

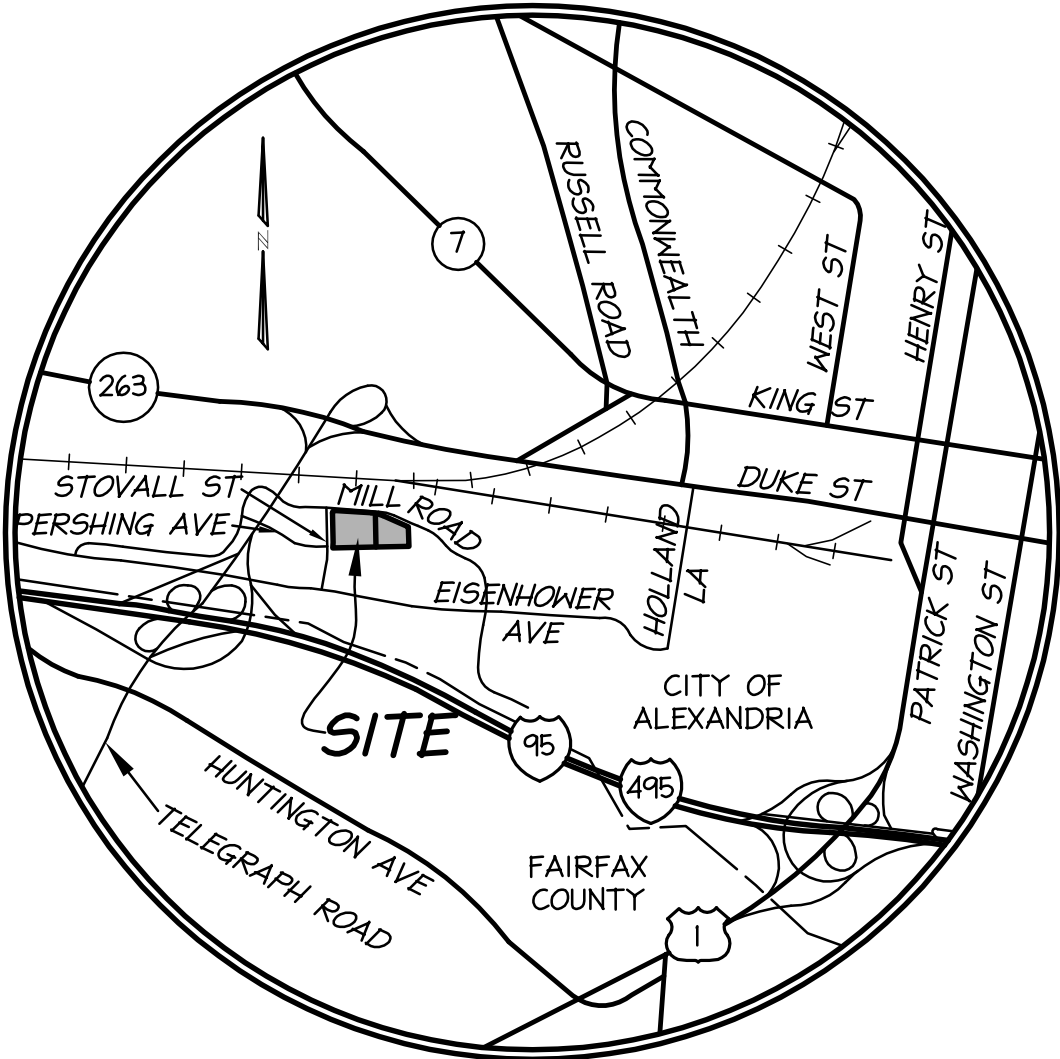
SURVEYOR'S CERTIFICATE

I KERRY L. SKINNER, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS IS A STREET VACATION AND CONSOLIDATION ON THE LANDS OF THE HOFFMAN BUILDING II, LLC (PARCEL 600) LAST MODIFIED BY INSTRUMENT #_____ AND THE LANDS OF THE HOFFMAN FAMILY, LLC (PARCEL 505) LAST MODIFIED BY INSTRUMENT #_____, ALL AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.



KERRY L. SKINNER
LICENSED LAND SURVEYOR NO. : 1593
COMMONWEALTH OF VIRGINIA

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



VICINITY MAP

SCALE: 1" = 2000'

AREA TABULATION

TM# 072.04-03-28 (PARCEL 600)	149,738 SQ. FT. OR 3.43751 ACRES
VACATED PORTION OF MILL ROAD	2,466 SQ. FT. OR 0.05661 ACRES
TOTAL	152,204 SQ. FT. OR 3.49412 ACRES

TM# 072.04-03-25 (PARCEL 505)	72,810 SQ. FT. OR 1.67149 ACRES
VACATED PORTION OF MILL ROAD	263 SQ. FT. OR 0.00605 ACRES
TOTAL	73,073 SQ. FT. OR 1.67754 ACRES

NOTES

- THE PROPERTIES AND OWNERS SHOWN HEREON ARE AS FOLLOWS AND ARE ALL ZONED CDD#2:

TM# 072.04-03-28
HOFFMAN BUILDING II, LLC
INSTRUMENT NUMBER 110013907,140011841,150010851 (CORRECTED DEED)

TM# 072.04-03-25
HOFFMAN FAMILY LLC
INSTRUMENT NUMBER 990027955
- NO TITLE REPORT FURNISHED. ALL UNDERLYING EASEMENTS ARE NOT INDICATED ON THIS PLAT.
- THE PROPERTIES SHOWN HEREON ARE LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NUMBER 5155190037 E, DATED JUNE 16, 2011, ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- BOUNDARY INFORMATION BASED ON DEEDS AND PLATS OF RECORD.
- THE DEED OF CONVEYANCE AND CONSOLIDATION CREATING PARCEL 505, HOFFMAN CENTER, IS RECORDED IN INSTRUMENT NO. 050042827 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA. THE DEED OF SUBDIVISION, DEDICATION OF PUBLIC RIGHT-OF-WAY AND CONVEYANCE CREATING PARCEL 600, HOFFMAN CENTER, IS RECORDED IN INSTRUMENT NO. 140011841 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA. THE CORRECTIVE DEED OF SUBDIVISION CORRECTING THE LEGAL DESCRIPTION OF PARCEL 600, HOFFMAN CENTER, IS RECORDED IN INSTRUMENT NO. 150010851 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

PLAT SHOWING STREET VACATION
PARCELS 600 AND 505
HOFFMAN CENTER
CITY OF ALEXANDRIA, VIRGINIA

PROJ:	98085.049.00
SCALE:	NA
DATE:	9/13/2017
REV:	10/16/2017
DRAWN:	RTC/PGS
CHECKED:	KLS
SHEET NO.	



STOALL STREET
VARIABLE WIDTH R/W

N 01°13'00" W 340.02' (TOTAL)
311.22'

PARCEL 600
152,204 SQ. FT. OR 3.49412 ACRES
HOFFMAN BUILDING II, LLC
INST #140011841, 150010851 (CORRECTED DEED)
TAX MAP #072.04-03-28
149,738 SQ. FT. OR 3.43751 ACRES

2,466 SQ. FT. OR 0.05661 ACRES
(HEREBY VACATED AND VACATED
BY ORDINANCE WITHIN PARCEL 600.)

S 86°27'54" E 393.35'
S 86°39'51" E 380.26'

MANDEVILLE LANE
VARIABLE WIDTH R/W
INST #

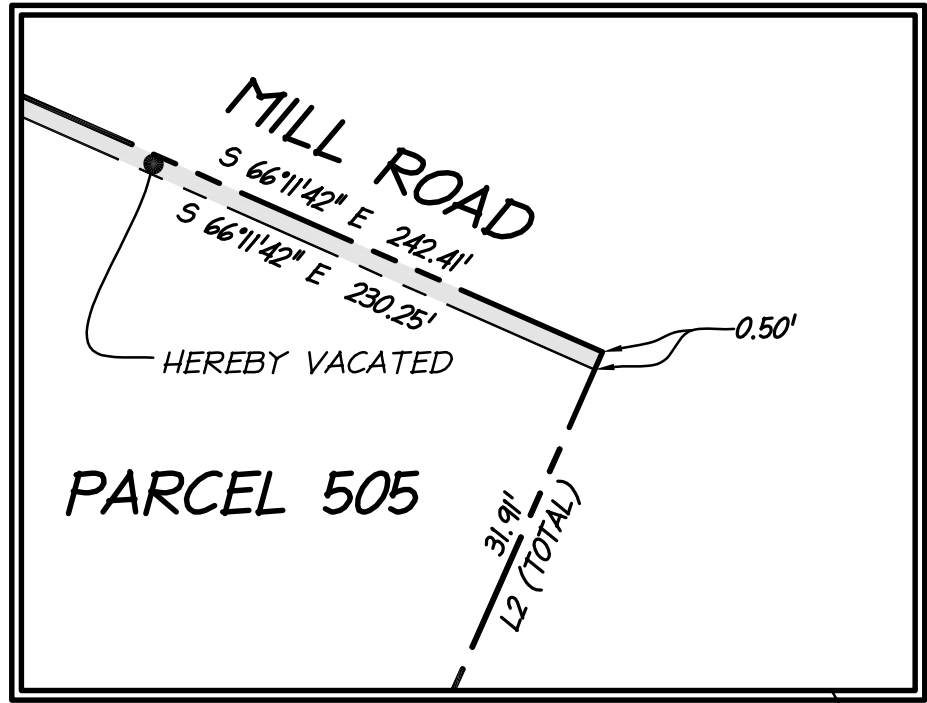
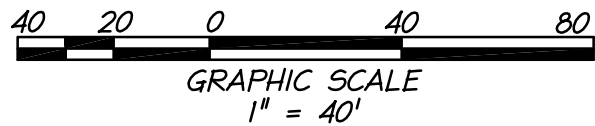
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°27'50" E	20.29'
L2	S 23°48'18" W	32.41'
L3	N 23°48'18" E	20.19'
L4	N 88°44'22" E	10.25'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
CI	362.50'	128.24'	20°16'12"	64.80'	S 76°19'48" E	127.58'
C1A	362.50'	54.38'	8°35'44"	27.24'	S 82°10'02" E	54.33'
C1B	362.50'	73.86'	11°40'28"	37.06'	S 72°01'56" E	73.73'
C2	82.00'	35.87'	25°03'56"	18.23'	S 11°16'20" W	35.59'
C3	21.00'	34.58'	94°21'25"	22.66'	S 46°09'26" W	30.80'
C4A	362.00'	44.41'	7°01'42"	22.23'	N 83°09'00" W	44.38'
C4B	362.00'	84.92'	13°26'28"	42.66'	N 72°54'55" W	84.73'
C5	18.00'	7.87'	25°03'56"	4.00'	S 11°16'20" W	7.81'

■ DENOTES VACATED RIGHT-OF-WAY AREA



DETAIL "A"
SCALE: 1"=5'

MILL ROAD
VARIABLE WIDTH R/W
263 SQ. FT. OR 0.00605 ACRES
(HEREBY VACATED AND VACATED
BY ORDINANCE WITHIN PARCEL 505.)

PARCEL 505
73,073 SQ. FT. OR 1.67754 ACRES
PARCEL 505
HOFFMAN FAMILY LLC
INST #990027955
TAX MAP #072.04-03-25
72,810 SQ. FT. OR 1.67149 ACRES

PARCEL 504
HOFFMAN FAMILY LLC
INST #990027955



APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA

CHAIRMAN
DIRECTOR OF PLANNING

DATE
PUBLIC IMPROVEMENT BOND(S) APPROVED
DATE
DIRECTOR T. & E.S.



PLAT SHOWING STREET VACATION
PARCELS 600 AND 505
HOFFMAN CENTER
CITY OF ALEXANDRIA, VIRGINIA

PROJ:
98085,049.00
SCALE: 1" = 40'
DATE: 9/13/2017
REV: 10/16/2017
DRAWN: RTC/PGS
CHECKED: KLS
SHEET NO.