

NOTES

- THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON ASSESSMENT RCP NO. 12-041 PARCELS 31 AND 32 AND ARE ZONED R-6.
- OWNER: DOMINION HILLS AREA RECREATION ASSOCIATION, INC.
ADDRESS: P.O. BOX 5643
ARLINGTON, VIRGINIA 22205
RECORDATION: DB. 1185 PG. 14 AND DB. 1683 PG. 49
- THE BOUNDARY SURVEY SHOWN ON THIS PLAT IS BASED UPON A CURRENT FIELD RUN SURVEY PERFORMED BY LANDESIGN, INC. DATED XXXXXXXX XX, 2025.
- THE PROPERTY DELINEATED HEREON IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF ARLINGTON COUNTY, VIRGINIA COMMUNITY-PANEL NUMBER 515520-0057-D (MAP NUMBER 5101300057D) MAP REVISED: NOVEMBER 16, 2023.
- TITLE SEARCH FOR 6000 WILSON BOULEVARD FURNISHED BY HITECH TITLE SOLUTIONS, INC., INVOICE NUMBER 20251980, DATED 10/30/2025 @ 8:00AM EST. HAS BEEN REVIEWED BY LANDESIGN, INC. AND INCORPORATED INTO THIS BOUNDARY SURVEY.
EASEMENTS: -RIGHT OF WAY AS SHOWN ON PLAT AT DB. 447 PG. 365 (SHOWN ON SURVEY AS 20' OUTLET ROAD)
-RIPARIAN RIGHTS AND INGRESS/EGRESS TO SPRING DB. 196 PG. 214 (UNPLOTABLE)
-VEPCO EASEMENT DB. 1208 PG. 588 (SHOWN ON SURVEY)
-SANITARY SEWER EASEMENT DB. 1454 PG. 117 (SHOWN ON SURVEY)
- TITLE SEARCH FOR 6002 WILSON BOULEVARD FURNISHED BY HITECH TITLE SOLUTIONS, INC., INVOICE NUMBER 20251981, DATED 10/30/2025 @ 8:00AM EST. HAS BEEN REVIEWED BY LANDESIGN, INC. AND INCORPORATED INTO THIS BOUNDARY SURVEY.
EASEMENTS: -VEPCO EASEMENT DB. 1146 PG. 488 (SHOWN ON SURVEY)
-SANITARY SEWER EASEMENT DB. 1453 PG. 642 (SHOWN ON SURVEY)
-OUTLET ROAD AS SHOWN ON PLAT AT DB. 1683 PG. 49 (SHOWN ON SURVEY AS 20' OUTLET ROAD)

AREA TABULATION

RPC 12-041-032	180,076 SQ. FT. OR 4.13398 AC.
RPC 12-041-031	76,712 SQ. FT. OR 1.76107 AC.
TOTAL	256,788 SQ. FT. OR 5.89505 AC.

HATCH LEGEND

[Pattern]	= CONCRETE
[Pattern]	= FLAGSTONE
[Pattern]	= TRUNCATED DOME

LEGEND

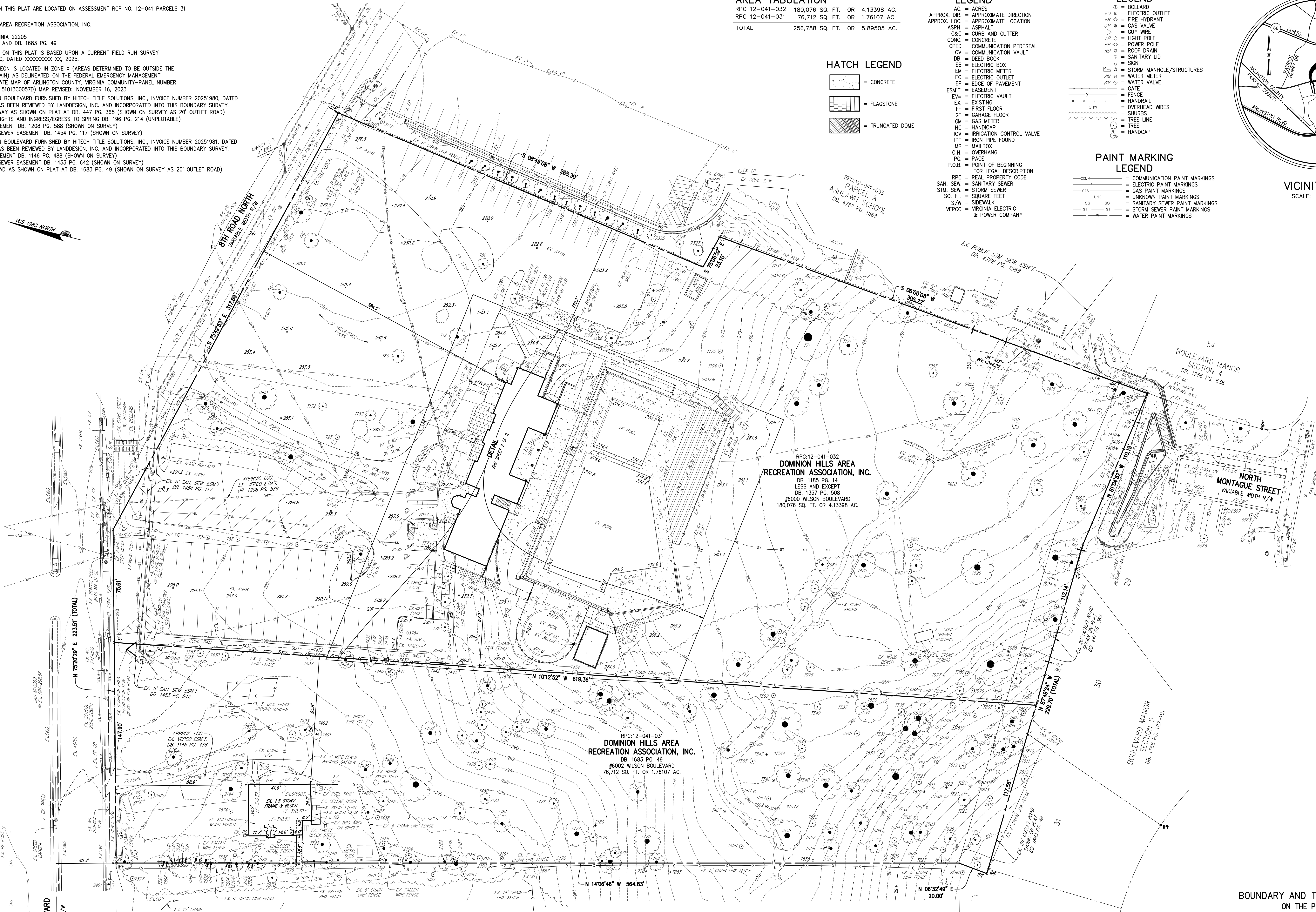
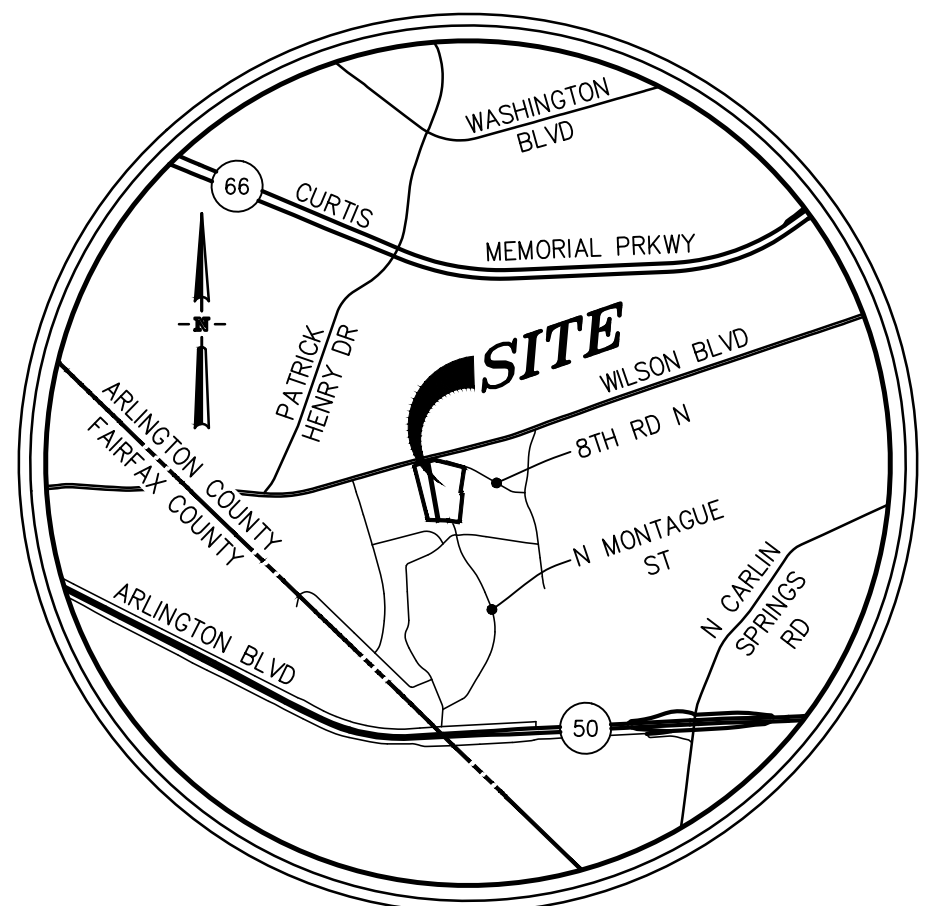
AC	= ACRES
APPROX. DIR.	= APPROXIMATE DIRECTION
APPROX. LOC.	= APPROXIMATE LOCATION
ASPH.	= ASPHALT
C&G	= CURB AND GUTTER
CONC.	= CONCRETE
CPED	= COMMUNICATION PEDESTAL
CV	= COMMUNICATION VAULT
DB	= DEED BOOK
EB	= ELECTRIC BOX
EM	= ELECTRIC METER
EO	= ELECTRIC OUTLET
EP	= EDGE OF PAVEMENT
ESMT	= EASEMENT
EV	= ELECTRIC VAULT
EX	= EXISTING
FF	= FIRST FLOOR
GF	= GARAGE FLOOR
GM	= GAS METER
HC	= HANDICAP
ICV	= IRRIGATION CONTROL VALVE
IPF	= IRON PIPE FOUND
MB	= MAILBOX
O.H.	= OVERHANG
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING FOR LEGAL DESCRIPTION
RPC	= REAL PROPERTY CODE
SAN. SEW.	= SANITARY SEWER
STM. SEW.	= STORM SEWER
SQ. FT.	= SQUARE FEET
S/W	= SIDEWALK
VEPCO	= VIRGINIA ELECTRIC & POWER COMPANY

LEGEND

[Symbol]	= BOLLARD
[Symbol]	= ELECTRIC OUTLET
[Symbol]	= FIRE HYDRANT
[Symbol]	= GAS VALVE
[Symbol]	= GUY WIRE
[Symbol]	= LIGHT POLE
[Symbol]	= POWER POLE
[Symbol]	= ROOF DRAIN
[Symbol]	= SANITARY LID
[Symbol]	= SIGN
[Symbol]	= STORM MANHOLE/STRUCTURES
[Symbol]	= WATER METER
[Symbol]	= WATER VALVE
[Symbol]	= GATE
[Symbol]	= FENCE
[Symbol]	= HANDRAIL
[Symbol]	= OVERHEAD WIRES
[Symbol]	= SHURDS
[Symbol]	= TREE LINE
[Symbol]	= TREE
[Symbol]	= HANDCAP

PAINT MARKING LEGEND

[Symbol]	= COMMUNICATION PAINT MARKINGS
[Symbol]	= ELECTRIC PAINT MARKINGS
[Symbol]	= GAS PAINT MARKINGS
[Symbol]	= UNKNOWN PAINT MARKINGS
[Symbol]	= SANITARY SEWER PAINT MARKINGS
[Symbol]	= STORM SEWER PAINT MARKINGS
[Symbol]	= WATER PAINT MARKINGS



RPC:12-041-032
DOMINION HILLS AREA RECREATION ASSOCIATION, INC.
DB. 1185 PG. 14
LESS AND EXCEPT
DB. 1357 PG. 508
#6000 WILSON BOULEVARD
180,076 SQ. FT. OR 4.13398 AC.

RPC:12-041-031
DOMINION HILLS AREA RECREATION ASSOCIATION, INC.
DB. 1683 PG. 49
#6002 WILSON BOULEVARD
76,712 SQ. FT. OR 1.76107 AC.

THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA
DB. 2843 PG. 1298
PARCEL 3

BOUNDARY AND TOPOGRAPHIC SURVEY ON THE PROPERTIES OF DOMINION HILLS AREA RECREATION ASSOCIATION, INC.

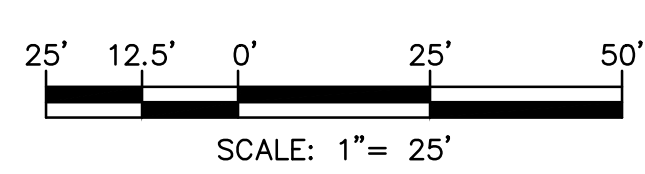
DEED BOOK 1185 PAGE 14
LESS AND EXCEPT DEED BOOK 1357 PAGE 508
DEED BOOK 1683 PAGE 49
ARLINGTON COUNTY, VIRGINIA
SCALE: 1"=25' DATE: NOVEMBER 25, 2025

LandDesign.
5180 PARKSTONE DRIVE, SUITE 180
CHANTILLY, VA 20151
703.448.6100
WWW.LANDESIGN.COM

DRAFT 3
12/18/2025

SURVEYOR'S CERTIFICATE
I, BRADLEY T. RIGGLEMAN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND PROFESSIONAL BELIEF, CERTIFY THAT THE PROPERTY AND POSITION OF THE IMPROVEMENTS SHOWN HAVE BEEN ESTABLISHED BY ACCEPTED SURVEY METHODS AND MEET THE MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYS ESTABLISHED BY THE CODE OF VIRGINIA IN SECTION 18VAC10-20-370, AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO KNOWN ENCROACHMENTS. ALL COURSES ARE REFERENCED TO VIRGINIA COORDINATE SYSTEM 1983 NORTH.

DRAFT 3
12/18/2025



SANITARY INVERTS

- SAN MH9481
EX. RIM=297.84
INVIN. 4" DIP=290.42
INV.OUT 8" DIP=290.34
- SAN MH9480
EX. RIM=283.89
INVIN. 8" DIP=276.27
INV.OUT 8" DIP=275.95
- SAN MH9479
EX. RIM=277.44
INVIN. 8" DIP=271.50
INV.OUT 8" DIP=271.44
- SAN MH9478
EX. RIM=276.88
INVIN. 8" DIP=271.18
INV.OUT 4" DIP=272.02
INV.OUT 8" DIP=271.12
- SAN MH10536
EX. RIM=274.59
INVIN. 8" DIP=269.19
INV.OUT 8" DIP=269.44
INV.OUT 8" DIP=269.13

LEGEND

- AC. = ACRES
- APPROX. DIR. = APPROXIMATE DIRECTION
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- GM = GAS METER
- HC = HANDICAP
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- IP = IRON PIPE FOUND
- MB = MAILBOX
- O.H. = OVERHANG
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- FOR LEGAL DESCRIPTION
- RPC = REAL PROPERTY CODE
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- STM. SEW. = STORM SEWER
- SQ. FT. = SQUARE FEET
- S/W = SIDEWALK
- VEPCO = VIRGINIA ELECTRIC & POWER COMPANY

LEGEND

- BO = BOLLARD
- EO (E) = ELECTRIC OUTLET
- FH (H) = FIRE HYDRANT
- GV = GAS VALVE
- GW = GUY WIRE
- LP (L) = LIGHT POLE
- PP (P) = POWER POLE
- RD (D) = ROOF DRAIN
- SL (L) = SANITARY LID
- SI = SIGN
- SM (M) = STORM MANHOLE/STRUCTURES
- WV (V) = WATER VALVE
- WV (W) = WATER METER
- WV (V) = WATER VALVE
- GA = GATE
- F = FENCE
- H = HANDRAIL
- OW = OVERHEAD WIRES
- SH = SHRUBS
- TL = TREE LINE
- T = TREE
- HC = HANDICAP

PAINT MARKING LEGEND

- COMMUNICATION PAINT MARKINGS
- ELECTRIC PAINT MARKINGS
- GAS PAINT MARKINGS
- UNKNOWN PAINT MARKINGS
- SANITARY SEWER PAINT MARKINGS
- STORM SEWER PAINT MARKINGS
- WATER PAINT MARKINGS

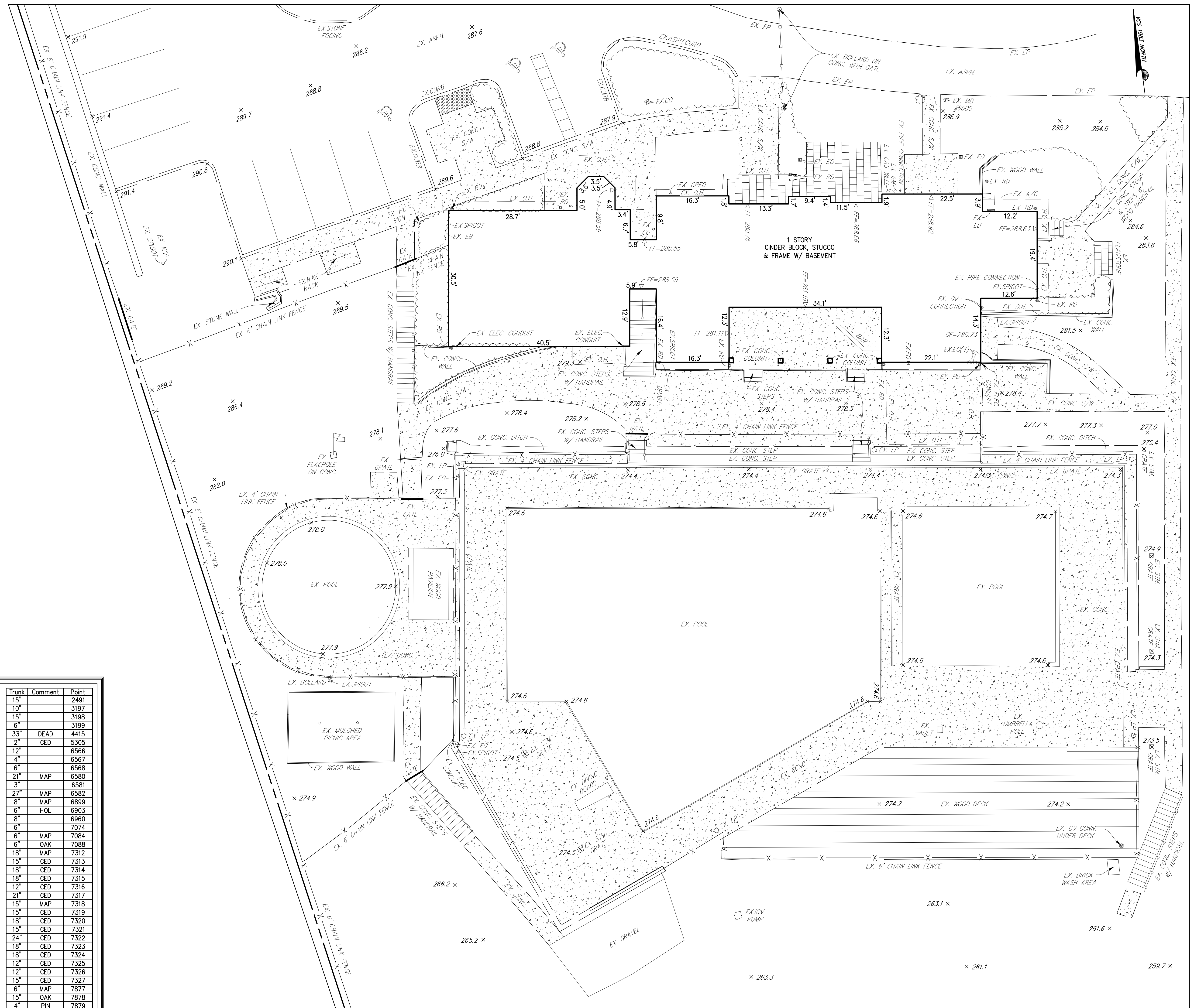
HATCH LEGEND

- CONCRETE
- FLAGSTONE
- TRUNCATED DOME

TREE TABLE

Trunk	Comment	Tqg	Trunk	Comment	Tqg	Trunk	Comment	Tqg	Trunk	Comment	Tqg	Trunk	Comment	Tqg	Trunk	Comment	Tqg	Trunk	Comment	Tqg	
15"		T973	8"		T438	48"		T536	8"		T828	48"		T75	15"		T1520	15"		T2491	
21"		T974	8"		T439	10"		T535	3"		T829	6"		T60	8"		T1521	10"		T3197	
12"		T975	10"		T440	4"		T534	12"		T828	6"		T88	10"		T1530	15"		T3198	
42"		T976	8"		T441	42"		T533	27"		T73	6"		T9	6"		T1547	6"		T3199	
12"		T978	3"		T442	42"		T532	33"		T967	6"		T87	10"		T1558	33"		T4415	
6"		T980	4"		T443	42"		T531	33"		T968	8"		T953	12"		T1574	2"		T5305	
3"		T977	24"		T444	12"		T530	18"		T969	15"		T491	6"		T1575	12"		T6566	
6"		T979	10"		T445	3"		T529	12"		T970	10"		T492	4"		T1587	4"		T6567	
3"		T981	15"		T446	24"		T528	12"		T971	18"		T493	3"		T1687	6"		T6568	
60"		T982	15"		T447	24"		T527	39"		T972	10"		T494	6"		T2017	21"		T6580	
10"		T983	24"		T448	8"		T506	36"		T70	24"		T490	36"		T2019	3"		T6581	
15"		T984	15"		T449	8"		T505	30"		T958	7"		T486	8"		T2023	27"		T6582	
8"		T985	30"		T450	21"		T507	27"		T191	24"		T484	5"		T2024	8"		T6589	
18"		T986	15"		T451	3"		T508	66"		T71	48"		T483	5"		T2029	6"		T8903	
3"		T987	15"		T452	30"		T504	15"		T187	15"		T485	4"		T2030	8"		T6960	
3"		T988	27"		T453	24"		T503	27"		T167	18"		T482	4"		T2031	6"		T7074	
3"		T989	8"		T454	6"		T502	21"		T193	15"		T480	3"		T2032	6"		T7084	
36"		T990	36"		T455	3"		T501	6"		T194	24"		T481	3"		T2035	6"		T7088	
6"		T991	42"		T456	3"		T509	6"		T175	15"		T478	3"		T2041	18"		T7312	
3"		T993	10"		T458	4"		T524	5"		T61	15"		T499	5"		T2057	15"		T7313	
6"		T992	15"		T460	3"		T526	5"		T6	12"		T478	4"		T2058	18"		T7314	
3"		T994	18"		T459	54"		T525	7"		T151	21"		T571	3"		T2071	18"		T7315	
3"		T995	8"		T457	8"		T523	33"		T82	18"		T572	4"		T2073	12"		T7316	
24"		T996	21"		T462	3"		T510	12"		X2	T192	21"	T1487	5"		T2080	21"		T7317	
48"		T997	4"		T463	3"		T801	18"		T190	6"		T488	4"		T2082	15"		T7318	
3"		T401	42"		T464	3"		T802	7"		T199	21"		T497	5"		T2084	15"		T7319	
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15"		T403	24"		T466	3"		T522	10"		T189	10"		T495	3"		T2086	15"		T7321	
6"		T404	3"		T457	10"		T519	7"		X4	T196	10"	T496	6"		T2093	24"		T7322	
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3"		T408	4"		T567	3"		T515	11"		T83	6"		T570	3"		T2099	18"		T7324	
3"		T409	48"		T568	6"		T519	15"		T156	6"		T574	8"		X2	T2111	12"		T7325
3"		T410	6"		T569	4"		T520	15"		T197	24"		T573	3"		T2123	12"		T7326	
24"		T412	8"		T565	4"		T518	15"		T86	10"		T600	5"		T2130	15"		T7327	
8"		T411	4"		T564	6"		T517	24"		T12	24"		T599	18"		T2140	6"		T7877	
36"		T413	6"		T563	6"		T516	18"		T69	18"		T597	33"		DEAD	15"		T7878	
3"		T413	4"		T562	12"		T805	12"		T166	18"		T596	8"		T2147	4"		T7879	
30"		T415	6"		T561	6"		T806	36"		T63	12"		T595	7"		T2149	6"		T7880	
36"		T406	4"		T560	3"		T807	15"		T182	12"		T594	3"		T2164	6"		T7881	
18"		T405	42"		T559	30"		T808	7"		T95	12"		T593	3"		T2168	6"		T7882	
10"		T416	3"		T558	3"		T804	12"		T172	12"		T592	3"		T2176	8"		T7883	
10"		T416	3"		T557	6"		T803	36"		T193	36"		T591	12"		DEAD	12"		T7884	
8"		T417	3"		T556	30"		T813	21"		T964	18"		T590	3"		T2180	3"		T7885	
36"		T419	24"		T555	27"		T809	21"		T20	15"		T589	8"		T2185	6"		T7886	
3"		T420	24"		T554	3"		T810	5"		T952	4"		T588	4"		T2186	6"		T7887	
8"		T421	10"		T553	6"		T811	30"		T954	15"		T587	33"		T2187	6"		T7888	
18"		T422	3"		T552	10"		T812	10"		T959	3"		T586	6"		T2188	6"		T7889	
6"		T423	3"		T551	4"		T814	5"		T951	4"		T585	21"		T2189	3"		T7890	
12"		T424	42"		T552	4"		T511	8"		T153	5"		T584	5"		T2190	4"		T7891	
36"		T425	6"		T550	6"		T815	6"		T181	5"		T582	5"		DEAD	2191		T7892	
15"		T427	12"		T548	4"		T816	27"		T960	4"		T581	24"		T2193	6"		T7893	
10"		T426	10"		T549	4"		T817	21"		T961	21"		T583	10"		T2194	6"		T7894	
3"		T428	3"		T546	4"		T820	39"		T962	6"		T580	6"		T2195	6"		T7895	
4"		T429	3"		T557	4"		T818	7"		T958	21"		T584	4"		X2	T2199	4"		T7896
10"		T430	3"		T543	8"		T819	4"		T77	6"		T578	6"		T2199	4"		T7897	
8"		T431	4"		T542	18"		T821	6"		T57	4"		T577	4"		T2199	4"		T7898	
12"		T432	36"		T541	4"		T822	12"		X2	T81	12"		X2	T576	6"		T7899		
6"		T433	3"		T540	4"		T825	15"		T85	12"		X3	T575	6"		T7900			T7900
24"		T434	10"		T539	15"		T823	12"		T76	36"		T477	6"		T7901			T7901	
15"		T435	3"		T538	10"		T824	6"		T84	10"		T476	6"		T7902			T7902	
10"		T436	4"		T537	3"		T827	24"		T98	15"		T475	6"		T7903			T7903	
8"		T437	8"		T545	8"		T826	6"		T96	6"		T474	6"		T7904			T7904	

DETAIL
1" = 10'



BOUNDARY AND TOPOGRAPHIC SURVEY
ON THE PROPERTIES OF
DOMINION HILLS AREA
RECREATION ASSOCIATION, INC.

DEED BOOK 1185 PAGE 14
LESS AND EXCEPT DEED BOOK 1357 PAGE 508
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