

N/F
GRADY L. & DEBRA B.
MILLIGAN
TAX MAP NO. 35-61E
INST. #08002249
USE: VACANT
ZONE: A-1

TREELINE
(TYP.)

LEGEND

- IPF

IRF

PPF

VDH

MON.

N/F

NO.

INST.

D.B.

PG.

304
- IRON PIPE FOUND

IRON ROD FOUND

PINCH PIPE FOUND

VIRGINIA DEPARTMENT OF HIGHWAYS

MONUMENT

NOW OR FORMERLY

NUMBER

INSTRUMENT

DEED BOOK

PAGE

EXISTING CONTOUR

POST

UTILITY BOX

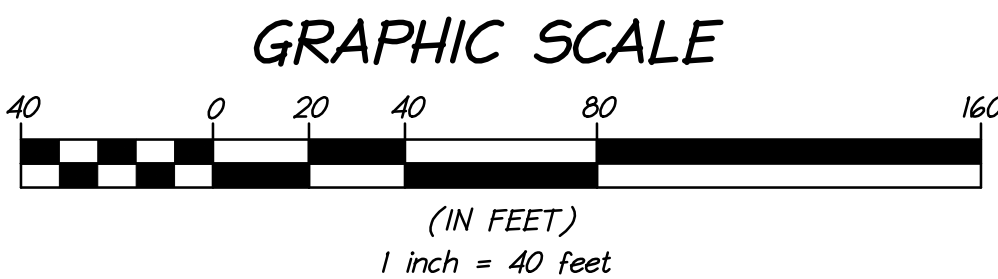
UTILITY POLE

SIGN

N/F
GRADY L. & DEBRA B.
MILLIGAN
TAX MAP NO. 35-61D
INST. #080014522
USE: RESIDENTIAL
ZONE: A-1

NOTES:

- THIS TOPOGRAPHIC BASESHEET HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, EASEMENTS, RIGHT-OF WAYS AND RESTRICTIVE COVENANTS OF RECORD MAY NOT NECESSARILY BE SHOWN.
- THE PROPERTY SHOWN HEREON IS LOCATED ON THE STAFFORD COUNTY TAX ASSESSMENT MAP AS TAX MAP NO. 35-32. THE PROPERTY APPEARS TO BE ZONED A-1 PER THE COUNTY REAL ESTATE ASSESSMENT OFFICE. AS A PRE-REQUISITE TO ANY FUTURE ENGINEERING OR DESIGN TASKS ASSOCIATED WITH THIS SURVEY - THE CURRENT ZONING AND PUBLISHED SETBACKS SHOULD BE VERIFIED.
- THE PROPERTY SHOWN HEREON IS NOW OR FORMERLY IN THE NAME OF SEGAR HARTWOOD FARM L.C., AS RECORDED AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA AT INSTRUMENT #990024067.
- THE CURRENT ADDRESS FOR THE PROPERTY SHOWN HEREON IS 1812 WARRENTON ROAD, FREDERICKSBURG, VIRGINIA 22406.
- THE BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A CURRENT FIELD RUN BOUNDARY SURVEY PERFORMED BY THIS FIRM.
- THE NORTH ORIENTATION SHOWN HEREON HAS BEEN TIED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) VIRGINIA STATE GRID NORTH.
- THE PROPERTY SHOWN HEREON IS LOCATED PARTIALLY IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND PARTIALLY IN FLOOD ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON F.E.M.A. MAP NO. 5101540118E, DATED FEBRUARY 4, 2005.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A CURRENT AERIAL FLOWN SURVEY PERFORMED BY MCKENZIESNYDER, INC.
- THE VERTICAL ORIENTATION AS SHOWN HEREON HAS BEEN TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE CONTOURS AS SHOWN HEREON ARE SHOWN AT 2' (TWO) CONTOUR INTERVALS.
- GEOTECHNICAL, SUBSURFACE, FIELD REVIEW, RESEARCH, AGENCY OF GOVERNMENT RECORDS REVIEW, OR OTHER INVESTIGATIONS HAVE NOT BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS ON SITE IN PERFORMANCE OF THIS SURVEY.
- NO CERTIFICATION IS MADE AS TO THE LOCATION OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER, SANITARY AND STORM SEWERS, ETC. ONLY ABOVE GROUND READILY OBSERVABLE VISIBLE FEATURES AS SHOWN HEREON ARE HEREBY CERTIFIED.
- THE WETLANDS SHOWN HEREON WERE FIELD LOCATED BY THIS FIRM THROUGHOUT APRIL AND MAY OF 2022, AS FLAGGED BY OTHERS.



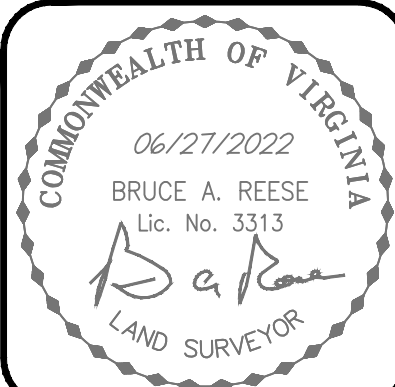
CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	2750.79'	285.18'	474.22'	N 48°16'05" W	20°31'12"	147.42'
C2	4205.33'	354.64'	354.53'	N 42°04'14" W	4°49'54"	177.42'
C3	4210.33'	203.66'	203.64'	N 47°15'09" W	2°46'17"	101.85'

THIS TOPOGRAPHIC BASESHEET WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, BRUCE A. REESE, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED THROUGHOUT APRIL AND MAY OF 2022; AND THAT THIS PLAT INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

TOPOGRAPHIC BASESHEET
ON THE PROPERTY OF
SEGAR HARTWOOD FARM, L.C.
TAX MAP NO. 35-32
PLAT BOOK 5 PAGE 31
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

LEGACY
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FREDERICKSBURG, VA 22405
WWW.LEGACY-ENG.COM
540.373.8350 (P) 540.369.4499 (J)

REVISION:

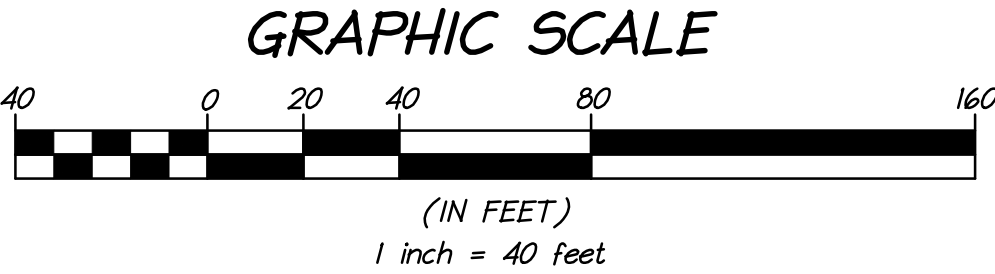


DATE: 06/27/2022
SCALE: 1" = 40'
SHEET: 1 OF 6

LEGAL DESCRIPTION

ALL OF THAT CERTAIN LOT OR PARCEL OF LAND WITH IMPROVEMENTS THEREON, LYING AND BEING IN STAFFORD COUNTY, VIRGINIA, REFERENCED AS TAX MAP NO. 35-32, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERNMOST POINT OF THE PROPERTY HEREIN DESCRIBED BEING AN IRON ROD FOUND, ALSO BEING THE MOST SOUTHERN CORNER OF TAX MAP NO. 35-61D, ALSO BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WARRENTON ROAD, ROUTE #17, HAVING A VARIABLE WIDTH RIGHT-OF-WAY; THENCE, DEPARTING WARRENTON ROAD AND RUNNING ALONG THE SOUTH WESTERN PROPERTY LINE OF TAX MAP NO. 35-61D, TAX MAP NO. 35-61E, AND TAX MAP NO. 35-61B N 40°36'03" E A DISTANCE OF 1,236.62' TO AN IRON ROD FOUND, PASSING OVER ANOTHER IRON ROD FOUND AT 1,192.06', SAID POINT BEING A SOUTH WESTERLY CORNER OF TAX MAP NO. 35-61B; THENCE, RUNNING ALONG A SOUTH WESTERLY PROPERTY LINE OF TAX MAP NO. 35-61B S 35°46'18" E A DISTANCE OF 1,155.55' TO A POINT, SAID POINT BEING THE MOST SOUTHERLY CORNER OF TAX MAP NO. 35-61B, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF TAX MAP NO. 35-62M; THENCE, DEPARTING TAX MAP NO. 35-61B AND RUNNING ALONG THE SOUTH WESTERN PROPERTY LINE OF TAX MAO NO. 35-62M AND TAX MAP NO. 35-62L S 34°21'37" E A DISTANCE OF 610.79' TO AN IRON ROD FOUND, SAID POINT BEING A SOUTH WESTERN CORNER OF TAX MAP NO. 35-62G, SAID CORNER ALSO BEING THE MOST SOUTHERN CORNER OF TAX MAP NO. 35-62M; THENCE, DEPARTING TAX MAP NO. 35-62L AND RUNNING ALONG THE SOUTH WESTERLY PROPERTY LINE OF TAX MAP NO. 35-62G S 33°16'13" E A DISTANCE OF 218.70' TO A POINT, SAID POINT BEING A SOUTH WESTERN CORNER OF TAX MAP NO. 35-62, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF TAX MAP NO. 35-62G; THENCE, DEPARTING TAX MAP NO. 35-62G AND RUNNING ALONG THE SOUTH WESTERLY PROPERTY LINE OF TAX MAP NO. 35-62 S 33°44'08" E A DISTANCE OF 169.54' TO A POINT, SAID POINT BEING A SOUTH WESTERLY CORNER OF TAX MAP NO. 35-62D, SAID POINT BEING THE MOST SOUTHERLY CORNER OF TAX MAP NO. 35-62; THENCE, DEPARTING TAX MAP NO. 35-62 AND RUNNING ALONG THE SOUTH WESTERLY PROPERTY LINE OF TAX MAP NO. 35-62D S 36°08'35" A DISTANCE OF 274.74' TO AN IRON ROD FOUND, SAID POINT BEING A SOUTH WESTERLY CORNER OF TAX MAP NO. 35-62P, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF TAX MAP NO. 35-62D; THENCE, DEPARTING TAX MAP NO. 35-62D AND RUNNING ALONG THE SOUTH WESTERLY PROPERTY LINE OF TAX MAP NO. 35-62P S 36°08'35" E A DISTANCE OF 274.74' TO A POINT, SAID POINT BEING A SOUTH WESTERLY CORNER OF TAX MAP NO. 35-62F, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF TAX MAP NO. 35-62P; THENCE, DEPARTING TAX MAP NO. 35-62P AND RUNNING ALONG THE SOUTH WESTERLY PROPERTY LINE OF TAX MAP NO. 35-62F S 35°54'48" E A DISTANCE OF 176.03' TO AN IRON PIPE FOUND, SAID POINT BEING A SOUTH WESTERLY CORNER OF TAX MAP NO. 35-62I, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF TAX MAP NO. 35-62F; THENCE, DEPARTING TAX MAP NO. 35-62F AND RUNNING ALONG THE SOUTH WESTERLY PROPERTY LINE OF TAX MAP NO. 35-62I S 36°59'02" E A DISTANCE OF 196.39' TO A POINT, SAID POINT BEING THE MOST WESTERLY CORNER OF TAX MAP NO. 35-63, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF TAX MAP NO. 35-62H; THENCE, DEPARTING TAX MAP NO. 35-62I AND RUNNING ALONG THE SOUTH WESTERLY PROPERTY LINE OF TAX MAP NO. 35-63 S 36°33'31" E A DISTANCE OF 383.50' TO A PINCH PIPE FOUND, SAID POINT BEING THE MOST NORTHERLY CORNER OF TAX MAP NO. 35-64D, SAID POINT ALSO BEING ALONG THE SOUTH WESTERLY PROPERTY LINE OF TAX MAP NO. 35-63; THENCE, DEPARTING TAX MAP NO. 35-63 AND RUNNING ALONG THE NORTH WESTERLY PROPERTY LINES OF TAX MAP NO. 35-64D AND TAX MAP NO. 35-64 S 50°20'53" W A DISTANCE OF 840.31' TO AN IRON ROD FOUND, PASSING OVER ANOTHER IRON ROD FOUND AT 200.33', SAID POINT BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WARRENTON ROAD, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF TAX MAP NO. 35-64; THENCE, DEPARTING TAX MAP NO. 35-64 AND FOLLOWING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WARRENTON ROAD THE FOLLOWING 11 COURSES: WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2,750.79', WITH AN ARC LENGTH OF 985.18' WITH A CHORD BEARING OF N 48°16'05" W, WITH A CHORD DISTANCE OF 979.92' TO A POINT; THENCE, N 40°03'07" W A DISTANCE OF 140.18' TO A POINT; THENCE, N 38°00'29" W A DISTANCE OF 300.00'; THENCE, N 28°04'54" W A DISTANCE OF 203.04' TO A POINT; THENCE, N 38°00'29" A DISTANCE OF 300.00' TO A POINT; THENCE, N 47°28'13" W A DISTANCE OF 152.07' TO A POINT; THENCE, N 38°00'29" W A DISTANCE OF 130.73' TO A POINT; THENCE, N 43°33'20" W A DISTANCE OF 121.40' TO A POINT; THENCE, WITH A CURVE TURNING TO THE LEFT, WITH A RADIUS OF 4205.33', WITH AN ARC LENGTH OF 354.64', WITH A CHORD BEARING OF N 42°04'14" W, WITH A CHORD DISTANCE OF 354.53' TO A POINT; THENCE, N 42°21'12" W A DISTANCE OF 101.51' TO A POINT; THENCE, WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 4210.33', WITH AN ARC LENGTH OF 203.66', WITH A CHORD BEARING OF N 47°15'09" W, WITH A CHORD DISTANCE OF 203.64' TO THE POINT & PLACE OF BEGINNING, CONTAINING 5.0809 ACRES OF LAND, MORE OR LESS.

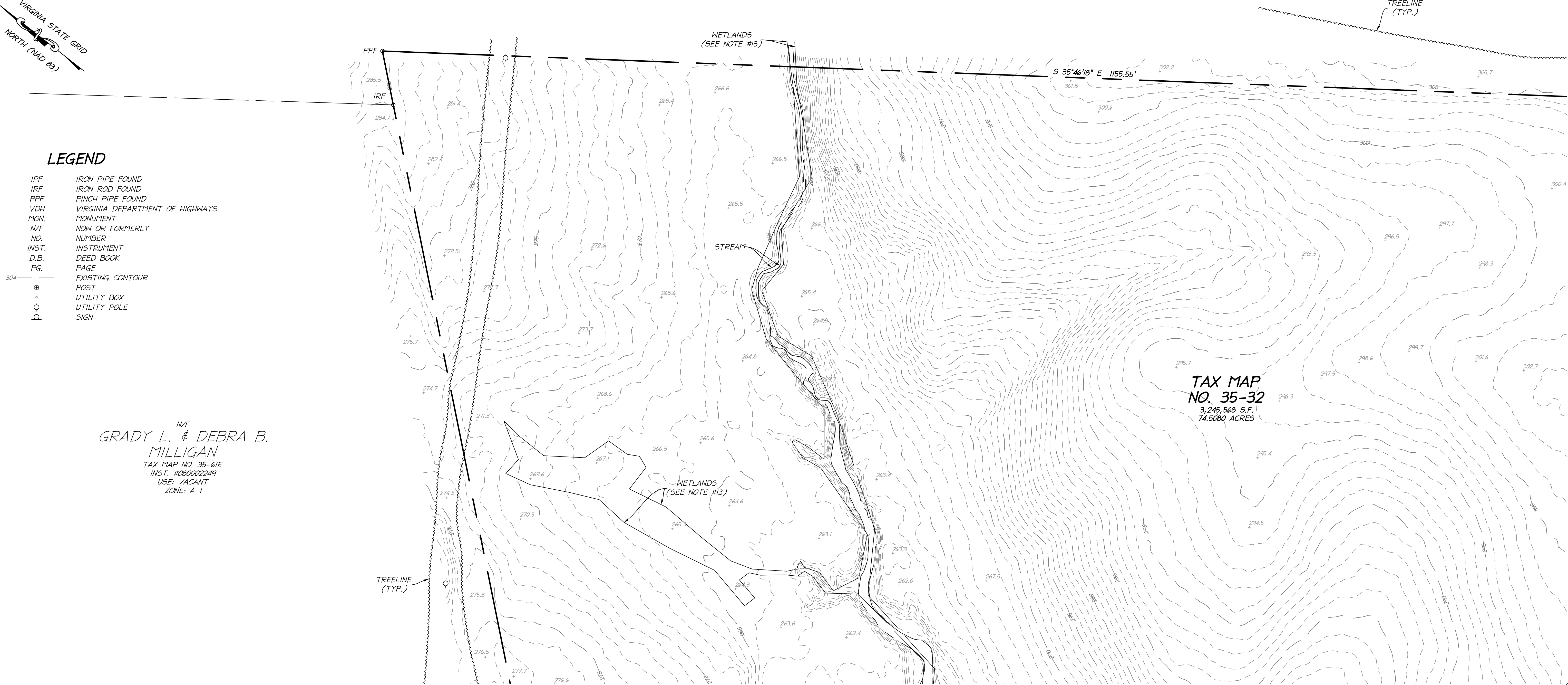


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N/F
LINDA J. PULLEN &
JAMES T. PULLEN SR. TRUSTEES

TAX MAP NO. 35-61B
INST. #040006906
USE: VACANT
ZONE: A-1



TOPOGRAPHIC BASESHEET
ON THE PROPERTY OF

SEGAR HARTWOOD FARM, L.C.

TAX MAP NO. 35-32
PLAT BOOK 5 PAGE 31
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

REVISION:

COMMONWEALTH OF VIRGINIA

06/27/2022
BRUCE A. REESE
Lic. No. 3313
B. A. Reese
LAND SURVEYOR

DATE: 06/27/2022

SCALE: 1" = 40'

SHEET: 2 OF 6



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TOPOGRAPHIC BASESHEET
ON THE PROPERTY OF

SEGAR HARTWOOD FARM, L.C.

TAX MAP NO. 35-32
PLAT BOOK 5 PAGE 31
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

REVISION:

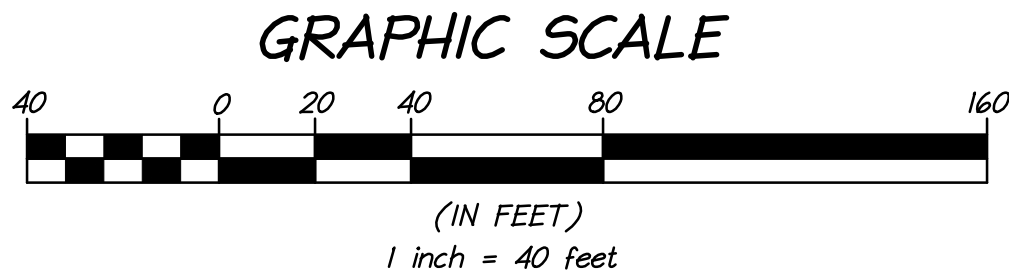
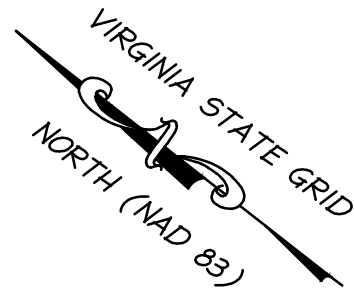
COMMONWEALTH OF VIRGINIA

06/27/2022
BRUCE A. REESE
Lic. No. 3313
B. A. Reese
LAND SURVEYOR

DATE: 06/27/2022

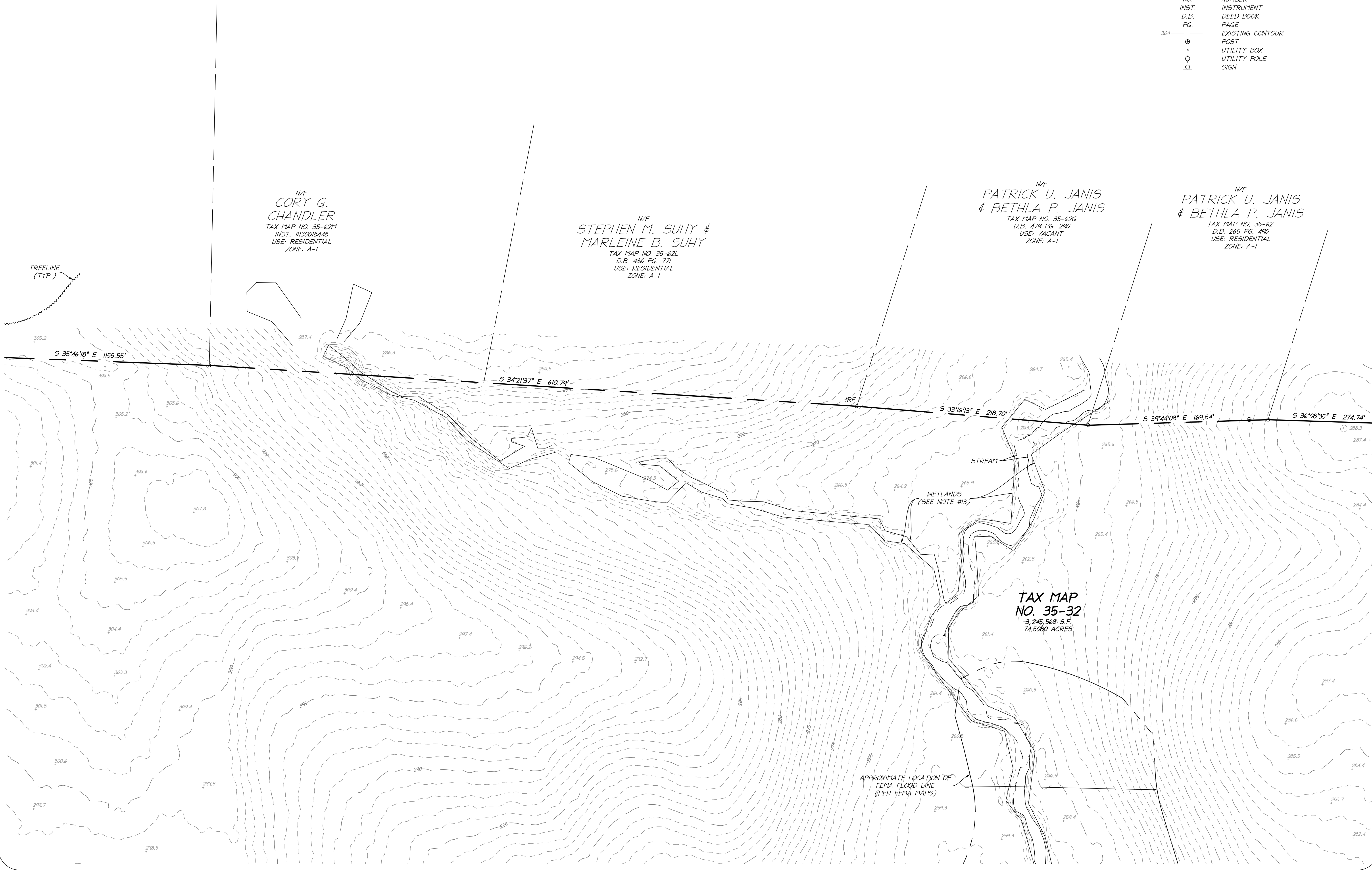
SCALE: 1" = 40'

SHEET: 3 OF 6



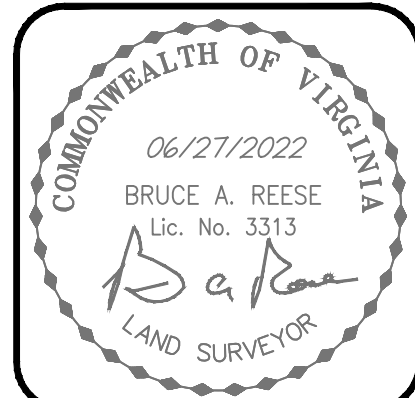
LEGEND

- | | |
|-------|---------------------------------|
| IPF | IRON PIPE FOUND |
| IRF | IRON ROD FOUND |
| PPF | PINCH PIPE FOUND |
| VDH | VIRGINIA DEPARTMENT OF HIGHWAYS |
| MON. | MONUMENT |
| N/F | NOW OR FORMERLY |
| NO. | NUMBER |
| INST. | INSTRUMENT |
| D.B. | DEED BOOK |
| PG. | PAGE |
| 304 | EXISTING CONTOUR |
| ⊕ | POST |
| • | UTILITY BOX |
| ○ | UTILITY POLE |
| ⊙ | SIGN |



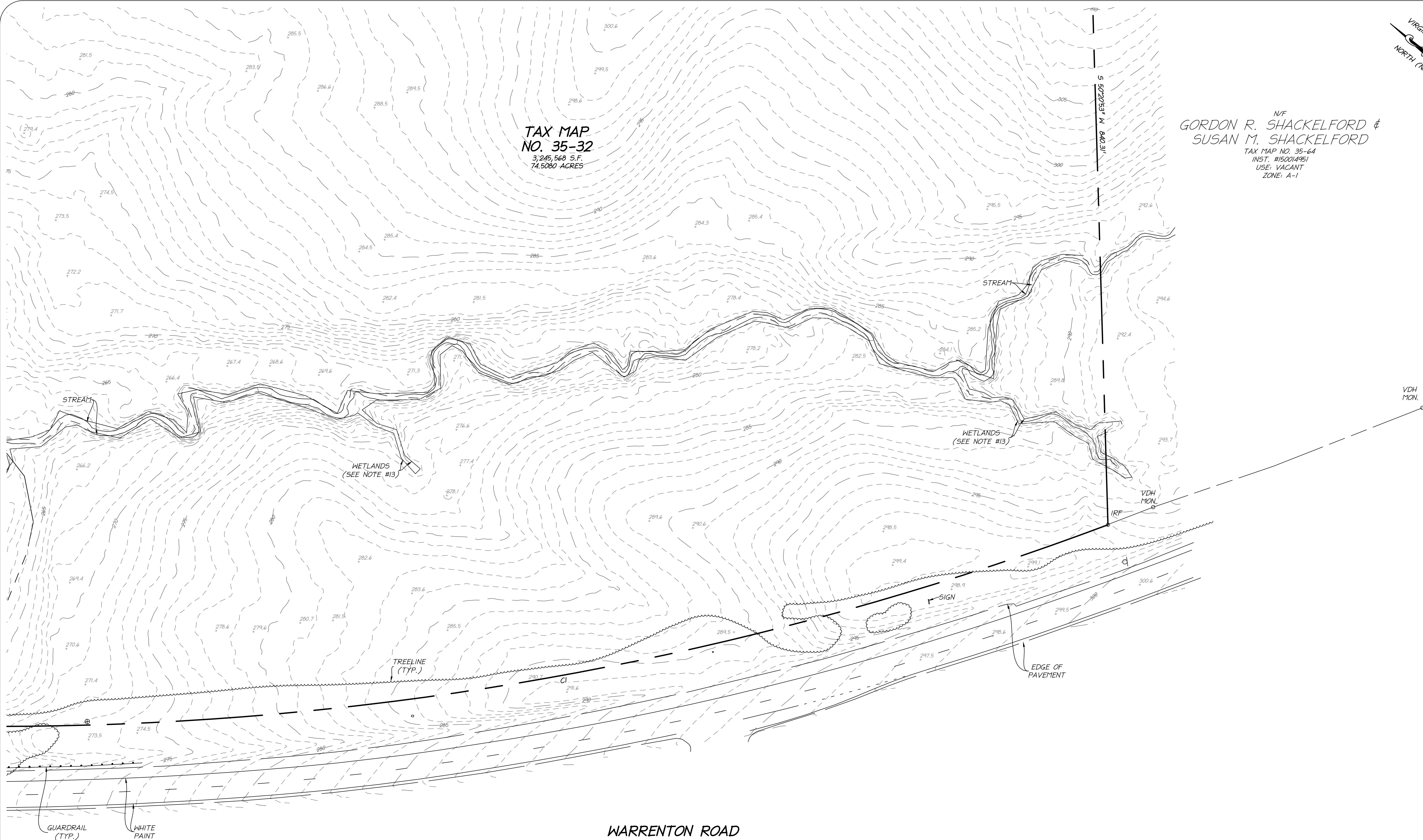
TOPOGRAPHIC BASE SHEET
ON THE PROPERTY OF
SEGAR HARTWOOD FARM, L.C.
TAX MAP NO. 35-32
PLAT BOOK 5 PAGE 31
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

REVISION:



DATE: 06/27/2022
SCALE: 1" = 40'
SHEET: 4 OF 6

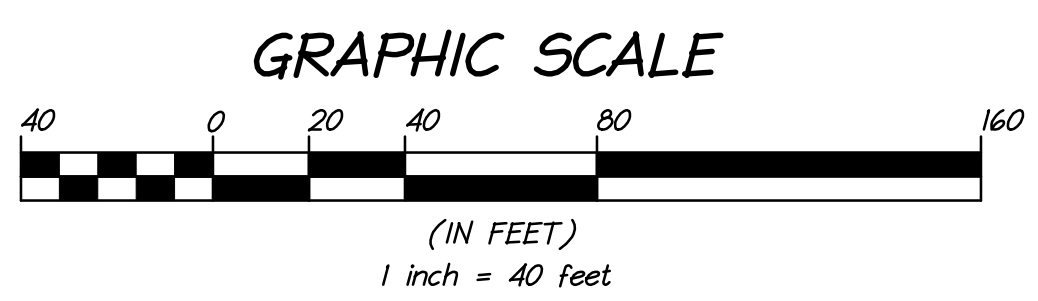
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**TAX MAP
NO. 35-32**
3,245,568 S.F.
74.5080 ACRES

N/F
**GORDON R. SHACKELFORD &
SUSAN M. SHACKELFORD**
TAX MAP NO. 35-64
INST. #150014951
USE: VACANT
ZONE: A-1

WARRENTON ROAD
STATE ROUTE #17
(VARIABLE WIDTH RIGHT OF WAY)
(VDOT PROJECT #2089-02 & #2089-03)
(VDOT PROJECT #6017-089-102 & #6017-030-103)



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	2750.79'	985.18'	979.92'	N 48°16'05" W	20°31'12"	497.92'
C2	4205.33'	354.64'	354.53'	N 42°04'14" W	4°49'54"	177.42'
C3	4210.33'	203.66'	203.64'	N 47°15'09" W	2°46'17"	101.85'

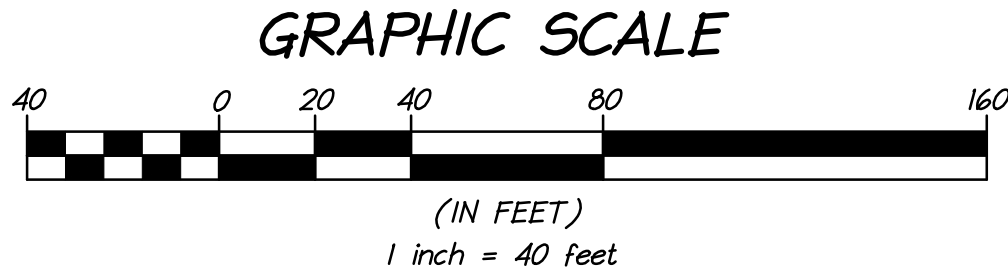
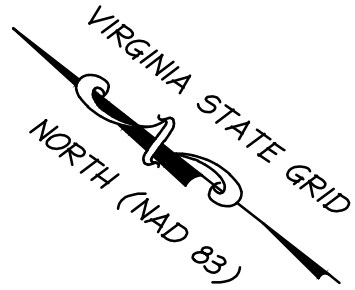
- LEGEND**
- | | |
|------------------|---------------------------------|
| IPF | IRON PIPE FOUND |
| IRF | IRON ROD FOUND |
| PPF | PINCH PIPE FOUND |
| VDH | VIRGINIA DEPARTMENT OF HIGHWAYS |
| MON. | MONUMENT |
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| NO. | NUMBER |
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| PG. | PAGE |
| EXISTING CONTOUR | |
| POST | |
| UTILITY BOX | |
| UTILITY POLE | |
| SIGN | |

TOPOGRAPHIC BASESHEET
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SEGAR HARTWOOD FARM, L.C.
TAX MAP NO. 35-32
PLAT BOOK 5 PAGE 31
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

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COMMONWEALTH OF VIRGINIA
06/27/2022
BRUCE A. REESE
Lic. No. 3313
LAND SURVEYOR

DATE: 06/27/2022
SCALE: 1" = 40'
SHEET: 5 OF 6



LEGEND	
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
PPF	PINCH PIPE FOUND
VDH	VIRGINIA DEPARTMENT OF HIGHWAYS
MON.	MONUMENT
N/F	NOW OR FORMERLY
NO.	NUMBER
INST.	INSTRUMENT
D.B.	DEED BOOK
PG.	PAGE
---	EXISTING CONTOUR
⊕	POST
•	UTILITY BOX
○	UTILITY POLE
⊙	SIGN

N/F
BOBBIE W.
HUFFMAN SR.
& MARYLOU
R. HUFFMAN
TAX MAP NO. 35-62D
D.B. 403 PG. 174
USE: RESIDENTIAL
ZONE: A-1

N/F
DAVID V. HAM &
PAULA W. HAM
TAX MAP NO. 35-62P
WILL INST. #110000016
USE: RESIDENTIAL
ZONE: A-1

N/F
ROBERT S.
BARTLEY
TAX MAP NO. 35-62F
WILL INST. #1220000126
USE: RESIDENTIAL
ZONE: A-1

N/F
JOSE C. BERMUDEZ
DEL CID
TAX MAP NO. 35-62I
INST. #100016114
USE: RESIDENTIAL
ZONE: A-1

N/F
SUSAN M. SHACKELFORD
TAX MAP NO. 35-63
WILL INST. #220000141
USE: RESIDENTIAL
ZONE: A-1

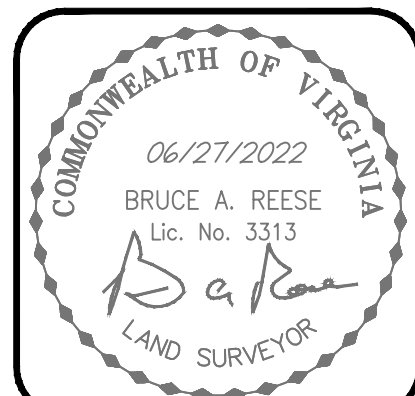
N/F
GORDON R. SHACKELFORD &
SUSAN M. SHACKELFORD
TAX MAP NO. 35-64D
INST. #150014951
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ZONE: A-1

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GORDON R. SHACKELFORD &
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TAX MAP NO. 35-64
INST. #150014951
USE: VACANT
ZONE: A-1

TAX MAP
NO. 35-32
3,245,568 S.F.
74.5080 ACRES

TOPOGRAPHIC BASESHEET
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STAFFORD COUNTY, VIRGINIA

REVISION:



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SHEET: 6 OF 6

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