

FLEUCHAUS AND LANGWORTHY
TAX MAP 42.03-03-53

N 87°35'20" E

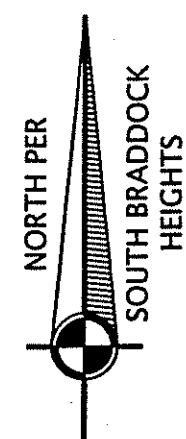
250.00'

WEST BRADDOCK ROAD
VACATED PORTION OF
WEST BRADDOCK ROAD
R/W VARIES

620

33,491 S.F.
#418 WEST BRADDOCK ROAD

612
TAX MAP 42.03-05-11



N 33°24'45" W

220.77'

S 56°35'15" W

RUFFNER ROAD
50' R/W

186.46'

25.0'

204.29'

17.83'

②

69.65'

82.01'

12.36'

S 33°24'45" E

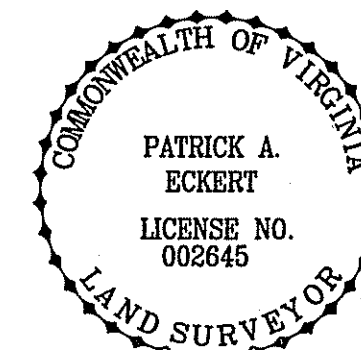
NOTES :

1. THE PROPERTY DELINEATED HEREON AS #418 WEST BRADDOCK ROAD IS SHOWN ON THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP AS PARCEL 42.04-05-12 AND IS ZONED R-8.
2. PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
3. OWNER : RICHARD C. TONNER, JR.
& ELIZABETH A. TONNER
418 WEST BRADDOCK ROAD
ALEXANDRIA, VIRGINIA 22302
4. AN EASEMENT IS HEREBY RESERVED FOR ALL EXISTING PUBLIC AND PRIVATE UTILITIES LOCATED WITHIN THE VACATED AREA.
5. NO BUILDINGS OR IMPROVEMENTS INCLUDING DRIVEWAYS AND PARKING SPACES MAY BE CONSTRUCTED ON THE VACATED AREA AND THE VACATED LAND AREA MAY NOT BE USED TO DERIVE ANY INCREASED DEVELOPMENT RIGHTS FOR THE LANDS ADJACENT TO THE VACATED AREA, INCLUDING INCREASED FLOOR AREA, SUBDIVISION RIGHTS OR ADDITIONAL DWELLING UNITS.

SURVEYOR'S CERTIFICATE :

I, PATRICK A. ECKERT, A DULY AUTHORIZED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED HEREON, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT IT IS A CONSOLIDATION OF ALL THE LAND CONVEYED TO RICHARD C. AND ELIZABETH A. TONNER, BY DEED RECORDED ON APRIL 30, 2002 AS INSTRUMENT NUMBER 020014925 AMONGST THE LAND RECORDS OF THE CITY OF ALEXANDRIA AND A PORTION OF WEST BRADDOCK ROAD VACATED BY CITY ORDINANCE AND IS WITHIN THE BOUNDARIES THEREOF; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED AS THUS ——— EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THIS PROJECT.

GIVEN UNDER MY HAND AND SEAL THIS 7TH DAY OF APRIL, 2006.



CERTIFIED CORRECT :

Patrick A. Eckert
PATRICK A. ECKERT L.S.

PLAT

SHOWING LOT 620
BEING A CONSOLIDATION OF
LOT 520

RESUBDIVISION OF VILLA SITES 19, 20 & 21

SOUTH BRADDOCK HEIGHTS

AND

A VACATED PORTION OF

WEST BRADDOCK ROAD

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30' APRIL 7, 2006

ALEXANDRIA SURVEYS INTERNATIONAL, LLC.

6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306

(703) 660-6615
FAX (703) 768-7764

SHEET 1 OF 1

CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
1	10.00'	15.71'	90°00'00"	10.00'	14.14'	S 11°35'15" W
2	140.00'	85.70'	35°04'25"	44.24'	84.37'	N 14°09'08" W