

SEP 10 2019

Zoning Evaluation Division



ESTABLISHED 1945

Description of property currently zoned C-3 proposed to be zoned PDC, Providence District, Fairfax County, Virginia:

Beginning at a point in the north right-of-way line of Jones Branch Drive – Route 5062, said point being the southeast corner of Parcel AA, West*Park Subdivision, as recorded in Deed Book 9806 at Page 1058; thence with the east line of Parcel AA,
N 03° 14' 40" W 65.13 feet to a point; thence
N 86° 52' 43" E 54.02 feet to a point; thence
N 23° 19' 14" E 112.02 feet to a point; thence
N 03° 14' 40" W 268.80 feet to a point; thence
S 86° 45' 20" W 35.00 feet to a point; thence
N 03° 14' 40" W 152.80 feet to a point; thence
N 29° 48' 34" W 126.11 feet to a point; thence
N 60° 52' 14" W 137.57 feet to a point in the south right-of-way line of the Dulles Airport Access Road – Route 267, as recorded in Deed Book 21109 at Page 1701; thence with the south right-of-way line of the Dulles Airport Access Road – Route 267,
S 84° 21' 24" E 229.74 feet to a point; thence
S 79° 42' 36" E 391.25 feet to a point; thence
S 75° 21' 55" E 548.37 feet to a point; thence
S 67° 30' 27" E 185.07 feet to a point; thence
S 41° 57' 44" E 0.54 feet to a point, said point being the northeast corner of Parcel CC, West*Park Subdivision; thence with the lines of Parcel CC,
S 51° 53' 35" W 397.26 feet to a point; thence
S 32° 57' 13" E 111.19 feet to a point; thence
N 78° 16' 14" E 110.05 feet to a point; thence
S 40° 19' 45" E 348.13 feet to a point; thence
S 40° 19' 52" W 101.62 feet to a point; thence
S 44° 21' 48" E 65.46 feet to a point; thence

CIVIL ENGINEERS
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N 40° 52' 31" E 213.57 feet to a point; thence
N 81° 41' 04" E 175.21 feet to a point in the aforementioned south right-of-way line of the
Dulles Airport Access Road – Route 267; thence with the south right-of-way line of the Dulles
Airport Access Road – Route 267,
S 14° 12' 39" E 5.72 feet to a point, said point being the northeast corner of Lot 1, RP MRP
Tyson, LLC, as recorded in Deed Book 22840 at Page 1513; thence with the north lines of RP
MRP Tysons, LLC,
S 64° 43' 26" W 109.57 feet to a point; thence
S 44° 06' 21" W 131.99 feet to a point; thence
S 48° 50' 06" W 139.26 feet to a point; thence
S 78° 25' 08" W 163.72 feet to a point in the north right-of-way line of Jones Branch Drive –
Route 5062; thence with the north right-of-way line of Jones Branch Drive – Route 5062,
752.70 feet with the arc of a curve bearing to the left and having a radius of 653.42 feet (a chord
bearing of N 60° 14' 38" W, a chord length of 711.77 feet, and a central angle of 66° 00' 04");
thence
S 86° 45' 20" W 470.60 feet to the point of beginning and containing an area of 729,212 square
feet or 16.7404 acres, more or less

David N. Isherwood, L.S. 3244

July 30, 2019