



SANIE CONSULTING GROUP, LLC

4248-A Chain Bridge Road • Fairfax, VA 22030 • Ph. (703) 865-7630 (7631) • Fax. (703) 865-7632

April 14, 2016

**Metes and Bounds Description
Of the Consolidated Lot (113A)
Of the Lots 111A, 113 and 15-Foot Alley**

Legal Description Lot 113A:

Beginning at a point on northern right of way line of Church Street NE, said point marking the common corner to 15' alley and north eastern property corner of the now or formerly Tochterman; thence with the said point and along the eastern property lines of now or formerly Tochterman and Williams N 40° 00' 00" W 186.42 feet to a point; thence running across the 15' alley N 49° 56' 00" E 58.48 feet to a point on southern property line of now or formerly Cowan; thence N 40° 00' 00" W 46.18 Feet and N 50° 00' 00" E 36.52 Feet along the property lines of now or formerly Dominion Equities, LLC; thence S 40° 00' 00" E 131.10 Feet to a point on to northern right of way line of Church Street NE; thence S 44° 28' 00" W 95.45 feet to point of beginning containing 15,589 square feet or 0.3579 acres more or less.



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**Metes and Bounds Description
Of a Portion of a 15 foot Alley
To be Vacated**

Legal Description of Vacated portion of 15' Alley:

Beginning at a point on northern right of way line of Church Street NE, said point marking the common corner to 15' alley and north eastern property corner of the now or formerly Tochterman; thence with the said point and along the eastern property lines of now or formerly Tochterman and Williams N 40° 00' 00" W 186.42 feet to a point; thence running across the 15' alley N 49° 56' 00"E 15 feet to an iron pipe found, said iron pipe marking the northwestern corner of now or formerly Staats Developers (Deed book 22010; Page 1527) thence with said westerly property line of now or formerly Staats Developers N 40° 00' 00" W 184.98 feet to an iron pipe found on the northern right of way line of Church Street NE; thence along the said right of way line S 44° 28' 00" W 15.07 feet to point of beginning containing 2,785 square feet or 0.0639 acres more or less.