FEBRUARY 10, 2020

DESCRIPTION OF
A PORTION OF
LOT 101B, SECTION ONE, WESTGATE RESEARCH PARK
DEED BOOK 3817 PAGE 265, DEED BOOK 11772 PAGE 958, DEED BOOK 20729 PAGE 1715
AND A PORTION OF
DOLLEY MADISON BOULEVARD — ROUTE 123
DEED BOOK 1838 PAGE 512, DEED BOOK 1873 PAGE 89
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL
PROPOSED ZONE: PTC

Being a portion of Lot 101B, Section One, Westgate Research Park as recorded in Deed Book 3817 at Page 265 and a portion of Dolley Madison Boulevard – Route 123 (variable width public right of way) as recorded in Deed Book 1838 at Page 512, revised in Deed Book 1873 at Page 89, all among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning for the same at an iron pipe found (held) lying on the westerly right of way line of Old Meadow Road – Route 3543 (80' wide public right of way) as recorded in Deed Book 2757 at Page 588 among the aforesaid Land Records, said iron pipe found (held) also marking the common southerly corner between the aforesaid Lot 101B and Lot 101A, Section One, Westgate Research Park (DB 3817 Pg 265); thence leaving the aforesaid westerly right of way line of Old Meadow Road – Route 3543 (80' wide public right of way) and running with the common line between said Lot 101B and Lot 101A and continuing so as to cross and include a portion of said Dolley Madison Boulevard – Route 123 (variable width public right of way) the following three (3) courses and distances
1. North 55°30'39" West, 273.86 feet to a point; thence
2. North 62°08'43" East, 334.10 feet to a point; thence
3. South 27°51'16" East, 3.53 feet to a point marking the northerly corner of the aforesaid Lot 101B, Section One, Westgate Research Park (DB 3817 Pg 265), said point also marking the point of intersection of the southerly right of way line of Dolley Madison Boulevard – Route 123 (variable width public right of way) and the westerly right of way line of Old Meadow Road – Route 3543 (variable width public right of way) as recorded in Deed Book 20729 at Page 1715 among the aforesaid Land Records; thence running with said westerly right of way line of Old Meadow Road – Route 3543 the following five (5) courses and distances
4. South 40°22'08" East, 40.22 feet to a point; thence
5. South 29°30'25" East, 45.43 feet to a point; thence
6. South 09°04'52" East, 39.79 feet to a point; thence
7. South 10°53'06" West, 38.98 feet to a point of curvature (non-tangent) lying on the aforesaid westerly right of way line of Old Meadow Road – Route 3543 (80' wide public right of way); thence
8. 200.75 feet along the arc of a curve to the right having a radius of 508.52 feet and a chord bearing and distance of South 36°30'48" West, 199.45 feet to the point of beginning containing 57,119 square feet or 1.31127 acres of land, more or less.