



**METES AND BOUNDS DESCRIPTION
ENCROACHMENT AREA**

ALL THAT CERTAIN LOT OR PARCEL OF REAL PROPERTY, TOGETHER WITH IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, LYING, AND BEING SITUATED IN THE CITY OF ALEXANDRIA, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

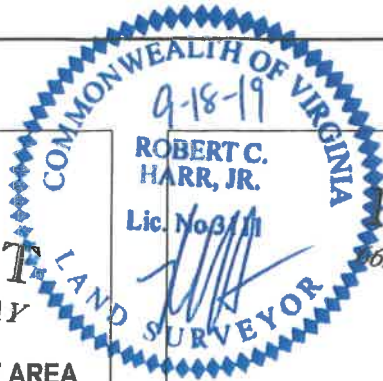
COMMENCING AT THE NORTHEAST CORNER OF LOT 530, ROBINSON TERMINAL SOUTH (INSTRUMENT NO. 160007650), ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LIMITS OF DUKE STREET (66.08' WIDE RIGHT-OF-WAY), THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY LINE;

A. NORTH 82° 05' 54" WEST, 5.65 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED ENCROACHMENT AREA, THENCE CONTINUING WITH THE SAID SOUTHERLY RIGHT-OF-WAY LIMITS;

1. NORTH 82° 05' 54" WEST, 21.32 FEET, THENCE DEPARTING SAID SOUTHERLY LIMITS AND WITH A LINE THROUGH SAID DUKE STREET, THE FOLLOWING THREE (3) COURSES AND DISTANCES;
2. NORTH 07° 57' 56" EAST, 4.02 FEET, THENCE;
3. CONTINUING, SOUTH 82° 05' 54" EAST, 21.32 FEET, THENCE;
4. CONTINUING, SOUTH 07° 57' 56" WEST, 4.02 FEET, TO PLACE OF BEGINNING.

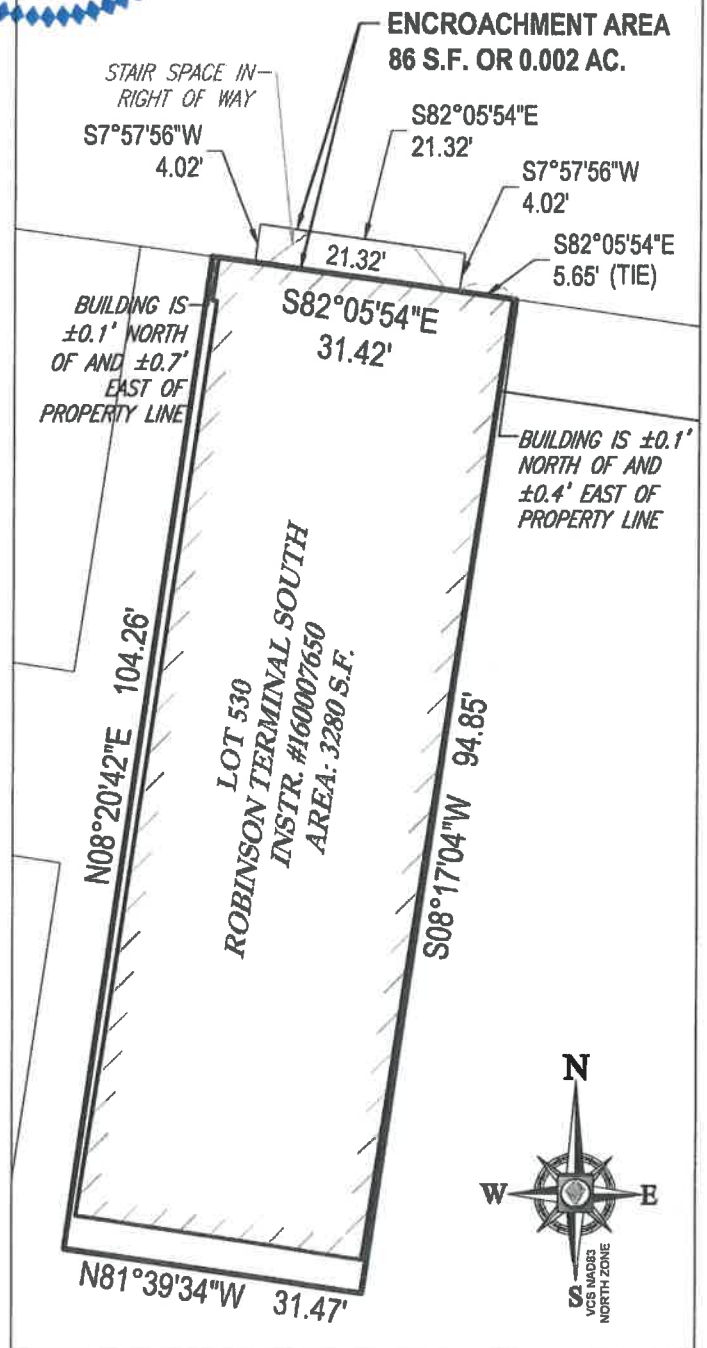
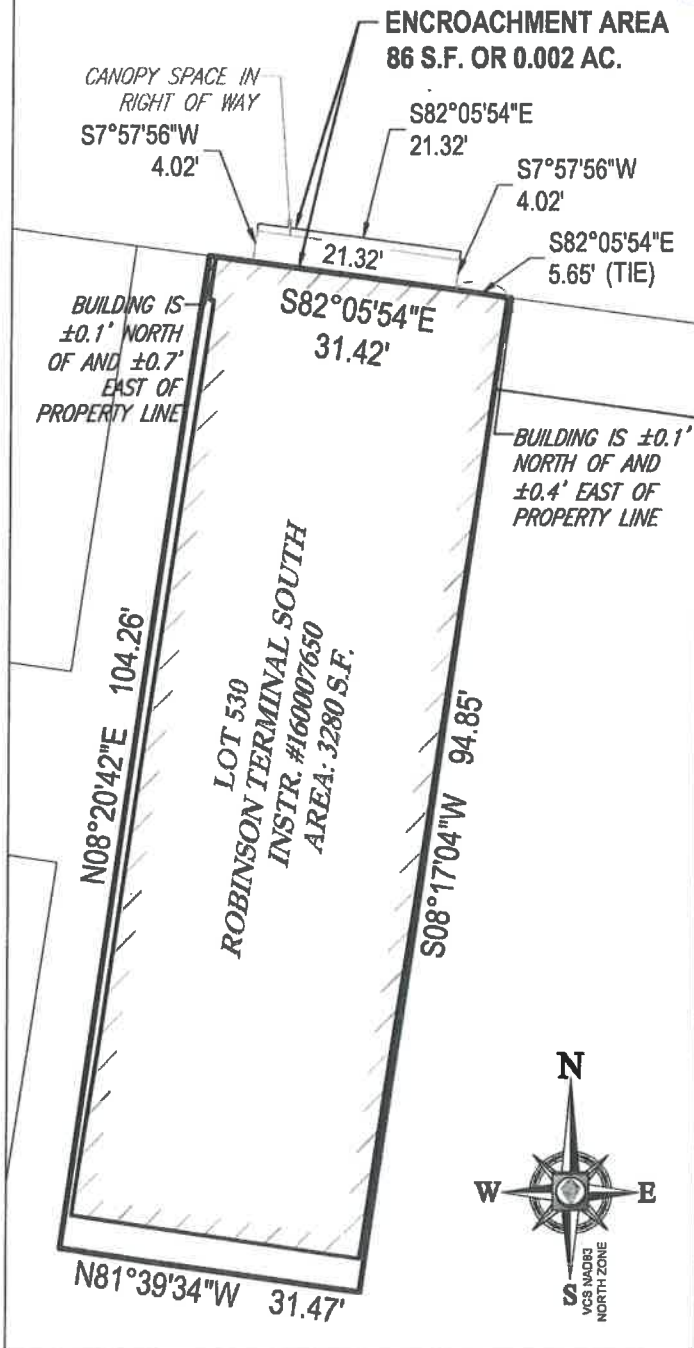
CONTAINING 86 SQUARE FEET OR 0.002 ACRES





DUKE STREET
66.08' PUBLIC RIGHT OF WAY

DUKE STREET
66.08' PUBLIC RIGHT OF WAY



PLAT SHOWING
ENCROACHMENT AREA
WITHIN RIGHT OF WAY
ROBINSON LANDING
10 DUKE STREET
CITY OF ARLINGTON
ARLINGTON, VIRGINIA

SCALE: 1" = 20' DATE: SEPTEMBER 17 30, 2019
DRAWN: S.U. SHEET 1 OF 1

SS132178ENCO



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