



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of September 16, 2017

DATE: September 7, 2017

SUBJECT: Deed of Temporary Easements and Construction Agreement and Deed of Easements from Wells Fargo Bank, N.A., as Grantor, to the County Board of Arlington County, Virginia, as Grantee, on Portions of the Property Located at 3140 Washington Blvd., Arlington Virginia, RPC# 19-004-008 for the construction of the Clarendon Circle Improvements Project.

C. M. RECOMMENDATIONS:

1. Approve the Deed of Temporary Easements and Construction Agreement (“Temporary Easements”), attached hereto as Exhibit 1, from Wells Fargo Bank, N.A., as Grantor, to The County Board of Arlington County, Virginia, as Grantee, granting Temporary Easements on portions of the property located at 3140 Washington Blvd., Arlington, Virginia, RPC# 19-004-008 (the “Property”).
2. Approve the Deed of Easements (“Permanent Easements”), attached hereto as Exhibit 2, from Wells Fargo Bank, N.A., as Grantor, to The County Board of Arlington County, Virginia, as Grantee, granting Permanent Easements on portions of the Property.
3. Authorize the Real Estate Bureau Chief, Department of Environmental Services, or his designee, to accept on behalf of the County Board, the attached Temporary Easements, and the attached Permanent Easements (collectively, “Deeds”), subject to approval of the Deeds as to form by the County Attorney.

ISSUES: None.

SUMMARY: The acquisition of the easement interests to be granted by the Deeds to the County Board from Wells Fargo, N.A., the owner of the Property, is necessary for the construction of the Clarendon Circle Improvements Project. The property owner has agreed to grant convey the Temporary Easements and the Permanent Easements to the County Board for compensation totaling \$385,800.00.

County Manager:

mga / cgm

County Attorney:

[Signature]

CR Sanders

28.

Staff: Troy C. Harris, DES, Real Estate Bureau

BACKGROUND: Arlington County is engaged in a public streetscape improvement project known as the Clarendon Circle Improvements Project (the “Project”) in support of recommendations of the Master Transportation Plan, the Clarendon Circle Plan, and other planning studies. The goals of the Project are to improve vehicular and pedestrian travel safety, accessibility, and convenience through the intersections of Washington Boulevard with Wilson and Clarendon Boulevards. Several strategies would be used to realize these goals, including:

- Reduced intersection size by means of tightened intersection geometry
- Shorter pedestrian crossing distances and wider sidewalks
- Better alignment of Washington and Wilson Boulevards
- Upgraded traffic signals
- Installation of new Carlyle streetlights
- Wider center medians at all crossings
- New street trees

The segment of the Project around the Property will include construction of new public sidewalks, curb and gutter adjacent Washington Boulevard. In association with the public sidewalk construction, the Property’s parking lot access to Washington Boulevard will be relocated to an area closer to the building on the Property. The Project will not impact or relocate the Property’s parking lot access to North Irving Street or North Hudson Street.

Also, as a part of the Project and as proposed by the Clarendon Circle Sector Plan and Master Transportation Plan, a portion of North Irving Street, adjacent to the Property, which intersects Washington Boulevard, will be closed to vehicular traffic. The area will be rebuilt with public sidewalks and a landscaped open space parcel.

A plan sheet showing the corner of the Property and the Washington Boulevard intersections is attached hereto as Exhibit 3.

DISCUSSION: In exchange for the sum of \$16,000.00 in compensation from the County, the owner of the Property has agreed to grant and convey to the County Board, by the attached Deed of Temporary Easements and Construction Agreement, Temporary Easements designated as “Temporary Construction Easement Area = 7,472 SQ. FT.” and “Temporary Construction Easement Area = 419 SQ. FT.” on a plat entitled “Plat Showing Easements for Public Sidewalk, Utilities and Drainage Purposes; and Temporary Construction Easements on Part Lots 162-164, Moore’s Addition to Clarendon, D.B. 115, PG. 504, Arlington County, Virginia,” prepared by Joshua M. Brock, Land Surveyor, Department of Environmental Services, Engineering Bureau – Survey Section, approved by the Subdivision and Bonds Administrator, August 18, 2016 (“Plat”), attached to the Deed of Temporary Easements and Construction Agreement. The proposed compensation of \$16,000.00 is based on the fair market appraised value of the Temporary Easements by an independent certified appraiser.

In exchange for the sum of \$369,800.00 in compensation from the County, the owner of the property also agreed to grant and convey to the County Board, by the attached Deed of Easements, Permanent Easements designated as “Easement for Public Sidewalk, Utilities, and Drainage Purposes = 440 SQ. FT.” and “Easement for Public Sidewalk, Utilities, and Drainage

Purposes = 1,386 SQ. FT.” by Plat. The proposed compensation of \$369,800.00 is based on the fair market appraised value of the Permanent Easements by an independent certified appraiser.

The Deeds are attached to this Board Report as Exhibit 1 and Exhibit 2.

PUBLIC ENGAGEMENT: Beginning in 2012, a series of public outreach events were held to encourage public discussions of the Project. Those who attended the public meetings and saw presentations provided their feedback either at the time of the public meetings or via online surveys. Over time, the Clarendon Alliance and neighborhood community groups have been provided annual project presentations. Also, public design updates have been continuously shared via the County’s web site and various published news articles over the last five years.

FISCAL IMPACT: The total cost for this agreement is \$387,800 with a proposed total compensation of \$385,800.00 required for the acquisition of the Temporary Easements and the Permanent Easements, along with an estimated \$2,000 required for closing costs for the acquisitions. Funding is available from the Clarendon Circle Improvements Project fund – 331.43513.D09S.CT00.0000.

**PREPARED BY,
AND WHEN RECORDED RETURN TO:**

Real Estate Bureau Chief
Department of Environmental Services
Arlington County Government
2100 Clarendon Boulevard, Suite 800
Arlington, Virginia 22201

Exempt from Recordation Tax
Per Virginia Code § 58.1-811.A.3

**DEED OF TEMPORARY EASEMENTS
AND CONSTRUCTION AGREEMENT**

This DEED OF TEMPORARY EASEMENTS AND CONSTRUCTION AGREEMENT ("Deed") is made this ____ day of _____, 201____, by **WELLS FARGO BANK N.A.**, a national banking association organized and existing under the laws of the United States of America, whose address is Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104, suceedsor in interest to Clarendon Trust Company, a Virginia corporation ("**Grantor**"), and **THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA**, a body corporate and politic ("**Grantee**").

WITNESS:

THAT FOR AND IN CONSIDERATION OF the sum of Sixteen Thousand Dollars (\$16,000.00), the mutual benefits to be derived by the parties hereto, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant and convey unto the Grantee two (2) temporary easements for the use, as described herein (the "Temporary Easements"), of portions of Grantor's property, more specifically described as areas of real estate containing approximately **Four Hundred Nineteen (419)** square feet of land and **Seven Thousand Four Hundred Seventy-two (7,472)** square feet of land (collectively, the "Temporary Easement Areas") situated in Arlington County, Virginia, as shown on the plat attached hereto and made a part hereof, entitled "**Plat Showing Easements for Public Sidewalk, Utilities, and Drainage Purposes; and Temporary Construction Easements on Part Lots 162-164, Moore's Addition to Clarendon, D.B. 115, PG. 504, Arlington County, Virginia**", which plat was approved on **August 18, 2016** by the Arlington County Subdivision and Bonds Administrator of the Department of Environmental Services (the "Plat"), said Temporary Easement Areas being portions of the property acquired by Clarendon Trust Company, a Virginia corporation, by deeds dated **April 18, 1972**, recorded in the Land Records of the Arlington County Circuit Court in Deed Book **1790** at Page **86**, and in Deed Book **1790** at Page **84**, and more particularly described as:

See Addendum A attached (the "Property").

Reference is hereby made to the Plat attached hereto and incorporated herein for a more full and complete description of the Temporary Easement Areas of the Temporary Easements hereby conveyed.

Grantee shall have the right to use the Temporary Easement Areas for the purposes of construction, maintenance, repair, reconstruction, relocation, replacement and/or removal of public sidewalk, utilities and drainage facilities, including accessories and appurtenances thereto, (collectively, "**Work**" or "**Project**") within or adjacent to the Temporary Easement Areas, as shown on the Plans, and for such other purposes as are incidental and related thereto.

Grantee and its agents shall have full and free use of the Temporary Easements for the purposes named, and shall have all rights and privileges reasonably necessary to exercise the use of the Temporary Easements, including the right of access across the Property to and from the Temporary Easement Areas provided that the Grantee shall: 1) maintain a pedestrian access corridor route ("Pedestrian Access Corridor Route") from the front entrance doors of the Wells Fargo building to the parking lot on the Property, throughout construction; 2) place signs with directional arrows stating "Business Open" at the Pedestrian Access Corridor Route and the front entrance doors; 3) shift the Pedestrian Access Corridor Route as needed to phase construction work, while also maintaining pedestrian access to the Automated Teller Machine (ATM) located at the front of the building; and 4) maintain a continuous two-way vehicular access from the existing parking lot on the Property onto Washington Boulevard by constructing a "right-in/right-out" entrance.

Grantor covenants that Grantor is seized of and has the right to convey the Temporary Easements, and that Grantor shall make no use of the Temporary Easement Areas which are inconsistent with the Temporary Easements and the associated rights hereby conveyed.

The Temporary Easements conveyed by this document shall commence upon the date the Grantee approves and signs ("Approval Date") the contract for general construction of the Project (Project # D09S). Grantee shall provide written notification to the Grantor of the commencement of the Work. Such notification shall be sent to the Grantor at Wells Fargo Corporate Properties Group, 1753 Pinnacle Drive, 8th floor, McLean, VA 22102, and shall be deemed received three (3) days after such notification is mailed by the Grantee. The Temporary Easement shall expire nine (9) months after the Grantor receives written notification from the Grantee of the start of the Work.

Grantee agrees that, as soon as practicable after the completion of the Work within or adjacent to the Temporary Easement Areas, as shown upon the Plans, the Grantee will, at no cost to the Grantor: (1) restore the disturbed area on and adjacent to the Temporary Easement Areas as nearly as practicable to its original condition; (2) reseed (or resod, at the option of the Grantee) all damaged grass areas on or adjacent to

the Temporary Easement Areas; (3) reset, or replace with nursery stock, all damaged or destroyed trees on or adjacent to the Temporary Easement Areas; and (4) guarantee reset or replaced trees for one year against damage from the date they are reset or replaced.

This Deed incorporates all agreements between the parties hereto. No representations or statements have been made which would modify, add to or change the terms of this Deed.

This Deed is contingent upon, and shall not be effective until, accepted on behalf of the County Board of Arlington, Virginia.

This Deed shall be construed, interpreted, and applied according to the law of the Commonwealth of Virginia.

WITNESS the following signature(s):

GRANTOR:

WELLS FARGO BANK, N.A., successor in interest to Clarendon Trust Company, a Virginia corporation

By: *Lisa Camera*
Name: **Lisa Camera**
Title: **Vice President**

STATE: Virginia,
COUNTY: Fairfax:

The foregoing instrument was acknowledged before me on this 11 day of August, 2017, by Lisa Camera, of Wells Fargo Bank N.A., successor in interest to Clarendon Trust Company, a Virginia corporation, Grantor.

Notary Public: *[Signature]*
My Commission Expires: 11/30/2021
My Registration No.: 7724602



GRANTEE:

THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA

ACCEPTED this _____ day of _____, 201____, on behalf of
The County Board of Arlington County, Virginia, pursuant to a resolution, motion, or
action of the said Board duly adopted on _____, 201____.

By: _____

Uri Arkin, Real Estate Bureau Chief

COMMONWEALTH OF VIRGINIA

COUNTY OF ARLINGTON, to-wit:

The foregoing instrument was acknowledged before me by _____
_____, on behalf of THE COUNTY BOARD OF ARLINGTON
COUNTY, VIRGINIA, a body corporate, this _____ day of _____, 201____.

Notary Public: _____

My Commission expires: _____

My Registration No.: _____

APPROVED AS TO FORM:

COUNTY ATTORNEY

Addendum 'A'

Lots 162 and 163, in the Subdivision of Moore's Addition to Clarendon, as the same is duly recorded in Deed Book 115, at page 504, among the land records of Arlington County, Virginia.

AND

Outlot 162½ - A, containing 612.38 feet of land as shown on a plat entitled, Resubdivision of Lot 162½, Moore's Addition to Clarendon.

AND

Lots 164 and 165, Moore's Addition to Clarendon as the same appears duly platted, dedicated, and recorded in Deed Book 115 at page 504, among the land records of Arlington County, Virginia.

AND

Outlot 162½ - B, of a resubdivision of Lots 162½, Moore's Addition to Clarendon, as shown on a plat recorded in Deed Book 1541 at page 346, among the land records of Arlington County, Virginia.

Together with a 5 foot storm sewer easement from the above described property over Lot 166, Moore's Addition to Clarendon, to North Hudson Street, the said 5 foot easement to abut the dividing line between Lots 165 and 166, Moore's Addition to Clarendon.



WASHINGTON BOULEVARD
S.A. CLARENCE DATA
P.L. = 8160.37
R = 775.80'
T = 516.50'
Δ = 87° 18' 30"

100% REVIEW



P.O.C. 10+29.16 WASHINGTON BOULEVARD
P.L. 0+00 N. IRVING STREET
Δ = 10° 47' 30" LT

P.O.C. 1+10.13 WASHINGTON BOULEVARD
P.L. 1+00 N. HUDSON STREET
Δ = 70° 58' 00"

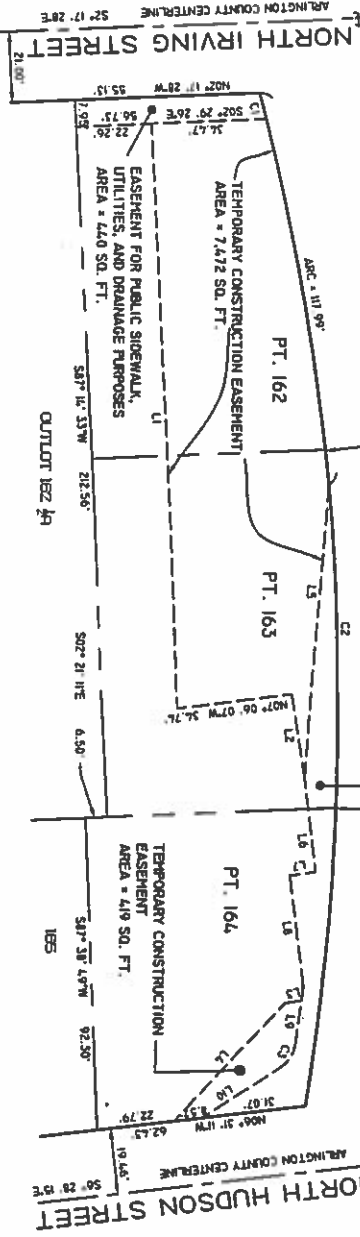
NORTH WASHINGTON BOULEVARD

ARLINGTON COUNTY CENTERLINE

EASEMENT FOR PUBLIC SIDEWALK,
UTILITIES, AND DRAINAGE PURPOSES
AREA = 1,386 SQ. FT.

TEMPORARY CONSTRUCTION EASEMENT
AREA = 7,472 SQ. FT.

TEMPORARY CONSTRUCTION
EASEMENT
AREA = 419 SQ. FT.



MATCH
LINE

MATCH
LINE

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	724.80'	0° 57' 31"	7.93'	7.93'	1675.55 5.6'E	
C2	724.80'	23° 04' 31"	302.43'	153.46'	300.26'	168° 14' 24"E
C3	10.00'	49° 58' 22"	8.72'	4.66'	8.43'	163° 23' 16"W

LINE TABLE

LINE	BEARING	LENGTH
L1	168° 14' 33"E	173.44'
L2	161° 43' 51"E	25.40'
L3	59° 51' 11"E	4.80'
L4	54° 15' 51"E	4.83'
L5	34° 54' 50"E	87.47'
L6	163° 24' 18"E	27.64'
L7	58° 38' 09"E	7.66'
L8	168° 14' 03"E	32.99'
L9	82° 22' 27"E	17.03'
L10	52° 24' 06"E	27.70'



GRAPHIC SCALE



ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
ENGINEERING BUREAU - SURVEY SECTION

PART LOTS 162-164,
MOORE'S ADDITION TO
CLARENDON

D. B. 105, PG. 606
ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 25'

DESIGNED BY: JAB

CHECKED BY: RJS

APPROVED: 8-18-16

APPROVED: 8-18-2016

SUBDIVISION & BOUNDARY ADMINISTRATION



**PREPARED BY,
AND WHEN RECORDED RETURN TO:**

Real Estate Bureau Chief
Department of Environmental Services
Arlington County Government
2100 Clarendon Boulevard, Suite 800
Arlington, Virginia 22201

Exempt from Recordation Tax
Per Virginia Code § 58.1-811.A.3

DEED OF EASEMENTS

This DEED OF EASEMENTS ("Deed") is made this ____ day of _____, 201____, by **WELLS FARGO BANK N.A.**, a national banking association organized and existing under the laws of the United States of America, whose address is Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104, successor in interest to Clarendon Trust Company, a Virginia corporation ("**Grantor**"), and **THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA**, a body corporate and politic ("**Grantee**").

WITNESS:

THAT FOR AND IN CONSIDERATION OF the sum of Three Hundred Sixty-nine Thousand Eight Hundred Dollars (\$369,800.00), the mutual benefits to be derived by the parties hereto, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant and convey unto the Grantee two (2) perpetual easements for public sidewalk, utilities, and drainage purposes (the "Easements") over, under, upon and across **Four Hundred Forty (440)** square feet of land and **One Thousand Three Hundred Eighty-six (1,386)** square feet of land (collectively, the "Easement Areas") situated in Arlington County, Virginia, as shown on the plat attached hereto and made a part hereof, entitled "**Plat Showing Easements for Public Sidewalk, Utilities, and Drainage Purposes; and Temporary Construction Easements on Part Lots 162-164, Moore's Addition to Clarendon, D.B. 115, PG. 504, Arlington County, Virginia**" which plat was approved on **August 18, 2016** by the Arlington County Subdivision and Bonds Administrator of the Department of Environmental Services (the "Plat"), said Easement Areas being portions of the same property acquired by Clarendon Trust Company, a Virginia corporation, by deeds dated **April 18, 1972**, recorded in the Land Records of the Arlington County Circuit Court in Deed Book 1790 at Page 86, and in Deed Book 1790 at Page 84, and more particularly described therein as:

"See Addendum 'A' attached" (the "Property").

Reference is hereby made to the Plat attached hereto and incorporated herein for a more full and complete description of the Easement Areas of the Easements hereby conveyed.

Grantee shall have the right to use the Easement Areas for the purposes of construction, maintenance, repair, reconstruction, relocation, replacement and/or removal of public sidewalk, utilities, and drainage facilities, including accessories and appurtenances thereto, within said Easement Areas, and for such other purposes as are incidental and related thereto.

Grantee and its agents shall have full and free use of the Easements for the purposes named, and shall have all rights and privileges reasonably necessary to exercise the use of the Easements, including the right of access across the Property to and from the Easement Areas provided that the Grantee shall: 1) maintain a pedestrian access corridor route ("Pedestrian Access Corridor Route") from the front entrance doors of the Wells Fargo building to the parking lot on the Property, throughout construction; 2) place signs with directional arrows stating "Business Open" at the Pedestrian Access Corridor Route and the front entrance doors; 3) shift the Pedestrian Access Corridor Route as needed to phase construction work, while also maintaining pedestrian access to the Automated Teller Machine (ATM) located at the front of the building; and 4) maintain a continuous two-way vehicular access from the existing parking lot on the Property onto Washington Boulevard by constructing a "right-in/right-out" entrance.

Grantor covenants that Grantor is seized of and has the right to convey the Easements, and that Grantor shall make no use of the Easement Areas which are inconsistent with the Easements and associated rights hereby conveyed.

Grantee agrees that, as soon as practicable after the completion of construction, maintenance, repair, reconstruction, relocation, replacement and/or removal of the public sidewalk, utilities, and drainage system within the Easement Areas, the Grantee will, at no cost to the Grantor: (1) restore the disturbed area adjacent to the Easement Areas as nearly as practicable to its original condition; (2) reseed (or resod, at the sole option of the Grantee) all damaged grass areas adjacent to the Easement Areas; (3) reset (or replace with new nursery stock, at the sole option of Grantee), all existing trees on or adjacent to the Easement Areas that are affected by the construction, maintenance, repair, reconstruction, relocation, replacement and/or removal of the public sidewalk, utilities and drainage facilities within or adjacent to the Easement Areas; and (4) guarantee any new nursery stock trees for one year against damage from the date of planting.

All facilities installed or constructed by the Grantee shall be and remain the property of the Grantee. No additional charge shall at any time be made for the property used or occupied by the Grantee's facilities. The Grantee shall have all rights and privileges reasonably necessary for the use of the Easements.

This Deed incorporates all agreements between the parties hereto. No representations or statements have been made which would modify, add to or change the terms of this Deed.

This Deed is contingent upon, and shall not be effective until, it is accepted on behalf of the County Board of Arlington, Virginia.

This Deed shall be construed, interpreted, and applied according to the law of the Commonwealth of Virginia.

WITNESS the following signature(s):

GRANTOR:

WELLS FARGO BANK, N.A., successor
in interest to Clarendon Trust Company, a
Virginia corporation

By: *Lisa M Camera*

Name: **Lisa Camera**

Title: **Vice President**

STATE: Virginia,

COUNTY: Fairfax:

The foregoing instrument was acknowledged before me on this 11 day of August, 2017, by Lisa Camera,
of Wells Fargo Bank N.A., successor in
interest to Clarendon Trust Company, a Virginia corporation, Grantor.

Notary Public: *[Signature]*

My Commission Expires: 11/30/2021

My Registration No.: 7724602



KATHRYN THOMPSON
NOTARY PUBLIC 7724602
COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES NOVEMBER 30, 2021

GRANTEE:

THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA

Accepted this ____ day of _____, 201____, on behalf of the County Board of Arlington County, Virginia, pursuant to a resolution, motion, or action of the said Board duly adopted on _____, 201____.

By: _____

Name: _____

Title: _____

**COMMONWEALTH OF VIRGINIA
COUNTY OF ARLINGTON, to-wit:**

The foregoing instrument was acknowledged before me by _____, on behalf of THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA, a body corporate, this ____ day of _____, 201____.

Notary Public: _____

My Commission expires: _____

My Registration No.: _____

APPROVED AS TO FORM:

COUNTY ATTORNEY

Addendum 'A'

Lots 162 and 163, in the Subdivision of Moore's Addition to Clarendon, as the same is duly recorded in Deed Book 115, at page 504, among the land records of Arlington County, Virginia.

AND

Outlot 162½ - A, containing 612.38 feet of land as shown on a plat entitled, Resubdivision of Lot 162½, Moore's Addition to Clarendon.

AND

Lots 164 and 165, Moore's Addition to Clarendon as the same appears duly platted, dedicated, and recorded in Deed Book 115 at page 504, among the land records of Arlington County, Virginia.

AND

Outlot 162½ - B, of a resubdivision of Lots 162½, Moore's Addition to Clarendon, as shown on a plat recorded in Deed Book 1541 at page 346, among the land records of Arlington County, Virginia.

Together with a 5 foot storm sewer easement from the above described property over Lot 166, Moore's Addition to Clarendon, to North Hudson Street, the said 5 foot easement to abut the dividing line between Lots 165 and 166, Moore's Addition to Clarendon.



100% REVIEW




LINE TABLE		
LINE	READING	LENGTH
L1	MBP74.33'E	173.44'
L2	NB143.51'E	25.40'
L3	SP331.7'E	4.40'
L4	S46.15.51'E	48.25'
L5	SB3541.50'E	87.42'
L6	NB3721.16'E	27.64'
L7	SP318.00'E	7.60'
L8	NB2749.37'E	32.09'
L9	S42.22.27'E	17.03'
L10	S3242.06'E	27.70'

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
ENGINEERING BUREAU - SURVEY SECTION

PART OF RMC 1004.008
OWNER: CLARENDON TRUST COMPANY
D.B. 1792, Pg. 10

ADDRESS: 3140 WASHINGTON BOUL. ELYAD





PLAT SHOWING
EASEMENTS FOR PUBLIC SIDEWALK, UTILITIES, AND DRAINAGE
PURPOSES, AND TEMPORARY CONSTRUCTION EASEMENTS
ON
PART LOTS 162-164,
MOORE'S ADDITION TO
CLARENDON
D. B. 116, PG. 504,
ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 20'
CADD FILE: PLAT544412162-164.DWG
APPROVED: 8-18-16
COUNTY SUPERVISOR: [Signature]

DRAWN BY: JRB
CHECKED BY: RLF
APPROVED: 8-18-2016
SUBDIVISION & DOWNS ADMINISTRATION: [Signature]



WOOD HARMON'S ADDITION TO
CLARENDON
D.B. 102, PG. 138

PT. 248, PT. 249, PT. 250, PT.
251, PT. 252
RPC 15078005
1551 Washington Boulevard LLC

PT. 248, PT. 249
RPC 15078005
Two Premier MFC LP

REGION PROJECT & CONVEY TO
WASHINGTON BLVD. &
11TH ST. NORTH PROJECT (PT. CHANGES)
48 WASHINGTON BLVD.
STA. 201+42.48

PT. 212, PT. 241, PT. 242
RPC 15078003
Two Premier MFC LP

PT. 241, PT. 242
RPC 15078003
Two Premier MFC LP

PT. 243, PT. 244, PT. 245
RPC 15078004
Two Premier MFC LP

PT. 217, PT. 238, PT. 239, PT. 240, PT. 241
RPC 15078001

PT. 217, PT. 241
RPC 15078002

PT. 152, PT. 154
RPC 15078004
Liberty Ventures LLC

PT. 152, PT. 154
RPC 15078004
Robinson Association LLC

PROJECT & CONVEY TO
NORTH WEST PROJECT (PT. CHANGES)
WASHINGTON BLVD.
20+44.81

PT. 21, PT. 24, PT. 27, 29,
31, PT. 34, PT. 37
RPC 15078002

PT. 38, 39, 40, PT. 41
RPC 15078001
Atterington County Board

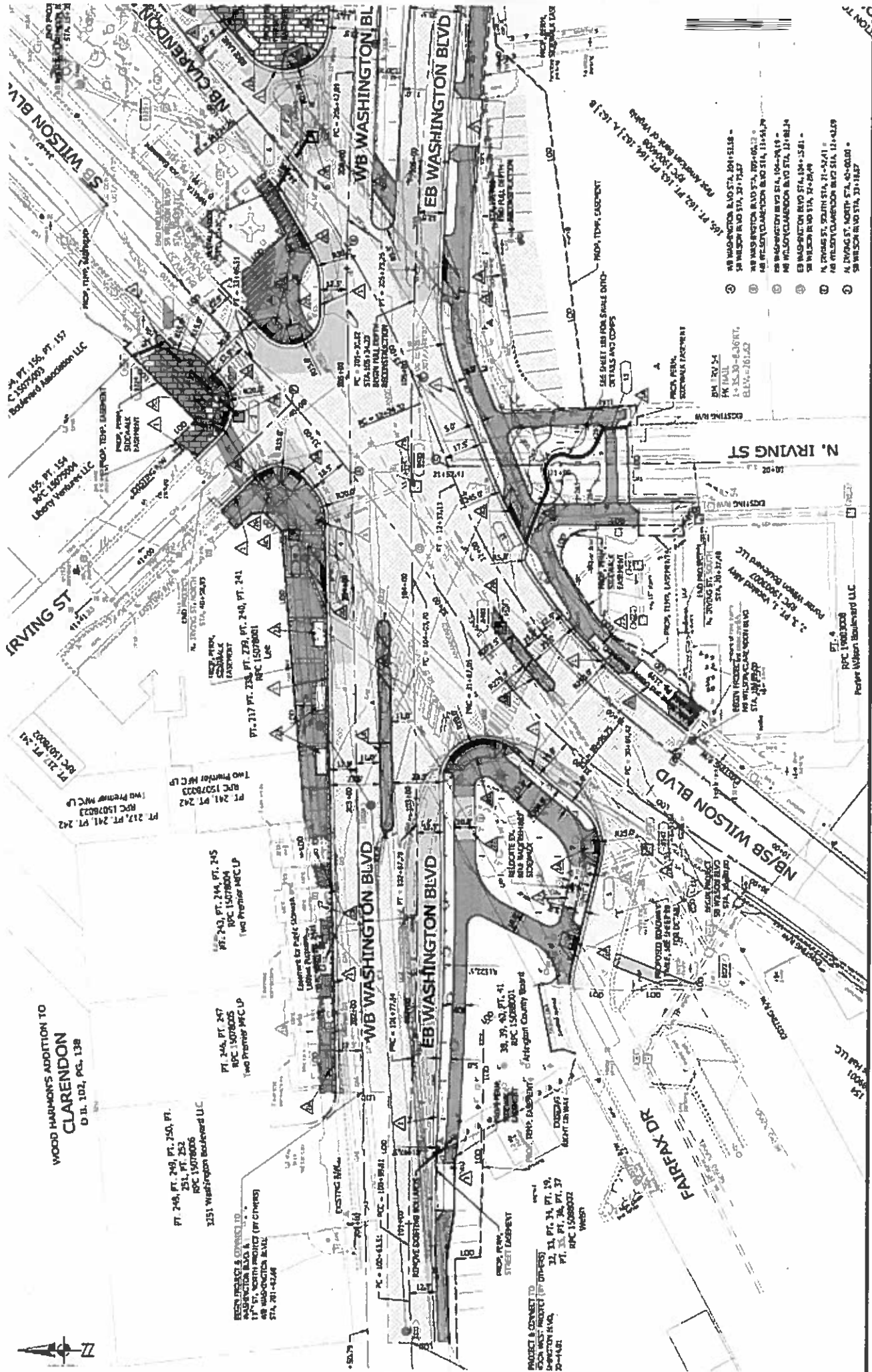
PT. 151
RPC 15078001

PT. 151
RPC 15078008
Parker Wilson Boulevard LLC

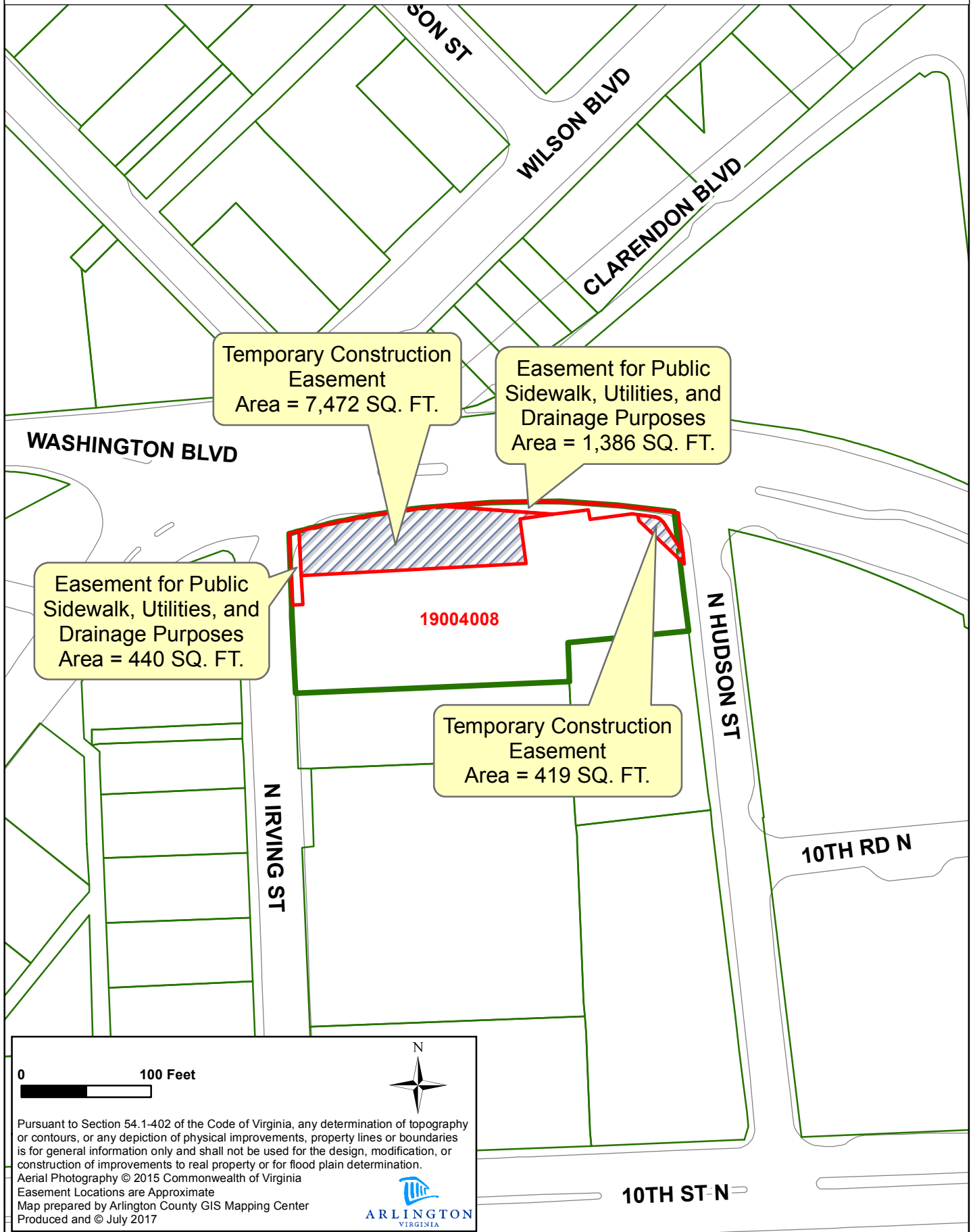
PT. 151, PT. 152, PT. 153, PT. 154
RPC 15078001
Parker Wilson Boulevard LLC

PT. 151, PT. 152, PT. 153, PT. 154
RPC 15078001
Parker Wilson Boulevard LLC

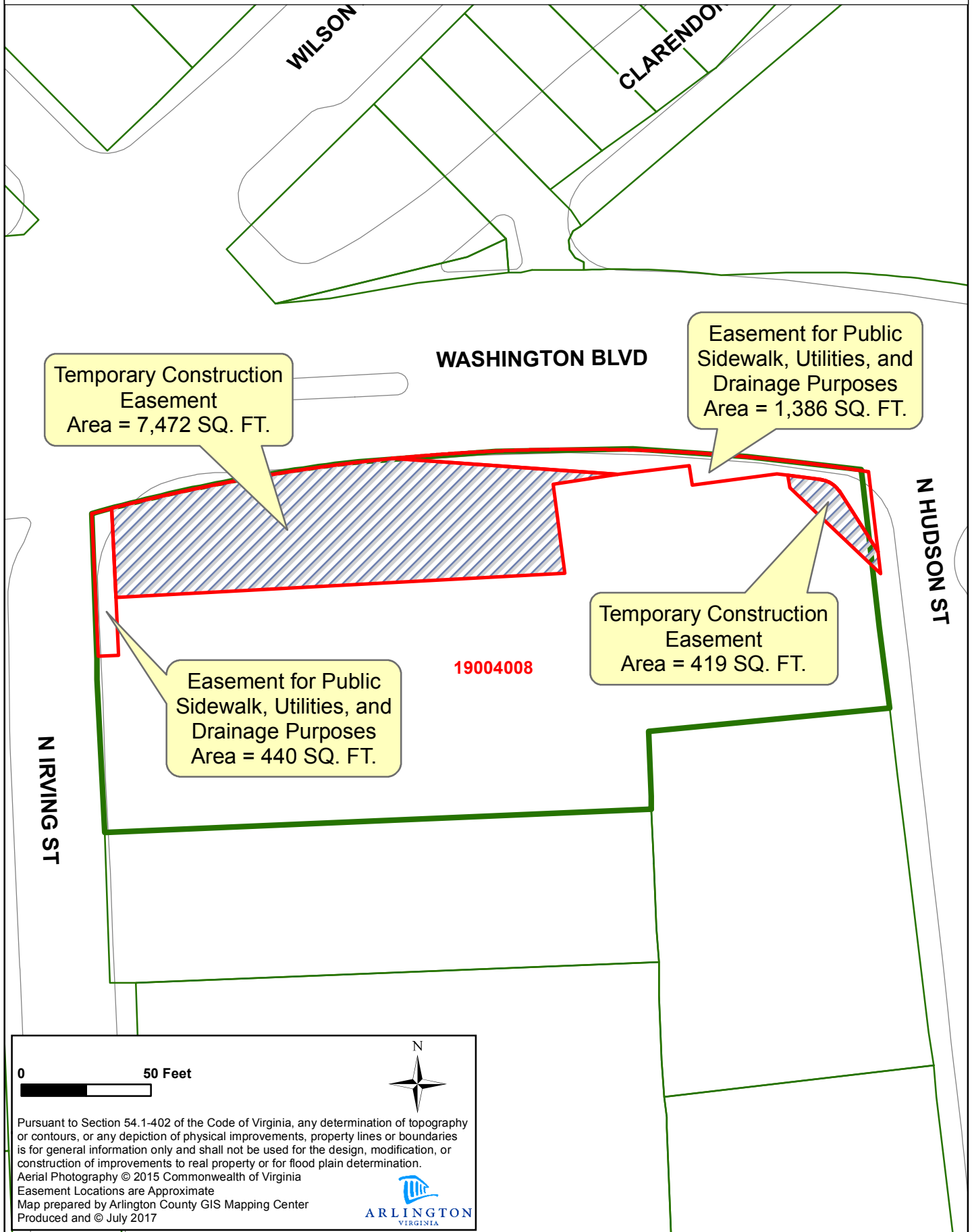
PT. 151, PT. 152, PT. 153, PT. 154
RPC 15078001
Parker Wilson Boulevard LLC



Vicinity Map
Clarendon Circle Improvements Project
RPC # 19-004-008



Vicinity Map
Clarendon Circle Improvements Project
RPC # 19-004-008



Vicinity Map
Clarendon Circle Improvements Project
RPC # 19-004-008

