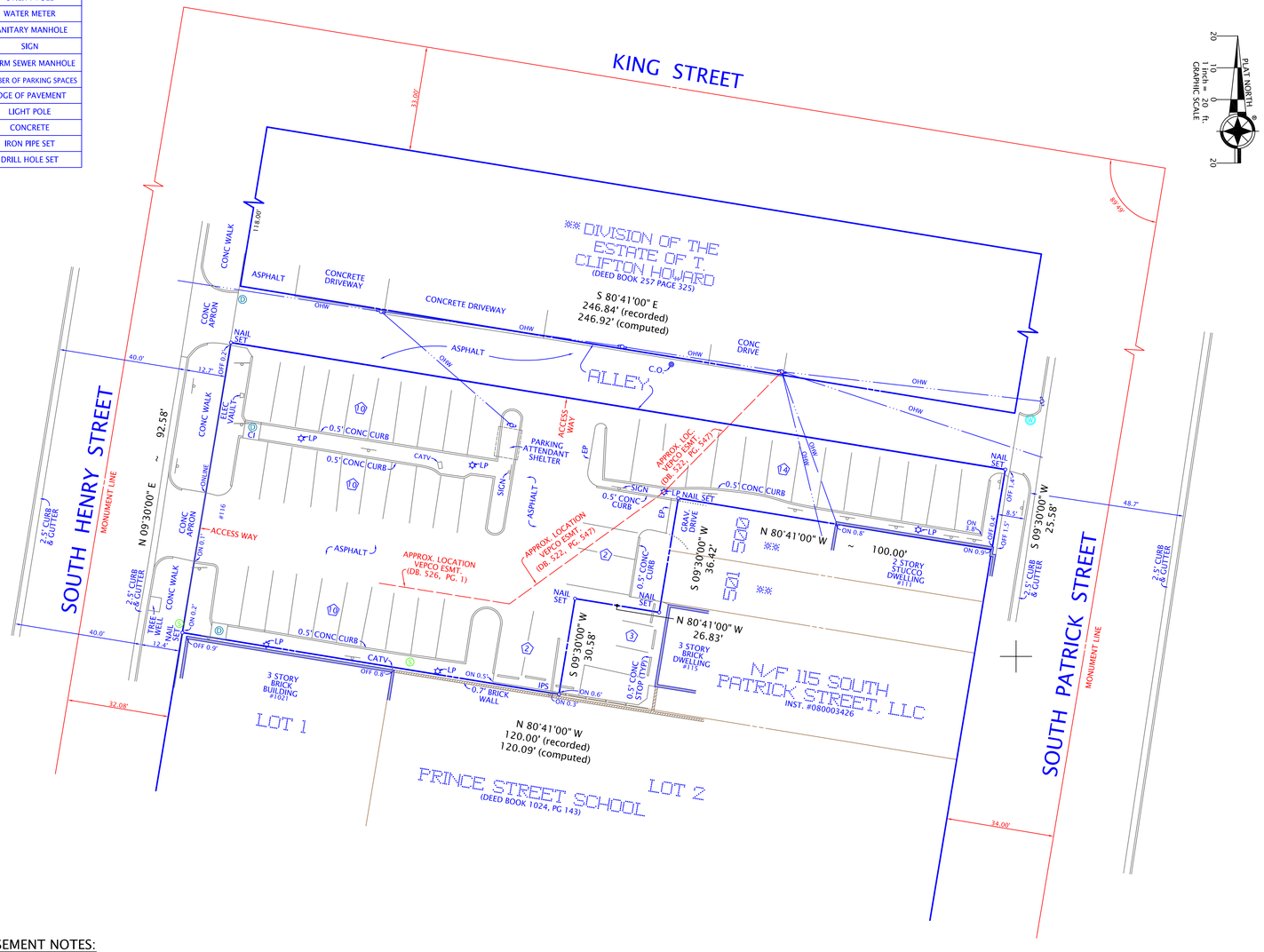
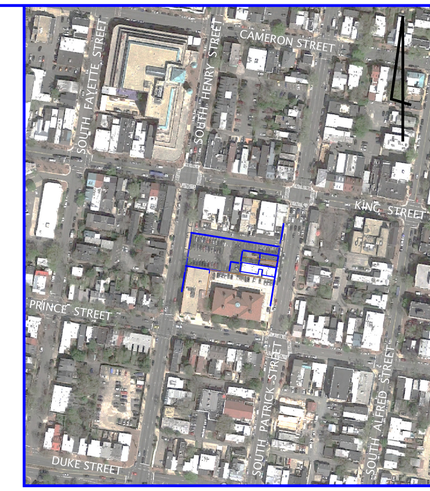
LEGEND	
OHW	OVERHEAD WIRE
	UTILITY POLE
W	WATER METER
S	SANITARY MANHOLE
	SIGN
D	STORM SEWER MANHOLE
10	NUMBER OF PARKING SPACES
EP	EDGE OF PAVEMENT
LP	LIGHT POLE
CONC	CONCRETE
IPS	IRON PIPE SET
DHS	DRILL HOLE SET





ORTHOGRAPHIC OVERLAY
NO SCALE

VICINITY MAP
NO SCALE

GENERAL NOTES:

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX MAP 074.01-05-12 AND IS ZONED CD.
2. OWNER: CITY OF ALEXANDRIA
   P.O. BOX 178
   ALEXANDRIA, VA. 22313
   (DB 785, PG 772)
3. TOTAL LAND AREA = 15,332 SQUARE FEET (RECORDED).
   15,340 SQUARE FEET (COMPUTED).
4. THERE ARE 48 REGULAR PARKING SPACES ON THIS PROPERTY.
5. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
6. THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 5155190041E, REVISED JUNE 16, 2011.
7. ALL DEED BOOK AND PAGE NUMBERS SHOWN HEREON REFER TO THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
8. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED WITHIN THE TITLE COMMITMENT.
9. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
10. THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. NO BUILDING OBSERVED.

DESCRIPTION OF RECORD:

LOT 119-4-13.1, CONTAINING 15,332 SQUARE FEET, MORE OR LESS, AS SHOWN ON PLAT ENTITLED "PLAT SHOWING CONSOLIDATION OF LOTS BELONGING TO THE CITY OF ALEXANDRIA, VIRGINIA" DATED JULY 11, 1974, ATTACHED TO DEED OF CONSOLIDATION AND DEDICATION RECORDED IN DEED BOOK 785 AT PAGE 772, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

EASEMENT NOTES:

A TITLE REPORT WAS ISSUED ON APRIL 04, 2017 BY STEWART TITLE & ESCROW, FILE NUMBER 1700256.

THE PROPERTY IS SUBJECT TO THE FOLLOWING MATTERS:

1. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 522 AT PAGE 547.
   SHOWN HEREON. (APPROX.)
2. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 526 AT PAGE 1.
   SHOWN HEREON. (APPROX.)
3. DEED OF CONSOLIDATION AND DEDICATION RECORDED IN DEED BOOK 785 AT PAGE 772.
   SHOWN HEREON.
4. RIGHTS OF OTHERS IN AND TO USE THE ALLEY(S).
5. SUBJECT TO THE INTEREST OF SALLY O. HANTZMON AND/OR HER SUCCESSORS IN TITLE, TO THE RIGHT TO USE THE ALLEY AS SET FORTH IN DEED RECORDED IN DEED BOOK 21 AT PAGE 512.

SURVEYOR'S CERTIFICATE

TO: CITY OF ALEXANDRIA, VIRGINIA AND STEWART TITLE & ESCROW.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 11, 13, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 06, 2017.

PLAT DATE: JANUARY 06, 2017.

COMMONWEALTH OF VIRGINIA
01/06/2017
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR

George M. O'Quinn
GEORGE M. O'QUINN . . . . . L.S.

ALTA/NSPS LAND TITLE SURVEY
ON
THE PROPERTY LOCATED AT

#116 SOUTH HENRY STREET

(DEED BOOK 785, PAGE 772)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'
JANUARY 6, 2017
APRIL 30, 2017 (STAKED LOT)

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

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