

COLUMBIA PIKE-VA RTE. 244

VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

MONCURE AVENUE (ROUTE 2659)

VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

TAX MAP #0612 19 0005B
ZONE : PDC
AREA: 26,798 S.F. OR 0.615 AC.

TAX MAP #0612 19 0011A
ZONE: PDC
AREA: 34,425 S.F. OR 0.791 AC.

TAX MAP #0612 01 0114A
ZONE : PDC
AREA: 119,584 S.F. OR 2.745 AC.

TAX MAP #0614 30 0017
ZONE : PDC
AREA: 9,850 S.F. OR 0.226 AC.

LINE	BEARING	DISTANCE
L1	N59° 02' 19"E	3.26'
L2	N34° 24' 16"W	21.72'
L3	N58° 59' 26"E	6.32'
L4	N59° 48' 17"E	29.18'
L5	N58° 41' 09"E	66.10'
L6	N58° 20' 02"E	38.73'
L7	N58° 32' 44"E	34.92'
L8	N58° 27' 55"E	36.83'
L9	N58° 03' 42"E	21.71'

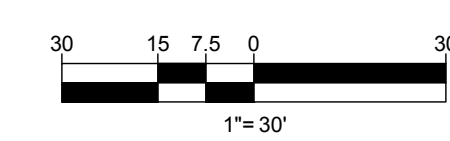
SURVEYED DESCRIPTION
ALL OF
PARCEL B1
COLUMBIA CROSSROADS, L.P.
DEED BOOK 25281 PAGE 1974
THE LANDS OF
COLUMBIA CROSSROADS, L.P.
DEED BOOK 25281 PAGE 1974
DEED BOOK 19652 PAGE 1029
AND
ALL OF
THE LANDS OF
COLUMBIA CROSSROADS L.P.
DEED BOOK 25284 PAGE 2110
DEED BOOK 19652 PAGE 1029
DEED BOOK 25280 PAGE 337
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LIMITS OF MONCURE AVENUE (VARIABLE WIDTH RIGHT-OF-WAY), WITH THE SOUTHERLY RIGHT-OF-WAY LIMITS OF COLUMBIA PIKE-VA RTE. 244 (VARIABLE WIDTH RIGHT-OF-WAY), THENCE WITH SAID RIGHT-OF-WAY LIMITS THE FOLLOWING NINE (9) COURSES AND DISTANCES;

- NORTH 59° 05' 24" EAST, 171.46 FEET, THENCE;
- CONTINUING, NORTH 28° 38' 40" WEST, 19.47 FEET, THENCE;
- CONTINUING, NORTH 58° 59' 26" EAST, 6.32 FEET, THENCE;
- CONTINUING, NORTH 59° 48' 17" EAST, 29.18 FEET, THENCE;
- CONTINUING, NORTH 58° 41' 09" EAST, 66.10 FEET, THENCE;
- CONTINUING, NORTH 58° 20' 02" EAST, 38.73 FEET, THENCE;
- CONTINUING, NORTH 58° 32' 44" EAST, 34.92 FEET, THENCE;
- CONTINUING, NORTH 58° 27' 55" EAST, 36.83 FEET, THENCE;
- CONTINUING, NORTH 58° 03' 42" EAST, 21.71 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LIMITS WITH THE DIVISION LINE BETWEEN SAID PARCEL B1, COLUMBIA CROSSROADS, L.P. ON THE WEST, AND PARCEL B2, COLUMBIA CROSSROADS, L.P. (D.B. 25281 PG. 1974) ON THE EAST THENCE WITH SAID DIVISION LINE;
- SOUTH 31° 07' 47" EAST, 446.61 FEET TO THE INTERSECTION OF SAID DIVISION LINE WITH THE DIVISION LINE BETWEEN SAID PARCEL B1, COLUMBIA CROSSROADS, L.P. ON THE NORTH, AND ELLERY PLACE (D.B. 15488 PG. 607) ON THE SOUTH, THENCE WITH SAID DIVISION LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES;
- SOUTH 58° 34' 03" WEST, 253.19 FEET, THENCE CONTINUING WITH SAID DIVISION LINE AND FURTHER CONTINUING WITH THE DIVISION LINE BETWEEN SAID PARCEL A ON THE EAST, AND THE LANDS OF COLUMBIA CROSSROADS, L.P. (D.B. 19652 PG. 1029) ON THE WEST;
- SOUTH 28° 38' 40" EAST, 124.23 FEET TO THE INTERSECTION OF SAID DIVISION LINE WITH THE DIVISION LINE BETWEEN THE LANDS OF JULIE A. ENGLAND (D.B. 19652 PG. 406) ON THE SOUTH, AND LANDS OF COLUMBIA CROSSROADS, L.P. (D.B. 19652 PG. 1029) ON THE NORTH, THENCE WITH SAID DIVISION LINE;
- SOUTH 55° 31' 43" WEST, 109.53 FEET TO THE EASTERLY RIGHT-OF-WAY LIMITS OF SAID MONCURE AVENUE, THENCE WITH SAID EASTERLY RIGHT-OF-WAY LIMITS THE FOLLOWING SEVEN (7) COURSES AND DISTANCES;
- NORTH 43° 29' 31" WEST, 82.97 FEET, THENCE;
- CONTINUING, SOUTH 55° 31' 43" WEST, 6.16 FEET, THENCE;
- CONTINUING, NORTH 34° 25' 36" WEST, 77.25 FEET, THENCE;
- CONTINUING, NORTH 55° 31' 43" EAST, 10.00 FEET, THENCE;
- CONTINUING, NORTH 34° 25' 37" WEST, 379.37 FEET, THENCE;
- CONTINUING, NORTH 59° 02' 19" EAST, 3.26 FEET, THENCE;
- CONTINUING, NORTH 34° 24' 16" WEST, 21.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 190,657 SQUARE FEET OR 4.377 ACRES
DESCRIPTION IS ON NAD83/2011 DATUM BASED ON A CURRENT FIELD SURVEY AND MONUMENTATION FOUND.
BEING THE SAME PROPERTY AS DESCRIBED IN A TITLE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NC5-3031285-ATL, WITH A COMMITMENT DATE OF OCTOBER 8, 2020, AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.

TAX MAP #	SQUARE FEET	ACRES	ZONE
TM: 0612 19 0005B	26,798	0.615	PDC
TM: 0612 19 0011A	34,425	0.791	PDC
TM: 0614 30 0017	9,850	0.226	PDC
TM: 0612 01 0114A	119,584	2.745	PDC
REZONING AREA	190,657	4.377	



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	BY	CHECKED BY
1	03/19/21	REV PER ACCEPTANCE COMMENTS	RP	NG

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: S202077
DRAWN BY: RP
CHECKED BY: NG
DATE: 03/01/21
CAD ID:

CERTIFIED PLAT

FOR

WP EAST ACQUISITIONS, L.L.C.
A GEORGIA LIMITED LIABILITY COMPANY

5839 COLUMBIA PIKE
FALLS CHURCH
MASON DISTRICT
FAIRFAX COUNTY, VA

18225 WORLDGATE DR. SUITE 700
HERNDON, VIRGINIA 20170
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com

SHEET TITLE:

CERTIFIED PLAT

SHEET NUMBER:

1

REVISION 1 - 03/19/21

Mar 18, 2021
C:\PROGRAMS\BOL\BOL\PROJECTS\2021\TEMP\AC\PUBLISH\1445202077\EXA.G...-LAYOUT SHEET 2