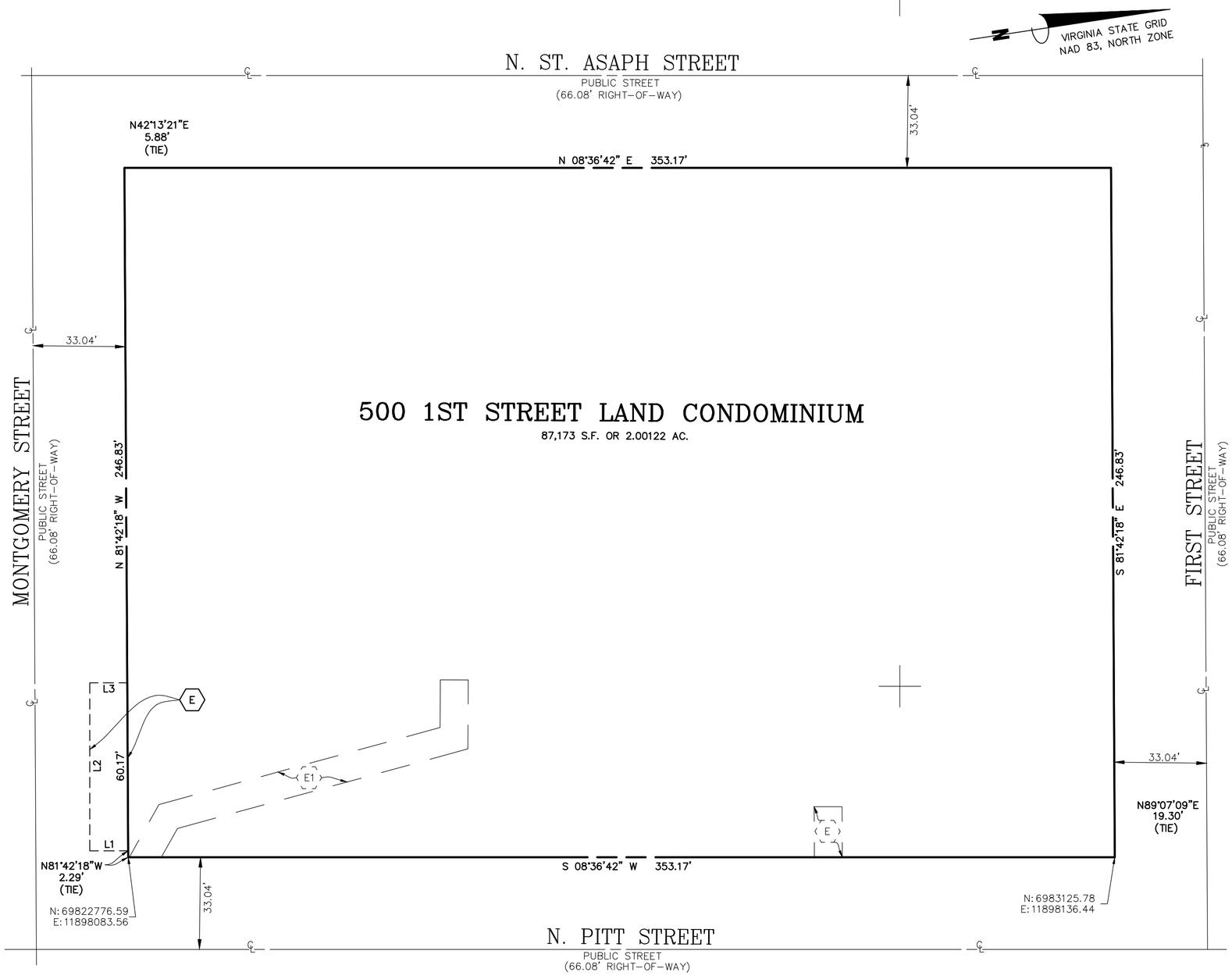

NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON CITY OF ALEXANDRIA TAX MAP NO. 054-02-06-0A AND IS ZONED CG.
2. THE PROPERTY IS NOW IN THE NAME OF 501 1ST STREET LAND CONDOMINIUM AS RECORDED IN INSTRUMENT # 150020863 AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON SEPTEMBER 3, 2013.
4. THE HORIZONTAL DATUM AS REFERENCED HEREON WERE ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE COORDINATE SYSTEM (VCS) 1983, NORTH ZONE.
5. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FROM STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE: JULY 22, 2013.
6. THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (UN SHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE

16, MAP (FIRM) FOR CITY OF ALEXANDRIA, VIRGINIA PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER 5155190033E, MAP REVISEDJUNE 2011.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N08°36'54"E	13.73'
L2	S81°23'06"E	60.17'
L3	N08°36'54"E	13.40'

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.

EASEMENT LEGEND

(E) ENCROACHMENT OF DOMINION VIRGINIA POWER FACILITIES INTO PUBLIC RIGHT-OF-WAY AREA = 816 SQ. FT.

(E) EX. 10' VEPCO EASEMENT D.B. 877, PG. 362

(E1) EX. 10' VEPCO EASEMENT D.B. 731, PG. 58

30 0 30 60
GRAPHIC SCALE

COMMONWEALTH OF VIRGINIA
TIM GREENWOOD
Lic. No. 003214
LAND SURVEYOR

PLAT SHOWING
ENCROACHMENT INTO PUBLIC RIGHT-OF-WAY ADJOINING
500 1st STREET LAND CONDOMINIUM
CITY OF ALEXANDRIA, VIRGINIA
INSTRUMENT # 150020863

SCALE: 1" = 30' DATE: AUGUST 17, 2016

REVISION

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DWG: P:\8476-Giant ABC Site\8476-01-001(SUR)\SURVEY\PLATS\8476-C-RP-004.DWG | BY: CBS | CHK: TG | QC:

BCG PROJECT NO: 8476-01-001 | TASK: SX003 | COUNTY REF NO: | SHEET 1 OF 1

8476-C-RP-004