

Fairbanks & Franklin

Civil Engineering
Land Planning

1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700

PERIMETER BOUNDARY SURVEY

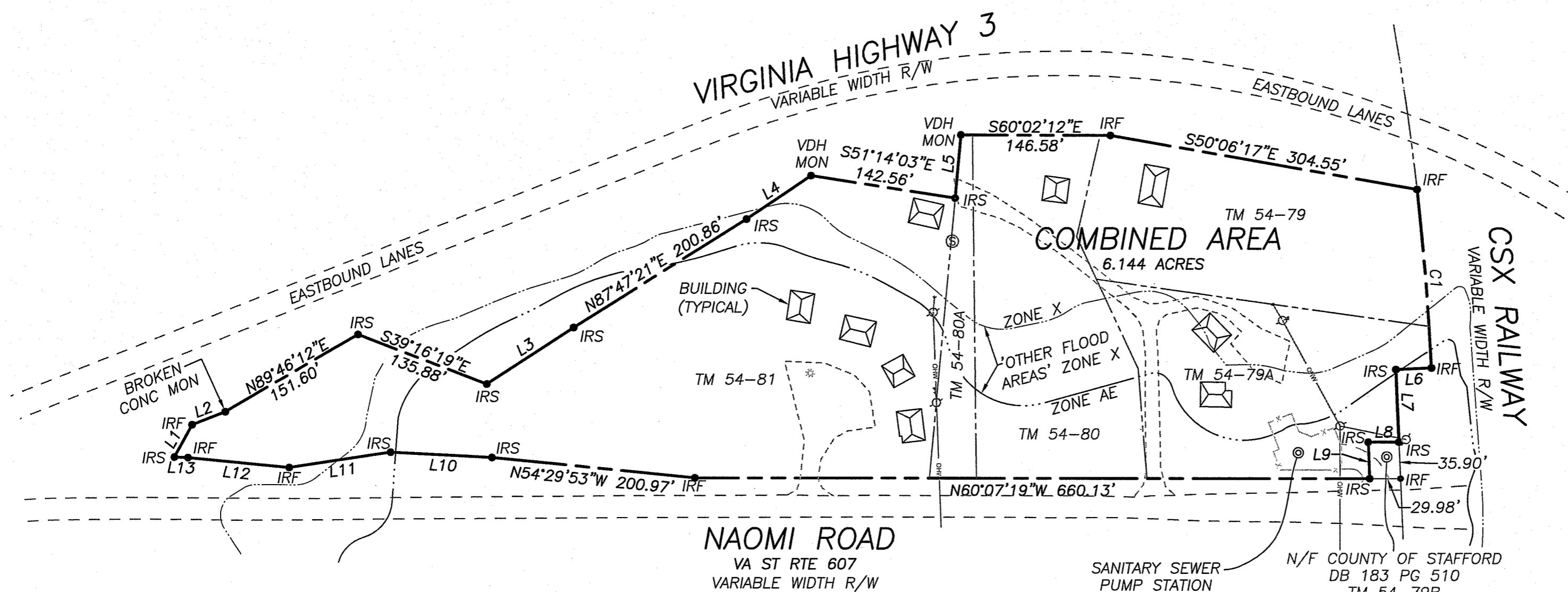
ON THE LANDS OF

NAOMI ROAD, LLC

LR 160016576

GEORGE WASHINGTON MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

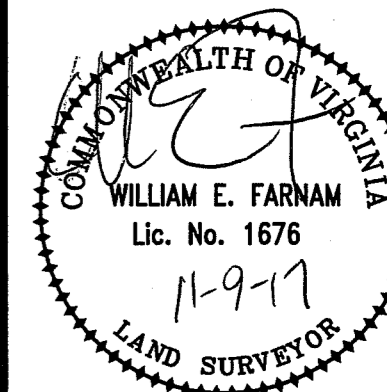
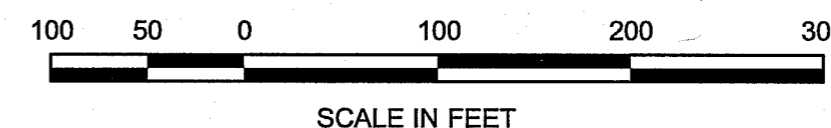
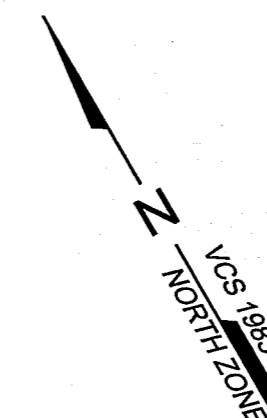
CURVE DATA						
CURVE	ARC	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C1	175.76'	2789.93'	3°36'34"	87.91'	S25°18'04"W	175.73'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N58°29'08"E	36.33'
L2	S81°31'56"E	35.11'
L3	S86°48'14"W	101.98'
L4	S85°32'33"W	75.89'
L5	S35°05'02"W	62.45'
L6	N63°00'00"W	34.44'
L7	S27°31'01"W	71.27'
L8	N60°11'47"W	29.99'
L9	S27°30'16"W	35.86'
L10	N57°20'46"W	100.11'
L11	N68°44'21"W	101.11'
L12	N54°38'08"W	100.52'
L13	N58°15'32"W	13.42'

NOTES

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL OR ANY ENCUMBRANCES ON THE PROPERTY.
2. BASED UPON GRAPHIC PLOTTING ONLY, PORTIONS OF THE PROPERTY DELINEATED ON THIS PLAT LIE WITHIN FEMA IDENTIFIED 'SPECIAL FLOOD HAZARD AREA' ZONE 'A' (BASE FLOOD ELEVATIONS DETERMINED) AND 'OTHER FLOOD AREAS' ZONE 'X' (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOODPLAIN WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS PER FLOOD INSURANCE RATE MAP FOR STAFFORD COUNTY, VIRGINIA, COMMUNITY PANEL NUMBER 5101540212E DATED EFFECTIVE FEBRUARY 4, 2005. THE REMAINDER OF THE PROPERTY IS LOCATED WITHIN ZONE 'X'; 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' ALL AS DEFINED THEREIN.
3. SOURCE OF MERIDIAN: VCS 1983 NORTH ZONE (NAD83(2011)).
4. THE PROPERTY BOUNDARY SHOWN HEREON IS THE RESULT OF A FIELD SURVEY BY FAIRBANKS & FRANKLIN, NOVEMBER, 2017.
5. A PERIMETER BOUNDARY SURVEY OF THE COMBINED PARCELS WAS FIELD RUN. INTERIOR PARCEL LINES WERE NOT FIELD SURVEYED.



DATE : NOV. 9, 2017
DRAWN : WEF
CHECKED : WEF

REVISIONS:

DOCUMENT NO.
176-1048 BS

SHEET
1 OF 1



June 22, 2018

Metes and Bounds Description
on being the lands of

Naomi Road, LLC
LR 160016576

Leeland Magisterial District
Stafford County, Virginia

Tax Map 54-79, Tax Map 54-79A, Tax Map 54-80, Tax Map 54-80A, & Tax Map 54-81

Beginning at a point, said point being an Iron Rod Found (IRF) at the intersection of the Southerly Right of Way Line of Kings Highway ~ Virginia Highway 3 (Variable Width Right of Way) with the Westerly Right of Way Line of the CSX Railway Right of Way (Variable Width Right of Way); thence, with said Westerly Right of Way Line of the CSX Railway Right of Way (Variable Width Right of Way) three (3) courses as follow:

175.76 feet along the arc of a curve deflecting to the right having a radius of 2789.93 feet, delta angle of $03^{\circ} 36' 34''$, a tangent distance of 87.91 feet, and a chord bearing and distance of $S 25^{\circ} 18' 04'' W$, 175.73 feet, respectively, to a point, said point being an IRF; thence,

$N 63^{\circ} 00' 00'' W$, 34.44 feet (non-tangent to previous course) to a point, said point being an Iron Rod Set (IRS); thence,

$S 27^{\circ} 31' 01'' W$, 71.27 feet to a point, said point being an IRS in the line of said CSX Railway Right of Way (Variable Width Right of Way) and a corner to lands now or formerly standing in the name of County of Stafford (Tax Map 54-79B); thence, with said County of Stafford (Tax Map 54-79B) two (2) courses as follow:

$N 60^{\circ} 11' 47'' W$, 29.99 feet to a point, said point being an IRS; thence,

$S 27^{\circ} 30' 16'' W$, 35.86 feet to a point, said point being an IRS as a corner to said County of Stafford (Tax Map 54-79B) in the Northerly Right of Way Line of Naomi Road ~ Virginia State Route 607 (Variable Width Right of Way); thence, with said Northerly Right of Way Line of Naomi Road ~ Virginia State Route 607 (Variable Width Right of Way) six (6) courses as follow:

$N 60^{\circ} 07' 19'' W$, 660.13 feet to a point, said point being an IRF; thence,

$N 54^{\circ} 29' 53'' W$, 200.97 feet to a point, said point being an IRS; thence,

$N 57^{\circ} 20' 46'' W$, 100.11 feet to a point, said point being an IRS; thence,

$N 68^{\circ} 44' 21'' W$, 101.11 feet to a point, said point being an IRF; thence,

$N 54^{\circ} 38' 08'' W$, 100.52 feet to a point, said point being an IRF; thence,

$N 58^{\circ} 15' 32'' W$, 13.42 feet to a point, said point being an IRS at the intersection of said Northerly Right of Way Line of Naomi Road ~ Virginia State Route 607 (Variable Width Right of Way) with the aforementioned Southerly Right of Way Line of Kings Highway ~ Virginia Highway 3 (Variable

Width Right of Way); thence, with said Southerly Right of Way Line of Kings Highway ~ Virginia Highway 3 (Variable Width Right of Way) eleven (11) courses as follow:

N 58° 29' 08" E, 36.33 feet to a point, said point being IRF; thence,

S 81° 31' 56" E, 35.11 feet to a point, said point being Broken Concrete Monument Found;

thence,

N 89° 46' 12" E, 151.60 feet to a point, said point being IRS; thence,

S 39° 16' 19" E, 135.88 feet to a point, said point being IRS; thence,

N 86° 48' 14" E, 101.98 feet to a point, said point being IRS; thence,

N 87° 47' 21" E, 200.86 feet to a point, said point being IRS; thence,

N 85° 32' 33" E, 75.89 feet to a point, said point being Virginia Department of Highways

Monument Found (VDH MON); thence,

S 51° 14' 03" E, 142.56 feet to a point, said point being IRS; thence,

N 35° 05' 02" E, 62.45 feet to a point, said point being VDH MON; thence,

S 60° 02' 12" E, 146.58 feet to a point, said point being IRF; thence,

S 50° 06' 17" E, 304.55 feet to the POINT OF BEGINNING and containing 6.144 acres.

Notes:

1. This description was prepared without the benefit of a Title Report and does not, therefore, necessarily indicate all or any encumbrances on the property described.

176-1048 Naomi Rd LLC Parcels MBD 062218.docx