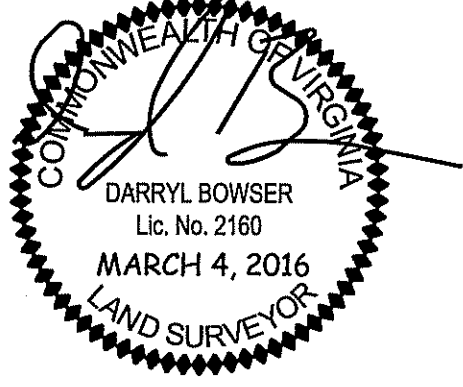


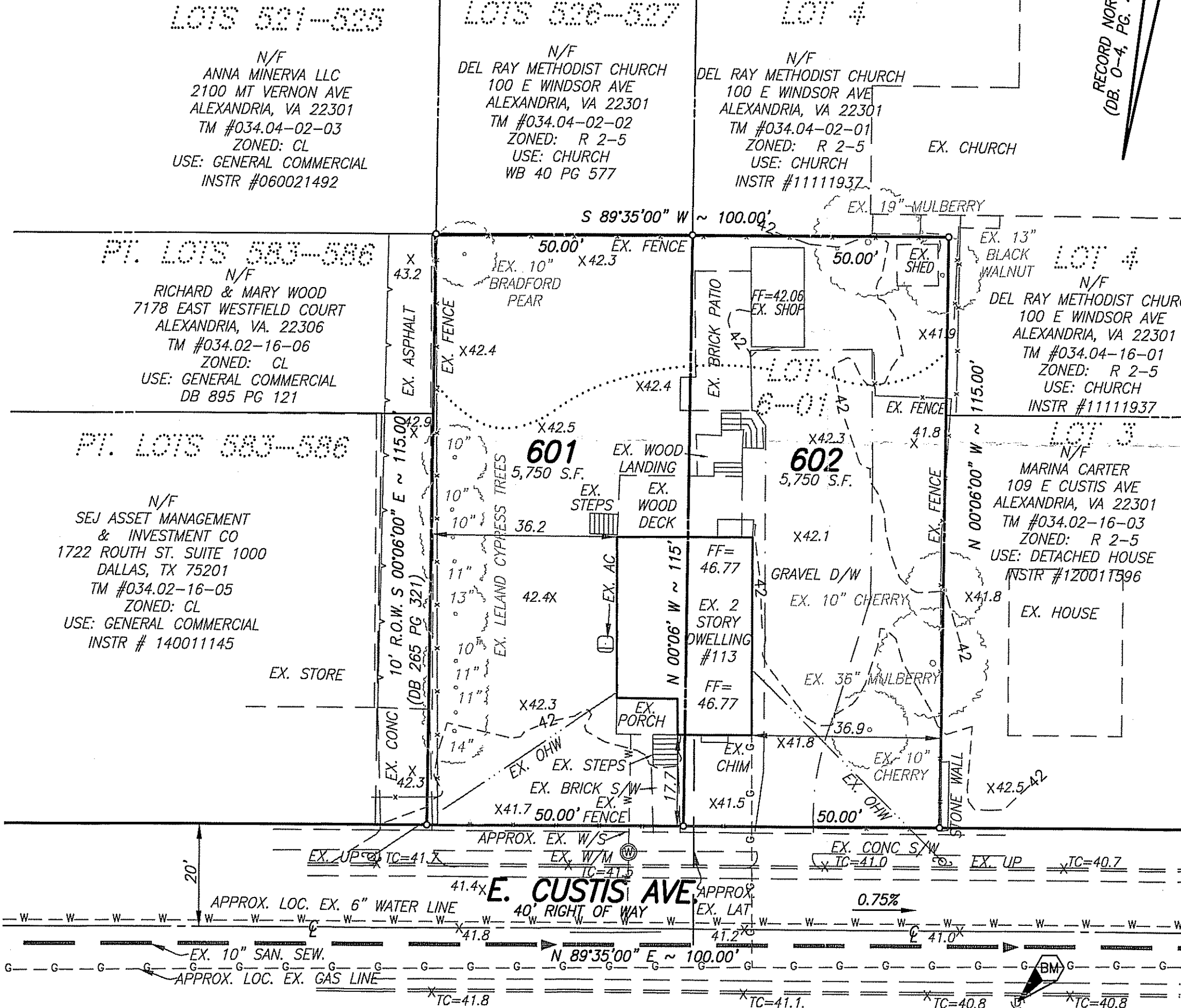
SURVEYOR'S CERTIFICATE

I, DARRYL BOWSER, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF ALL THE LAND CONVEYED TO CUSTIS 244, LLC BY JOHN D. KIRKPATRICK AND MARY ANN KIRKPATRICK, DATED FEBRUARY 29, 2016 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA IN INSTR. #160002496 AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT. IRON PIPES MARKED THUS—O—WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 4TH DAY OF MARCH, 2016.



LOT TABULATION

TOTAL SITE AREA 11,500 SQ. FT. OR 0.2640 AC.
EXISTING NUMBER OF LOTS 1
PROPOSED NUMBER OF LOTS 2
MINIMUM LOT AREA REQUIRED 5,000 SQ. FT. OR 0.1148 AC.
MINIMUM LOT AREA PROPOSED 5,750 SQ. FT. OR 0.1320 AC.



VICINITY MAP
SCALE: 1" = 500'

GENERAL NOTES

1. TAX ASSESSMENT MAP # 034.02-16-04
2. ZONE: R 2-5
3. SITE AREA = 11,500 SQ. FT. OR 0.2640 AC.
4. OWNER = CUSTIS 244, LLC
601 KING ST. SUITE #250
ALEXANDRIA, VA. 22314
(INST. #160002496)
5. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
6. TITLE REPORT FURNISHED BY CHIGACO TITLE INSURANCE COMPANY, FILE # 15-0262, DATED FEBRUARY 27, 2016 AND IS RELIED UPON BY THE SURVEYOR TO BE ACCURATE.
7. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT #551. ELEVATION = 44.65'
8. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER LOCATED IN EAST CUSTIS AVENUE.
9. THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
10. THERE ARE NO KNOWN BURIAL SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
11. THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.

APPROVED	
CITY PLANNING COMMISSION	
ALEXANDRIA, VA	
DATE	CHAIRMAN
DATE	DIRECTOR OF PLANNING
PUBLIC IMPROVEMENT BOND(S) APPROVED	
DATE	DIRECTOR T.&E.S.

PRELIMINARY PLAT
SHOWING SUBDIVISION OF
LOT 6-01
DEL RAY
(D.B. 1074, PG. 758 & D.B. 0-4, PG. 402)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DATE: MARCH 4, 2016

RCFIELDS & ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street Alexandria, Virginia 22314 (703) 549-6422

FILE NO. 15-157
SHEET 1 OF 1
COMP. JD
DRAWN JD
CHECKED I DEB