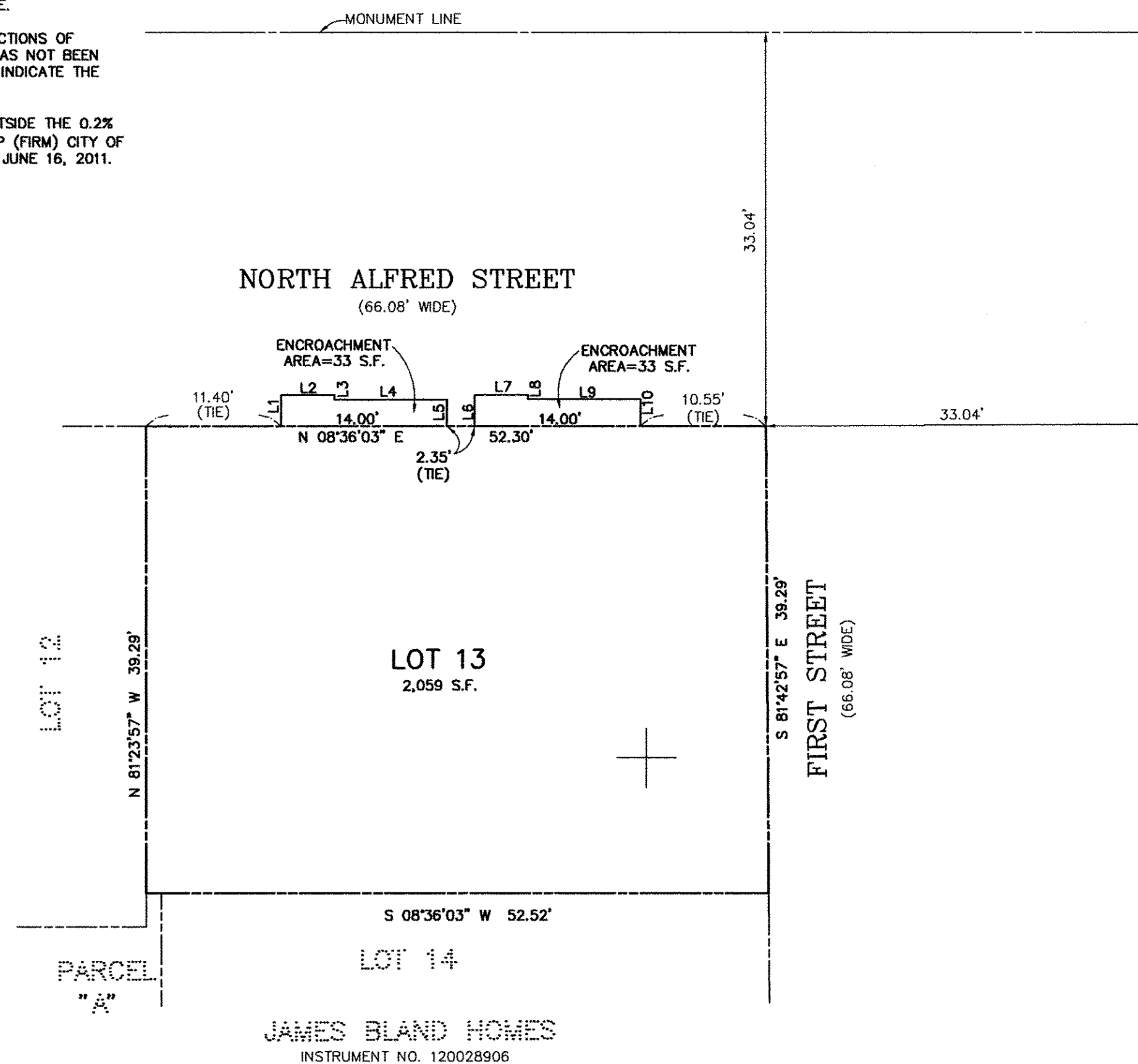


1. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX ASSESSMENT MAPS AS PARCELS 054.02-09-27 AND IS CURRENTLY ZONED CDD #16.
2. THE SURVEYED PROPERTY IS NOW IN THE NAME OF JAMES BLAND HOUSING V LP AS RECORDED INSTRUMENT NO. 130014927 AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.
3. NORTH MERIDIAN INFORMATION SHOWN HEREON WAS ESTABLISHED BY GPS METHODS AND REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) OF 1983, NORTH ZONE.
4. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HERewith. BOWMAN CONSULTING GROUP, LTD. HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.
5. THE PROPERTY SHOWN HEREON IS IN ZONE "X" (UN-SHADED) AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY-PANEL NUMBER 5155190033E, MAP REVISED JUNE 16, 2011.



VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 81°23'57" W	2.62
L2	N 08°36'03" E	4.50
L3	S 81°23'57" E	0.42
L4	N 08°36'03" E	9.50
L5	S 81°23'57" E	2.20
L6	N 81°23'57" W	2.62
L7	N 08°36'03" E	4.50
L8	S 81°23'57" E	0.39
L9	N 08°36'03" E	9.50
L10	S 81°23'57" E	2.23

SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

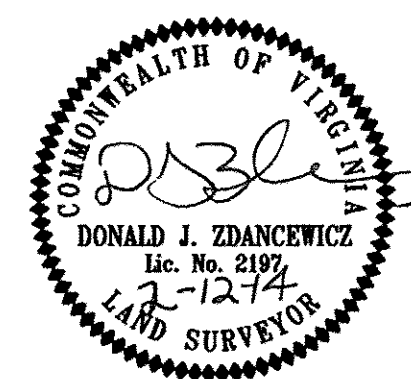
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

PLAT SHOWING
ENCROACHMENT AREAS
 IN THE RIGHT-OF-WAY OF
NORTH ALFRED STREET
 ADJACENT TO
 LOT 13
 BLOCK D
JAMES BLAND HOMES
 INSTRUMENT NO. 120028906
 CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 10'

DATE: FEBRUARY 12, 2014



REVISION		Bowman CONSULTING Bowman Consulting Group, Ltd. 14020 Thunderbolt Place, Suite 300 Chantilly, Virginia 20151 Phone: (703) 464-1000 www.bowmanconsulting.com
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DWG: P:\6124 - James Bland Site\6124-01-008 (SUR) - James Bland - Final Eng Survey\Plots\6124-C-RP-016.dwg		
BCG PROJECT NO: 6124-01-008		COUNTY REF NO:

