

Y:\901\42254.009-SCPS-HS-SITE-6\DWG\42254.009-XPESMT-WARD-CORP (FROM APPRAISAL).dwg | Plotted on 6/6/2022 11:04 AM | by Robert Sidam

CURVE TABLE							CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD	CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1365.00'	28.30'	14.15'	1°11'17"	S61°01'29"E	28.30'	C11	495.00'	126.97"	63.84'	14°41'49"	S79°02'04"E	126.62'
C2	650.00'	88.11'	44.12'	7°45'59"	S65°30'07"E	88.04'	C12	495.00'	113.81'	57.15'	13°10'22"	S65°05'59"E	113.55'
C3	325.00'	148.05'	75.33'	26°05'59"	S56°20'08"E	146.77"	C14	127.59'	184.66'	112.74'	82°55'39"	S83°23'48"W	168.96'
C4	2185.00'	215.73'	107.95'	5°39'25"	S40°27'26"E	215.64'	C15	111.60'	297.17"	457.32'	152°34'22"	S51°17'38"W	216.83'
C5	870.00'	291.97'	147.37'	19°13'42"	S47°14'35"E	290.60'	C16	175.59'	232.51'	136.87"	75°52'17"	N76°59'35"E	215.89'
C6	715.00'	136.87'	68.64'	10°58'04"	S51°22'24"E	136.66'	C17	159.60'	346.47"	302.61'	124°23'05"	N49°54'58"E	282.33'
C7	615.00'	112.75'	56.53'	10°30'14"	S51°08'30"E	112.59'							
C8	280.00'	146.56'	75.00'	29°59'23"	S71°23'17"E	144.89'							
C9	495.00'	240.78'	122.82'	27°52'11"	S72°26'53"E	238.41'							
C10	659.45'	130.22'	65.32'	11°18'51"	S64°09'53"E	130.01'							

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S61°37'07"E	86.35'	L24	N63°21'21"W	27.05'	L47	N30°54'38"E	56.84'
L2	S69°23'07"E	95.77'	L25	N13°00'01"W	24.74'	L48	N51°09'12"W	52.53'
L3	S43°17'09"E	90.17'	L26	N78°41'12"W	24.03'	L49	N27°54'50"W	75.84'
L4	S37°37'44"E	84.25'	L27	N20°04'40"W	57.16'	L50	N83°09'03"W	60.25'
L5	S56°51'27"E	49.31'	L28	N4°28'05"E	35.90'	L51	N59°27'38"W	95.12'
L6	S45°53'22"E	105.99'	L29	N12°22'06"W	26.36'	L52	N59°27'13"W	25.04'
L7	S56°23'37"E	160.35'	L30	N31°13'35"W	38.00'	L53	N67°25'38"W	166.27'
L8	S86°22'57"E	41.01'	L31	N22°15'55"W	22.66'	L54	N55°13'32"W	566.94'
L9	S58°30'48"E	526.88'	L32	N12°04'48"W	51.54'	L55	N52°23'49"W	240.67'
L10	N56°50'13"W	15.64'	L33	N34°06'46"W	64.49'	L56	S62°46'28"W	212.11'
L11	S73°54'05"W	27.70'	L34	N79°34'03"W	62.59'	L57	S39°00'56"W	98.75'
L12	S56°12'12"W	15.96'	L35	N62°10'32"W	26.08'	L58	S45°11'01"W	262.97'
L13	S61°02'52"W	8.95'	L36	N25°25'15"W	40.28'	L59	S45°31'24"W	388.49'
L14	N74°54'18"W	29.76'	L37	N45°24'13"W	22.40'	L60	S29°07'19"W	316.54'
L15	S80°08'30"W	40.31'	L38	N2°16'02"W	28.58'	L61	N62°46'28"E	176.10'
L16	N6°46'55"W	27.11'	L39	N29°22'56"W	5.61'	L62	N39°00'56"E	91.24'
L17	N62°51'00"W	42.32'	L40	S39°56'04"W	118.46'	L63	N45°11'01"E	236.00'
L18	N49°27'26"W	98.57"	L41	N46°13'48"W	94.91'	L64	N45°31'24"E	345.65'
L19	N45°34'15"W	46.53'	L42	N63°42'53"W	176.15'	L65	N29°07'19"E	66.80'
L20	N10°39'53"W	43.94'	L43	N61°43'26"W	86.59'	L66	N40°32'41"W	68.07'
L21	N31°18'59"W	34.66'	L44	N82°07'44"W	188.19'	L67	N29°26'46"E	137.19'
L22	N67°04'33"W	25.95'	L45	N68°55'10"W	147.90'	L68	N64°50'57"E	20.00'
L23	N19°05'17"W	63.57'	L46	N70°31'35"W	322.89'			

AREA TABLE:

AREA TO BE CONDEMNED
FOR HIGH SCHOOL SITE: 3632333 SQ. FT. (OR) 83.4 ACRES +/-

AREA TO REMAIN WITH
THE WARD CORPORATION: 1511667 SQ. FT. (OR) 34.7 ACRES +/-

TOTAL AREA TAX MAP PARCEL 36-37: 5144000 SQ. FT. (OR) 118.1 ACRES +/-

EASEMENT AREAS:

SANITARY SEWER EASEMENT 17229 SQ. FT. (OR) 0.4 ACRES +/-

TEMPORARY CONSTRUCTION EASEMENT 97409 SQ. FT. (OR) 2.2 ACRES +/-

GENERAL NOTES:

- THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF:
WARD CORPORATION
TAX MAP 36-37
INSTRUMENT#030020596 AND #030017251
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
REPORT, THEREFORE ALL THE ENCUMBRANCES MAY NOT BE
SHOWN.
- THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD
SURVEY. FIELD WORK COMPLETED ON JANUARY 31, 2022
- THE PROPERTY SHOWN HEREON LIES WITHIN MULTIPLE FLOOD
ZONES PER FLOOD INSURANCE RATE MAPS 5101540119E,
5101540118E, 5101540182E, & 5101540185E EFFECTIVE DATE OF
FEBRUARY 4, 2005.
- ZONING: A-1 (PER GIS)
- HORIZONTAL DATUM: NAD83 (VA NORTH ZONE) DATUM
ESTABLISHED BY RTK GPS ON 1-13-2022 (CORRECTIONS FROM
RTCM-REF 0592).

PARCEL INFORMATION:

- REED K. HENNEBURY
LINDA S. HENNEBURY
TAX MAP 36-30-1
1407 TRUSLOW RD.
D.B. 490, PG. 632
- DENNIS S. NORRIS
TAX MAP 36-30-2
1399 TRUSLOW ROAD
INSTRUMENT #160015898
- DANIE AKIRA KOCH
MONICA DEL PILAR KOCH PEREZ
TAX MAP 36-30
1393 TRUSLOW ROAD
INSTRUMENT #200033214
- LEWIS EARL MILLS
TINA LOUISE MILLS
TAX MAP 36-30-4
1385 TRUSLOW ROAD
INSTRUMENT #170007469
- CARDINAL FOREST:
SECTION 1: P.B. 20, PG. 166 - 167
SECTION 2: P.B. 20, PG. 168 - 169
SECTION 3: P.B. 24, PG. 221 - 225

EXHIBIT SHOWING
PROPERTY OF THE
WARD CORPORATION TO BE CONDEMNED
FOR STAFFORD COUNTY PUBLIC SCHOOLS
HIGH SCHOOL 6 , A SANITARY SEWER
EASEMENT, AND A TEMPORARY
CONSTRUCTION EASEMENT

HARTWOOD DISTRICT	STAFFORD COUNTY, VA
DATE: JUNE 3, 2022	SCALE: N/A
SHEET 1 OF 2	J.N.:42254.013
DRAWN BY: RPS	CHECK BY: GFD



YOUR VISION ACHIEVED THROUGH OURS.

Site Development

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
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Residential

Infrastructure

Technology

Y:\901\42254.009-SCPS-HS-SITE-6\DWG\42254.009-XPESMT-WARD-CORP (FROM APPRAISAL).dwg | Plotted on 6/6/2022 11:04 AM | by Robert Sidam

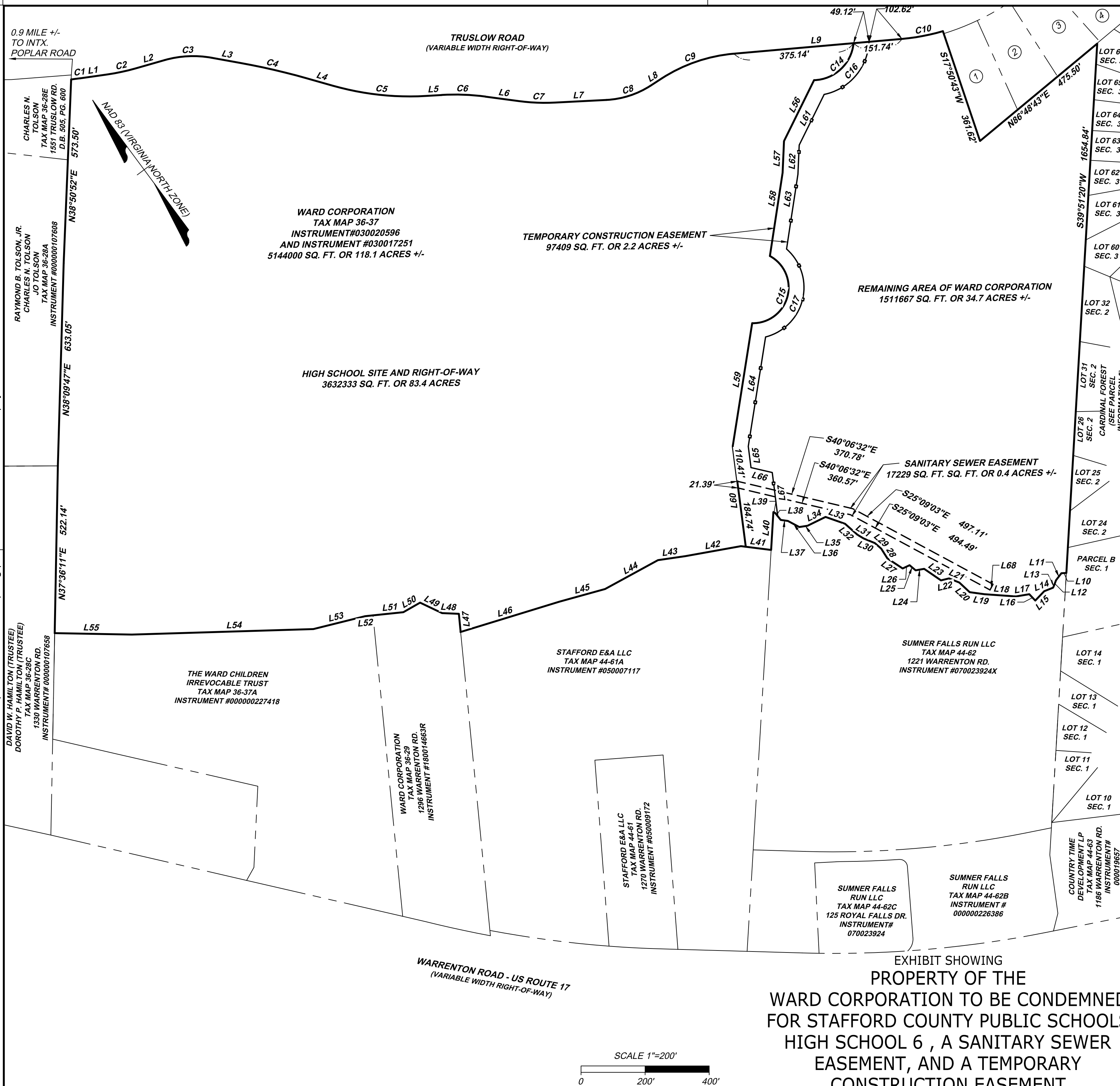


EXHIBIT SHOWING
PROPERTY OF THE
WARD CORPORATION TO BE CONDEMNED
FOR STAFFORD COUNTY PUBLIC SCHOOLS
HIGH SCHOOL 6 , A SANITARY SEWER
EASEMENT, AND A TEMPORARY
CONSTRUCTION EASEMENT

HARTWOOD DISTRICT	STAFFORD COUNTY, VA
DATE: <i>JUNE 3, 2022</i>	SCALE: <i>1"=200'</i>
SHEET 2 OF 2	J.N.: <i>42254.013</i>
DRAWN BY: <i>RPS</i>	CHECK BY: <i>GFD</i>

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

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Site Development	Residential	Infrastructure	Technology
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