



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of October 15, 2011

**DATE:** October 1, 2011

**SUBJECT:** Approval of a Right of Way (Easement) Agreement between the County Board of Arlington County, Virginia and Virginia Electric Power Company (“DVP”) for Installation and Maintenance of Electric Distribution Facilities, and Authorization to Execute and Accept Document(s) by which DVP will Vacate, Quitclaim or Extinguish Portions of Existing Easements, on County Board-owned Property, known as Parcel B, 2800 S. Taylor Street, Arlington, Virginia (RPC No. 29-014-011).

#### C. M. RECOMMENDATIONS:

1. Approve the attached Right of Way (Easement) Agreement (“Agreement”) between the County Board of Arlington County, Virginia and Virginia Electric Power Company (“DVP”) for installation and maintenance of electric distribution facilities on County Board-owned property, known as Parcel B, 2800 S. Taylor Street, Arlington, Virginia (RPC No. 29-014-011).
2. Authorize the Real Estate Bureau Chief, Department of Environmental Services, or his designee, to execute the Agreement and any related documents, and to execute and accept, on behalf of the County Board, document(s) by which DVP will vacate, quitclaim or extinguish portions of existing easements on the property for the DVP facilities to be relocated, subject to approval as to form of the Agreement and all such documents by the County Attorney.

**ISSUE:** Approval and execution of the Agreement (Attachment 1) is necessary to allow DVP to use County property to install and maintain underground and overhead electric distribution lines in place of an existing over-head electric distribution line. The undergrounding of a portion of the line is needed to facilitate construction of the County’s new Fire Training Center. No issues have been identified.

County Manager:

County Attorney:

16.

Staff: Kevin Connolly/Betsy Herbst, DES, Real Estate Bureau

**SUMMARY:** Construction of the County's new fire training center at 2800 S. Taylor Street, Arlington, Virginia (RPC No. 29-014-011) ("New Fire Training Center") is expected to begin before the end of this year. Construction of the planned improvements will require the undergrounding by DVP of portions of an existing over-head distribution line that currently runs from south to north across the proposed Fire Training Center site, within the southwestern portion of the County Trades Center ("Trades Center"). To complete the work, DVP requires that the County approve the attached Agreement, and convey an easement to DVP, granting DVP the right to install and maintain its electric distribution line and appurtenant facilities above and beneath a portion of the County's Trades Center property. The County will not deliver the executed Agreement to DVP unless and until the County receives a document, executed on behalf of DVP and in recordable form acceptable to the County Attorney, vacating, quitclaiming or terminating those portions of the existing easements from which the facilities are being relocated.

**BACKGROUND:** Construction of the New Fire Training Center is expected to begin before the end of this year. The construction will include a fire pumping station, a two bay tent structure, a three bay tent structure, a training tower and a new retaining wall. To accommodate construction of the New Fire Training Center and the associated improvements, County staff has requested the undergrounding by DVP of a portion of an existing above-ground DVP electric distribution line that currently runs above-ground from a parcel of DVP property near the intersection of S. Woodrow Street and 31<sup>st</sup> Street S., to the Arlington Public Schools Warehouse, located at 2770 S. Taylor Street (RPC No. 29-003-028) ("APS Property"). To complete the work, DVP requires that the County approve the attached Agreement, granting to DVP the right to install and maintain one or more electric distribution lines and appurtenant facilities beneath five thousand one hundred sixty-three square foot (5,163 sq.ft.), more or less, portion ("DVP's Underground Facilities") and above and below an approximately one thousand four hundred nine square foot (1,409sq.ft.), more or less, portion ("DVP's Additional Facilities") of the County's Trades Center property.

**DISCUSSION:** The terms of the Agreement (attached as Attachment 1) were negotiated between the County and DVP staff. The Agreement provides the conditions for the proposed installation, maintenance and operation of DVP's Underground Facilities, DVP's Additional Facilities, and the proposed collocation of County fiber optic lines. DVP has also agreed to provide document(s) that, upon recordation in the land records, will vacate, quitclaim or extinguish portions of existing easements on the property that were granted to DVP for the existing over-head electric distribution line, which portions of easements will no longer be needed after the installation of DVP's new distribution lines. Because the undergrounding work is required by the County for the construction of the New Fire Training Center, the County will pay the cost of such work.

The physical area of the easement, to be granted to DVP at the Trades Center, is depicted on the plat, attached hereto as Exhibit A and as an exhibit to the Agreement, entitled "Plat Showing a 15' and 30' Dominion Virginia Power Easement on Parcel B Property of the County Board of Arlington County, Deed Book 3743, Page 2778, Arlington County,

Virginia”, dated October 7, 2010, prepared by Cad-Con Consulting Inc. (“Plat”). Once the Agreement is approved by the County Board and executed by on behalf of the County Board, DVP will begin to relocate, operate and maintain DVP’s Underground Facilities and DVP’s Additional Facilities at the Trades Center, consistent with the terms of the Agreement. The undergrounding of DVP’s Underground Facilities and the installation of DVP’s Additional Facilities will also facilitate the installation of County conduit containing fiber optic lines for the County’s own communication purposes.

**FISCAL IMPACT:** There will be no fiscal impact to the County for the conveyance of the easement. The County’s cost of DVP’s installation work and the installation of the associated fiber optic lines will be \$350,000. The County’s costs for this work are available from funds previously appropriated for the New Fire Training Center project in account 326.480001.43561.FSTA.F04.0000.

**CONCLUSION:** It is recommended that the County Board approve the Agreement attached hereto as Attachment 1, for the purpose of distributing electric power to the New Fire Training Center and APS Property, and authorize the Real Estate Bureau Chief, or his designee, to execute the Agreement and any related documents, and to execute and accept on behalf of the County Board, document(s) by which DVP will vacate, quitclaim or extinguish portions of existing easements on the property for the facilities to be relocated, subject to approval as to form of the Agreement and all such documents by the County Attorney.

**Right of Way Agreement**

THIS RIGHT OF WAY AGREEMENT, is made and entered into as of this \_\_\_\_\_ day of

\_\_\_\_\_, 2011, by and between

THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA,  
a body corporate and politic

(“GRANTOR”) and VIRGINIA ELECTRIC AND POWER COMPANY, a Virginia public service corporation, doing business in Virginia as Dominion Virginia Power, with its principal office in Richmond, Virginia (“GRANTEE”).

**WITNESSETH:**

1. That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, GRANTOR grants and conveys unto GRANTEE, its successors and assigns, the perpetual right, privilege and non-exclusive easement over, under, through, upon and across, as limited by sections 1.1 and 1.2 below, the property described herein, for the purpose of transmitting and distributing electric power by one or more circuits; for its own internal telephone and other internal communications purposes directly related to or incidental to the generation, distribution, and transmission of electricity, including the wires and facilities of any other public service company in aid of or to effectuate such internal telephone or other internal communication purposes; and for lighting purposes; including but not limited to the right:

1.1 to lay, construct, operate and maintain one or more lines of underground conduits and cables including, without limitation, underground fixtures as GRANTEE may from time to time determine, and all wires, conduits, cables, transformers, transformer enclosures, concrete pads, manholes, handholes, connection boxes, accessories and appurtenances desirable in connection therewith; the width of said non-exclusive easement shall extend fifteen (15) feet in width across the lands of GRANTOR; and

1.2 to construct, operate and maintain a pole line including, without limitation, all wires, poles, attachments, ground connections one or more lighting supports and lighting fixtures as GRANTEE may from time to time deem advisable, equipment, accessories and appurtenances desirable in connection therewith, including the right to increase or decrease the number of wires; the width of said non-exclusive easement shall extend thirty (30) feet in width across the lands of GRANTOR.

Initials: \_\_\_\_\_

**This Document Prepared by Virginia Electric and Power Company and should be returned to:**

Dominion Virginia Power, 3072 Centreville Rd  
Herndon, VA 20171-3715

(Page 1 of 4 Pages)  
DVPIDNo(s). 40-10-0151  
Tax Map No. RPC# 29014011

## Right of Way Agreement

2. The easement granted herein shall extend across the lands of **GRANTOR** situated in Arlington, Virginia, as more fully depicted on the Plat entitled "Plat showing 15' Underground and 30' Overhead and Underground Dominion Virginia Power Easement on Parcel B Property of the County Board of Arlington County, Deed Book 3743, Page 2778, Arlington County, Virginia", which Plat is dated October 7, 2010, prepared by Cad-Con Consulting Inc., attached to and made a part of this Right of Way Agreement; the location of the boundaries of said easement being shown in broken lines on said Plat(s), reference being made thereto for a more particular description thereof. **GRANTEE's** easement rights described in Section 1.1 shall be limited to the areas depicted as "15' Underground Easement" and "30 Overhead and Underground Easement" while **GRANTEE's** easement rights described in Section 1.2 above shall be limited to the area depicted as "30 Overhead and Underground Easement."

3. All facilities constructed hereunder shall remain the property of **GRANTEE**. **GRANTEE** shall have the right to inspect, reconstruct, remove, repair, improve, relocate on the easement, and make such changes, alterations, substitutions, additions to or extensions of its facilities as **GRANTEE** may from time to time deem advisable.

4. **GRANTEE** shall have the right to keep the easement clear of all buildings, structures, trees, roots, undergrowth and other obstructions which would interfere with its exercise of the rights granted hereunder, including, without limitation, the right to trim, top, retrim, retop, cut and keep clear any trees or brush inside and outside the boundaries of the easement that may endanger the safe and proper operation of its facilities. All trees and limbs cut by **GRANTEE** shall remain the property of **GRANTOR**.

5. For the purpose of exercising the right granted herein, **GRANTEE** shall have the right of ingress to and egress from this easement over such private roads as may now or hereafter exist on the property of **GRANTOR**. The right, however, is reserved to **GRANTOR** to shift, relocate, close or abandon such private roads at any time. If there are no public or private roads reasonably convenient to the easement, **GRANTEE** shall have such right of ingress and egress over the lands of **GRANTOR** adjacent to the easement. **GRANTEE** shall exercise such rights in such manner as shall occasion the least practicable damage and inconvenience to **GRANTOR**.

6. **GRANTEE** shall repair damage to roads, fences, or other improvements (a) inside the boundaries of the easement (subject, however, to **GRANTEE's** rights set forth in Paragraph 4 of this Right of Way Agreement) and (b) outside the boundaries of the easement and shall repair or pay **GRANTOR**, at **GRANTEE's** option, for other damage done to **GRANTOR's** property inside the boundaries of the easement (subject, however, to **GRANTEE's** rights set forth in Paragraph 4 of this Right of Way Agreement) and outside the boundaries of the easement caused by **GRANTEE** in the process of the construction, inspection, and maintenance of **GRANTEE's** facilities, or in the exercise of its right of ingress and egress; provided **GRANTOR** gives written notice thereof to **GRANTEE** within sixty (60) days after such damage occurs.

Initials: \_\_\_\_\_

## Right of Way Agreement

7. **GRANTOR**, its successors and assigns, may use the easement for any reasonable purpose not inconsistent with the rights hereby granted, provided such use does not interfere with **GRANTEE'S** exercise of any of its rights hereunder. **GRANTOR** shall not have the right to construct any building, structure, or other above ground obstruction on the easement; provided, however, **GRANTOR** may construct on the easement fences, landscaping (subject, however, to **GRANTEE'S** rights in Paragraph 4 of this Right of Way Agreement), paving, sidewalks, curbing, gutters, street signs, and below ground obstructions as long as said fences, landscaping, paving, sidewalks, curbing, gutters, street signs, and below ground obstructions do not interfere with **GRANTEE'S** exercise of any of its rights granted hereunder. In the event such use does interfere with **GRANTEE'S** exercise of any of its rights granted hereunder, **GRANTEE** may, in its reasonable discretion, relocate such of its facilities as may be practicable to a new site designated by **GRANTOR** and acceptable to **GRANTEE**. In the event any such facilities are so relocated, **GRANTOR** shall reimburse **GRANTEE** for the cost thereof and convey to **GRANTEE** an equivalent easement at the new site.

8. **GRANTEE'S** right to assign or transfer its rights, privileges and easements, as granted herein, shall be strictly limited to the assignment or transfer of such rights, privileges and easements to any business which lawfully assumes any or all of **GRANTEE'S** obligations as a public service company or such other obligations as may be related to or incidental to **GRANTEE'S** stated business purposes as a public service company; and any such business to which such rights, privileges and easements may be assigned shall be bound by all of the terms, conditions and restrictions set forth herein.

9. If there is an Exhibit A attached hereto, then the easement granted hereby shall additionally be subject to all terms and conditions contained therein provided said Exhibit A is executed by **GRANTOR** contemporaneously herewith and is recorded with and as a part of this Right of Way Agreement.

10. Whenever the context of this Right of Way Agreement so requires, the singular number shall mean the plural and the plural the singular.

Initials: \_\_\_\_\_

**Right of Way Agreement**

11. **GRANTOR** covenants that it is seised of and has the right to convey this easement and the rights and privileges granted hereunder; that **GRANTEE** shall have quiet and peaceable use and enjoyment of the aforesaid easement, rights and privileges; and that **GRANTOR** shall execute such further assurances thereof as may be reasonably required.

12. The individual executing this Right of Way Agreement on behalf of **GRANTOR** warrants that they have been duly authorized to execute this easement on behalf of said County.

**NOTICE TO LANDOWNER:** You are conveying rights to a public service corporation. A public service corporation may have the right to obtain some or all these rights through exercise of eminent domain. To the extent that any of the rights being conveyed are not subject to eminent domain, you have the right to choose not to convey those rights and you could not be compelled to do so. You have the right to negotiate compensation for any rights that you are voluntarily conveying.

**IN WITNESS WHEREOF, GRANTOR** has caused its name to be hereto by authorized officer or agent, described below, on the date first above written.

APPROVED AS TO FORM:

THE COUNTY BOARD OF  
ARLINGTON COUNTY, VIRGINIA,  
a body corporate and politic

\_\_\_\_\_  
(Name)

By: \_\_\_\_\_

\_\_\_\_\_  
(Title)

Title: \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_, to-wit:

I, \_\_\_\_\_, a Notary Public in and for the State of

\_\_\_\_\_ at Large, do hereby certify that this day personally appeared before me

in my jurisdiction aforesaid \_\_\_\_\_,  
(Name of officer or agent) (Title of officer or agent)

on behalf of The County Board of Arlington County, Virginia, a body corporate and politic, whose name is

signed to the foregoing writing dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and

acknowledged the same before me.

Given under my hand \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Notary Public (Print Name)

\_\_\_\_\_  
Notary Public (Signature)

Virginia Notary Reg. No. \_\_\_\_\_ My Commission Expires: \_\_\_\_\_.

# RIGHT OF WAY AGREEMENT

## Amendment to Right of Way Agreement

### EXHIBIT "A"

This Exhibit "A" is hereby attached to and made a part of the Right-of Way Agreement dated \_\_\_\_\_, \_\_\_\_\_, by THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA, a body corporate and politic, (**GRANTOR**), and VIRGINIA ELECTRIC AND POWER COMPANY, a Virginia public service corporation, doing business in Virginia as Dominion Virginia Power (**GRANTEE**). The following terms and conditions are incorporated into the aforesaid Right of Way Agreement and shall supersede the terms and conditions if in conflict therewith.

1. Paragraph 1 is amended by adding the following language which shall be applicable to all construction performed by **GRANTEE** on the property of **GRANTOR** that is subject to this Right of Way Agreement:

**GRANTOR** shall construct the improvements in a workmanlike manner and in strict compliance with all applicable statutes, ordinances, rules and regulations as amended from time to time.

2. Paragraph 6 is hereby deleted in its entirety and the following inserted in lieu thereof:

**GRANTEE** shall repair, as nearly as practicable to their original condition, damage to roads, fences, or other improvements (a) inside the boundaries of the easement (subject, however, to **GRANTEE's** rights set forth in Paragraph 4 of this Right of Way Agreement) and (b) outside the boundaries of the easement and shall repair or pay **GRANTOR**, at **GRANTEE's** option, for other damage done to **GRANTOR's** property inside the boundaries of the easement (subject, however, to **GRANTEE's** rights set forth in Paragraph 4 of this Right of Way Agreement) and outside the boundaries of the easement caused by **GRANTEE** in the process of the construction, inspection, and maintenance of **GRANTEE's** facilities, or in the exercise of its right of ingress and egress; provided **GRANTOR** gives written notice thereof to **GRANTEE** within ninety (90) days after such damage occurs. Under no circumstances shall **GRANTEE** block any of the bays at the fire department facility without prior permission and prior notice to **the fire department**.

3. Paragraph 8 is hereby deleted in its entirety and the following inserted in lieu thereof:

**GRANTEE'S** right to assign or transfer its rights, privileges and easements, as granted herein, shall be strictly limited to the assignment or transfer of such rights, privileges and easements to any business which lawfully assumes any or all of **GRANTEE'S** obligations as a public service company or such other obligations as may be related to or incidental to **GRANTEE'S** stated business purposes as a public service company, but only for the express purpose of providing electric service to the public; and any such business to which such rights, privileges and easements may be assigned shall be bound by all of the terms, conditions and restrictions set forth herein.

4. The following language is added as Paragraph 13 to the Right of Way Agreement:

**GRANTEE**, agrees to indemnify, protect, defend, and hold **GRANTOR**, its employees and agents, harmless from and against all claims, actions, losses, damages, costs, expenses and liabilities arising out of injury to or death of any person or loss of or damage to any property in or upon the easement of **GRANTOR's** contiguous area, including the person or property of

**GRANTOR**, its employees, agents, licensees, or others, to the extent such injury, death, loss, or damage is proximately caused by the negligence or willful misconduct of **GRANTEE**, its agents, or employees. The foregoing indemnity shall not apply to any claims, actions, losses, damages, costs, expenses, and liabilities to the extent arising from any act or omission of **GRANTOR**, its agents, employees, licensees, or independent contractors. Notwithstanding the foregoing, nothing in this Paragraph 13 shall be construed to: waive the sovereign immunity of the **GRANTOR**, its officials, officers and employees; or, abrogate the legal effect of Virginia Code §56-260.1.

5. The following language is added as Paragraph 14 to the Right of Way Agreement:

In the event that **GRANTEE** removes all of its wires and facilities from the easement hereby granted and ceases to utilize the easement, then upon the request of **GRANTOR** (or the then-current owner of the underlying property, if different for **GRANTOR**), **GRANTEE** shall, upon written request, quitclaim its interest in this Right of Way Agreement to **GRANTOR** (or the then-current owner of the underlying property, if different from **GRANTOR**).

Witness the following signatures and seals:

**[Signatures and seals appear on the following pages]**

**GRANTOR:**

The County Board of Arlington County, Virginia

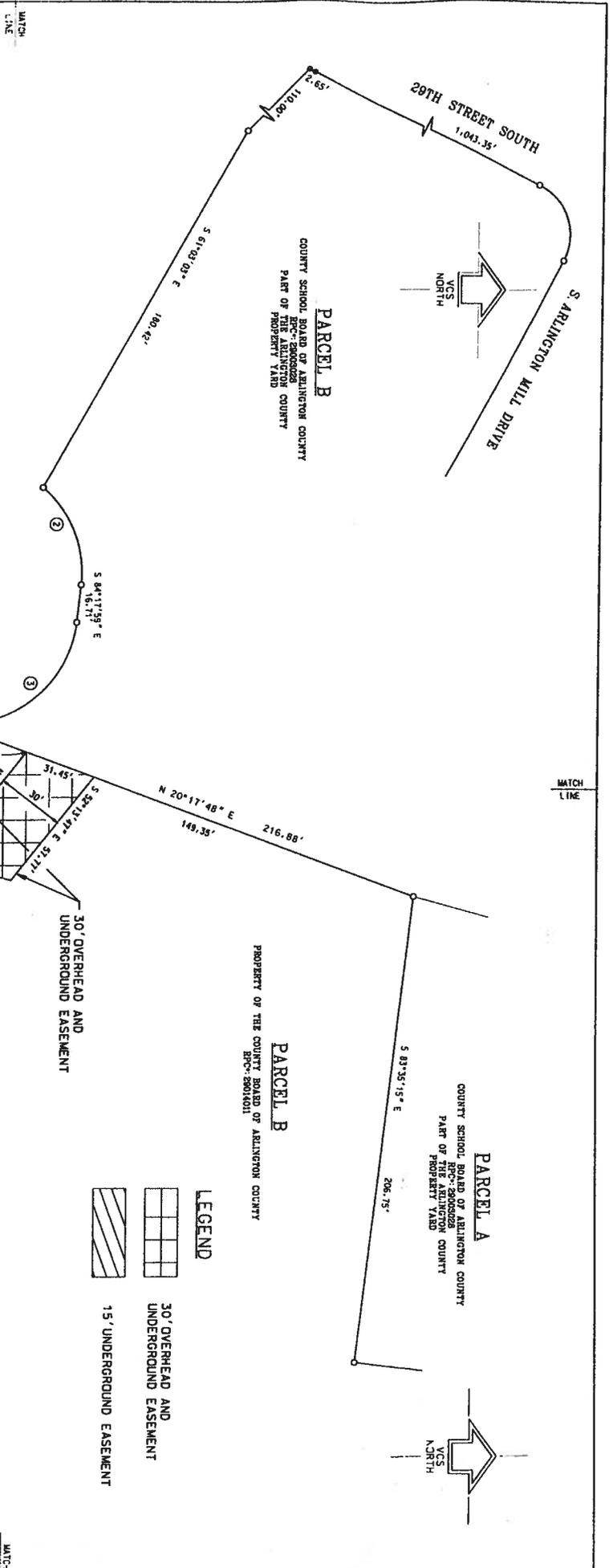
By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
County Attorney



CURVE DATA TABLE						
NO.	RAD. JS	DELTA	TANGENT	ARC	CHORD	C. BEARING
1	50.00'	55°04'16"	26.07'	48.06'	48.23'	N68°09'48"E
2	50.00'	89°59'56"	50.00'	78.54'	70.71'	S83°17'53"E



PROPERTY OF THE COUNTY BOARD OF ARLINGTON COUNTY  
**PARCEL B**  
 REC-28014011

15' UNDERGROUND EASEMENT AND  
 30' OVERHEAD AND UNDERGROUND  
 DOMINION VIRGINIA POWER EASEMENT  
 (HEREBY GRANTED)  
 AREA=5,163 SF

15' UNDERGROUND EASEMENT

30' OVERHEAD AND  
 UNDERGROUND EASEMENT

PROPERTY OF THE COUNTY BOARD OF ARLINGTON COUNTY  
**PARCEL B**  
 REC-28014011

COUNTY SCHOOL BOARD OF ARLINGTON COUNTY  
 REC-28000028  
 PART OF THE ARLINGTON COUNTY  
 PROPERTY YARD  
**PARCEL A**

MATCH LINE  
 DOMINION PLAT 40-10-0151  
 GRID NUMBER C0916  
 ARLINGTON/ALEXANDRIA DISTRICT  
 N/W REGION

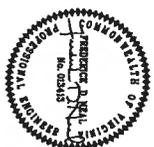
15' UNDERGROUND AND  
 30' OVERHEAD AND UNDERGROUND  
 DOMINION VIRGINIA POWER EASEMENT  
 ON  
 PARCEL B  
 PROPERTY OF THE  
 COUNTY BOARD OF ARLINGTON COUNTY  
 DEED BOOK 3743, PAGE 2778  
 ARLINGTON COUNTY, VIRGINIA  
 OCTOBER 7, 2010

SCALE: 1" = 30'

CERTIFIED CORRECT

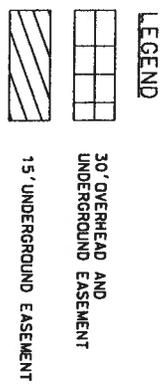
PLAT SHOWING

FREDERICK O. NEAL, VA P9903413

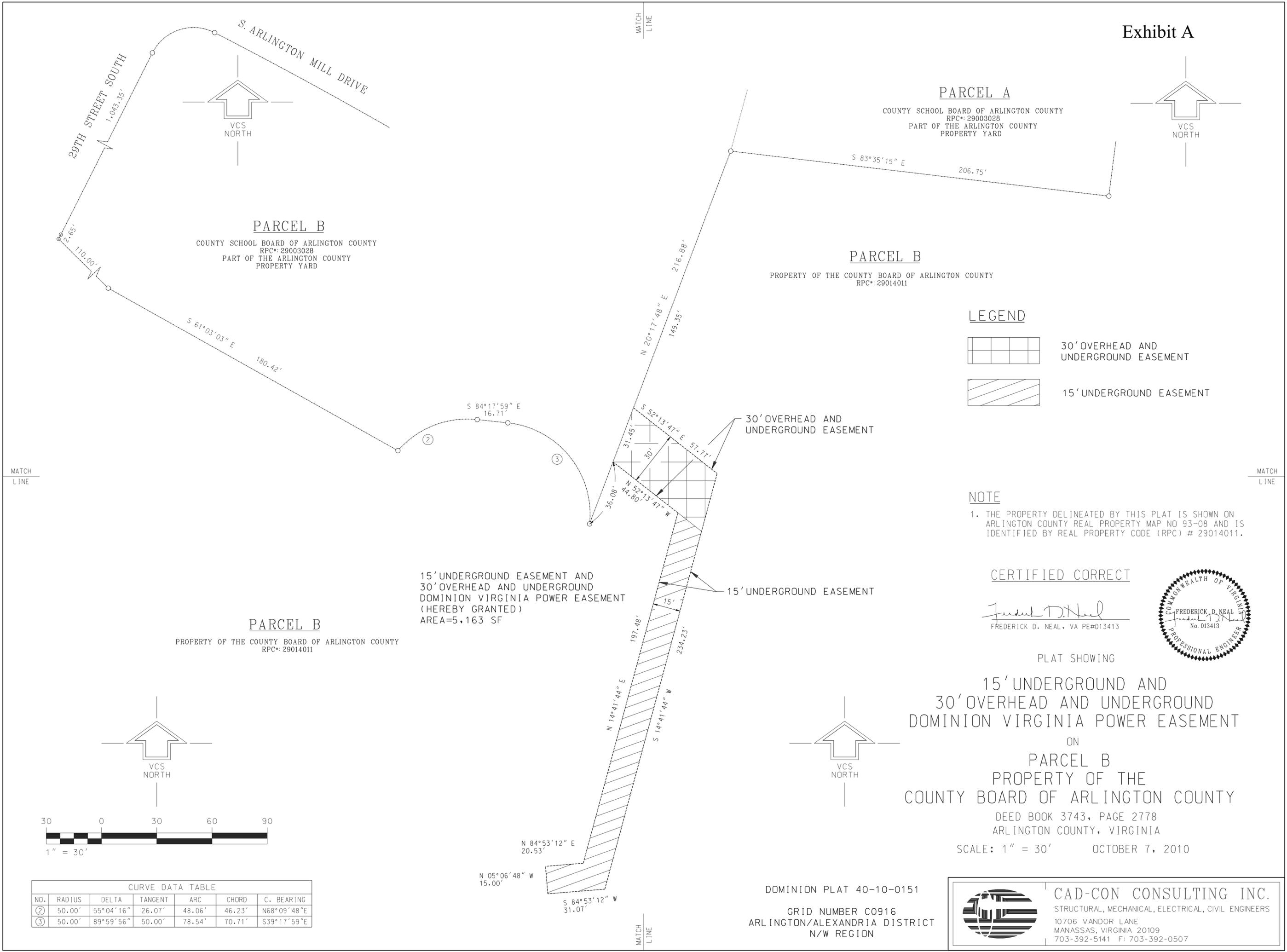


NOTE

1. THE PROPERTY DELINEATED BY THIS PLAT IS SHOWN ON ARLINGTON COUNTY REAL PROPERTY MAP (P-0) 53-08 AND IS IDENTIFIED BY REAL PROPERTY CODE (R-0) # 29014011.



**CAD-CON CONSULTING INC.**  
 STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL ENGINEERS  
 10706 YANOR LANE  
 MANASSAS VIRGINIA 20109  
 703-382-5441 • 703-382-0507



MATCH LINE

MATCH LINE

**PARCEL A**

COUNTY SCHOOL BOARD OF ARLINGTON COUNTY  
RPC#: 29003028  
PART OF THE ARLINGTON COUNTY  
PROPERTY YARD

**PARCEL B**

COUNTY SCHOOL BOARD OF ARLINGTON COUNTY  
RPC#: 29003028  
PART OF THE ARLINGTON COUNTY  
PROPERTY YARD

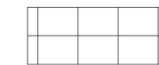
**PARCEL B**

PROPERTY OF THE COUNTY BOARD OF ARLINGTON COUNTY  
RPC#: 29014011

**PARCEL B**

PROPERTY OF THE COUNTY BOARD OF ARLINGTON COUNTY  
RPC#: 29014011

**LEGEND**



30' OVERHEAD AND UNDERGROUND EASEMENT



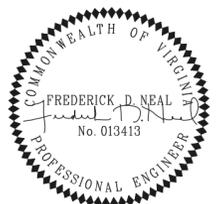
15' UNDERGROUND EASEMENT

**NOTE**

1. THE PROPERTY DELINEATED BY THIS PLAT IS SHOWN ON ARLINGTON COUNTY REAL PROPERTY MAP NO 93-08 AND IS IDENTIFIED BY REAL PROPERTY CODE (RPC) # 29014011.

**CERTIFIED CORRECT**

*Frederick D. Neal*  
FREDERICK D. NEAL, VA PE#013413



PLAT SHOWING

15' UNDERGROUND AND  
30' OVERHEAD AND UNDERGROUND  
DOMINION VIRGINIA POWER EASEMENT  
ON  
PARCEL B  
PROPERTY OF THE  
COUNTY BOARD OF ARLINGTON COUNTY

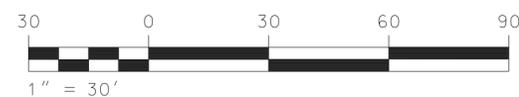
DEED BOOK 3743, PAGE 2778  
ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 30'      OCTOBER 7, 2010

DOMINION PLAT 40-10-0151  
GRID NUMBER C0916  
ARLINGTON/ALEXANDRIA DISTRICT  
N/W REGION



**CAD-CON CONSULTING INC.**  
STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL ENGINEERS  
10706 VANDOR LANE  
MANASSAS, VIRGINIA 20109  
703-392-5141 F: 703-392-0507



CURVE DATA TABLE

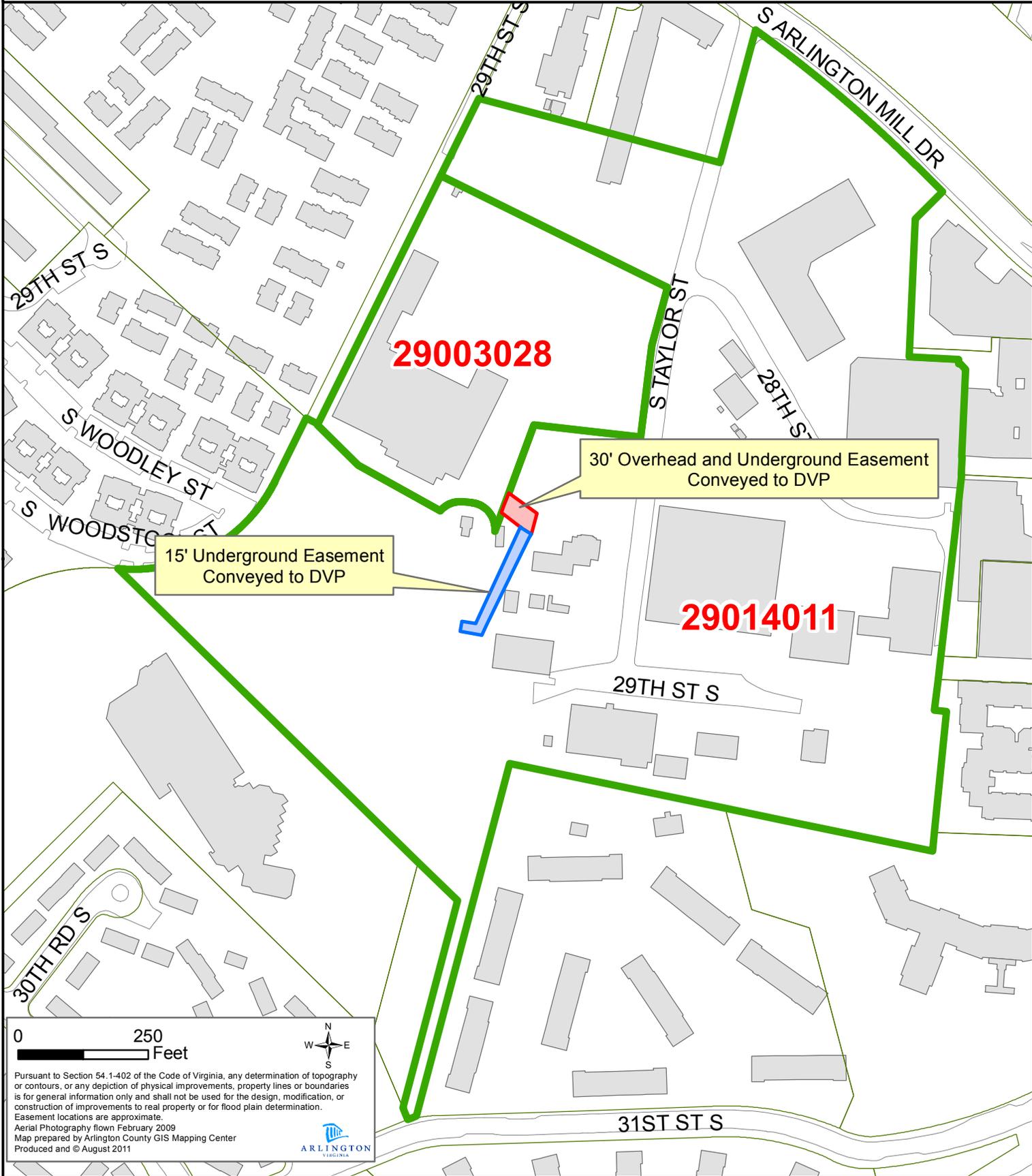
NO.	RADIUS	DELTA	TANGENT	ARC	CHORD	C. BEARING
②	50.00'	55°04'16"	26.07'	48.06'	46.23'	N68°09'48"E
③	50.00'	89°59'56"	50.00'	78.54'	70.71'	S39°17'59"E



Vicinity Map  
Arlington County Trades Center  
RPC # 29003028 & 29014011



Vicinity Map  
Arlington County Trades Center  
RPC # 29003028 & 29014011



0 250 Feet



Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. Easement locations are approximate. Aerial Photography flown February 2009. Map prepared by Arlington County GIS Mapping Center. Produced and © August 2011.

