



TM 39-71A  
N/F OLD POTOMAC CHURCH, LLC  
LR 070015722  
ZONING: B-2  
USE: VACANT

OLD POTOMAC CHURCH ROAD  
(50' WIDE RIGHT OF WAY)  
LR 180008732  
PM 180000058

TM 39-16M  
LR 190000610  
2.153 ACRES

SOUTH CAMPUS BOULEVARD  
VARIABLE WIDTH R/W  
LR 170004004  
LR 170000023  
PM 170000023

BEGINNING AT A POINT AT LOCATED ALONG SOUTH CAMPUS BLVD, BEING THE SAME CORNER AS PARCEL TM 39-16P  
THENCE, N 50° 28' 21" E FOR A DISTANCE OF 54.74 FEET TO THE BEGINNING OF A CURVE,  
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 21° 40' 11", HAVING A RADIUS OF 852.50 FEET, AND  
WHOSE LONG CHORD BEARS N 61° 18' 26" E FOR A DISTANCE OF 320.51 FEET TO A POINT OF INTERSECTION WITH A  
NON-TANGENTIAL LINE.  
THENCE, N 72° 10' 12" E FOR A DISTANCE OF 20.32 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,  
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 100° 48' 41", HAVING A RADIUS OF 35.00 FEET, AND  
WHOSE LONG CHORD BEARS S 56° 06' 23" E FOR A DISTANCE OF 53.93 FEET;  
THENCE, S 05° 43' 02" E FOR A DISTANCE OF 152.29 FEET TO THE BEGINNING OF A CURVE,  
SAID CURVE TURNING TO THE RIGHT THROUGH 21° 15' 52", HAVING A RADIUS OF 375.00 FEET, AND WHOSE LONG  
CHORD BEARS S 04° 54' 54" W FOR A DISTANCE OF 138.38 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 00° 47' 56", HAVING A RADIUS OF 425.00 FEET, AND  
WHOSE LONG CHORD BEARS S 15° 08' 52" W FOR A DISTANCE OF 5.93 FEET TO A POINT OF INTERSECTION WITH A  
NON-TANGENTIAL LINE;  
THENCE, N 77° 08' 38" W FOR A DISTANCE OF 17.34 FEET;  
THENCE, S 77° 46' 42" W FOR A DISTANCE OF 5.00 FEET;  
THENCE, N 12° 13' 18" W FOR A DISTANCE OF 25.50 FEET;  
THENCE, N 55° 50' 02" W FOR A DISTANCE OF 6.91 FEET;  
THENCE, S 77° 46' 42" W FOR A DISTANCE OF 249.32 FEET;  
THENCE, N 12° 13' 14" W FOR A DISTANCE OF 23.76 FEET;  
THENCE, S 77° 51' 45" W FOR A DISTANCE OF 35.76 FEET;  
THENCE N 12° 13' 18" W FOR A DISTANCE OF 66.16 FEET;  
THENCE N 39° 31' 39" W FOR A DISTANCE OF 92.15 FEET TO THE POINT OF BEGINNING CONTAINING 2.153 ACRES

**CURVE DATA**

CURVE	ARC	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C1	322.42'	852.50'	21°40'11"	163.16'	S61°18'26"W	320.51'
C2	61.56'	35.00'	100°46'41"	42.29'	S56°06'23"E	53.93'
C3	139.17'	375.00'	21°15'52"	70.40'	S04°54'54"W	138.38'
C6	5.93'	425.00'	0°47'56"	2.96'	S15°08'52"W	5.93'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N77°08'38"W	17.34'
L2	S77°46'42"W	5.00'
L3	N12°13'18"W	25.50'
L4	N55°50'02"W	6.91'

TM 39-16  
OLD POTOMAC CHURCH LLC  
LR 080002482X  
ZONING: B-3  
USE: VACANT

TM 39-16P  
SOUTH CAMPUS LLC  
LR 170005834  
ZONING: B-3  
USE: OFFICE/SCHOOL

SOUTH CAMPUS ACADEMY AT  
SOUTH CAMPUS  
EXHIBIT PLAT  
12-06-19



**Fairbanks &  
Franklin**

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