



PROPOSED COMMON USE ACCESS EASEMENT OVER THE LANDS OF 111 WEST CONGRESS LLC AND THEIR HEIRS AND ASSIGNS

LINE	BEARING	DISTANCE
E1	S 69°30'53" W	117.45'
E2	N 81°38'17" W	199.88'
E3	S 25°08'32" W	32.00'
E4	N 81°40'31" W	16.18'
E5	N 01°00'00" E	37.46'
E6	N 24°45'00" E	52.00'
E7	N 69°35'34" E	44.50'
E8	S 25°08'32" W	58.29'
E9	S 81°38'01" E	183.40'
E10	N 69°30'53" E	115.48'
E11	S 20°24'26" E	24.00'

= EASEMENT OVER THE LANDS OF 111 WEST CONGRESS LLC.

PROPOSED COMMON USE ACCESS EASEMENT OVER THE LANDS OF THE TOWN OF CHARLES TOWN

LINE	BEARING	DISTANCE
E12	N 25°09'32" E	69.58'
E13	S 69°20'52" W	40.47'
E14	S 23°10'45" W	51.84'
E15	S 31°45'00" W	41.00'
E16	N 69°35'34" E	44.50'
E7	N 69°35'34" E	44.50'

= EASEMENT OVER THE LANDS OF THE TOWN OF CHARLES TOWN.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1412.39'	212.44'	212.24'	N 85°59'04" W	8°37'05"

EXISTING PROPERTY LINE CURVE

LINE	BEARING	DISTANCE
L1	N 25°10'45" E	51.64'
L2	N 31°45'00" E	41.00'
L3	N 24°45'00" E	52.00'
L4	N 01°00'00" E	37.46'
L5	N 69°35'34" E	49.59'
L6	N 20°24'26" W	1.00'
L7	N 69°35'34" E	117.41'
L8	S 13°42'42" E	38.33'
L9	N 69°35'34" E	52.52'
L10	S 42°11'11" W	39.62'
L11	S 55°56'11" W	52.00'
L12	S 67°26'11" W	141.00'

EXISTING PROPERTY LINE

Total Parking
95 Spaces (4 HC)
58 Spaces if discounting
37 along southern
boundary

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of Virginia. I signed on 02/04/2022.
Expiration Date: 02/04/2025

FSA
FREDERICK SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS & SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
1000 COMMONWEALTH BLVD., SUITE 200
CHARLES TOWN, WV 25401
304.739.4882
www.fsa-inc.com

EASEMENT PLAT
for
American Public Education, Inc.
OVER LANDS OF
111 WEST CONGRESS LLC
TOWN OF CHARLES TOWN
JEFFERSON COUNTY, WV

PROJECT NO. 8281
DRAWN BY MTJ DATE 02-04-2022
PROJECT MANAGER: FFradenick
EMAIL: F.Fradenick@fsa-inc.com
PROJECT ID: 18-09-002-0008-0000
SCALE: 1" = 30'
SHEET TITLE

EASEMENT PLAT
C-101
SHEET 01 OF 01

