



POTOMAC AVENUE
(R/W VARIES)

ZONING: CDD#10

PARCEL ID #025.01-05-04
3050 POTOMAC AVE, ALEXANDRIA, VA
OUTLOT A
INST #140004967

APTA CENTENNIAL
PROPERTIES, LLC
INST #170009909
ZONING: CDD#10

PARCEL ID #025.01-05-17
PARCEL "G-A-1"
POTOMAC YARD
ALEXANDRIA
INST #50017601

DOGUE STREET
INST #10021554
(64' R/W)

1,184 SQ. FT.
CONVEYED FROM
CPTAR SHOPPING CENTER, LLC TO
OUTLOT A

PROPERTY LINE
HEREBY DELETED

PROPERTY LINE
HEREBY CREATED

EX. INGRESS-EGRESS, PUBLIC UTILITY
AND EMERGENCY VEHICLE ESMIT
INST #10021554

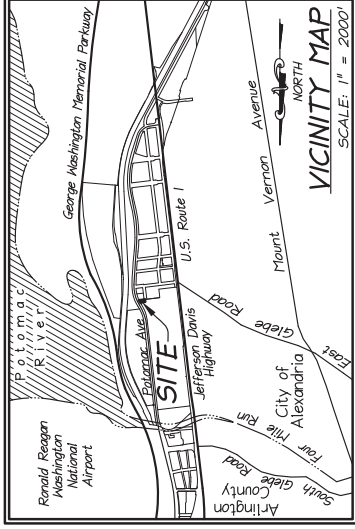
1,205 SQ. FT.
CONVEYED FROM OUTLOT A TO
CPTAR SHOPPING CENTER, LLC

PROPERTY LINE
HEREBY DELETED

PARCEL ID #016.01-05-01
3601 JEFFERSON DAVIS HWY, ALEXANDRIA, VA
CPTAR SHOPPING
CENTER, LLC
INST #140004967
ZONING: CDD#19

APPROVED DATE _____
DIRECTOR OF PLANNING AND ZONING

APPROVED DATE _____
DIRECTOR OF TRANSPORTATION AND
ENVIRONMENTAL SERVICES



GENERAL NOTES

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED AS ALEXANDRIA ASSESSMENT MAP NUMBER 025.01-05-09, ZONED CDD#10 (3050 POTOMAC AVENUE, ALEXANDRIA, VA) AND #016.01-05-01, ZONED CDD #19 (3601 JEFFERSON DAVIS HWY, ALEXANDRIA, VA).
2. CURRENT OWNER/APPLICANT: APTA CENTENNIAL PROPERTIES, LLC - INSTRUMENT #170009909 CPTAR SHOPPING CENTER, LLC - INSTRUMENT #140004967
3. THE PROPERTIES SHOWN HEREON ARE LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NUMBER 515519 0033 E, DATED JUNE 16, 2011, ZONE X, AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
4. THE BASIS OF BEARINGS FOR THIS PLAT WERE TAKEN FROM A PLAT RECORDED AT INSTRUMENT #10021554 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
5. CONTROL TRAVERSE INFORMATION OBTAINED FROM THE WASHINGTON METROPOLITAN TRANSIT AUTHORITY.
6. THIS BOUNDARY IS BASED ON INSTRUMENT #50017601.
7. NO TITLE REPORT FURNISHED.

SURVEYOR'S CERTIFICATE

I, BRENT E. EVANS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY PLATTED THE PROPERTY AND EASEMENT'S SHOWN HEREON AND THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



AREA TABULATION

OUTLOT "A" CONVEYS TO CPTAR: 1,205 SQ. FT. OR 0.02766 ACRES
CPTAR CONVEYS TO OUTLOT A: 1,184 SQ. FT. OR 0.02718 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	800.00'	363.78'	27°29'10"	195.64'	S. 20°23'25" E	380.11'
C2	705.00'	30.09'	27°26'10"	15.04'	S. 32°54'59" E	30.08'
C3	5.50'	4.78'	49°45'03"	2.55'	N. 18°01'16" E	4.93'
C4	15.00'	27.60'	105°24'55"	19.70'	S. 84°23'45" E	23.87'
C5	705.00'	81.32'	6°35'52"	40.71'	S. 28°23'02" E	81.28'
C6	705.00'	23.67'	1°55'24"	11.83'	S. 30°43'36" E	23.67'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N. 06°51'16" W	22.51'
L2	S. 06°51'16" E	21.95'
L3	S. 83°21'10" W	5.50'
L4	S. 83°21'10" W	10.83'
L5	N. 06°38'50" W	56.84'
L6	N. 83°21'10" E	48.02'
L7	S. 83°21'10" W	64.25'



SUBDIVISION PLAT OF THE LANDS OF
APTA CENTENNIAL PROPERTIES, LLC
AND
CPTAR SHOPPING CENTER, LLC
CITY OF ALEXANDRIA, VIRGINIA



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