

\\prwm-fips5\PRWM-Production\Projects\98085\04100\SURVEYS\Plans\Record\107870 Mill Road Vacation.dwg, 9/14/2017 4:33:48 PM, richiebrick, 1:1, christopher consultants, Inc.

028201

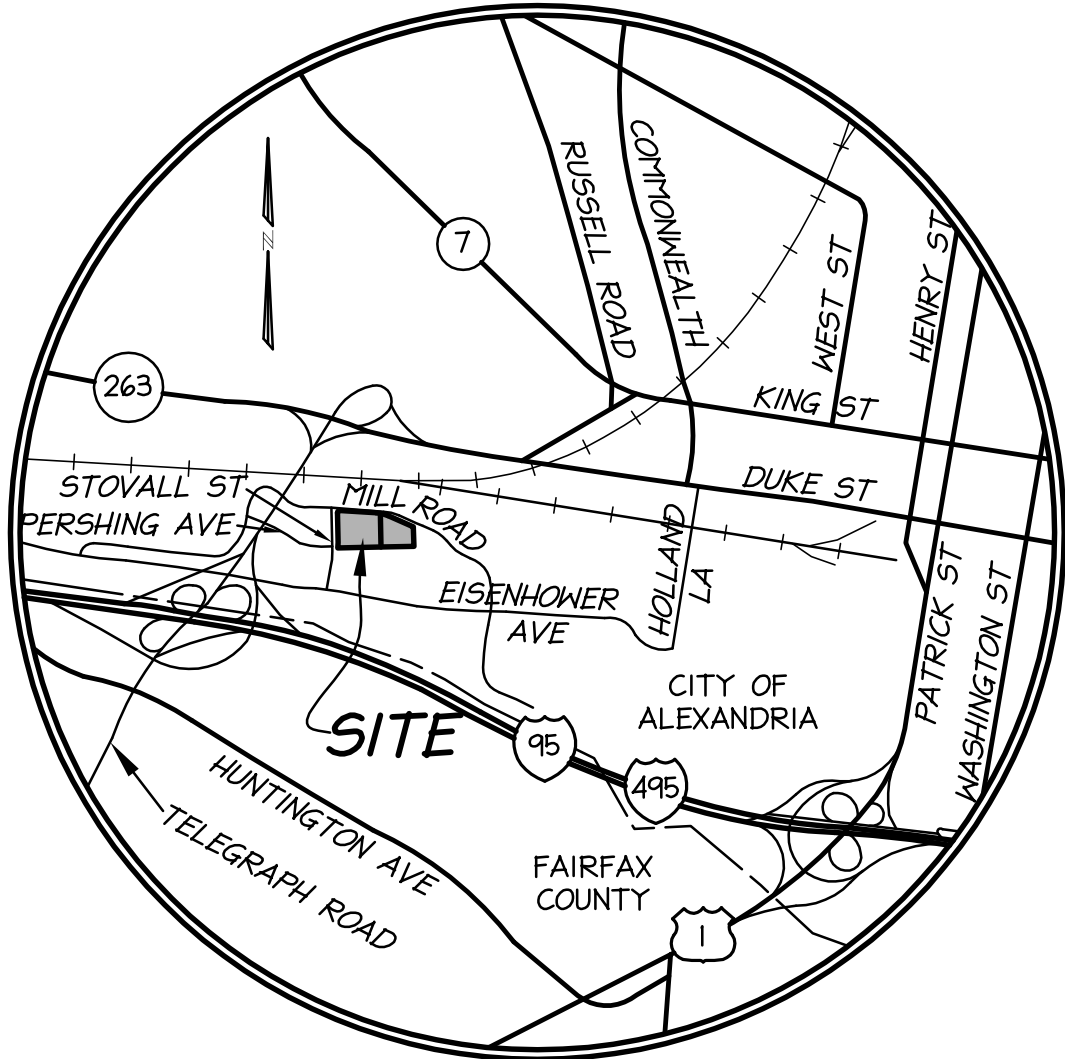
SURVEYOR'S CERTIFICATE

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 BEFORE VACATION

TM# 072.04-03-28 (PARCEL 600) 149,738 SQ. FT. OR 3.43751 ACRES

AFTER VACATION

VACATED PORTION OF MILL ROAD 2,468 SQ. FT. OR 0.05665 ACRES

TM# 072.04-03-28 (PARCEL 600) 149,738 SQ. FT. OR 3.43751 ACRES

TOTAL 152,206 SQ. FT. OR 3.46416 ACRES

BEFORE VACATION

TM# 072.04-03-25 (PARCEL 505) 72,810 SQ. FT. OR 1.67149 ACRES

AFTER VACATION

VACATED PORTION OF MILL ROAD 263 SQ. FT. OR 0.00605 ACRES

TM# 072.04-03-25 (PARCEL 505) 72,810 SQ. FT. OR 1.67149 ACRES

TOTAL 73,073 SQ. FT. OR 1.67754 ACRES

NOTES

1. 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

2. NO TITLE REPORT FURNISHED. ALL UNDERLYING EASEMENTS ARE NOT INDICATED ON THIS PLAT.

3. 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.

4. BOUNDARY INFORMATION BASED ON DEEDS AND PLATS OF RECORD.

5. 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 & CONSOLIDATION

PARCELS 600 AND 505
HOFFMAN CENTER

CITY OF ALEXANDRIA, VIRGINIA

PROJ:
98085,041.00

SCALE: NA

DATE: 9/13/2017
REV:

DRAWN: RTC
CHECKED: KLS

SHEET NO.

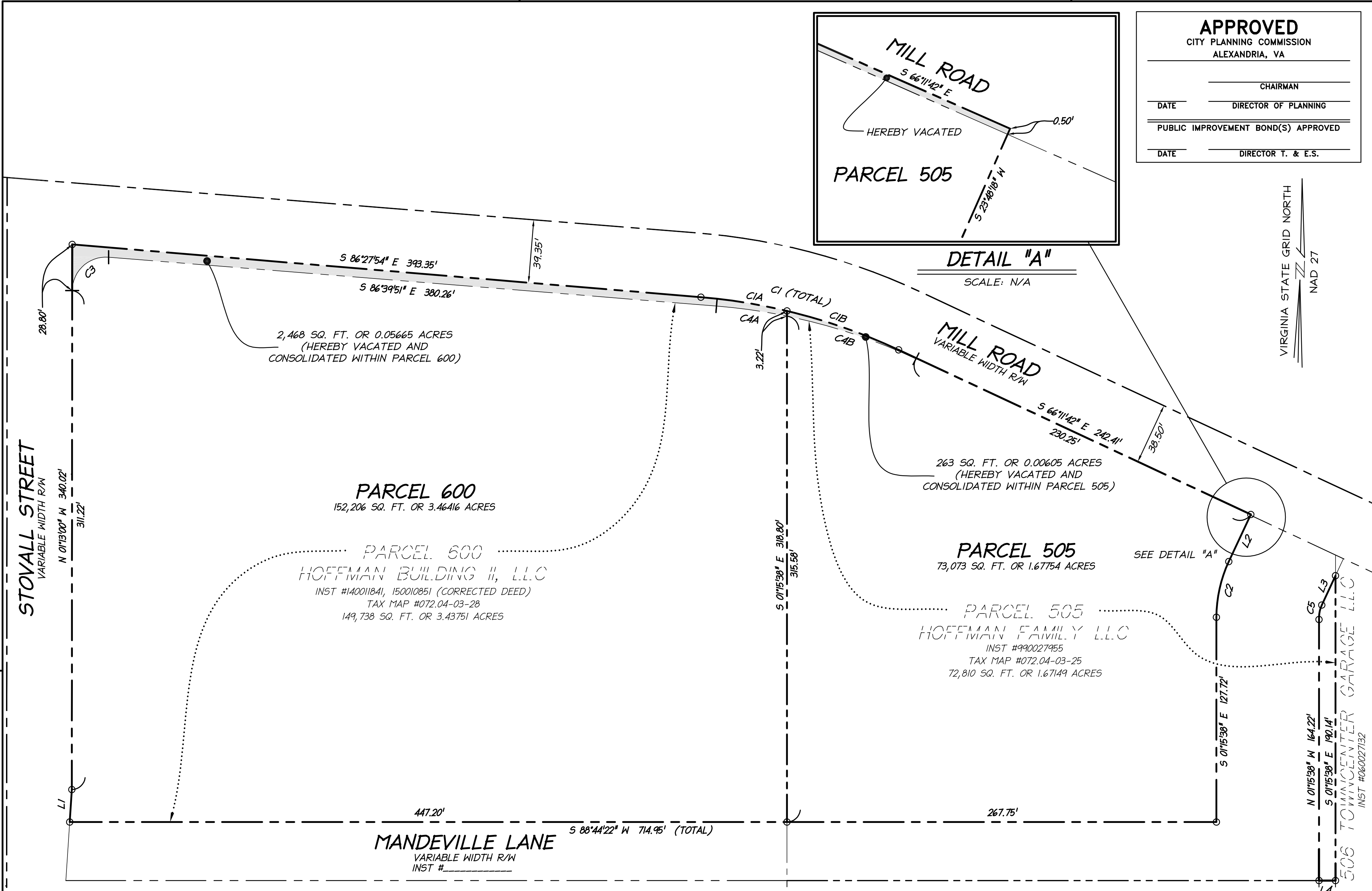
1 OF 2

107870



\\pwm-fips5\PR\WM-Production\Projects\98085\04100\SURVEYS\Plans\Record\107870 Mill Road Vacation.dwg, 9/14/2017 4:33:45 PM, richiebrick, L.L., christopher consultants, Ltd.

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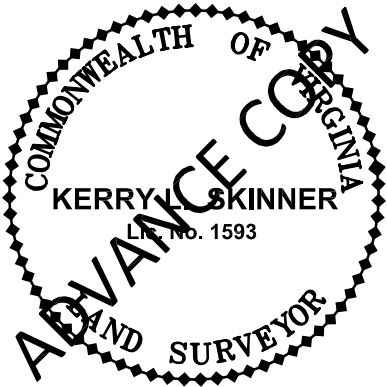
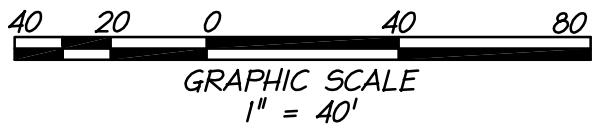
LINE DATA

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 DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	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 AND CONSOLIDATED AREA



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

9301 Innovation drive (suite 150) • manassas, va 20110
phone 703.393.9887 • fax 703.273.6820

PLAT SHOWING STREET VACATION & CONSOLIDATION

PARCELS 600 AND 505

HOFFMAN CENTER

CITY OF ALEXANDRIA, VIRGINIA

PROJ:	98085.041.00
SCALE:	1" = 40'
DATE:	9/13/2017
DRAWN:	RTC
CHECKED:	KL5
SHEET NO.	2 OF 2