

NOTES

1. OWNER OF TAX MAP NUMBER 078.02-01-18
MILL ROAD BLOCK 20 LLC
1415 NORTH TAFT STREET
SUITE 100
ARLINGTON, VA 22201
2. BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM AN ALTA/ACSM LAND TITLE SURVEY, PREPARED BY URBAN, LTD., AND DATED NOVEMBER 16, 2016.

CURVE DATA FOR BOUNDARY LINES

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	207.93'	342.00'	34°50'08"	S 00°08'23" W	204.75'	107.29'
C2	60.39'	1567.00'	2°12'30"	S 70°46'30" E	60.39'	30.20'

LINE DATA FOR
BALCONY ENCROACHMENT AREA

LINE	BEARING	DISTANCE
BL1	N 25°34'04" E	2.82'
BL2	S 64°25'56" E	24.83'
BL3	S 25°34'04" W	2.82'

SURVEYOR'S CERTIFICATE

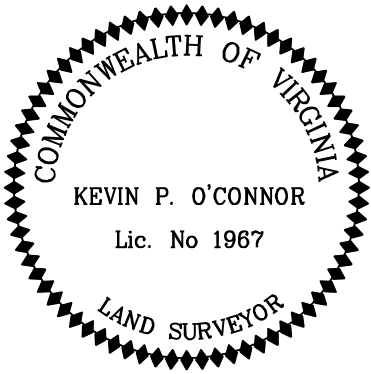
I, KEVIN P O'CONNOR, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS IS A PLAT SHOWING CREATION OF BALCONY ENCROACHMENT AREA WITHIN THE PUBLIC RIGHT-OF-WAY OF DOCK LANE, AS RECORDED IN INSTRUMENT NUMBER 140002070, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

I FURTHER CERTIFY THIS PROPERTY IS WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND THAT THE BEARINGS ARE CALCULATED TO VIRGINIA STATE GRID NORTH. GIVEN UNDER MY HAND THIS DAY OF

KEVIN P. O'CONNOR

LS #1967

DATE



VICINITY MAP

SCALE: 1" = 500'

ESI
PEER REVIEW

APPROVED

SPECIAL USE PERMIT NO. 2017-0005

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED

INSTRUMENT NO.

DEED BOOK NO.

PAGE NO.

PLAT SHOWING
CREATION OF
BALCONY ENCROACHMENT AREA
WITHIN THE PUBLIC RIGHT-OF-WAY OF
DOCK LANE
INSTR. #140002070
CITY OF ALEXANDRIA, VIRGINIA
SCALE: N/A DATE: DECEMBER 31, 2019



urban

Planners • Engineers • Landscape Architects • Land Surveyors

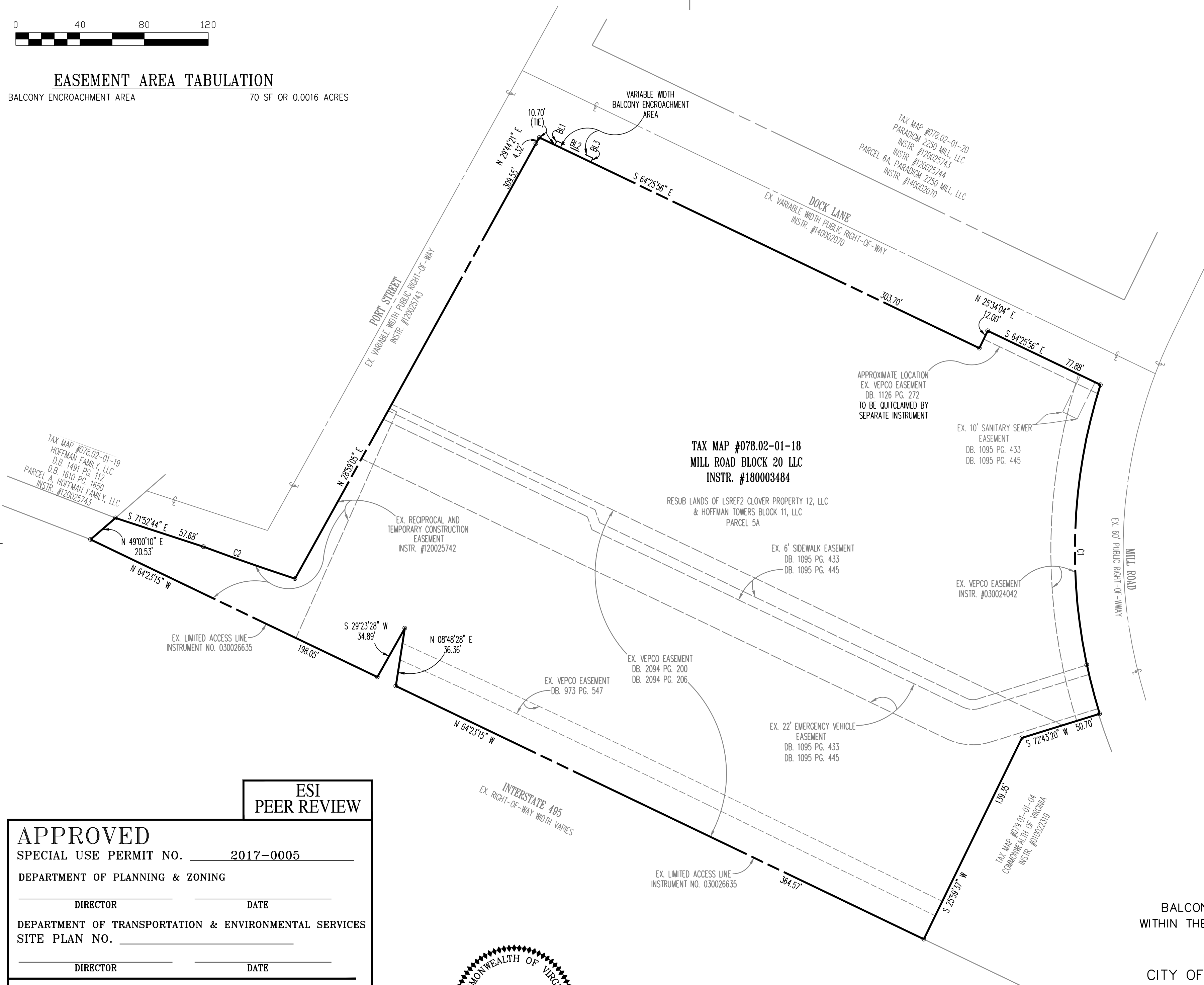
Urban, Ltd.
4200 D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2306
www.urban-ltd.com



EASEMENT AREA TABULATION

BALCONY ENCROACHMENT AREA

70 SF OR 0.0016 ACRES



ESI
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

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DATE

CHAIRMAN, PLANNING COMMISSION

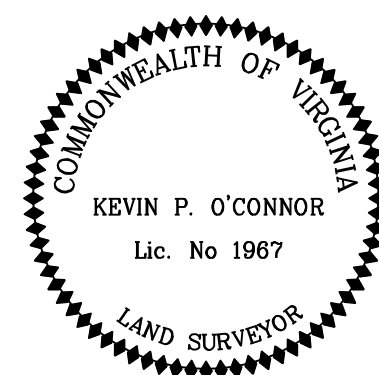
DATE

DATE RECORDED _____

INSTRUMENT NO. _____

DEED BOOK NO. _____

PAGE NO. _____



PLAT SHOWING
CREATION OF
BALCONY ENCROACHMENT AREA
WITHIN THE PUBLIC RIGHT-OF-WAY OF
DOCK LANE
INSTR. #140002070

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 40' DATE: DECEMBER 31, 2019



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SHEET 2 OF 2

R.P.# 2019-056