

**NOTES:**

- THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF FALLS CHURCH, VIRGINIA, AS REAL PROPERTY CODE (RPC) NUMBERS: 51-202-003, 51-202-004, 51-202-005, 51-202-009, 51-202-010, 51-202-011, 51-202-012, 51-202-0013, 51-202-014, 51-202-015, AND 51-202-028, ALL ZONED B-1
- THE OWNER AND SUBDIVIDER OF THESE PROPERTIES IS: MASON ROW APARTMENTS LLC
- THESE PROPERTIES ARE SUBJECT TO ALL DEDICATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS EXISTING IN THE CHAINS OF TITLE.
- THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED BY THIS FIRM IN JANUARY, 2016.
- 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 SCALE FACTOR 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.

**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: MASON ROW APARTMENTS 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 \_\_\_\_\_

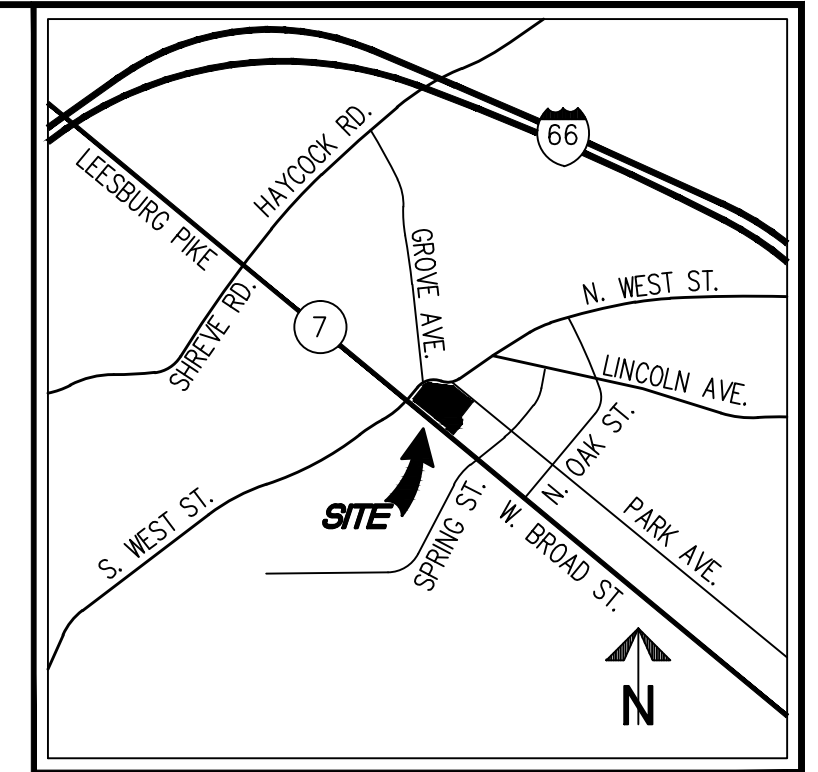
NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**AREA TABULATION**

W. BROAD STREET DEDICATION	1,415 SQ.FT. OR 0.0324 ACRES
N. WEST STREET DEDICATION	25 SQ.FT. OR 0.0006 ACRES
PARCEL A	186,697 SQ.FT. OR 4.2860 ACRES
<b>TOTAL</b>	<b>188,137 SQ.FT. OR 4.3190 ACRES</b>

**OWNERSHIP INFORMATION**

MASON ROW APARTMENTS LLC  
C/O MILL CREEK RESIDENTIAL  
6701 DEMOCRACY BOULEVARD  
SUITE 500  
BETHESDA, MD 20817



**VICINITY MAP**

SCALE: 1"=2000'

**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 MASON ROW APARTMENTS LLC AS RECORDED IN DEED BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ 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 FEBRUARY, 2018.



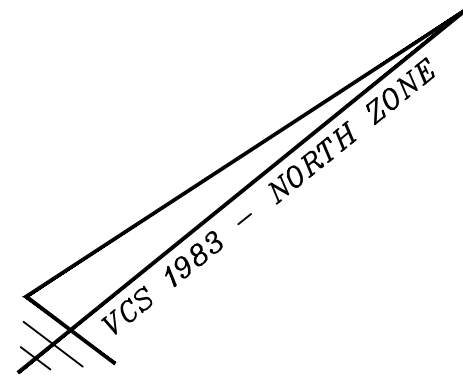
PLAT SHOWING  
**PARCEL A**  
**MASON ROW**  
BEING THE CONSOLIDATION OF THE PROPERTIES OF  
**MASON ROW APARTMENTS LLC**  
CITY OF FALLS CHURCH, VIRGINIA

**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: FEBRUARY 8, 2018

SHEET: 1 OF: 3



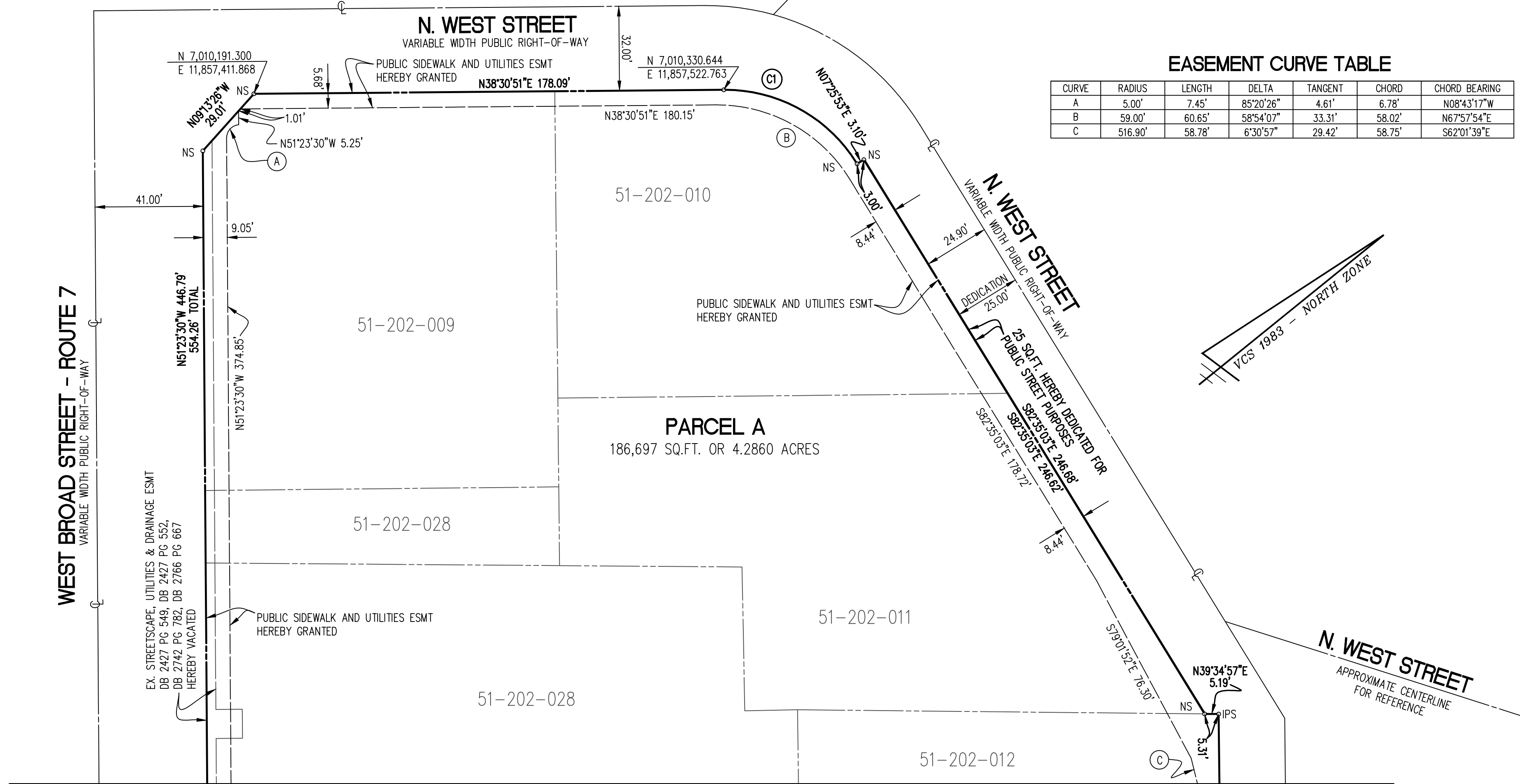
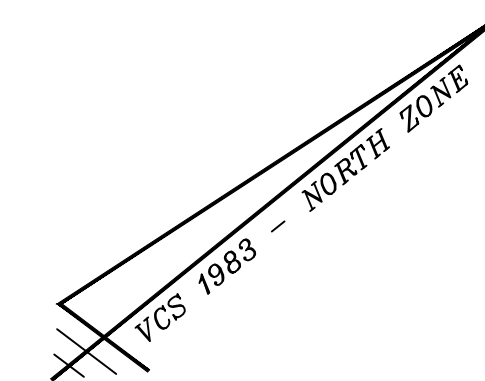
GROVE AVENUE  
APPROXIMATE CENTERLINE  
FOR REFERENCE

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	58.67'	60.44'	59°01'20"	33.21'	57.80'	N68°01'31"E

**EASEMENT CURVE TABLE**

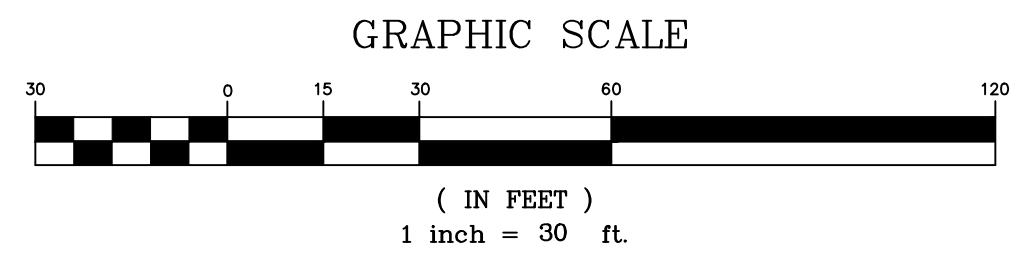
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
A	5.00'	7.45'	85°20'26"	4.61'	6.78'	N08°43'17"W
B	59.00'	60.65'	58°54'07"	33.31'	58.02'	N67°57'54"E
C	516.90'	58.78'	6°30'57"	29.42'	58.75'	S62°01'39"E



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

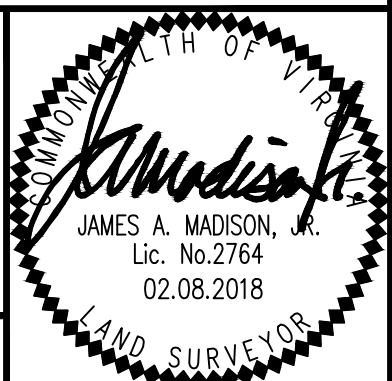
MATCHLINE SHEET 3

PLAT SHOWING  
**PARCEL A**  
**MASON ROW**  
BEING THE CONSOLIDATION OF THE PROPERTIES OF  
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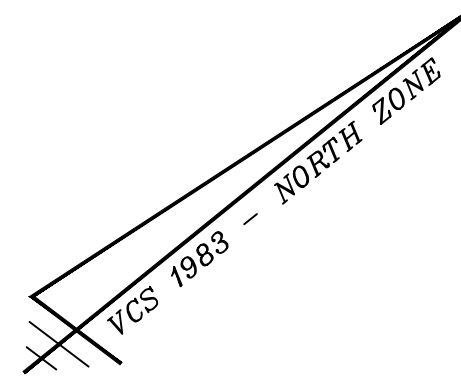
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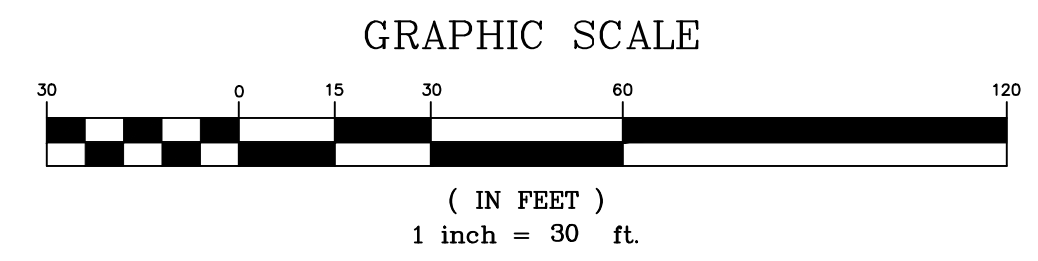
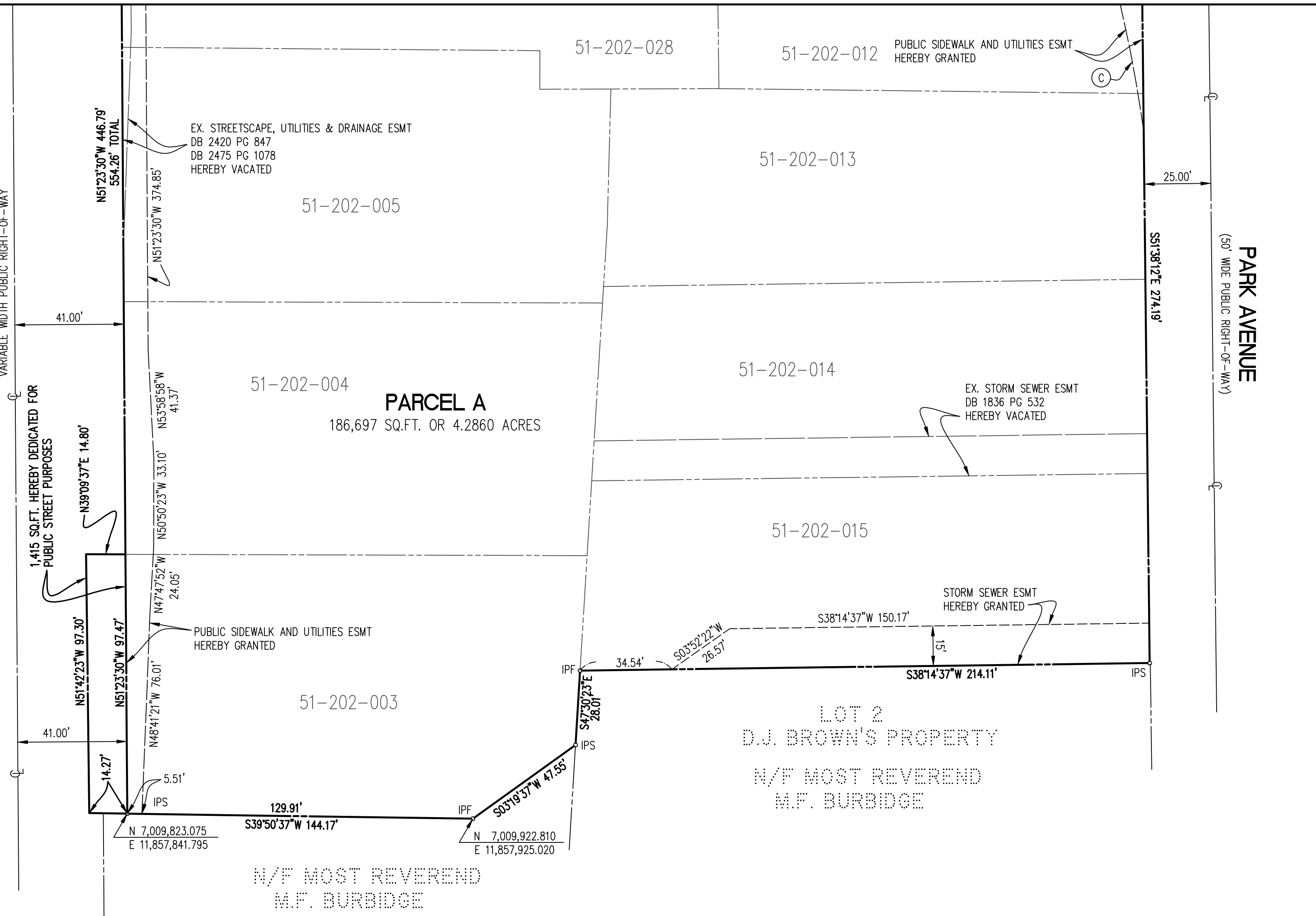


SCALE: 1" = 30'      DATE: FEBRUARY 8, 2018      SHEET: 2 OF: 3

MATCHLINE SHEET 2



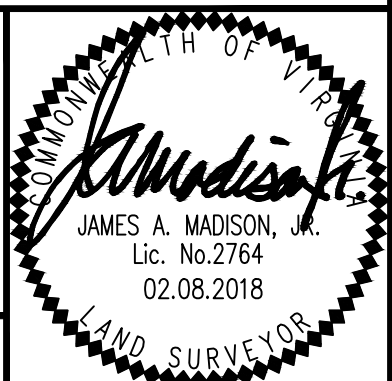
WEST BROAD STREET - ROUTE 7  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



PLAT SHOWING  
**PARCEL A  
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