



## NOTES

- THE PROPERTY DELINEATED HEREON IS LOCATED ON CITY OF ALEXANDRIA TAX MAP NO. 054-02-06-0A AND IS ZONED CG.
- 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.
- 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.
- 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.
- 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.
- 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
- MAP (FIRM) FOR CITY OF ALEXANDRIA, VIRGINIA PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER 5155190033E, MAP REVISED JUNE 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'

<b>APPROVED</b>	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

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

SCALE: 1" = 30' INSTRUMENT # 150020863 DATE: AUGUST 17, 2016

<b>REVISION</b>		<b>Bowman</b>	
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BCG PROJECT NO: 8476-01-001		TASK: SX003	COUNTY REF NO:
		SHEET 1 OF 1	

