

GENERAL NOTES

- THE PROPERTIES SHOWN HEREON ARE IDENTIFIED ON THE CITY OF FAIRFAX, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS TAX MAP # 47-4-02-002-001 AND 47-4-02-002-002 AND ARE ZONED CR (COMMERCIAL, RETAIL).
- THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF WILLOWOOD OFFICE OWNER, LLC RECORDED IN DEED BOOK 25440 AT PAGE 407, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
- BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY BY THIS FIRM BETWEEN THE DATES OF MARCH 22nd AND MAY 5th, 2022.
- NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.
- NO CERTIFICATION HAS BEEN MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.
- DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND, NO FURTHER INSPECTION OF THESE PROPERTIES HAVE BEEN MADE FOR POSSIBLE CEMETERIES.
- THE SUBJECT PROPERTIES HAVE PHYSICAL ACCESS TO EATON PLACE BY MEANS OF TRAVEL WAYS.
- ALL BUILDING DIMENSIONS ARE MEASURED AT THE OUTSIDE GROUND LEVEL OF BUILDING. OVERALL SQUARE FOOTAGE HAS BEEN DETERMINED BY EXTERIOR DIMENSIONS AT GROUND LEVEL.
- THE ADDRESSES OF THE SUBJECT PROPERTIES ARE 10300 AND 10306 EATON PLACE AS OBSERVED POSTED IN THE FIELD AT THE TIME OF SURVEY.
- THE TOTAL AREA SURVEYED SHOWN HEREON IS AS FOLLOWS: 391,938 SQ. FT. OR 8.99766 ACRES.
- AS TO TABLE A ITEM 9 OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS SURVEYS; THERE ARE 748 REGULAR AND 15 HANDICAP PARKING SPACES ON THE SUBJECT PROPERTIES.
- AS TO TABLE A ITEM 11(a) OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS SURVEYS; NO UTILITY PLANS OR MAPS WERE PROVIDED BY THE CLIENT AT THE TIME OF SURVEY.

NOTES CORRESPONDING TO SCHEDULE B-SECTION 2

THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE PRELIMINARY COMMITMENT FOR TITLE INSURANCE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 72295VAF-HQ, REVISION NO. 2, COMMITMENT DATE OF SEPTEMBER 27, 2021, WAS REVIEWED AND ADDRESSED AS FOLLOWS AS TO THEIR CONNECTION WITH THE PROPERTY SHOWN HEREON AND AS DESCRIBED IN SCHEDULE A OF SAID COMMITMENT.

- EASEMENT TO VIRGINIA PUBLIC SERVICE COMPANY (POLE LINE), RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FAIRFAX, VIRGINIA IN LIBER Y-12 AT PAGE 110. RESPONSE: THE LOCATION OF SAID EXCEPTION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT AND IS NOT SHOWN HEREON.
- EASEMENT TO VIRGINIA PUBLIC SERVICE COMPANY (POLE LINE), RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FAIRFAX, VIRGINIA IN LIBER Y-12 AT PAGE 110. RESPONSE: THE LOCATION OF SAID EXCEPTION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT AND IS NOT SHOWN HEREON.
- 20 FOOT SEWER EASEMENT AND AGREEMENT WITH THE TOWN OF FAIRFAX RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FAIRFAX, VIRGINIA IN DEED BOOK 1033 AT PAGE 261, AS AMENDED AND/OR REPLACED BY EASEMENT AND AGREEMENT RECORDED IN DEED BOOK 3066 AT PAGE 746. [NOTE: APPEARS TO BE EAST OF COMMONWEALTH CORPORATE CENTER SUBDIVISION-NEED SURVEYOR TO CONFIRM] RESPONSE: SAID EXCEPTION IS SHOWN HEREON.
- PROPOSED TWENTY (20) FOOT SANITARY SEWER EASEMENT, PROPOSED FIFTEEN (15) FOOT SANITARY SEWER EASEMENT, PROPOSED AREA TO BE DEDICATED FOR PUBLIC ACCESS, AND FLOOD PLAIN LIMITS, ALL AS SET FORTH ON THE PLAT ATTACHED TO THAT DEED OF DEDICATION AND SUBDIVISION OF EATON TRACT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FAIRFAX, VIRGINIA IN DEED BOOK 3067 AT PAGE 1. RESPONSE: SAID EXCEPTION SHOWN HEREON.
- TERMS, CONDITIONS, EASEMENTS, RESTRICTIONS, NOTES AND ALL MATTERS AS SET FORTH IN THAT DEED OF DEDICATION, SUBDIVISION AND EASEMENT FOR COMMONWEALTH CORPORATE CENTER, AND THE PLAT ATTACHED THERETO, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FAIRFAX, VIRGINIA IN DEED BOOK 6301 AT PAGE 704, AS AMENDED IN DEED BOOK 6965 AT PAGE 272. RESPONSE: SAID EXCEPTION IS SHOWN HEREON.
- TERMS, CONDITIONS, EASEMENTS AND PROVISIONS CONTAINED WITHIN THE DECLARATION OF ACCESS, UTILITIES AND SIGNAGE EASEMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FAIRFAX, VIRGINIA IN DEED BOOK 6337 AT PAGE 1936. RESPONSE: SAID EXCEPTION IS A BLANKET AGREEMENT AND IS NOT SHOWN HEREON.
- EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF FAIRFAX, VIRGINIA IN DEED BOOK 6768 AT PAGE 1426. RESPONSE: SAID EXCEPTION IS SHOWN HEREON.
- EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FAIRFAX, VIRGINIA IN DEED BOOK 6768 AT PAGE 1466. RESPONSE: SAID EXCEPTION IS SHOWN HEREON.
- TERMS, CONDITIONS, EASEMENTS AND PROVISIONS CONTAINED WITHIN THE DEED OF SEWER LINE EASEMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FAIRFAX, VIRGINIA IN DEED BOOK 1184 AT PAGE 451, INCLUDING RIGHT TO CONNECT TO SEWER LINE. RESPONSE: SAID EXCEPTION IS NOT ON THE SURVEYED PROPERTY AND IS NOT SHOWN HEREON.
- TERMS, CONDITIONS, EASEMENTS, RESTRICTIONS, NOTES AND ALL MATTERS AS SET FORTH IN THAT DEED OF DEDICATION, SUBDIVISION AND EASEMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FAIRFAX, VIRGINIA IN DEED BOOK 3260 AT PAGE 382. RESPONSE: SAID EXCEPTION IS SHOWN HEREON.
- TERMS, CONDITIONS, EASEMENTS, RESTRICTIONS, NOTES AND ALL MATTERS AS SET FORTH IN THAT DEED OF RE-SUBDIVISION RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FAIRFAX, VIRGINIA IN DEED BOOK 3468 AT PAGE 479. RESPONSE: SAID EXCEPTION IS SHOWN HEREON.
- TERMS, CONDITIONS, EASEMENTS, RESTRICTIONS, NOTES AND ALL MATTERS AS SET FORTH IN THAT DEED OF RE-SUBDIVISION RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FAIRFAX, VIRGINIA IN DEED BOOK 3710 AT PAGE 585, SPECIFICALLY A 60 FOOT ACCESS AND EGRESS EASEMENT. RESPONSE: SAID EXCEPTION NO LONGER ENCUMBERS THE SURVEYED PROPERTY AND IS NOT SHOWN HEREON.
- EASEMENT AGREEMENT FOR OPERATION, MAINTENANCE, USE, REPAIR AND REPLACEMENT OF PORTION OF COOLING TOWERS BUILDING, DATED SEPTEMBER 13, 1988 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FAIRFAX, VIRGINIA IN DEED BOOK 7144 AT PAGE 392. RESPONSE: SAID EXCEPTION IS SHOWN HEREON.

SIGNIFICANT OBSERVATIONS

- A FIRE HYDRANT ON PROPERTY
- B STREET LIGHT ON PROPERTY
- C ELECTRIC UTILITIES ON PROPERTY
- D PUBLIC SIDEWALK ON PROPERTY
- E UNDERGROUND BOX CULVERT NOT INSIDE AN EASEMENT PER TITLE REPORT

LEGEND

<p>Utilities - Storm</p> <ul style="list-style-type: none"> STORM MANHOLE STORM DRAIN INLET STORM DRAIN CATCH BASIN STORM HEAD WALL STORM CULVERT <p>Utilities - Sanitary</p> <ul style="list-style-type: none"> SANITARY MANHOLE SANITARY CLEAN-OUT <p>Utilities - Water</p> <ul style="list-style-type: none"> WATER VALVE WATER METER SIAMENSE CONNECTION IRRIGATION VALVE FIRE HYDRANT <p>Utilities - Gas</p> <ul style="list-style-type: none"> GAS METER GAS VALVE <p>Utilities - Electric</p> <ul style="list-style-type: none"> LIGHT POLE UTILITY POLE TRAFFIC LIGHT POLE ELECTRIC VAULT VAULT ELECTRIC BOX GROUND LIGHT GUY WIRE ELECTRIC MANHOLE 	<p>Misc. Structures</p> <ul style="list-style-type: none"> EX. CONC. CONC. C&G R&P PVC CMP OH POB IPF IRF IRF ROD FOUND DHF PKF SMF TBS <p>Abbreviations</p> <ul style="list-style-type: none"> EX. CONC. CONC. C&G R&P PVC CMP OH POB IPF IRF IRF ROD FOUND DHF PKF SMF TBS 	<p>Surfaces</p> <ul style="list-style-type: none"> ASPHALT AREA CONCRETE AREA BRICK AREA <p>Linetypes</p> <ul style="list-style-type: none"> CHU OVERHEAD UTILITY WIRE SANITARY PIPE STORM PIPE GUARD RAIL TREE LINE PROPERTY LINE ADJOINER LINE ROAD CENTERLINE ELECTRIC LINE PAINT MARKING WATER LINE PAINT MARKING
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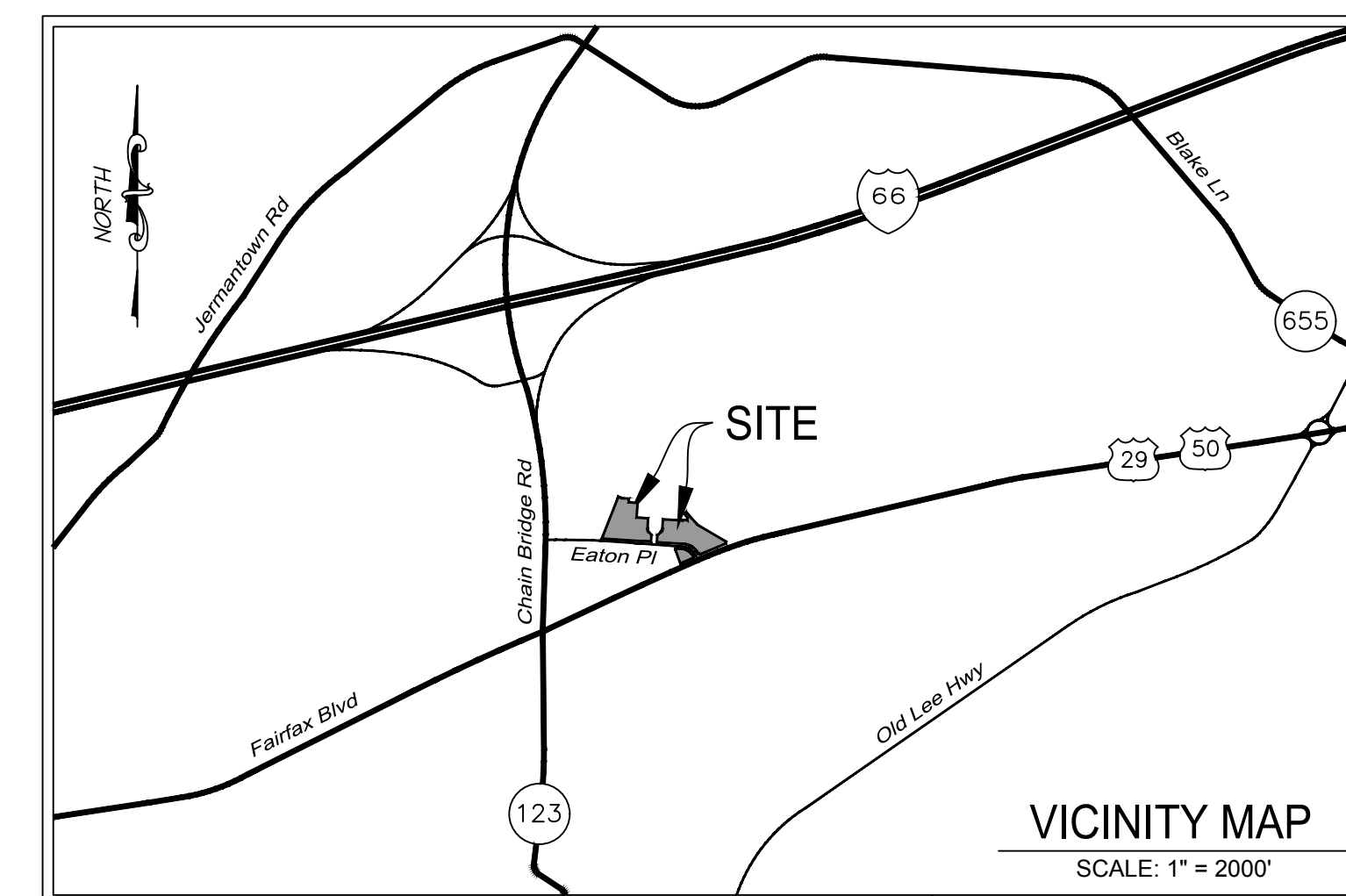
FLOOD ZONE NOTE

THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), NO. 5155240002D, WITH AN EFFECTIVE DATE OF 06/02/2006 AND A REVISION DATE OF 10/11/2019.

BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

- FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREAS - SHADED), AREAS WITH BASE FLOOD ELEVATION (BFE) OR DEPTH.
- FLOOD ZONE "X" (OTHER AREAS OF FLOOD HAZARD - SHADED), 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
- FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

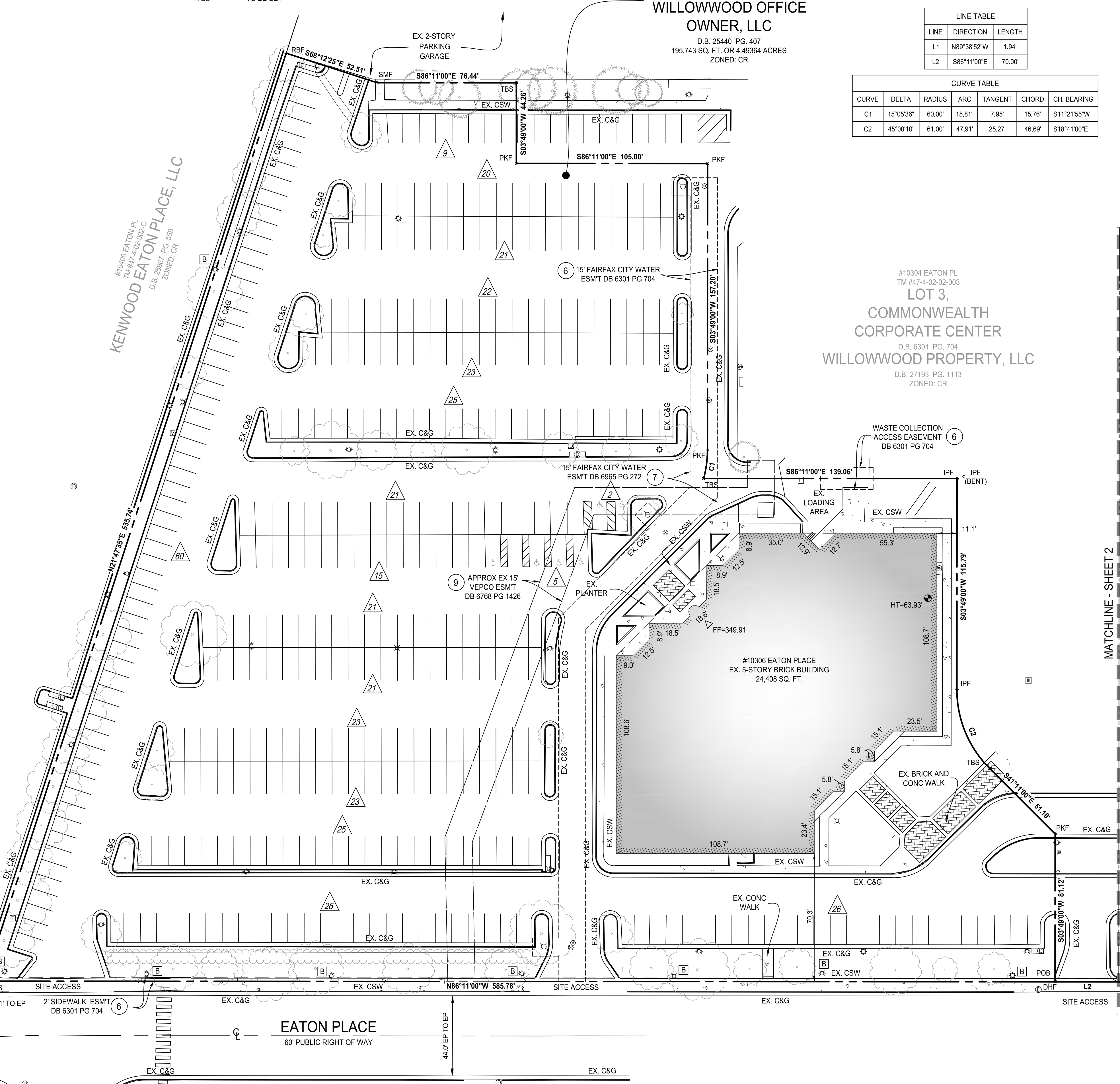
A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



LOT 2, COMMONWEALTH CORPORATE CENTER
 D.B. 6301 PG. 704
WILLOWOOD OFFICE OWNER, LLC
 D.B. 25440 PG. 407
 195,743 SQ. FT. OR 4.49384 ACRES
 ZONED: CR

LINE TABLE					
LINE	DIRECTION	LENGTH			
L1	N89°38'52"W	1.94'			
L2	S86°11'00"E	70.00'			

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	15°09'36"	60.00'	15.81'	7.95'	15.76'	S11°21'55"W
C2	45°00'10"	61.00'	47.91'	25.27'	46.69'	S18°41'00"E



LEGAL DESCRIPTION

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN FAIRFAX COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1
 DESCRIPTION OF LOT 1
 COMMONWEALTH CORPORATE CENTER

BEGINNING AT A POINT ON A CURVE ON THE NORTHERLY SIDE OF LEE HIGHWAY, ROUTES 29, 211, AND 50, A PUBLIC RIGHT-OF-WAY, WIDTH VARIES, SAID POINT BEING A COMMON CORNER BETWEEN PARCEL 2-9-1, EATON TRACT AND LOT 1 OF COMMONWEALTH CORPORATE CENTER, HEREIN DESCRIBED, AND SHOWN ON A PLAN OF THE FOREMENTIONED SUBDIVISION RECORDED IN DEED BOOK 6301 PAGE 704 OF THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA;

THENCE RUNNING WITH THE NORTHERLY LINE OF SAID LEE HIGHWAY AND FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS, CHORD BEARING AND CHORD OF 659.90 FEET, S 87 DEGREES 40' 55" W AND 324.15 FEET AND FOR AN ARC DISTANCE OF 324.19 FEET TO A POINT OF REVERSED CURVATURE; THENCE FOLLOWING THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS, CHORD BEARING AND CHORD OF 25.00 FEET; N 70 DEGREES 33' 25" W, A CHORD OF 34.21 FEET RESPECTIVELY, FOR AN ARC DISTANCE OF 37.68 FEET TO ANOTHER POINT OF REVERSED CURVATURE ON THE NORTHERLY SIDE OF EATON PLACE; 60 PUBLIC RIGHT-OF-WAY; THENCE RUNNING ALONG SAME AND FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS, CHORD BEARING AND CHORD OF 202.00 FEET, N 56 DEGREES 47' 58" W AND 198.43 FEET RESPECTIVELY, FOR AN ARC DISTANCE OF 207.42 FEET TO A POINT OF TANGENCY; THENCE CONTINUING WITH SAID EATON PLACE N 86 DEGREES 12' 59" W, 320.93 FEET TO A POINT BEING A SOUTHEASTERLY CORNER OF LOT 4 OF THE FOREMENTIONED SUBDIVISION;

THENCE DEPARTING SAID EATON PLACE AND RUNNING ALONG THE COMMON BOUNDARY BETWEEN LOT 4 AND LOT 1, N 03 DEGREES 47' 01" E, 81.12 FEET TO A POINT; THENCE CONTINUING ALONG SAID BOUNDARY N 48 DEGREES 47' 01" E, 51.10 FEET TO A POINT OF CURVATURE; THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS, CHORD BEARING AND CHORD OF 61.00 FEET, N 26 DEGREES 17' 01" E, AND 46.69 FEET RESPECTIVELY, FOR AN ARC DISTANCE OF 47.91 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID COMMON BOUNDARY IN A NORTHERLY DIRECTION AND THENCE IN AN EASTERLY DIRECTION THE FOLLOWING COURSES AND DISTANCES:

- N 03 DEGREES 47' 01" E, 115.79 FEET TO A POINT; THENCE
- S 86 DEGREES 12' 59" E, 226.17 FEET TO A POINT; THENCE
- N 03 DEGREES 47' 01" E, 6.82 FEET TO A POINT; THENCE
- S 86 DEGREES 12' 59" E, 61.96 FEET TO A POINT; THENCE
- N 03 DEGREES 47' 01" E, 32.85 FEET TO A POINT; THENCE
- N 40 DEGREES 45' 32" W, 61.29 FEET TO A POINT, AND

N 54 DEGREES 08' 58" E, 33.80 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF PARCEL B OF COMMONWEALTH CORPORATE CENTER; THENCE RUNNING ALONG SAME S 40 DEGREES 45' 32" E, 196.83 FEET TO A POINT; THENCE CONTINUING ALONG SAID BOUNDARY S 89 DEGREES 10' 17" E, 402.68 FEET TO A POINT ON THE WESTERLY LINE OF CULBERTSON ET AL, TRUSTEES; HENCE RUNNING ALONG SAID WESTERLY LINE S 11 DEGREES 14' 13" W, 23.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 195,810 SQUARE FEET, MORE OR LESS.

TAX MAP ID: 47-4-02-001 TRACT II DESCRIPTION OF LOT 2 COMMONWEALTH CORPORATE CENTER

TRACT 2
 DESCRIPTION OF LOT 2
 COMMONWEALTH CORPORATE CENTER

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF EATON PLACE, A 60' PUBLIC RIGHT-OF-WAY, SAID POINT BEING A COMMON CORNER BETWEEN LOT 3 AND LOT 2 OF COMMONWEALTH CORPORATE CENTER, THE LATTER BEING HEREIN DESCRIBED AND SHOWN ON A PLAN OF THE FOREMENTIONED SUBDIVISION RECORDED IN DEED BOOK 6301 PAGE 704 OF THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA;

THENCE RUNNING WITH THE NORTHERLY LINE OF SAID EATON PLACE N 86 DEGREES 12' 59" W, 595.78 FEET TO A POINT; THENCE CONTINUING ALONG SAID LINE N 86 DEGREES 40' 51" W, 1.94 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE LAND OF 'N' EATON PLACE ASSOCIATES, LLC; THENCE DEPARTING EATON PLACE AND RUNNING ALONG THE EASTERLY LINE OF SAID LAND N 21 DEGREES 45' 36" E, 535.74 FEET; TO A COMMON WESTERLY CORNER BETWEEN SAID LOT 2 AND LOT THENCE TURNING AND RUNNING ALONG THE COMMON BOUNDARY BETWEEN SAID LOTS THE FOLLOWING COURSES AND DISTANCES:

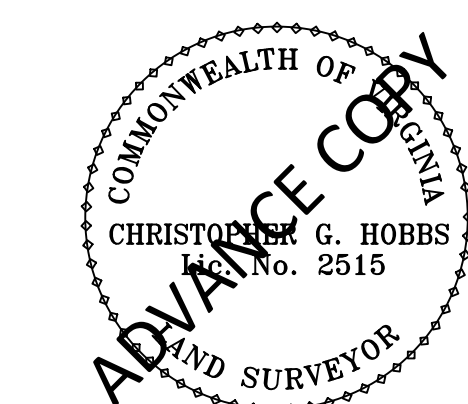
- S 68 DEGREES 14' 24" E, 52.51 FEET TO A POINT; THENCE
- S 86 DEGREES 12' 59" E, 76.44 FEET TO A POINT; THENCE
- S 03 DEGREES 47' 01" W, 44.26 FEET TO A POINT; THENCE
- S 86 DEGREES 12' 59" E, 105.00 FEET TO A POINT; AND
- S 03 DEGREES 47' 01" W, 157.20 FEET TO A POINT OF CURVATURE; THENCE FOLLOWING THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS, CHORD BEARING, AND CHORD OF 60.00 FEET, S 11 DEGREES 19' 56" W, AND 15.76 FEET RESPECTIVELY, FOR AN ARC DISTANCE OF 15.81 FEET TO A POINT ON A CURVE; THENCE DEPARTING SAID POINT ON A CURVE AND CONTINUING ALONG SAID COMMON BOUNDARY S 86 DEGREES 12' 59" E, 139.96 FEET TO A POINT; THENCE CONTINUING ALONG SAID BOUNDARY S 03 DEGREES 47' 01" W, 115.79 FEET TO A POINT OF CURVATURE; THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS, CHORD BEARING, AND CHORD OF 61.00 FEET, S 18 DEGREES 42' 58" E, AND 46.69 FEET RESPECTIVELY, FOR AN ARC DISTANCE OF 47.91 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID COMMON BOUNDARY S 41 DEGREES 12' 59" E, 51.10 FEET TO A POINT; THENCE CONTINUING ALONG SAID COMMON BOUNDARY S 03 DEGREES 47' 01" W, 81.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 195,742 SQUARE FEET, MORE OR LESS.

SURVEYOR'S CERTIFICATION

TO: CAPITAL CITY REAL ESTATE, LLC; WILLOWOOD OFFICE OWNERS, LLC; CLOSELINE, LLC, FIRST AMERICAN 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 2021 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(A), 7(B)(1), 7(C), 8, 9, 13, AND 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 5th, 2022.



CHRISTOPHER G. HOBBS, LS
 COMMONWEALTH OF VIRGINIA
 LICENSED LAND SURVEYOR NO.: 2515

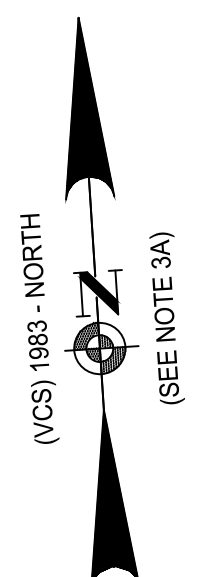


REV#	DATE	REVISION
01	06/01/22	CLIENT COMMENTS

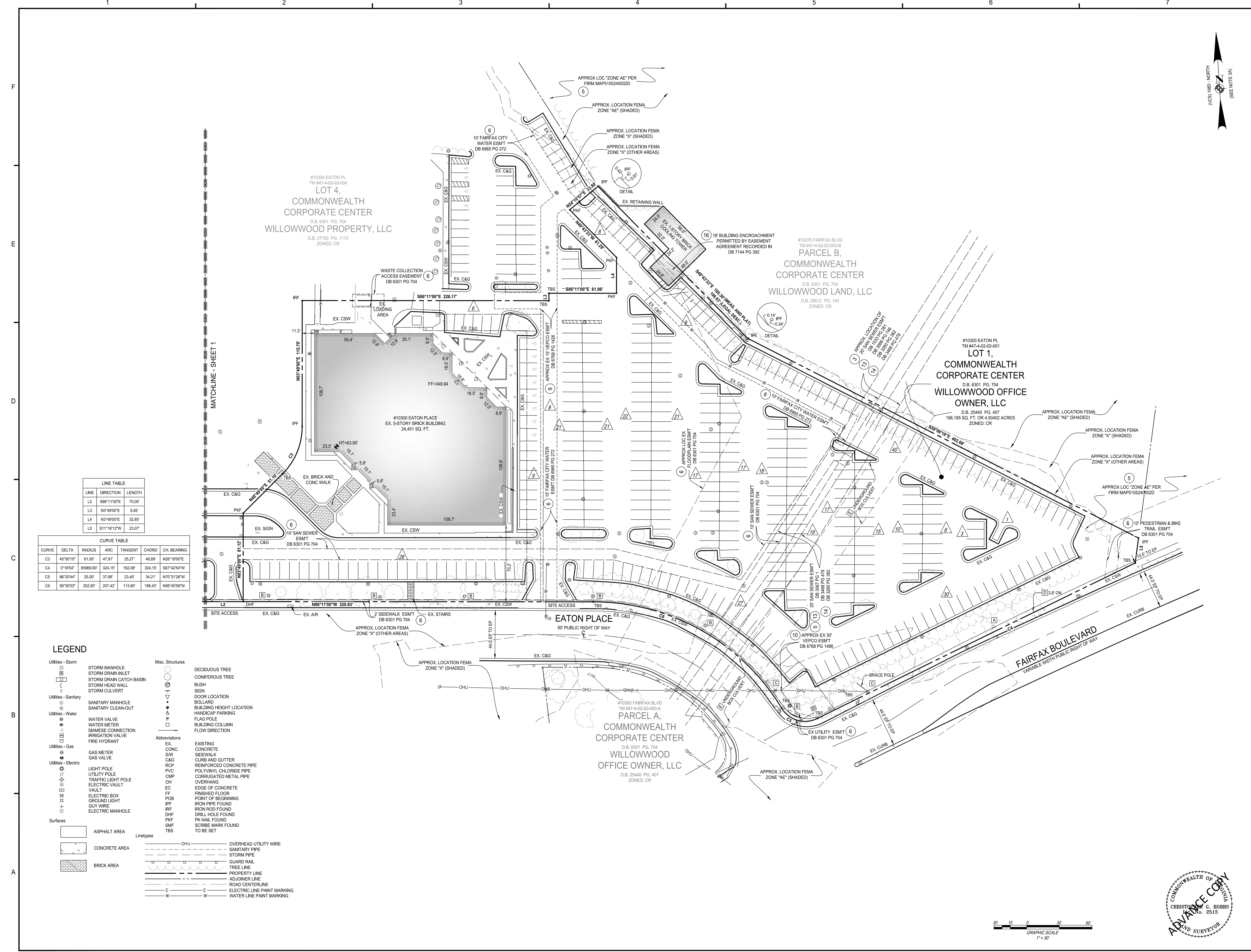
christopher consultants
 9301 innovation dr
 suite 150
 manassas, va 20110
 engineering • surveying • land planning
 p 703.993.9887

2021 ALTA/NSPS LAND TITLE SURVEY
LOT 1 & LOT 2, COMMONWEALTH CORPORATE CENTER
 (DEED BOOK 6031 PAGE 704)
WILLOWOOD OFFICE OWNER, LLC
 (DEED BOOK 25440 PAGE 407)
 CITY OF FAIRFAX, VIRGINIA

PROJECT: 21082.002.00
DRAWING NO.: 111604
SCALE: 1"=30'
DATE: 03/15/22
DRAWN: MCS
CHECKED: CGH
SHEET No.
1 of 2



2021 ALTANSPS LAND TITLE SURVEY
LOT 1 & LOT 2, COMMONWEALTH CORPORATE CENTER
 (DEED BOOK 6031 PAGE 704)
WILLOWOOD OFFICE OWNER, LLC
 (DEED BOOK 25440 PAGE 407)
 CITY OF FAIRFAX, VIRGINIA



LINE TABLE

LINE	DIRECTION	LENGTH
L2	S86°11'00"E	70.00'
L3	N3°49'00"E	6.82'
L4	N3°49'00"E	32.85'
L5	S11°16'12"W	23.07'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C3	45°00'10"	61.00'	47.91'	25.27'	46.89'	N26°19'00"E
C4	0°16'54"	65989.90'	324.15'	162.08'	324.15'	S67°42'54"W
C5	86°20'44"	25.00'	37.68'	23.45'	34.21'	N70°31'28"W
C6	58°50'03"	202.00'	207.42'	113.90'	198.43'	N56°45'59"W

LEGEND

- Utilities - Storm**
 - Storm Manhole
 - Storm Drain Inlet
 - Storm Drain Catch Basin
 - Storm Head Wall
 - Storm Culvert
- Utilities - Sanitary**
 - Sanitary Manhole
 - Sanitary Clean-out
- Utilities - Water**
 - Water Valve
 - Water Meter
 - Shamese Connection
 - Irrigation Valve
 - Fire Hydrant
- Utilities - Gas**
 - Gas Meter
 - Gas Valve
- Utilities - Electric**
 - Light Pole
 - Utility Pole
 - Traffic Light Pole
 - Electric Vault
 - Vault
 - Electric Box
 - Ground Light
 - Guy Wire
 - Electric Manhole
- Surfaces**
 - Asphalt Area
 - Concrete Area
 - Brick Area
- Misc. Structures**
 - Deciduous Tree
 - Coniferous Tree
 - Bush
 - Sign
 - Door Location
 - Bollard
 - Building Height Location
 - Handicap Parking
 - Flag Pole
 - Building Column
 - Flow Direction
- Abbreviations**
 - EX CONC.
 - CONC.
 - SW
 - C&G
 - RCP
 - PVC
 - CMP
 - OH
 - EG
 - FF
 - POB
 - IRF
 - DHF
 - PKF
 - SMF
 - TBS
- Linetypes**
 - OHU - Overhead Utility Wire
 - Sanitary Pipe
 - Storm Pipe
 - Guard Rail
 - Tree Line
 - Property Line
 - Adjoiner Line
 - Road Centerline
 - Electric Line Paint Marking
 - Water Line Paint Marking

