



Administrative Special Use Permit Application

Department of Planning & Zoning
301 King Street, Room 2100, Alexandria, Virginia 22314
Phone: 703.746.4666 | www.alexandriava.gov/planning

PROPERTY LOCATION:

ZONE:

TAX MAP REFERENCE:

APPLICANT'S INFORMATION:

Applicant:

Business/Trade Name: Kimley-Horn on behalf of Veterinary Emergency Group
(the Tenant)

Address:

Phone:

Email:

PROPOSED USE:

Animal Care with Overnight Accommodations

Auto Trailer Rental or Sales

Catering Operation

Child and Elder Care Homes

Day Care Center

Health and Athletic Club

Light Assembly, Service, and Craft

Light Auto Repair

Live Theater

Massage Establishment

Outdoor Dining (Other than King Street Outdoor Dining Area)

Outdoor Food and Crafts Market

Outdoor Garden Center

Outdoor Display

Public School Trailers

Valet Parking

Vehicle Parking or Storage for More Than 20 Vehicles

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of (property address), for the purposes of operating a (use) business as described in this application. I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: Phone:

Address: Email:

Signature: *Emily Kleidman* Date:

1. The applicant is the (check one):

Owner

Contract Purchaser Lessee or

Other: of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

GRI FOXCHASE, LLC

Global Retail Investors, LLC - 100%
c/o First Washington Realty, Inc.
7200 Wisconsin Avenue, Suite 600
Bethesda, MD 20814

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

3. Please describe the proposed hours of operation:

Days Hours

Daily

Or give hours for each day of the week

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

Sunday

4. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

9-10 employees per shift

5. A. How many parking spaces of each type are provided for the proposed use:

Standard and compact spaces

Handicapped accessible spaces

Other

B. Please give the number of:

Parking spaces on-site

Parking spaces off-site

If the required parking will be located off-site, where will it be located?

6. Please provide information regarding loading and unloading for the use:

A. How many loading spaces are available for the use?

B. Where are off-street loading spaces located?

C. During what hours of the day do you expect loading/unloading operations to occur?

D. How frequently are loading/unloading operations expected to occur per day or per week?

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

8. What is the square footage the use will be occupying?

square feet

APPLICANT'S SIGNATURE

Please read and initial each statement:

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

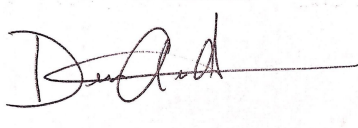
THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff to visit, inspect, and photograph the building premises, land etc., connected with the application.

Print Name of Applicant or Representative

Signature



Date

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address:

Phone:

Email:

Fax:



Department of Planning & Zoning

Administrative Special Use Permit New Use Checklist

Application form

Application fee

Supplemental Worksheet for the following uses:

Catering Operation

Child or Elder Care Home

Day care Center

Light Automobile Repair, Auto & Trailer Rental or Sales, Vehicle Parking or Storage

Live Theater

Outdoor Dining

Outdoor Display

Outdoor Food and Crafts Market

Outdoor Garden Center

Valet Parking

Interior floor plan

Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

Contextual site image

Show subject site, on-site parking area, surrounding buildings, cross streets

If applicable

Outdoor plan for outdoor uses

Commonwealth of Virginia



State Corporation Commission

CERTIFICATE OF GOOD STANDING

I Certify the Following from the Records of the Commission:

That KIMLEY-HORN AND ASSOCIATES, INC., a corporation incorporated under the laws of North Carolina, is authorized to transact business in the Commonwealth of Virginia

That the corporation obtained a certificate of authority to transact business in Virginia from the Commission on February 10, 1983; and

That the corporation is in good standing in the Commonwealth of Virginia as of the date set forth below.

Nothing more is hereby certified.

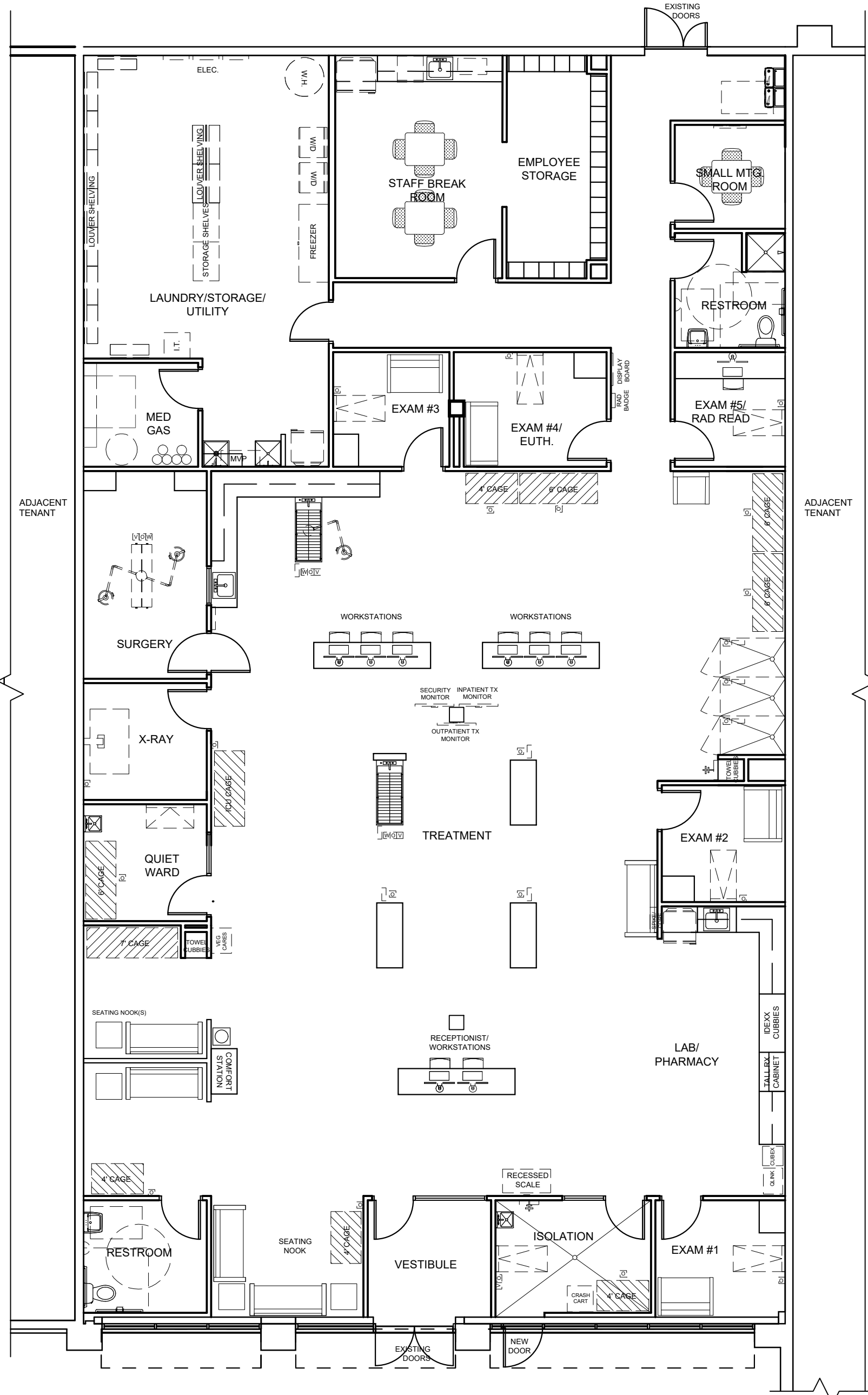


Signed and Sealed at Richmond on this Date:

February 1, 2023

A handwritten signature in black ink, appearing to read "Bernard J. Logan".

Bernard J. Logan, Clerk of the Commission



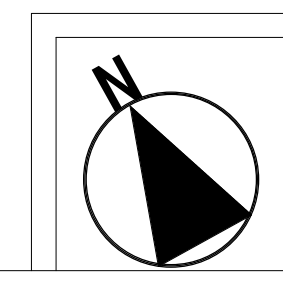
SCALE: 1/8" = 1'-0"

BUILDABLE SQFT. = 5,240
 TREATMENT AREA = 2,680
 OCCUPANCY LOAD FACTOR: 150 GROSS
 OCCUPANCY LOAD: 35
 wc
 1 per 25 for the first 50

ALEXANDRIA, VA



1 SITE PLAN
1/16" = 1'-0"



NOT FOR CONSTRUCTION

Duke Street - Alexandria, VA
4525 Duke St
Alexandria, VA 22304

No.	Description	Date

SITE PLAN

Project Number 22-33351
Date 08/17/2022
Drawn by BMX
Checked by MD

A100
Scale 1/16" = 1'-0"

NOTES

- THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 049.03-06-04, AND IS ZONED CG PER THE PZR REPORT, SITE NUMBER 131823-2 DATED SEPTEMBER 4, 2019.
- THE PROPERTY IS NOW IN THE NAME OF GRI FOXCHASE, LLC, AS RECORDED IN INSTRUMENT NUMBER 190009929, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
- THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (iv) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.
- NO OBSERVED EVIDENCE WAS FOUND OF: RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS; PROPOSED CHANGES IN STREET RIGHT OF WAY LINES (NO SUCH INFORMATION WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION); RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- TOTAL AREA OF THE PROPERTY IS 444,807 SQUARE FEET OR 10.2114 ACRES.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBERS 5155190028E AND 5155190036E, MAP REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER DC1900934, EFFECTIVE DATE OCTOBER 3, 2019. THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED HEREIN.
- BUILDING SETBACKS (PER THE PZR REPORT REFERENCED IN NOTE #1):
 BUILDING HEIGHT: 50'
 FRONT: NONE
 SIDE: WHEN ABUTTING A RESIDENTIAL ZONE, SETBACK IS EQUAL TO THE HEIGHT OF THE COMMERCIAL BUILDING OR 25 FEET WHICHEVER IS GREATER
 REAR: NONE

 THE BUILDING SETBACKS ARE NOT GRAPHICALLY DEPICTED.
- THERE WAS NO FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT. NO MARKERS WERE OBSERVED IN THE PROCESS ON CONDUCTING THE FIELDWORK.
- THERE WERE NO OBSERVED PARTY WALLS ON THE PROPERTY NOR DID THE CLIENT DESIGNATE THE LOCATION OF PARTY WALLS.
- THE PROPERTY HAS DIRECT ACCESS TO DUKE STREET AND NORTH JORDAN STREET, PUBLICLY DEDICATED RIGHTS-OF-WAY.
- LOT 600 AND THE 20' PERPETUAL PARKING EASEMENT RECORDED IN DEED BOOK 1498 AT PAGE 738 ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITHOUT GAPS, GORES OR OVERLAPS.
- RECORD ADDRESS OF THE SURVEYED PROPERTY IS 4513-4657 DUKE STREET PER THE PZR REPORT REFERENCED IN NOTE #1.

**SCHEDULE B, PART II
EXCEPTION STATUS TABLE**

ITEM	DEED BOOK	PAGE	TYPE	STATUS
4	351	412	STORM	AFFECTS AS SHOWN APPROX.*
5	459	226	ALEXANDRIA WATER CO.	AFFECTS AS SHOWN
	986	746	VA. AMERICAN WATER	AFFECTS/NOT PLOTTABLE
	INST: 060007831 PARTIALLY VACATES 459/226			-
6	587	178	VEPCO	AFFECTS AS SHOWN APPROX.*
7	633	511	SIDEWALK	AFFECTS AS SHOWN
8-9	INTENTIONALLY DELETED			
10	1498	738	PERPETUAL PARKING	AFFECTS AS SHOWN
11	1498	402	BIKE TRAIL, PUBLIC WALKWAY	AFFECTS AS SHOWN
	INST: 060007831 PARTIALLY VACATES 1498/402			-
12	1498	720	PERPETUAL INGRESS-EGRESS	AFFECTS AS SHOWN
13	1498	729	SIGN	AFFECTS AS SHOWN
14	1611	1059	LEASE	AFFECTS AS SHOWN
15	INST: 050001897 LEASE			NOT PLOTTABLE
16-17	INTENTIONALLY DELETED			
18	INST: 050018819 BMP AGREEMENT			NOT PLOTTABLE
19	INST: 050040690 VA. AMERICAN WATER			AFFECTS AS SHOWN
20	INST: 060007832 EMERGENCY VEHICLE, VA. AMERICAN WATER			AFFECTS AS SHOWN
21	INST: 060017031 SIGN			AFFECTS AS SHOWN
22	INST: 060018683 VEPCO			AFFECTS AS SHOWN APPROX.*

* EASEMENT LOCATION IS SHOWN APPROXIMATE BASED ON GRAPHIC REPRESENTATION IN THE RECORD DOCUMENT AND/OR FIELD EVIDENCE OF THE UTILITY FOR WHICH IS WAS CREATED

RECORD DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON LOCATED AND BEING IN THE CITY OF ALEXANDRIA, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 600, AS SHOWN ON PLAT OF CONSOLIDATION OF LOTS I AND 11 OF THE LANDS OF FIRST ALEXANDRIA ASSOCIATES AND INCLUDING A 22' PUBLIC ALLEY (VACATED BY ORDINANCE #3605) RECORDED JULY 13, 1994 IN DEED BOOK 1498, PAGE 395, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST RIGHT OF WAY LINE OF NORTH JORDAN STREET (80 FEET WIDE), SAID POINT MARKING THE NORTHEAST CORNER OF A 22 FOOT ALLEY FOR PUBLIC USE AS SET FORTH IN DEED BOOK 720, PAGE 618, THAT LIES CONTIGUOUS TO TAX MAP PARCEL 49.00-06-04 AND BEING THE FOXCHASE SHOPPING CENTER PARCEL; THENCE RUNNING WITH THE SAID LINE OF NORTH JORDAN STREET AND WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 893.03 FEET AND WHOSE CHORD BEARING AND CHORD ARE SOUTH 02 DEGREES 52' 15" WEST AND 245.40 FEET, RESPECTIVELY, FOR AN ARC DISTANCE OF 246.18 FEET TO A POINT OF CURVATURE RETURNING TO DUKE STREET (VARIABLE WIDTH); THENCE WITH SAID CURVE RETURN TO THE RIGHT WHOSE RADIUS IS 25.00 FEET AND WHOSE CHORD BEARING AND CHORD ARE SOUTH 38 DEGREES 43' 24" WEST AND 34.58 FEET, RESPECTIVELY, FOR AN ARC DISTANCE OF 38.18 FEET TO A POINT IN THE NORTH LINE OF DUKE STREET; THENCE WITH SAID LINE OF DUKE STREET SOUTH 82 DEGREES 28' 20" WEST, 924.62 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF THE FOREMENTIONED 22 FOOT ALLEY FOR PUBLIC USE AND BEING ALSO THE EAST LINE OF THE CITY OF ALEXANDRIA PROPERTY DESIGNATED AS TAX MAP PARCEL 49.00-06-01; THENCE WITH THE EAST LINE OF SAID LAND THE FOLLOWING COURSES AND DISTANCES: NORTH 07 DEGREES 31' 40" WEST, 326.86 FEET TO A POINT OF CURVATURE; WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 47.00 FEET AND WHOSE CHORD BEARING AND CHORD ARE NORTH 13 DEGREES 54' 29" EAST AND 34.35 FEET, RESPECTIVELY, TO A POINT OF TANGENCY; NORTH 35 DEGREES 20' 38" EAST, 363.08 FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF LOT 500 OF THE RESUBDIVISION OF SECTION 1, SHIRLEY-DUKE APARTMENTS; THENCE WITH THE SOUTHERLY LINE OF SAID LAND SOUTH 71 DEGREES 26' 00" EAST, 817.65 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 444,807 SQUARE FEET OR 10.21138 ACRES, MORE OR LESS.

TOGETHER WITH A 20 FOOT PERPETUAL PARKING EASEMENT AS SET FORTH IN DEED OF EASEMENT AND AGREEMENT DATED JUNE 30, 1994 AND RECORDED JULY 14, 1994 IN DEED BOOK 1498, PAGE 738, AS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST RIGHT OF WAY LINE OF NORTH JORDAN STREET (80 FEET WIDE), SAID POINT MARKING THE NORTHEAST CORNER OF A 22 FOOT ALLEY FOR PUBLIC USE AS SET FORTH IN DEED BOOK 720, PAGE 618, THAT LIES CONTIGUOUS TO AND NORTH OF TAX MAP PARCEL 49.00-06-04 AND KNOWN AS THE FOXCHASE SHOPPING CENTER; THENCE RUNNING WITH THE NORTH LINE OF SAID ALLEY NORTH 71 DEGREES 26' 00" WEST, 121.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WITH SAID LINE, NORTH 71 DEGREES 26' 00" WEST 696.65 FEET TO A POINT LYING IN THE EAST LINE OF THE LAND OF CITY OF ALEXANDRIA; THENCE WITH SAID LINE NORTH 35 DEGREES 20' 38" EAST, 20.89 FEET TO A POINT; THENCE RUNNING THROUGH LOT 500, BEING THE PARCEL OF WHICH THE EASEMENT HEREIN DESCRIBED IS A PART, SOUTH 71 DEGREES 26' 00" EAST, 690.62 FEET TO A POINT, AND SOUTH 18 DEGREES 34' 00" WEST 20.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 13,873 SQUARE FEET OR 0.3185 ACRES, MORE OR LESS.

PARKING TABULATION

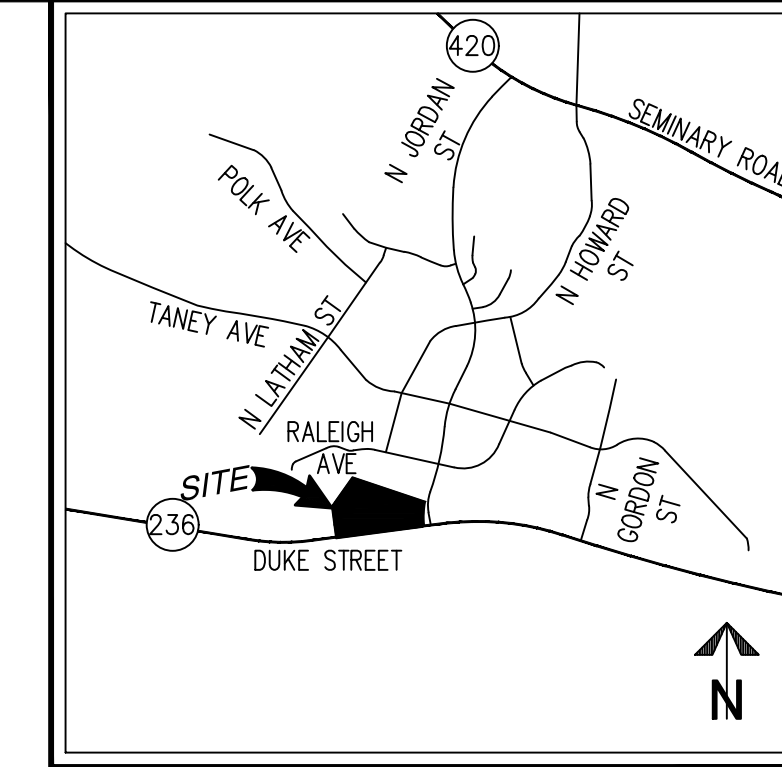
REGULAR SPACES.....547
 RESERVED FOR DISABLED..... 17
 TOTAL SPACES.....564

INCLUDES PARKING SPACES WITHIN THE PERPETUAL PARKING EASEMENT RECORDED IN DEED BOOK 1498 AT PAGE 738

NO OBSERVED SIGNS DESIGNATING LOADING AREAS

LEGEND

- AD..... AREA DRAIN
- ATM..... AUTOMATIC TELLER MACHINE
- APPROX.LOC..... APPROXIMATE LOCATION
- BR..... BIKE RACK
- BFA..... BUILDING FOOTPRINT AREA
- CO..... CLEANOUT
- COL..... COLUMN
- CONC..... CONCRETE
- CWS..... CROSSWALK SIGNAL
- DB..... DEED BOOK
- EHH..... ELECTRIC HAND HOLE
- EM..... ELECTRIC METER
- EP..... EDGE OF PAVEMENT
- ESMT..... EASEMENT
- FC..... HEADER CURB
- FDC..... FIRE DEPARTMENT CONNECTION
- GM..... GAS METER
- GP..... GAS PUMP
- GS..... GAS STUB
- GT..... GREASE TRAP
- GV..... GAS VALVE
- INST..... INSTRUMENT NUMBER
- IPF..... IRON PIN FOUND (PROPERTY CORNER)
- IPS..... IRON PIN SET (PROPERTY CORNER)
- MW..... MONITORING WELL
- N/F..... NOW OR FORMERLY
- NS..... NAIL SET (PROPERTY CORNER)
- PG..... PAGE
- RD..... ROOF DRAIN
- RET..... RETAINING WALL
- SD..... STORM SEWER STRUCTURE
- SN..... SIGN
- SMH..... SANITARY SEWER STRUCTURE
- SO.FT..... SQUARE FEET
- SW..... SIDEWALK
- TCB..... TRAFFIC CONTROL BOX
- TG..... TREE GRATE
- TRLP..... TRAFFIC LIGHT/SIGNAL POLE
- TSA..... TRAFFIC SIGNAL ARM
- UHH..... UTILITY HAND HOLE
- UIP..... UNIMPROVED PATH
- VAWC..... VIRGINIA AMERICAN WATER COMPANY
- WDF..... WOODEN FENCE
- WM..... WATER METER
- WS..... WATER SPIGOT
- WV..... WATER VALVE
- o..... FIRE HYDRANT
- △..... DOORWAY/ENTRANCE
- ∅..... UTILITY POLE
- ☆..... LIGHT POLE
- ⊞..... TELECOMMUNICATIONS PEDESTAL
- X..... FENCE
- GUY WIRE
- OVERHEAD WIRES
- CURB AND GUTTER
- BOLLARD
- ⊙..... MONITORING WELL
- ⊞..... ELECTRIC TRANSFORMER
- ⊞..... SIGN
- ⊞..... ELECTRIC MANHOLE
- ⊞..... TELECOMMUNICATIONS MANHOLE
- ⊞..... WATER MANHOLE
- ⊞..... RESERVED FOR DISABLED



VICINITY MAP SCALE: 1"=2000'

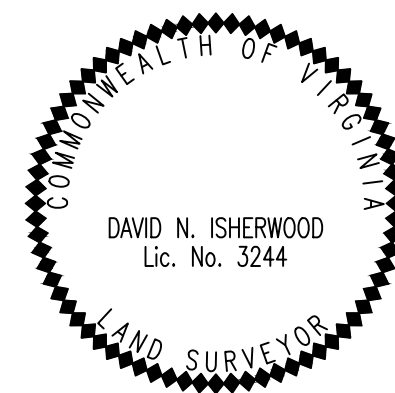
SURVEYOR'S CERTIFICATE

TO: HARTFORD FIRE INSURANCE COMPANY, AND ITS RESPECTIVE PARTICIPANTS, AFFILIATES, SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; GRI FOXCHASE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS; AND CHICAGO TITLE INSURANCE COMPANY:

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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 29, 2019.

DATE OF MAP OR PLAT: NOVEMBER 5, 2019

DAVID N. ISHERWOOD, LICENSE NO. 3244



ALTA/NSPS LAND TITLE SURVEY

LOT 600

FIRST ALEXANDRIA ASSOCIATION

DEED BOOK 1498 PAGE 395

CITY OF ALEXANDRIA, VIRGINIA

REVISIONS

NO.	DESCRIPTION	DATE
1.	UPDATED PER REVISED TITLE COMMITMENT	11/05/2019

WALTER L. PHILLIPS
 INCORPORATED ESTABLISHED 1945
 Engineers • Surveyors • Planners
 Landscape Architects • Arborists
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com

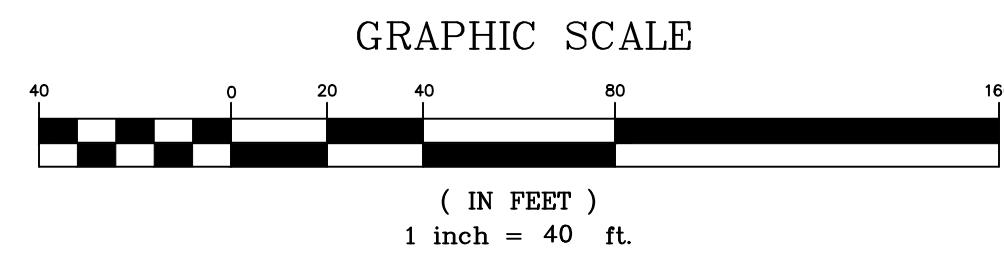
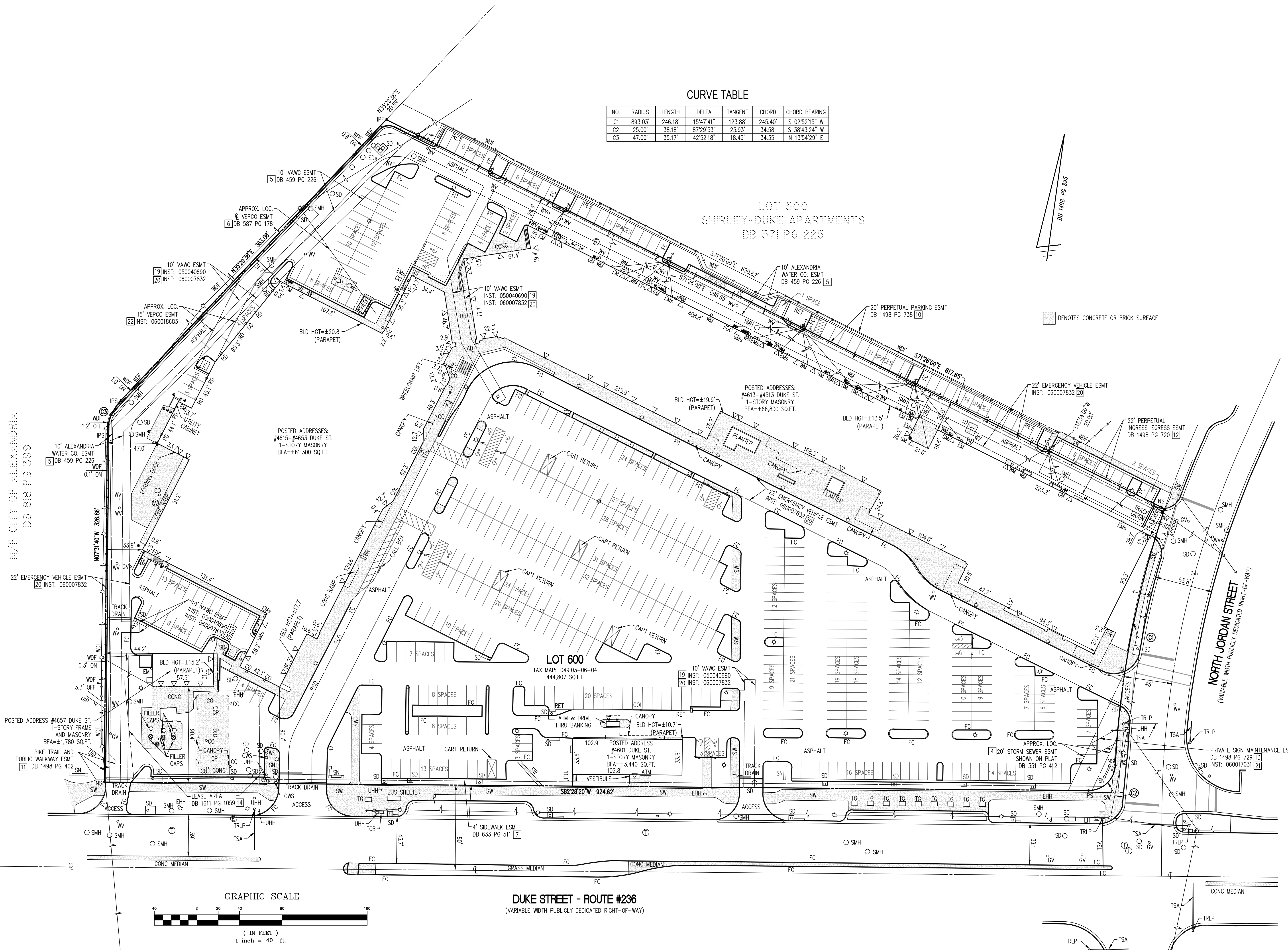
DATE: MAY 29, 2019

SCALE: 1"=40'

DRAWN: DISHULIM

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	893.03'	246.18'	15°47'41"	123.88'	245.40'	S 02°52'15" W
C2	25.00'	38.18'	87°29'53"	23.93'	34.58'	S 38°43'24" W
C3	47.00'	35.17'	42°52'18"	18.45'	34.35'	N 13°54'29" E



DUKE STREET - ROUTE #236
(VARIABLE WIDTH PUBLICLY DEDICATED RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

LOT 600

FIRST ALEXANDRIA ASSOCIATION

DEED BOOK 1498 PAGE 395
CITY OF ALEXANDRIA, VIRGINIA

Engineers • Surveyors • Planners
Landscape Architects • Arborists

WALTER L. PHILLIPS
INCORPORATED ESTABLISHED 1945

207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DATE: MAY 28, 2019
DRAWN: DISHJLM

SCALE: 1" = 40'

11/05/2019
Lc. No. 3244
DAVID N. SHERWOOD
11/05/2019

NO.	DESCRIPTION	DATE
1.	UPDATED PER REVISED TITLE COMMITMENT	11/05/2019

REVISIONS