

NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON THE CITY OF ALEXANDRIA TAX ASSESSMENT MAPS AS PARCEL 075.03-03-08 AND IS CURRENTLY ZONED W-1.
2. THE PROPERTY IS NOW IN THE NAME OF CARR 220 SOUTH UNION STREET LLC AND IS RECORDED IN INSTRUMENT NO. 140005393 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF THE CITY OF ALEXANDRIA AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON MAY 2, 2011.
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 LIES IN ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY-PANEL NUMBER 5155190041E, MAP REVISED JUNE 16, 2011.

PLAT SHOWING
ENCROACHMENT AREA
IN THE RIGHT-OF-WAY OF
SOUTH UNION STREET
AND
DUKE STREET
ADJACENT TO
TM PARCEL 75.03-03-08
BEING THE PROPERTY OF
CARR 220 SOUTH UNION LLC
INSTRUMENT NO. 140005393
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

DATE: OCTOBER 23, 2014

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

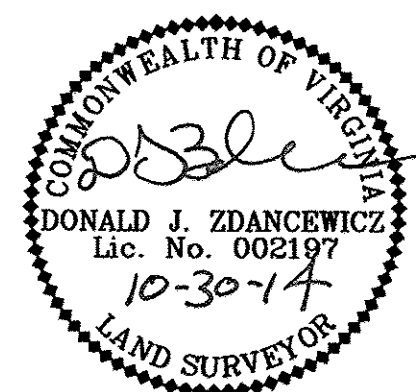
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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



REVISION	
10/30/14	REVISED EASEMENT

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Bowman CONSULTING

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DWG: P:\7981 - 220 S Union\7981-01-001 (SUR)\Survey\Plots\7981-C-RP-002.dwg BY: FK CHK: QC:
BCG PROJECT NO: 7981-01-001 TASK: 40001 COUNTY REF NO: SHEET 1 OF 1



7981-C-RP-002