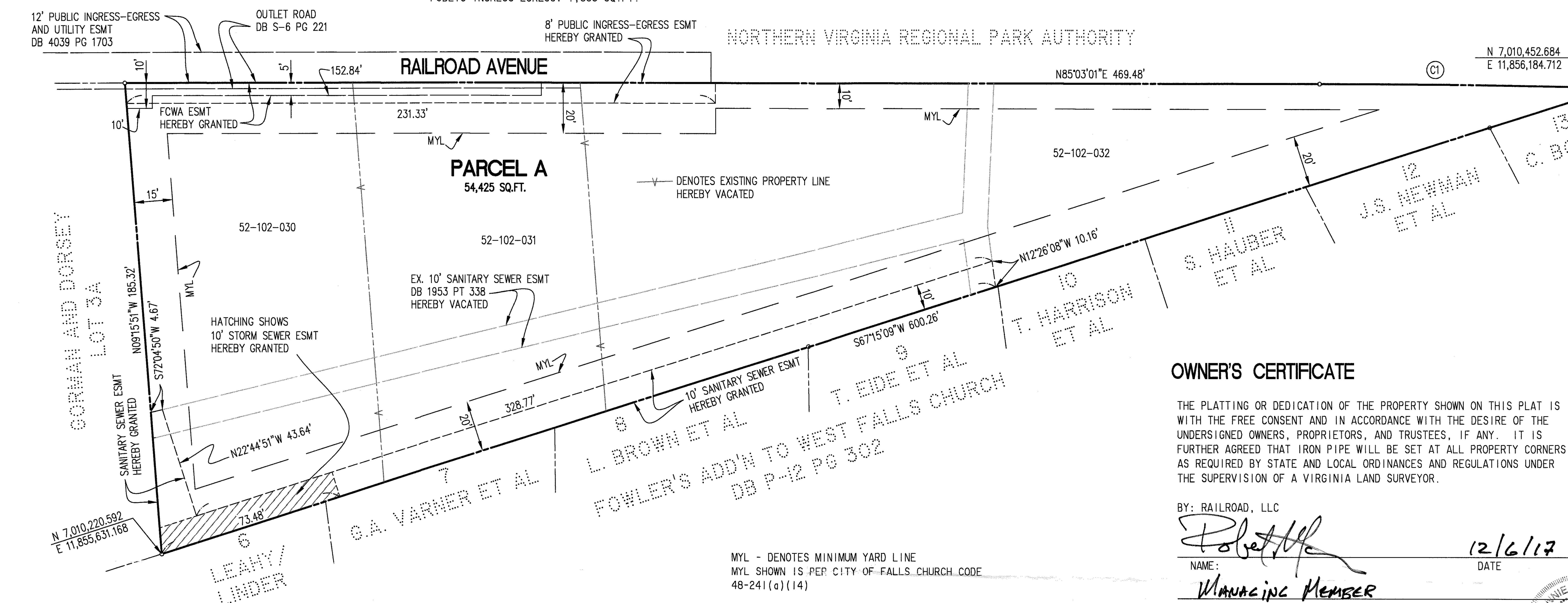
#### EASEMENT AREAS

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



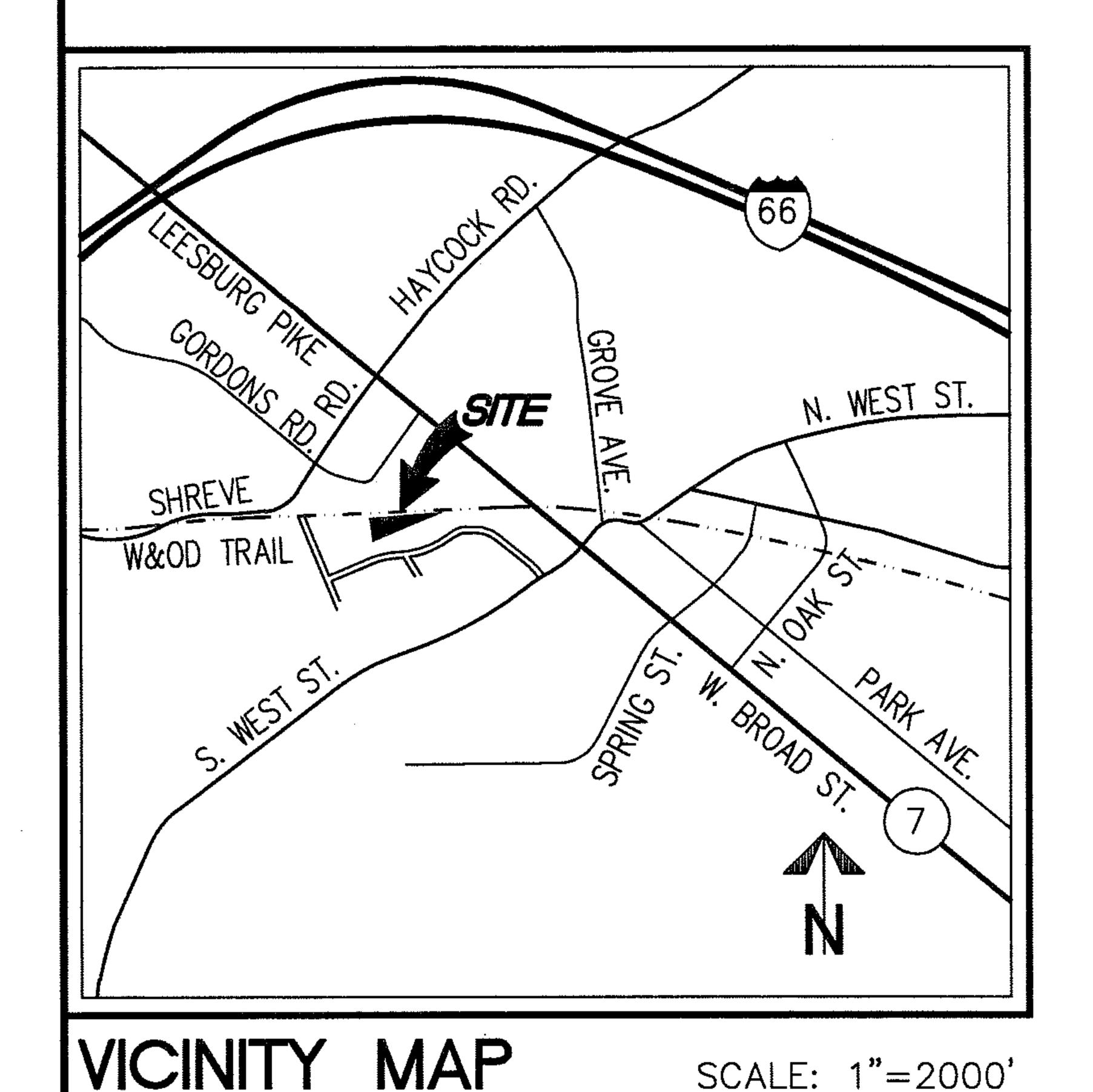
#### NOTES:

### AREA TABULATION

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

#### OWNER INFORMATION

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



I. 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-IA.

2. THE OWNER AND SUBDIVIDER OF THESE PROPERTIES IS RAILROAD,

- 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.

# CITY OF FALLS CHURCH, VIRGINIA

APPOVED BY PLANNIG COMMISSION

DATE 11 20 2017

FRANCIS 2017 CHAIRMAN DATE 12 18 2017

# COMMONWEALTH OF VIRGINIA COUNTY OF FALLS CHURCH

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.

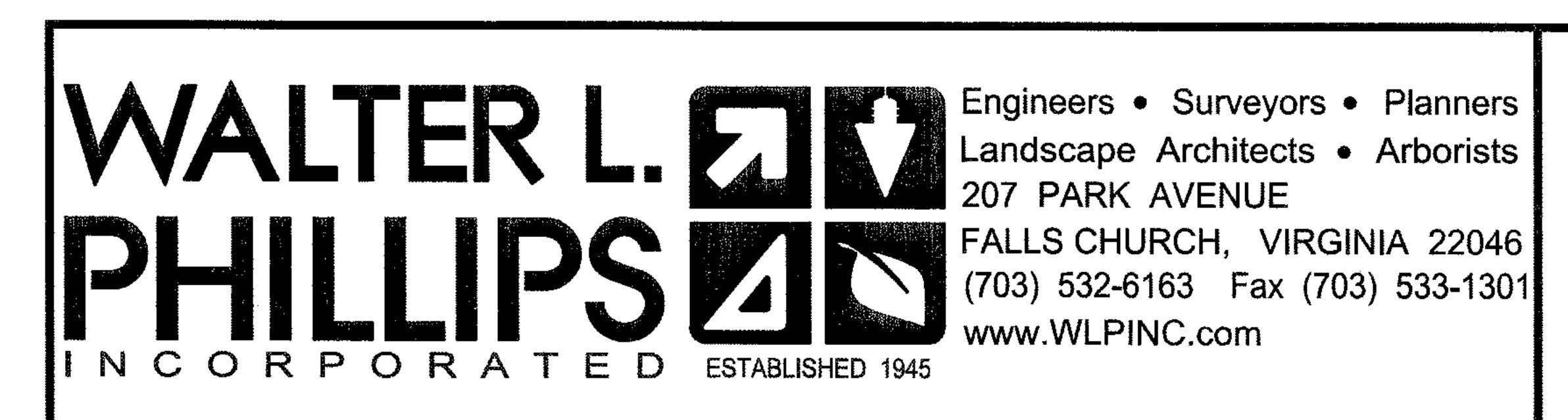
GIVEN UNDER MY HAND THIS 6th DAY OF December 2017

Bonnik-Sullivan
NOTARY PUBLIC

7-31-2019
MY COMMISSION EXPIRES

CONSOLIDATION OF
LOTS 4, 4A AND 5
LUCINDA GASKINS PARTITIONI

INSTRUMENT NUMBER 20160100014925 CITY OF FALLS CHURCH, VIRGINIA



SCALE: 1" = 30'

DATE: OCTOBER 12, 2017

SHEET: 1 OF: 1

#### 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

VIRGINIA.

DWN REFER TO VIRGINIA STATE

CTOBER, 2017

JAMES A. MADISON, JR.
Lic. No.2764
10.12.2017