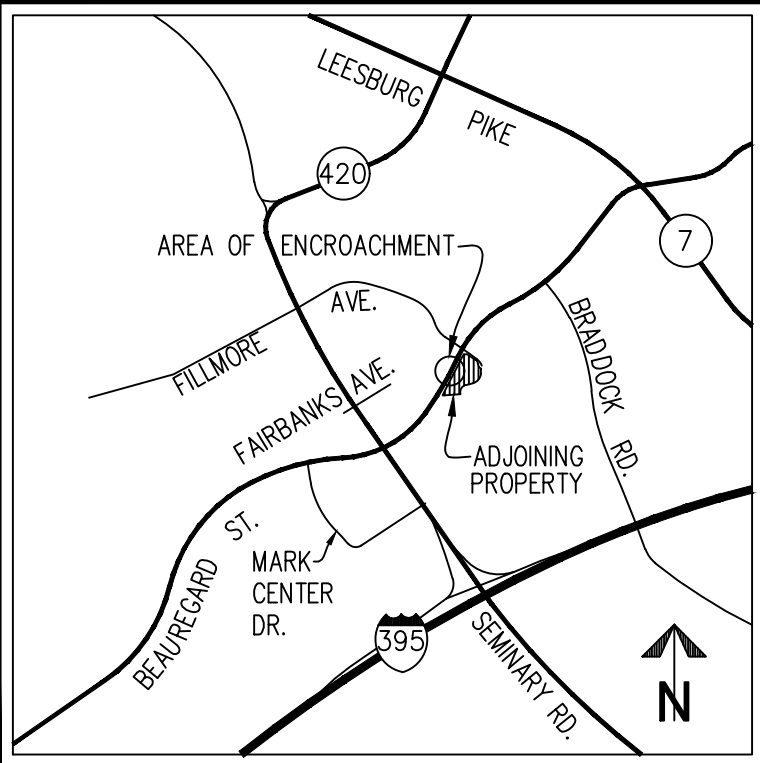


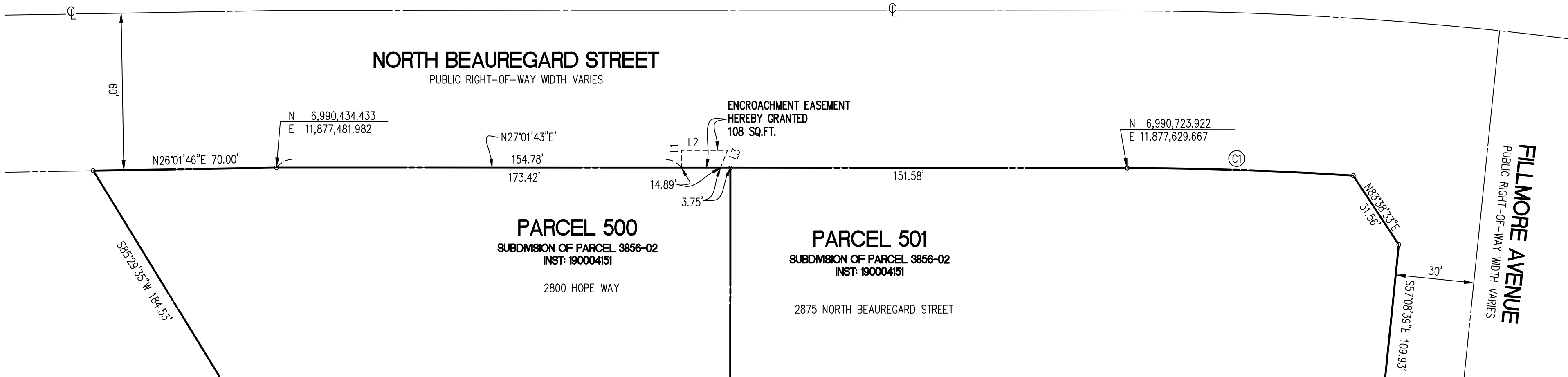
NOTES:

1. THE AREA OF NORTH BEAUREGARD STREET SHOWN HEREON IS DELINEATED ON THE CITY OF ALEXANDRIA, VIRGINIA, TAX MAP NUMBER 011.03.
2. THIS PLAT DOES NOT PURPORT TO SHOW ALL DEDICATIONS AND/OR EASEMENTS AFFECTING THE PROPERTY THAT MAY EXIST.
3. THIS PLAT IS BASED ON THE BOUNDARY SURVEY OF THE ADJOINING PROPERTY PERFORMED BY THIS FIRM IN FEBRUARY, 2015.
4. THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER HV9141; GPS152 CORS ARP. THE SCALE FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999502. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.
5. THERE ARE NO RESOURCE PROTECTION AREAS OR FLOODPLAINS LOCATED ON THIS PROPERTY.
6. THIS PLAT IS ASSOCIATED WITH ENCROACHMENT APPLICATION NUMBER ENC2021-00001



VICINITY MAP

SCALE: 1"=2000'



LINE TABLE

NO.	BEARING	LENGTH
L1	N62°58'17"W	6.68'
L2	N27°01'43"E	17.50'
L3	S41°39'21"E	7.17'

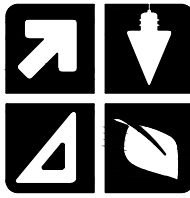
APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE	
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

ALEXANDRIA ZONING ORDINANCE:
SECTION 11-1714

"... AN APPROVED COPY OF THE PLAT SHALL BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY WITHIN 18 MONTHS AFTER THE DATE OF APPROVAL ..."
THIS PLAT SHALL BE NULL AND VOID IF NOT RECORDED PRIOR TO _____

PLAT SHOWING
ENCROACHMENT EASEMENT
IN
NORTH BEAUREGARD STREET
CITY OF ALEXANDRIA, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED



Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com



SCALE: 1"= 30'

DATE: MAY 18, 2021

SHEET: 1 OF: 1