

**ISSUE:** Certificate of Appropriateness for alterations.

**APPLICANT:** Jorge Euceda

**LOCATION:** Old and Historic Alexandria District  
221 South Alfred Street

**ZONE:** CL/Commercial Low Zone

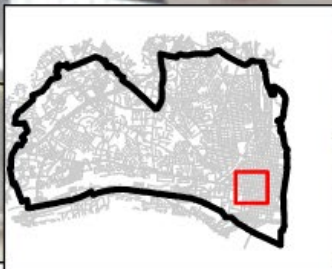
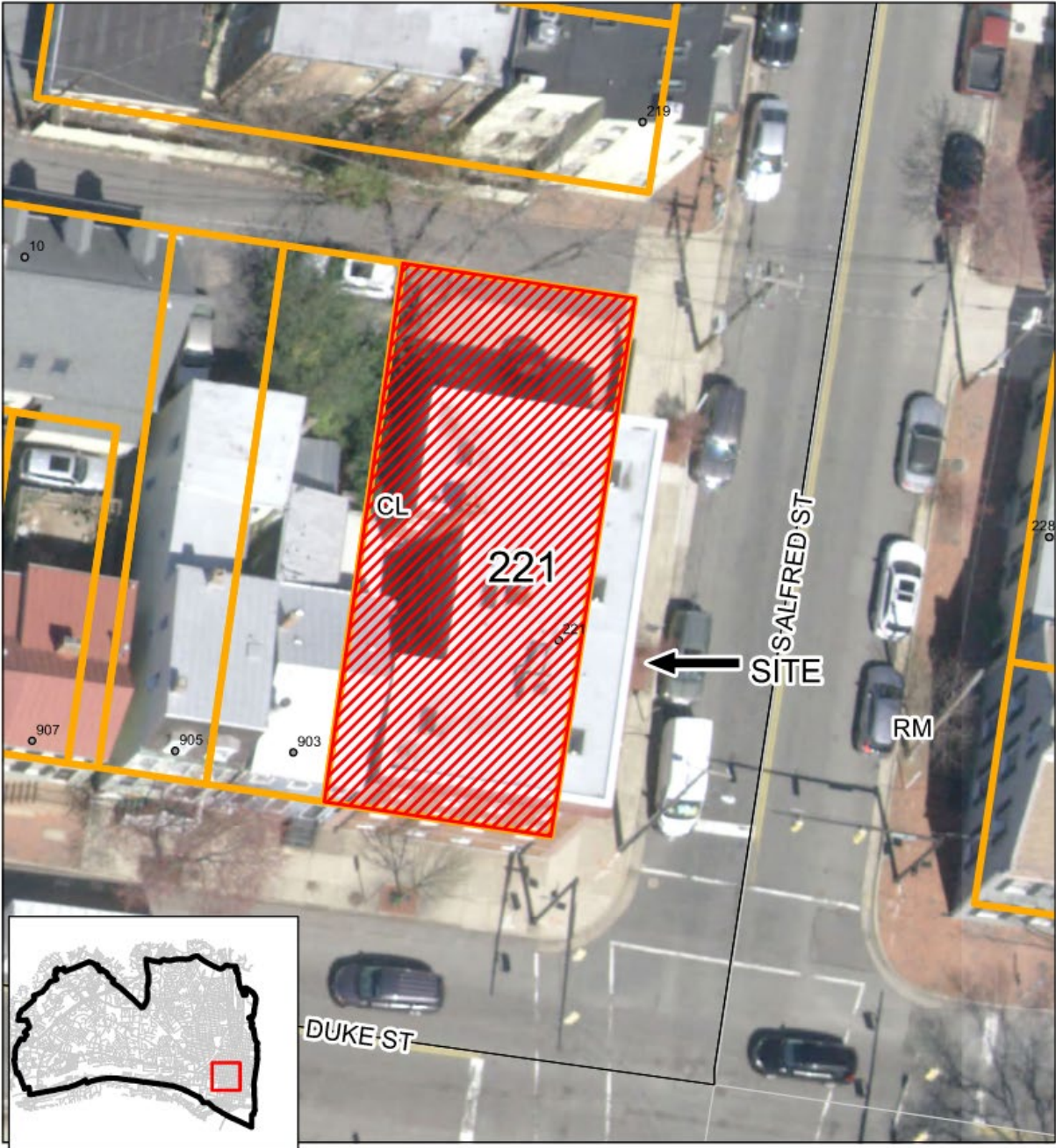
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**STAFF RECOMMENDATION**

Staff recommends approval Certificate of Appropriateness for alterations with the condition that the applicant prepare a mockup of the proposed rooftop structures so staff can check their visibility and determine an acceptable height and/or setback.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**BAR#2024-00437**  
**221 S Alfred Street**



0 10 20 40 Feet

**I. APPLICANT'S PROPOSAL**

The applicant requests a Certificate of Appropriateness for alterations at 221 South Alfred Street.

Certificate of Appropriateness

The project calls for the construction of a 31'-3" x 22'-10" roof deck with a 42" high horizontal metal cable railing, a 2'-2" W x 22'-10" D x 36" H PVC planter running the width of the proposed deck on the south side, and a 12'-0" W x 9'-0" D x 4'-0" H perforated metal mechanical equipment screening. The new deck will be setback five feet from the north and east elevations parapet edge and the metal mechanical screen, seven feet from the south elevation parapet edge.

The applicant is also proposing to install a freestanding steel staircase at the property's rear/west elevation to give exterior access to the building's rooftop. The staircase's overall dimensions will be approximately 6'-8" wide by 9'- 5" long.

Site context

The subject building sits on the northwest corner of South Alfred and Duke streets intersection. There is an alley of undetermined ownership running adjacent to the building's north elevation. The south, east and north elevations are very visible from the public ways (Figures 1, 2 and 3). The top of rear/west elevation is minimally visible from the undetermined ownership adjacent alley (Figure 4).



**Figure 1 - East elevation (South Alfred Street)**



Figure 2 - South elevation (Duke Street)



Figure 3 - North elevation (alley view)



Figure 4 - rear/west elevation view from alley

## II. HISTORY

The seven-bay, two-story, u-shape, masonry, Georgian Revival style building was built in **1936** (building permit # 1183 from 12/08/1936). The building was built by Mr. J. Shapiro as a “Five Family Apartment House” building. The building features quoins, dentiled cornice, jack arch windows and a fanlight transom over the four-panel door.

### *Previous BAR Approvals*

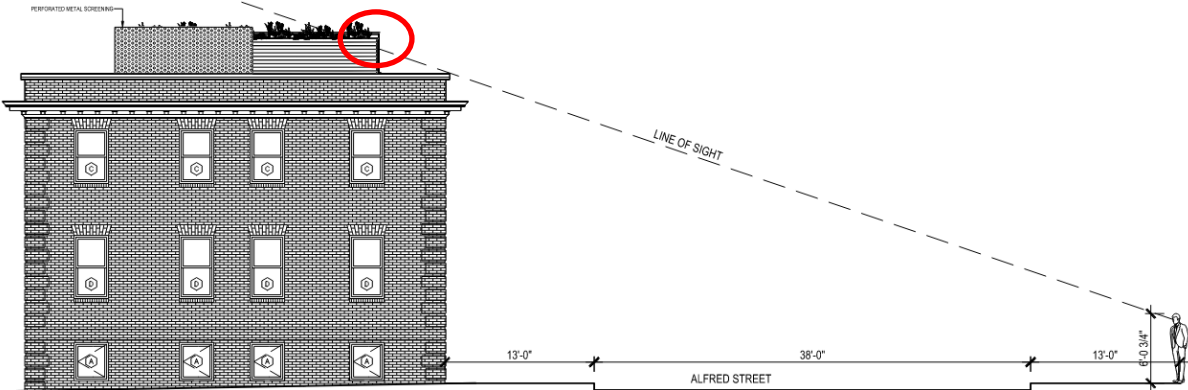
In 1982, the BAR approved a fence and alterations and more recently, BAR2024-00395 & BAR2024-00376, fenestration alterations on 11/20/2024.

## III. ANALYSIS

The *Design Guidelines* state that “...as a general rule, decks are suburban in character and not appropriate in the historic districts. Nevertheless, the Boards are cognizant of the amenity that open air decks create and has approved the construction of decks in a number of instances in sections of

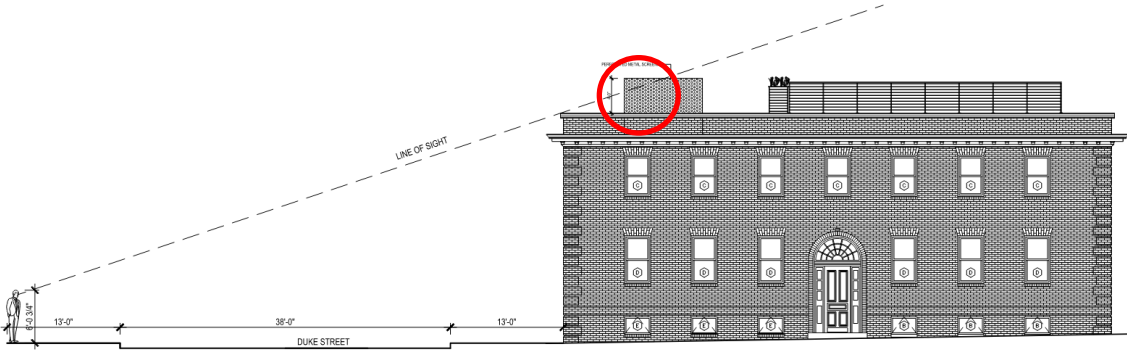
the historic districts that have a distinctly suburban feel or where there is minimal visibility of the deck from a public way.” Furthermore, “Rooftop HVAC equipment must be screened with architectural materials or features of the same type of quality used on the exterior walls of the building and should not disrupt the architectural character of a structure.”

According to the viewshed schematics below, the proposed rooftop deck railing and planter will be minimally visible from South Alfred Street and not visible at all from Duke Street (Figure 5). However, the proposed 4-foot-tall mechanical equipment screening will be partially visible from Duke Street (Figure 6).



EYE SIGHT FROM ALFRED STREET  
SCALE: 1/8"=1'-0"

Figure 5 - South Alfred visibility schematic



EYE SIGHT FROM DUKE STREET  
SCALE: 1/8"=1'-0"

Figure 6 - Duke Street visibility schematic

However, staff believes that the proposed roof deck structures will be more visible than the schematics above imply. The mechanical equipment screening from the southeast corner of the

Duke and South Alfred streets intersection (Figure 7), and the rooftop deck from South Alfred Street looking at the building's north elevation (Figure 8).



Figure 7 - South and East elevations view from the intersection



Figure 8- view of the building north elevation

The proposed HVAC screening, railing and planter designs and materials are neither compatible with the structure’s architectural style nor historically accurate. Staff recommends that the applicant prepare a mockup of the proposed rooftop structures so staff can double check visibility and determine an acceptable height for the HVAC screening and determine a bigger setback for the deck’s railing if required, since the proposed 42” tall deck railing is the minimum height for guard rails according to the City Code.

The *Guidelines* state that the goal of the Board is to balance accessibility with historic preservation and that accessibility structures should not hide, obscure, or cause the removal of the historic architectural details. The proposed freestanding steel staircase will be placed at the rear of the building, therefore not visible from from the main public ways (South Alfred and Duke streets), and it is distinguishable from the existing building. Staff believes that the proposed freestanding steel staircase will have no significant impact on the integrity of the main historic building as it can be easily removed in the future.

With the conditions above, staff recommends approval of the project.

**STAFF**

Marina Novaes, Historic Preservation Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

Legend: C- code requirement R- recommendation S- suggestion F- finding

**Zoning**

C-1 Proposed new roof top deck will comply with Zoning.

C-2 Height of the building not to exceed 35’ per Sec. 4-206 (C) for CL Zone.

F-1 Proposed roof top deck can count towards the overall open space requirement for the property.

**Code Administration**

C-1 A building permit is required. Exterior stair design shall comply with VCC sec. 1027. VCC. section 1027.5 Location. Exterior exit stairways and ramps shall have a minimum fire separation distance of 10 feet (3048 mm) measured at right angles from the exterior edge of the stairway or ramps, including landings, to: 1.Adjacent lot lines. 2.Other portions of the building. 3.Other buildings on the same lot unless the adjacent building exterior walls and openings are protected in accordance with Section 705 based on fire separation distance. For the purposes of this section, other portions of the building shall be treated as separate buildings. Exception: Exterior exit stairways and ramps serving individual dwelling units of Group R-3 shall have a minimum fire separation distance of 5 feet (1525 mm).



**Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

- F-1 No archaeology comments

**V. ATTACHMENTS**

1 – Application Materials

- Completed application
- Plans
- Material specifications
- Scaled survey plat
- Photographs

BAR CASE# \_\_\_\_\_  
(OFFICE USE ONLY)

ADDRESS OF PROJECT: \_\_\_\_\_

DISTRICT:  Old & Historic Alexandria  Parker – Gray  100 Year Old Building

TAX MAP AND PARCEL: \_\_\_\_\_ ZONING: \_\_\_\_\_

APPLICATION FOR: *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
*(Required if more than 25 square feet of a structure is to be demolished/impacted)*
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*

Applicant:  Property Owner  Business *(Please provide business name & contact person)*

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Authorized Agent *(if applicable)*:  Attorney  Architect  \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other \_\_\_\_\_
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

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**SUBMITTAL REQUIREMENTS:**

Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
  - Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
  - Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
  - Description of the reason for demolition/encapsulation.
  - Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_.
- Square feet of existing signs to remain: \_\_\_\_\_.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature:           *Scott Starl*          

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.	[REDACTED]	
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.	[REDACTED]	
2.		
3.		

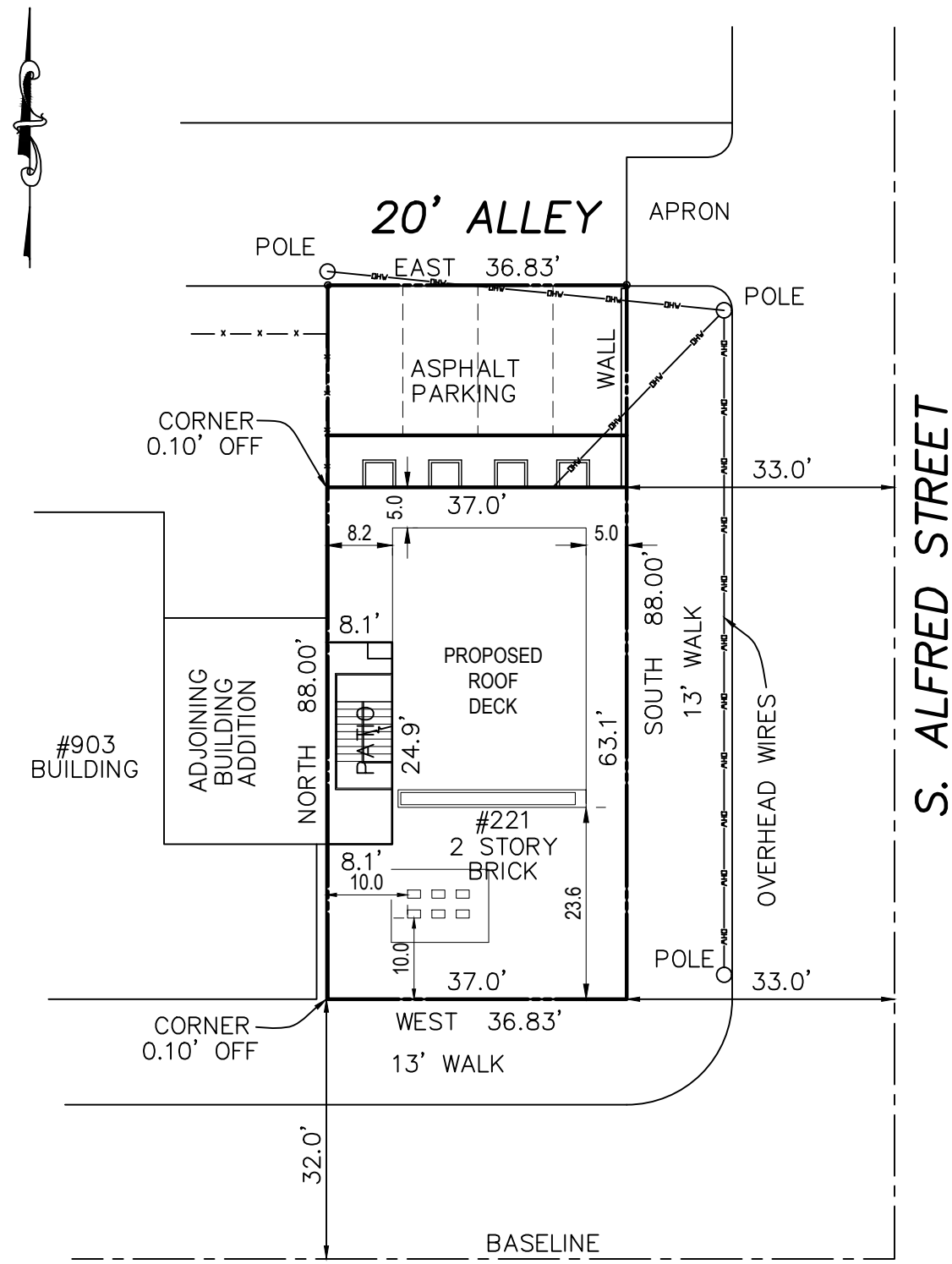
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

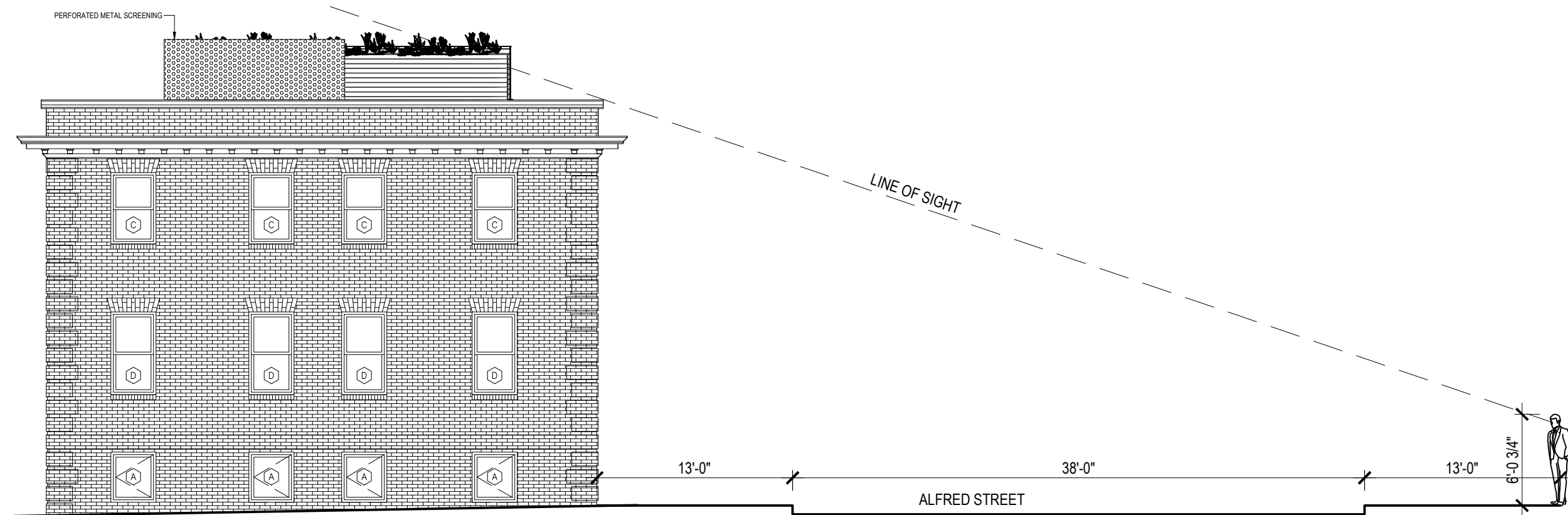
\_\_\_\_\_ Date                      \_\_\_\_\_ Printed Name                      Jorge Euceda Signature



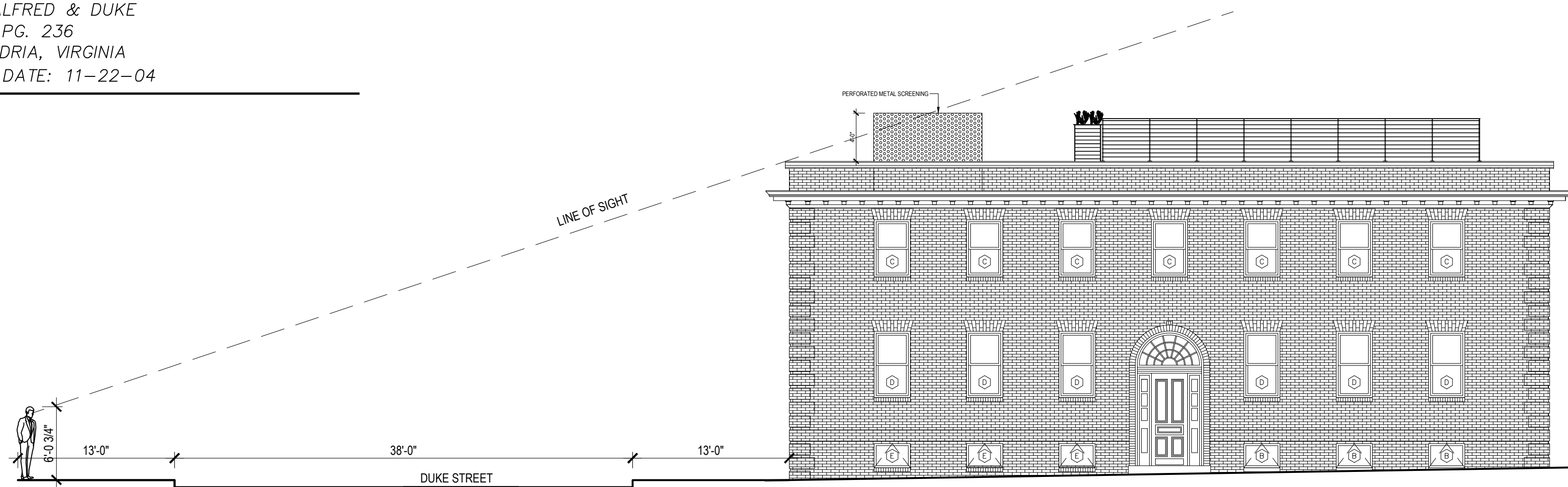
**DUKE STREET**

**LOCATION SURVEY**  
 #221 S. ALFRED STREET  
 TM #74-01-07-15  
 NW CORNER OF ALFRED & DUKE  
 D.B. 1062 PG. 236  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE = 1"=20' DATE: 11-22-04

**SCOPE OF WORK**  
 THE CONSTRUCTION OF A ROOF DECK



**EYE SIGHT FROM ALFRED STREET**  
 SCALE: 1/8"=1'-0"



**EYE SIGHT FROM DUKE STREET**  
 SCALE: 1/8"=1'-0"

SCOTT W. STERL, AIA PLLC  
 residential architecture  
 2021 MAGARITY CT. FALLS CHURCH, VA 22043  
 703-734-6246

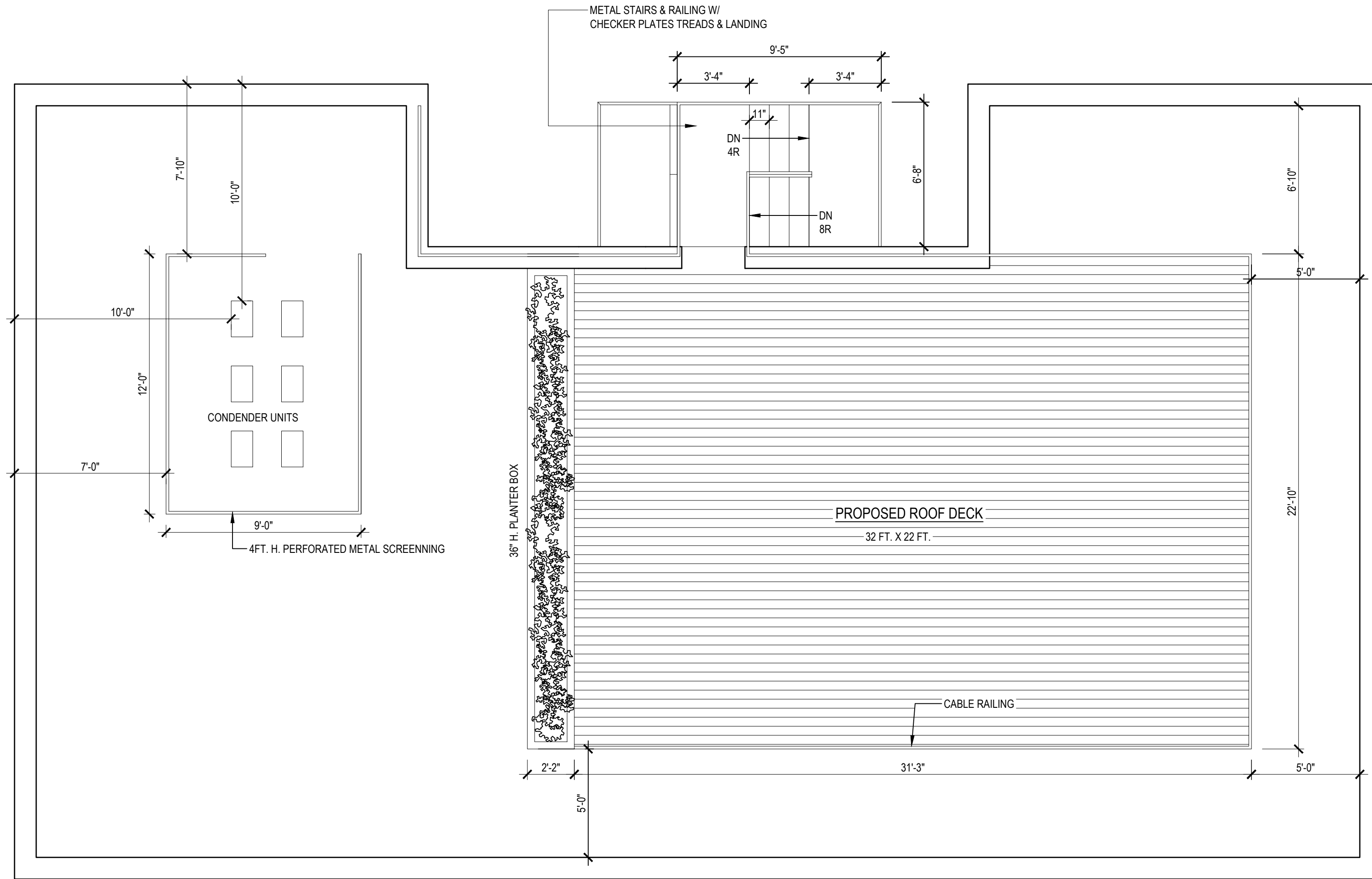


INTERIOR REMODELING:  
 221 S. ALFRED ST.,  
 ALEXANDRIA, VA 22314  
 OWNER: 221 S. ALFRED ST. LLC

CO

12/18/24





**PROPOSED ROOF DECK**  
SCALE: 1/4"=1'-0"

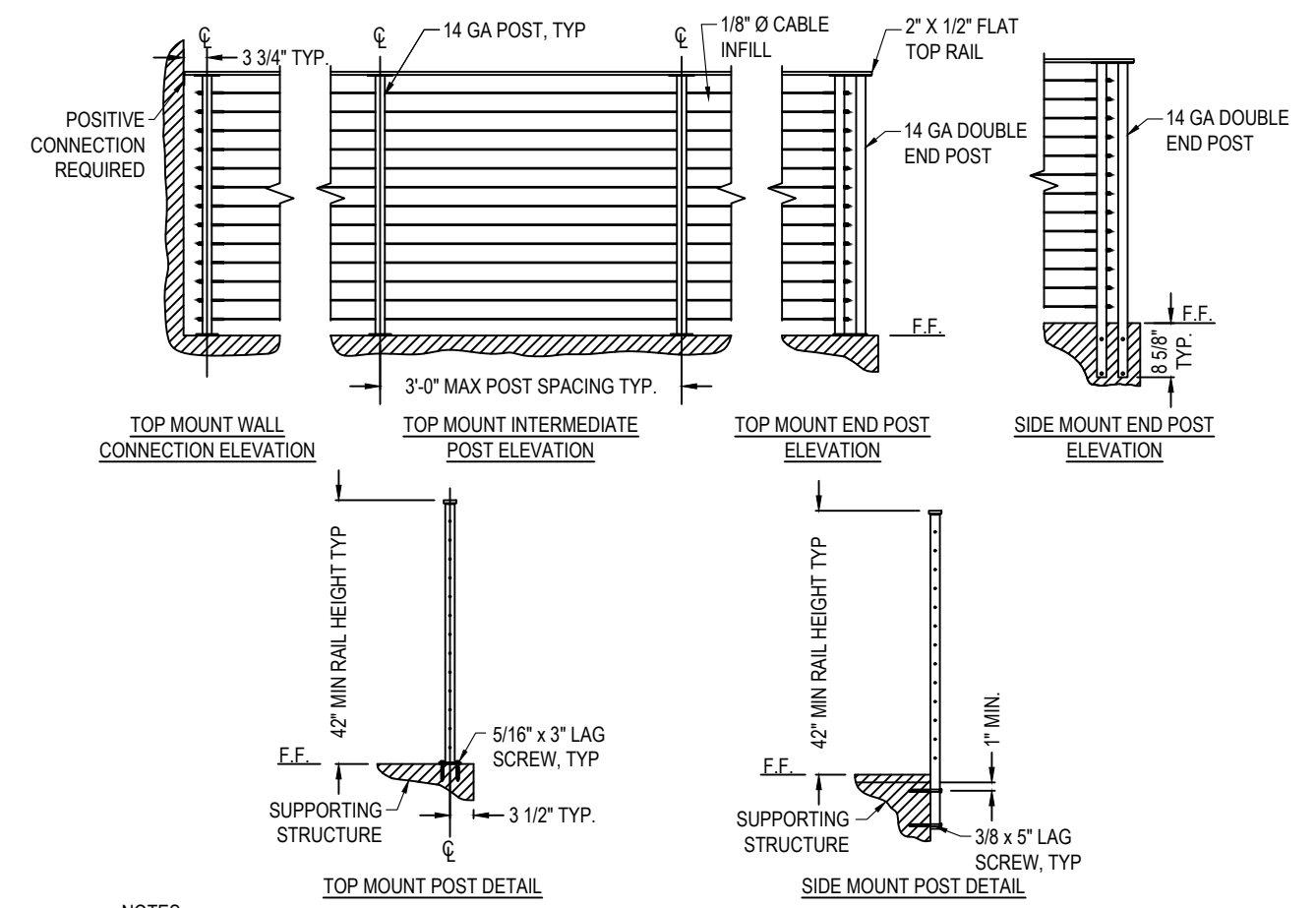
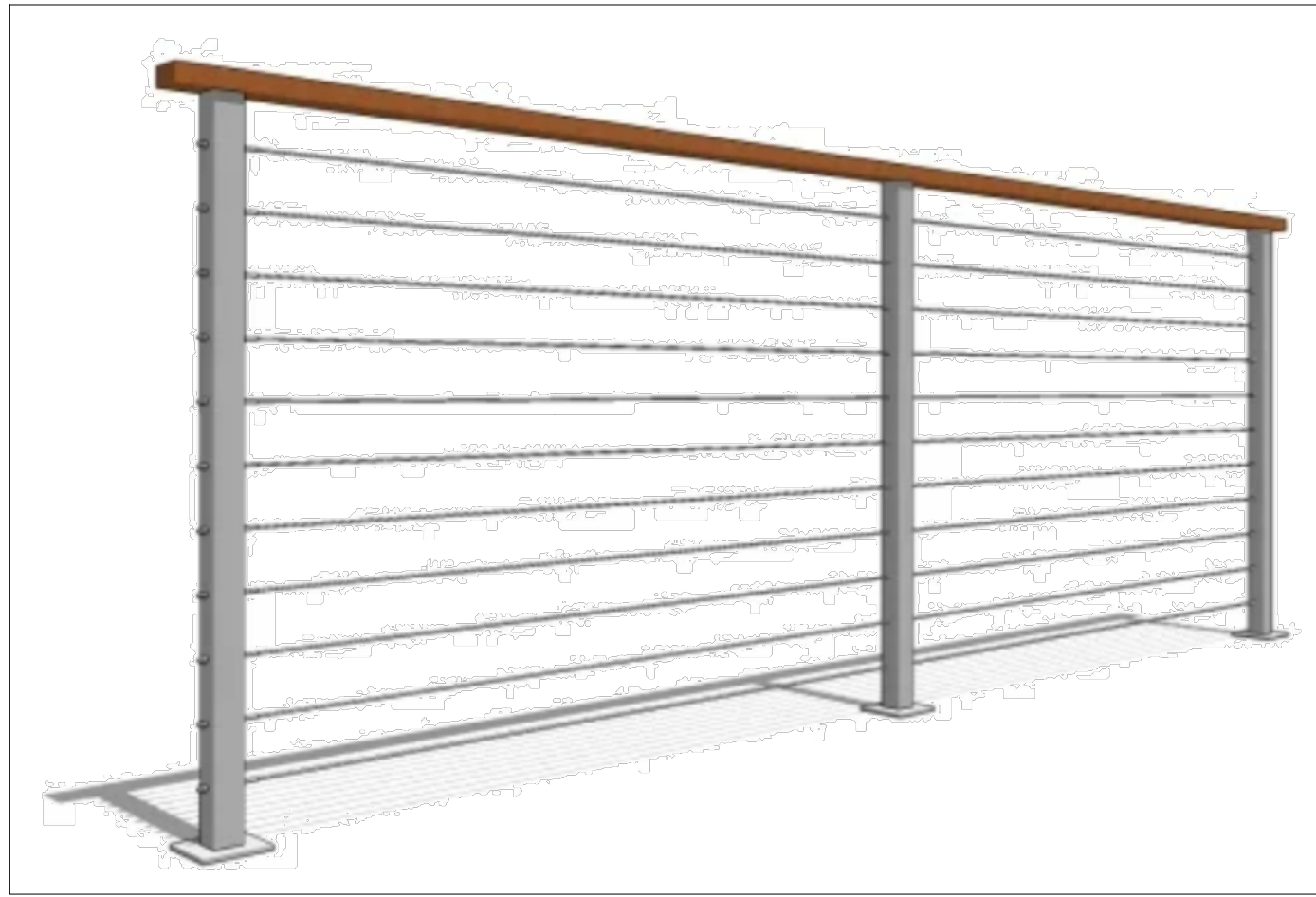
SCOTT W. STERL, AIA PLLC  
residential architecture  
2021 MAGARITY CT. FALLS CHURCH, VA 22043  
703-734-6246



INTERIOR REMODELING:  
221 S. ALFRED ST.,  
ALEXANDRIA, VA 22314  
OWNER: 221 S. ALFRED ST. LLC

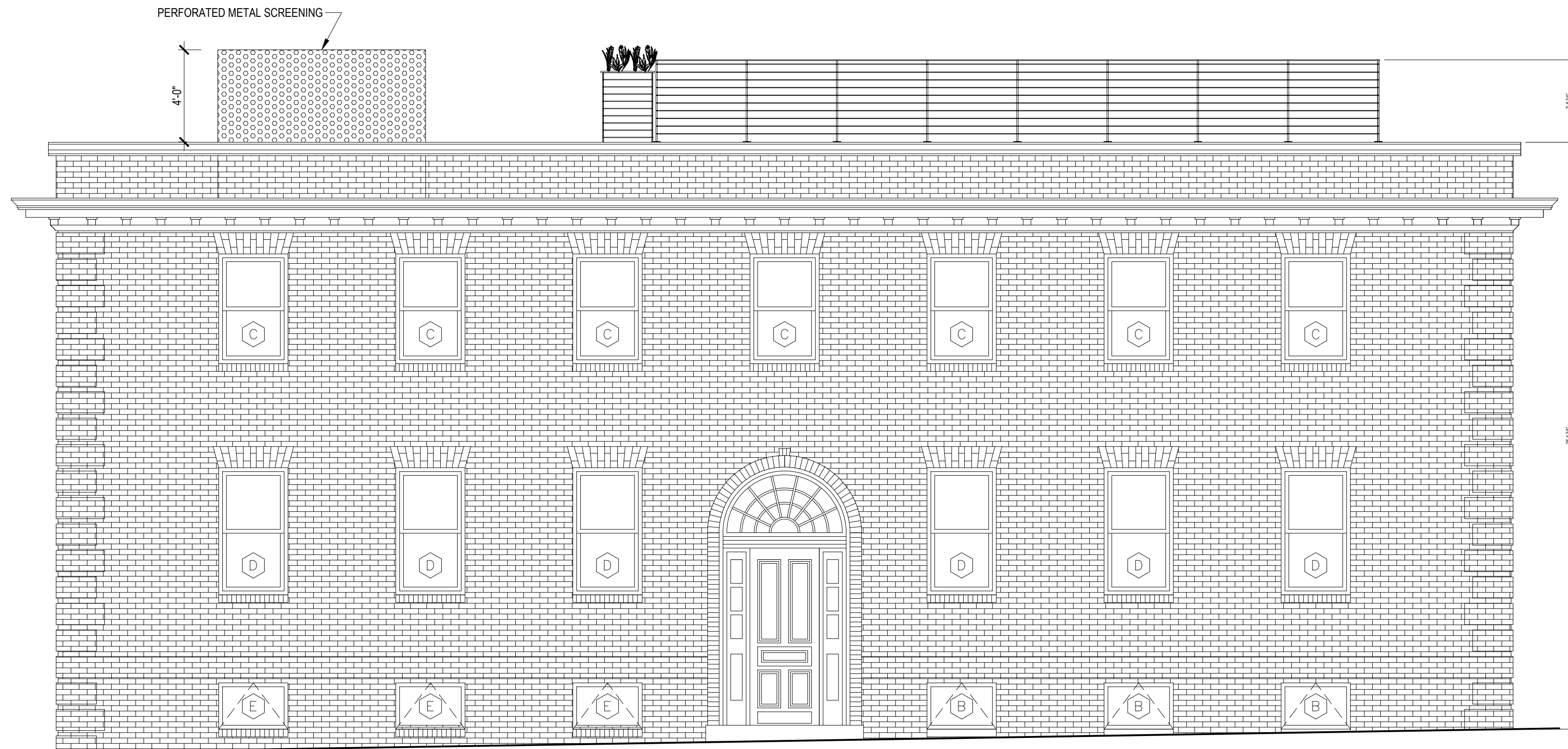
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12/18/24




- NOTES:
1. CUSTOM LAYOUTS WILL BE DETAILED BY AGS.
  2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  3. DO NOT SCALE DRAWING.
  4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
  5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBERALFRED roof deck permit set.

 **CABLE RAILING SYSTEMS**  
CABLE RAILING SYSTEM WITH FLAT TOP, 42 INCH



**PROPOSED EAST ELEVATION**  
SCALE: 1/4"=1'-0"

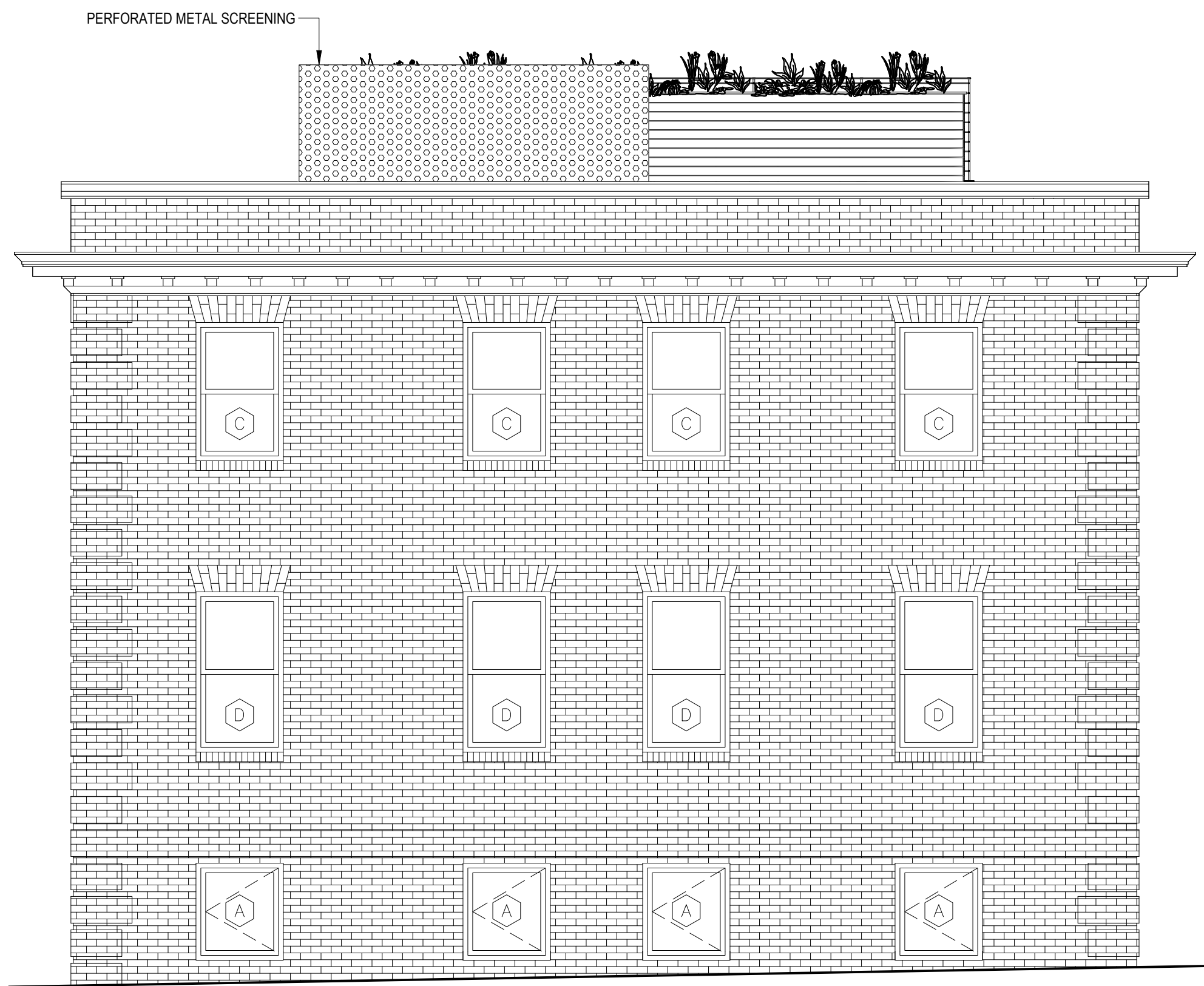
 **SCOTT W. STERL, AIA PLLC**  
residential architecture  
2021 MAGARITY CT. FALLS CHURCH, VA 22043  
703-734-6246



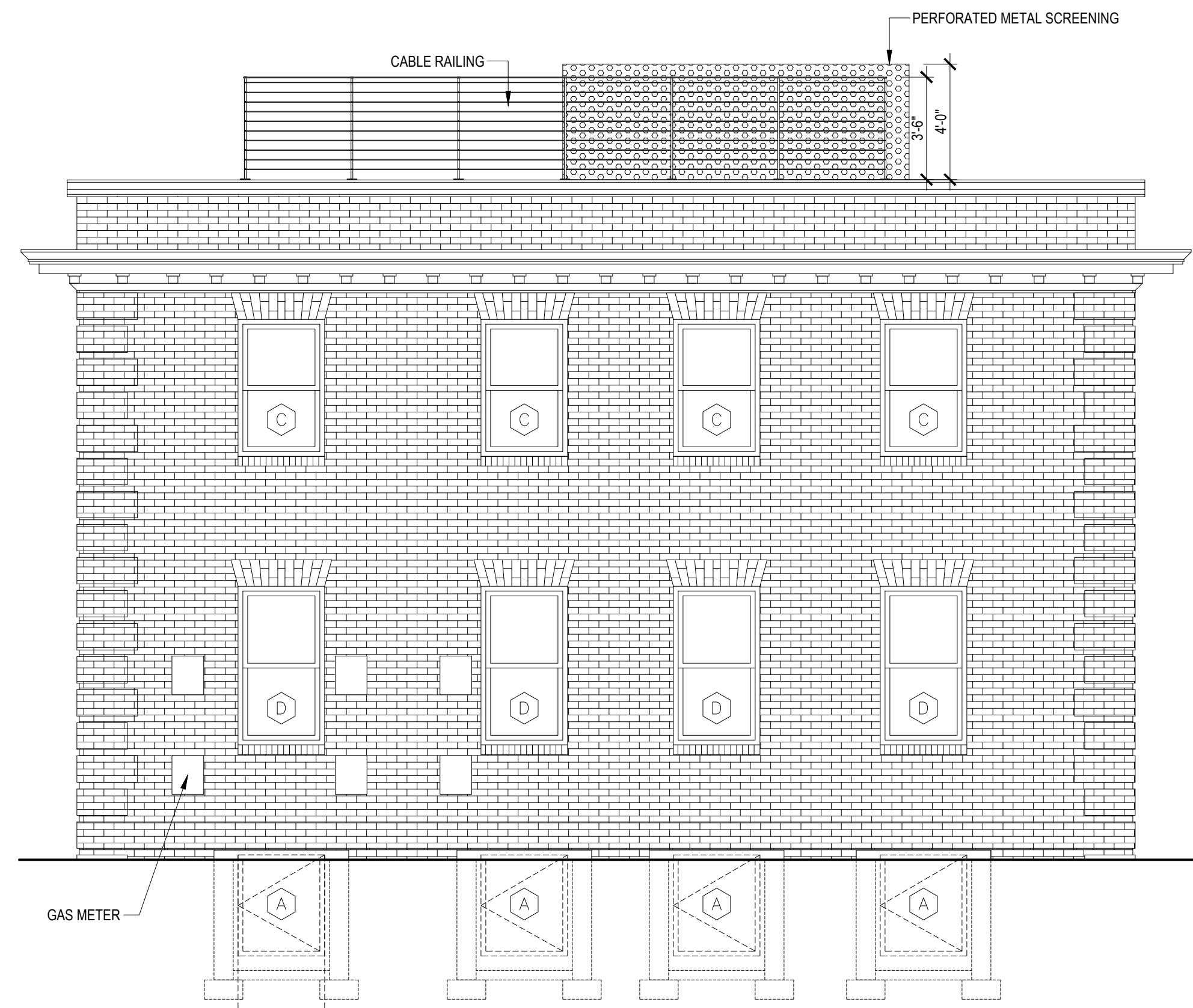
INTERIOR REMODELING:  
221 S. ALFRED ST.,  
ALEXANDRIA, VA 22314  
OWNER: 221 S. ALFRED ST. LLC

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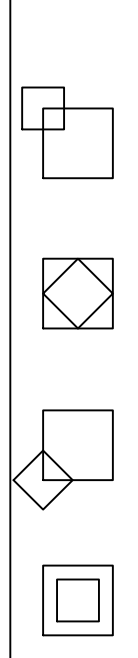
12/18/24



**PROPOSED SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



EXST. DOOR OPENING W/ CMU  
**PROPOSED NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

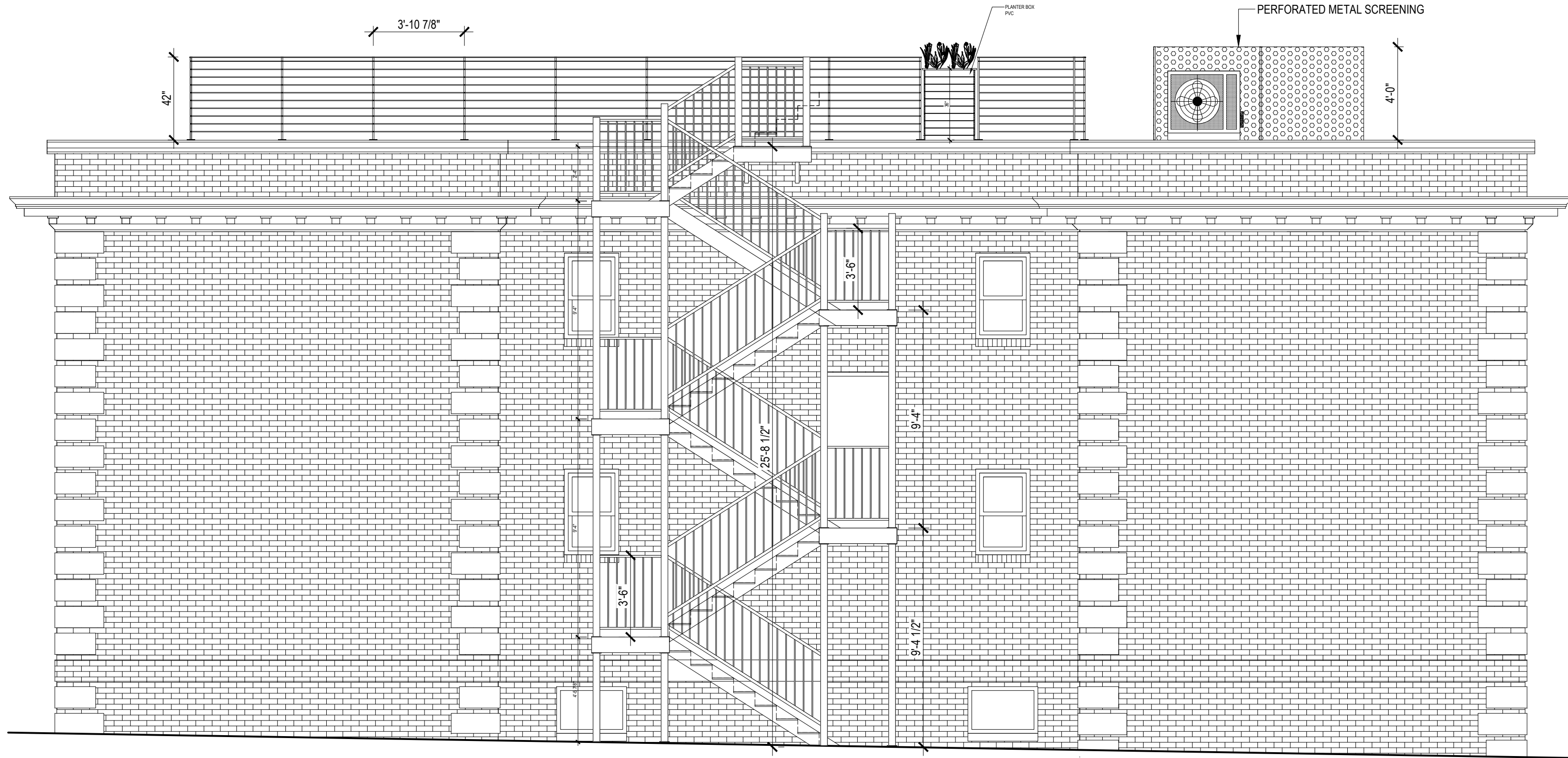
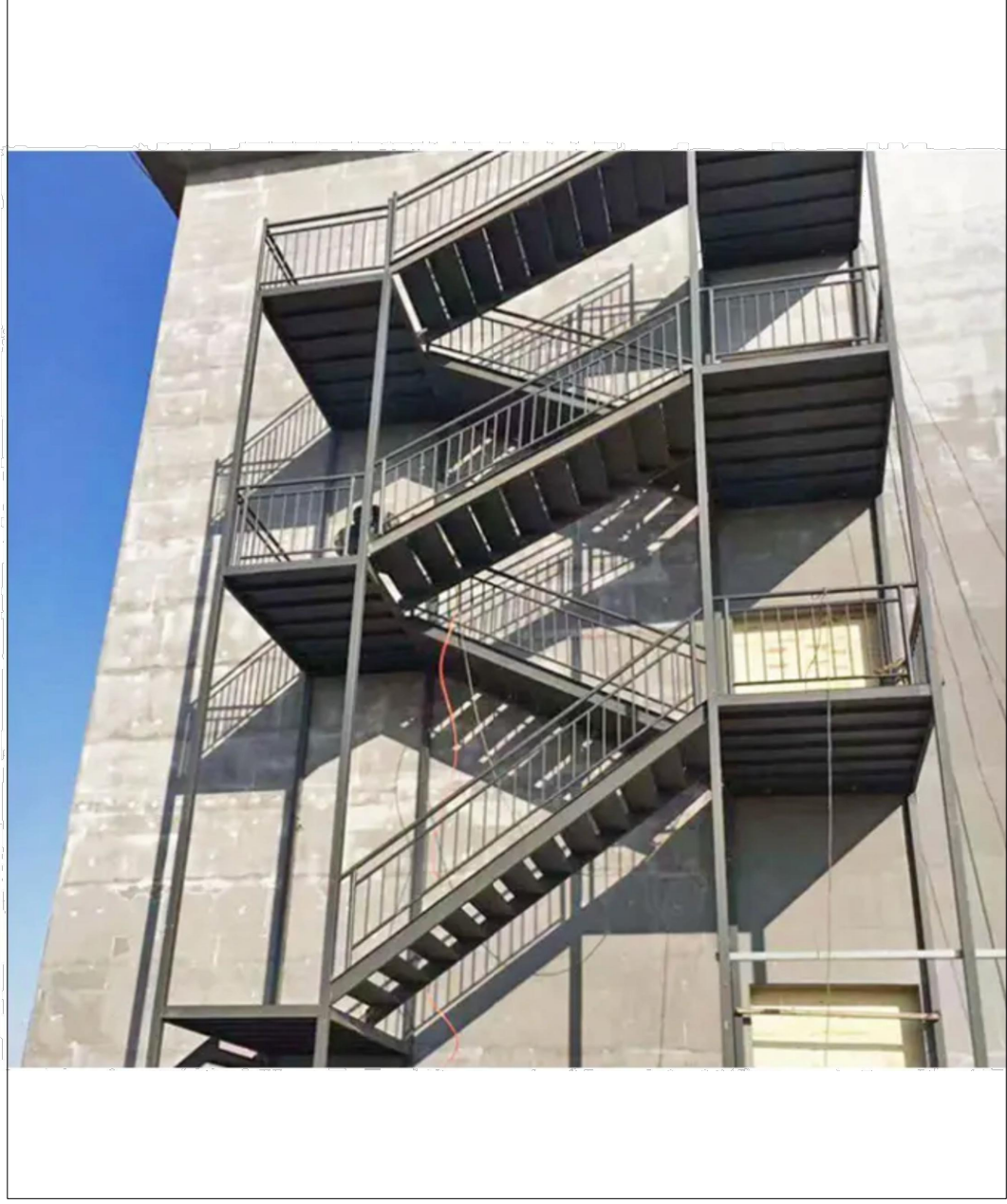

  
**SCOTT W. STERL, AIA PLLC**  
 residential architecture  
 2021 MAGARITY CT. FALLS CHURCH, VA 22043  
 703-734-6246



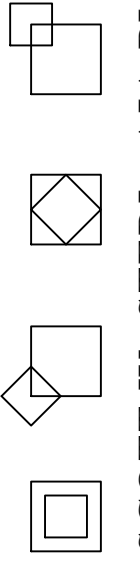
INTERIOR REMODELING:  
 221 S. ALFRED ST.,  
 ALEXANDRIA, VA 22314  
 OWNER: 221 S. ALFRED ST. LLC

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**PROPOSED WEST ELEVATION**  
SCALE: 1/4"=1'-0"



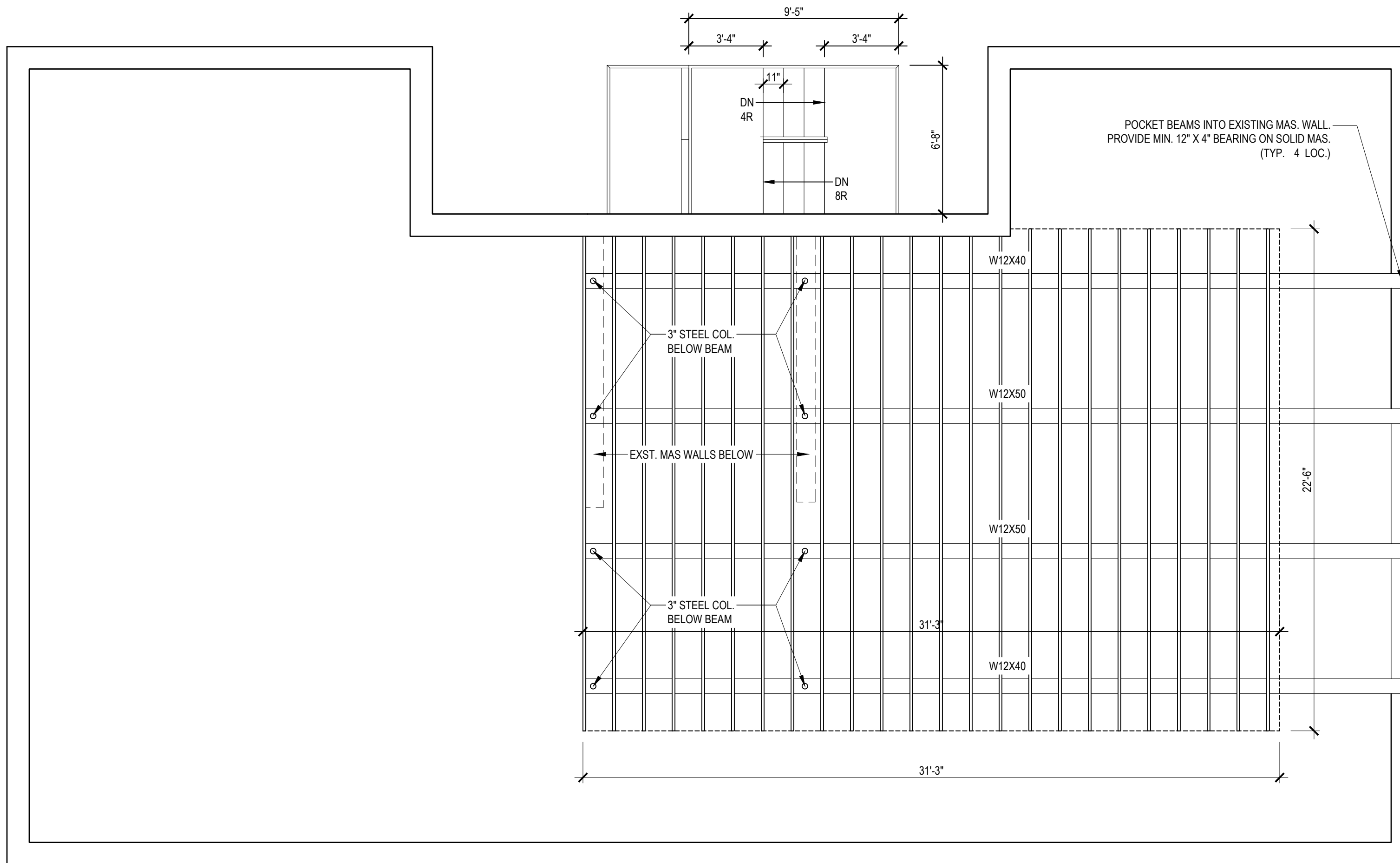
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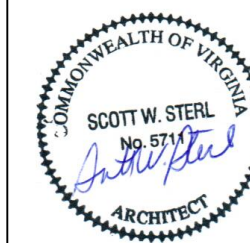
INTERIOR REMODELING:  
221 S. ALFRED ST.,  
ALEXANDRIA, VA 22314  
OWNER: 221 S. ALFRED ST. LLC

**A04**

12/18/24



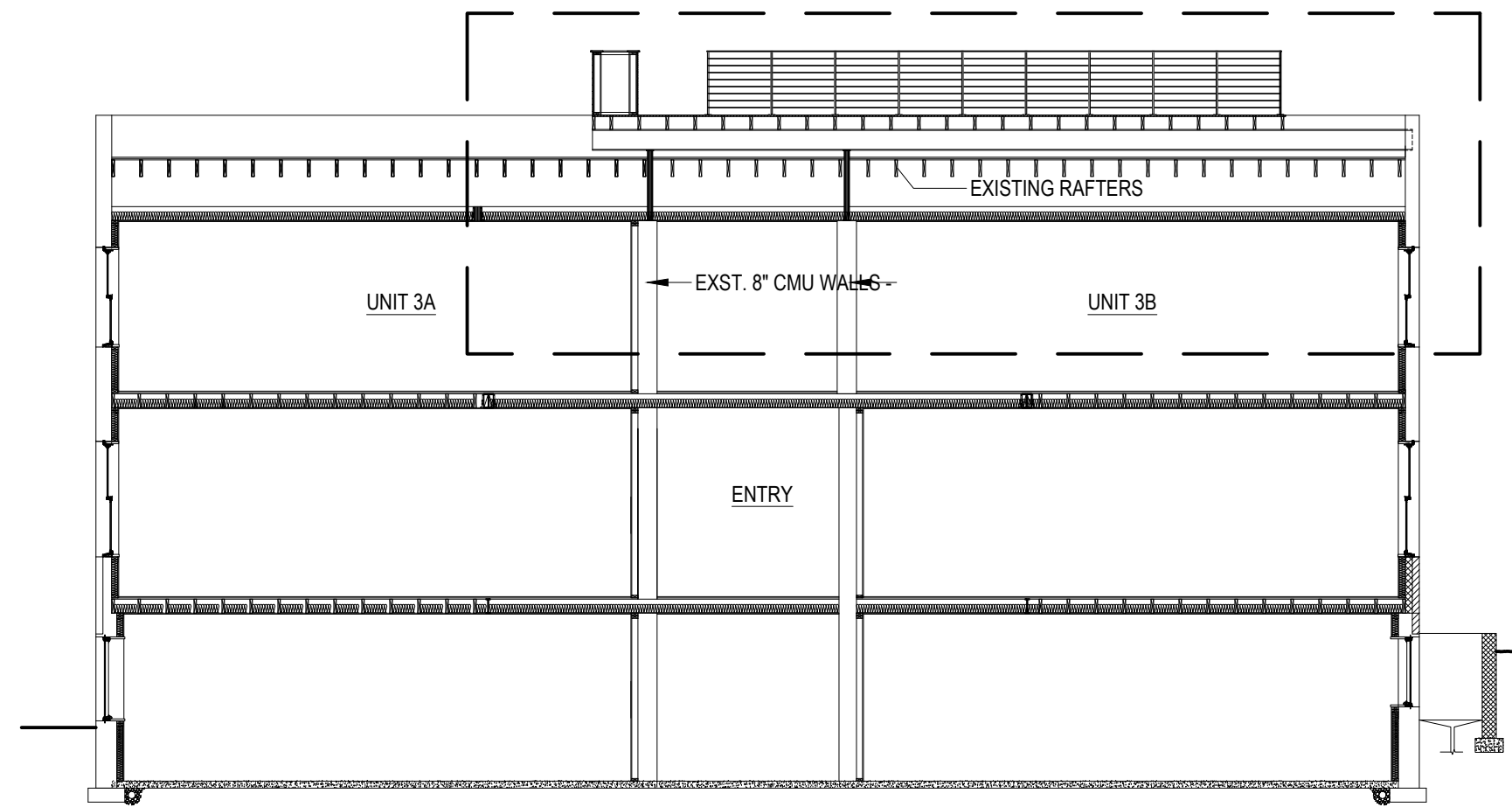
**ROOF FRAMING PLAN**  
SCALE: 1/4"=1'-0"



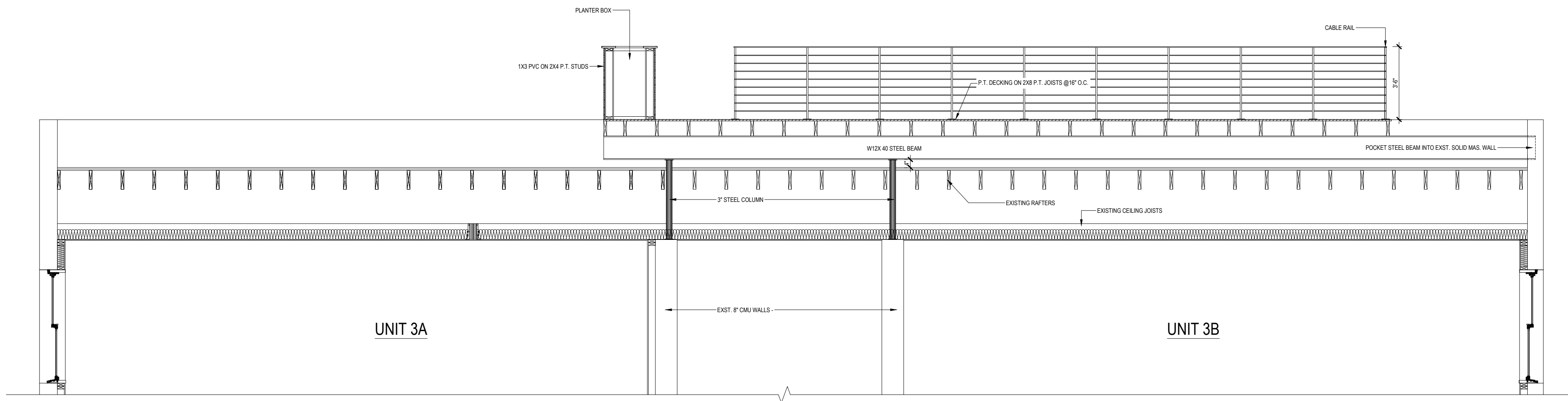
INTERIOR REMODELING:  
 221 S. ALFRED ST.,  
 ALEXANDRIA, VA 22314  
 OWNER: 221 S. ALFRED ST. LLC

**S04**

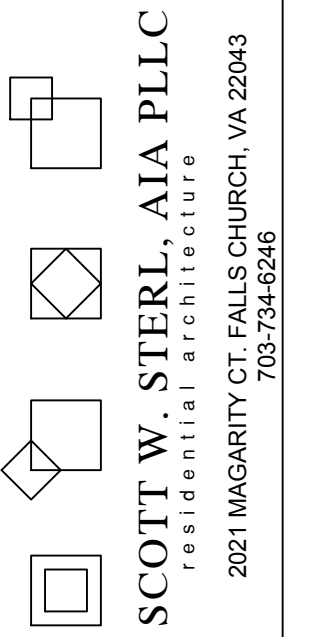
12/18/24



**SECTION AA**  
SCALE: 1/8"=1'-0"



**SECTION AA**  
SCALE: 1/2"=1'-0"

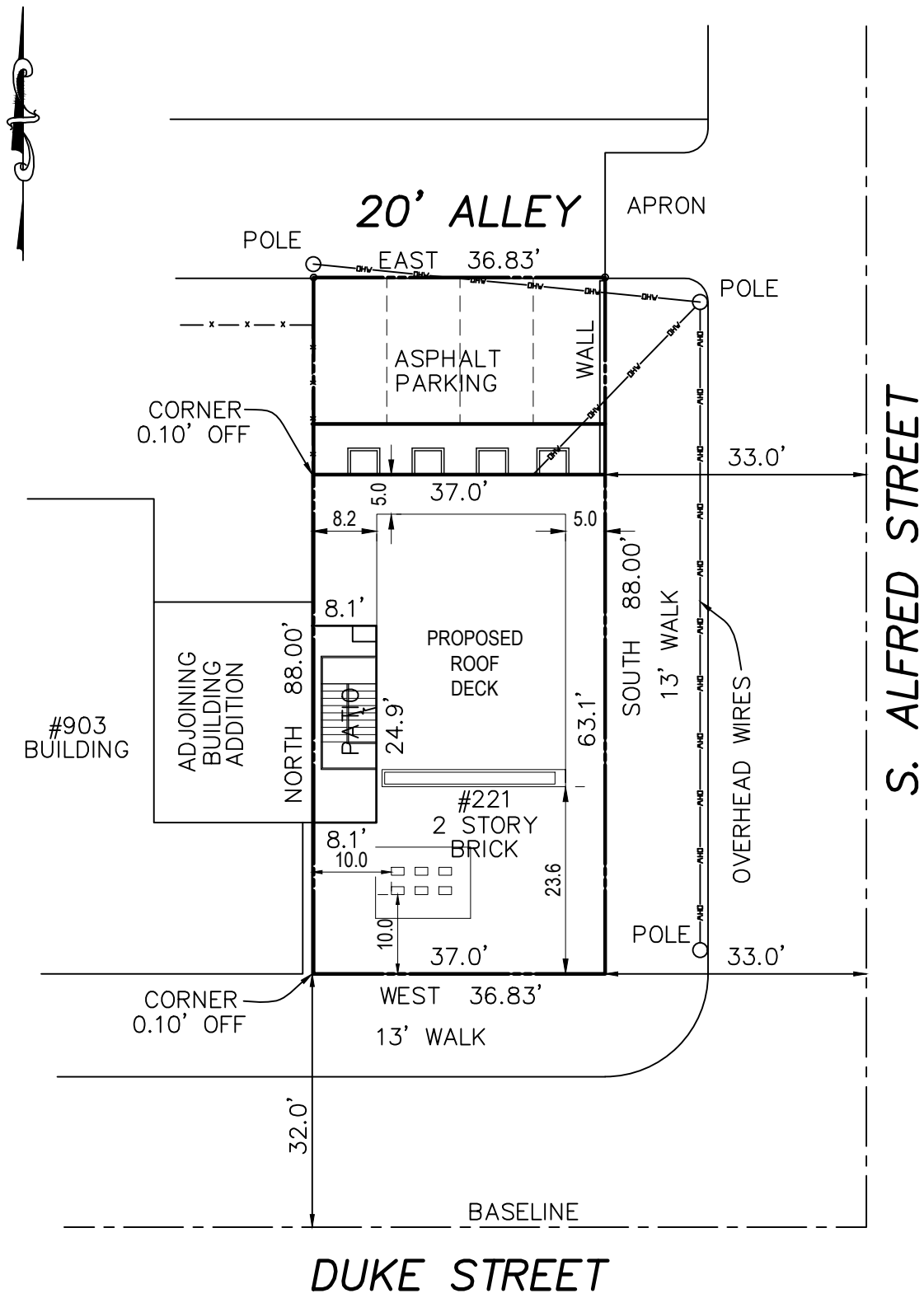

  
**SCOTT W. STERL, AIA PLLC**  
 residential architecture  
 2021 MAGARITY CT. FALLS CHURCH, VA 22043  
 703-734-8246



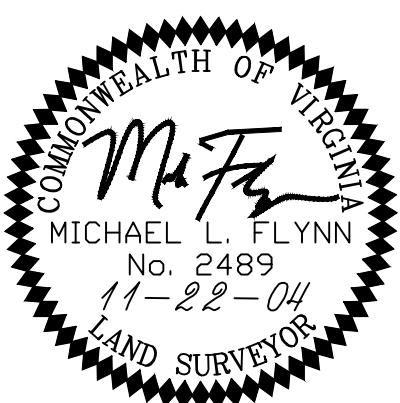
ROOF DECK FOR:  
 221 S. ALFRED ST.,  
 ALEXANDRIA, VA 22314  
 OWNER: 221 S. ALFRED ST. LLC

**S02**

12/18/24



**LOCATION SURVEY**  
 #221 S. ALFRED STREET  
 TM #74-01-07-15  
 NW CORNER OF ALFRED & DUKE  
 D.B. 1062 PG. 236  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE = 1"=20' DATE: 11-22-04



- 1.) NO TITLE REPORT FURNISHED.
- 2.) THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" AREAS DETERMINED OUTSIDE 500 YEAR FLOOD PLAIN. PER FLOOD INSURANCE RATE MAP NO. 5155190005D FOR THE CITY OF ALEXANDRIA, VIRGINIA DATED 5-19-91.
- 3.) THIS SURVEY IS NOT TO BE USED AS A PLAT TO ESTABLISH PROPERTY LINES OR TO CONSTRUCT ANY PERMANANT STRUCTURES ON THE PROPERTY.
- 4.) NO CORNER MARKERS SET.

**MERESTONE LAND SURVEYING PLLC**  
 LAND SURVEYING & G.P.S. SERVICES  
 23 MERESTONE LAND SURVEYING PLLC  
 95 BASALT DRIVE FREDERICKSBURG, VA 22406  
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