

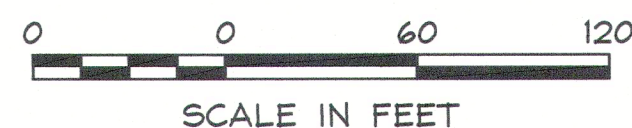
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	110.08'	114.07'	N30°57'29"E	109.04'	59°22'31"	62.76'
C2	1063.34'	386.82'	N50°13'43"E	384.69'	20°50'35"	195.57'
C3	50.00'	120.46'	S23°11'59"W	93.37'	138°02'16"	130.38'

TRUSLOW ROAD
ROUTE 652

N01°16'14"E 245.50'

EX. 50' ACCESS EASEMENT
P.B. 26 PG. 263

N87°46'55"W 523.17'



LEGEND

IPF IRON PIPE FOUND
IRF IRON ROD FOUND

SOARING AIRCRAFT,
SALES, L.L.C
TAX MAP # 45 127
LOT 1
INSTR. #030026158

ROBERT BENZON and
ELLEN BENZON
TAX MAP #45 127H
INSTR. #050000332

COUNTY OF STAFFORD
TAX MAP #45 127G
INSTR. #050000334

ENON ROAD
ROUTE 753

EX. 15
PRESCRIPTIVE
EASEMENT

N60°39'00"E 1042.72'

T-POST

N77°57'52"W 770.74'

S01°46'14"W 220.33'

T-POST

T-POST

MATCHLINE SHEET 2

MATCHLINE SHEET 3



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS CURRENTLY IN THE NAME OF SOARING AIRCRAFT, SALES, L.L.C. IN THE CLERK'S OFFICE OF STAFFORD COUNTY, VIRGINIA AS INSTRUMENT NO. 030026158 AND THE PROPERTY IDENTIFICATION NO. IS 45-127.
2. AN ACTUAL GROUND SURVEY HAS BEEN COMPLETED BY THIS FIRM, DATED APRIL 04, 2022.
3. NO TITLE REPORT HAS BEEN FURNISHED FOR THE SUBJECT PROPERTY. THEREFORE, THIS PLAT MAY NOT SHOW ALL EASEMENTS, ENCUMBRANCES, AND RESTRICTIONS TO THE PROPERTY.
4. THE PROPERTY DELINEATED ON THIS PLAT LIES IN ZONE "X" AREAS DETERMINE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 5101540201E, EFFECTIVE DATE FEBRUARY 04, 2005.

SURVEYORS CERTIFICATE

I, FRANK MILLS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION DURING APRIL 2022, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



BOUNDARY SURVEY
ON THE LANDS OF

**SOARING AIRCRAFT,
SALES, L.L.C**

HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA
DATE: April 08, 2022

SCALE: 1"=60' SHEET 1 OF 3

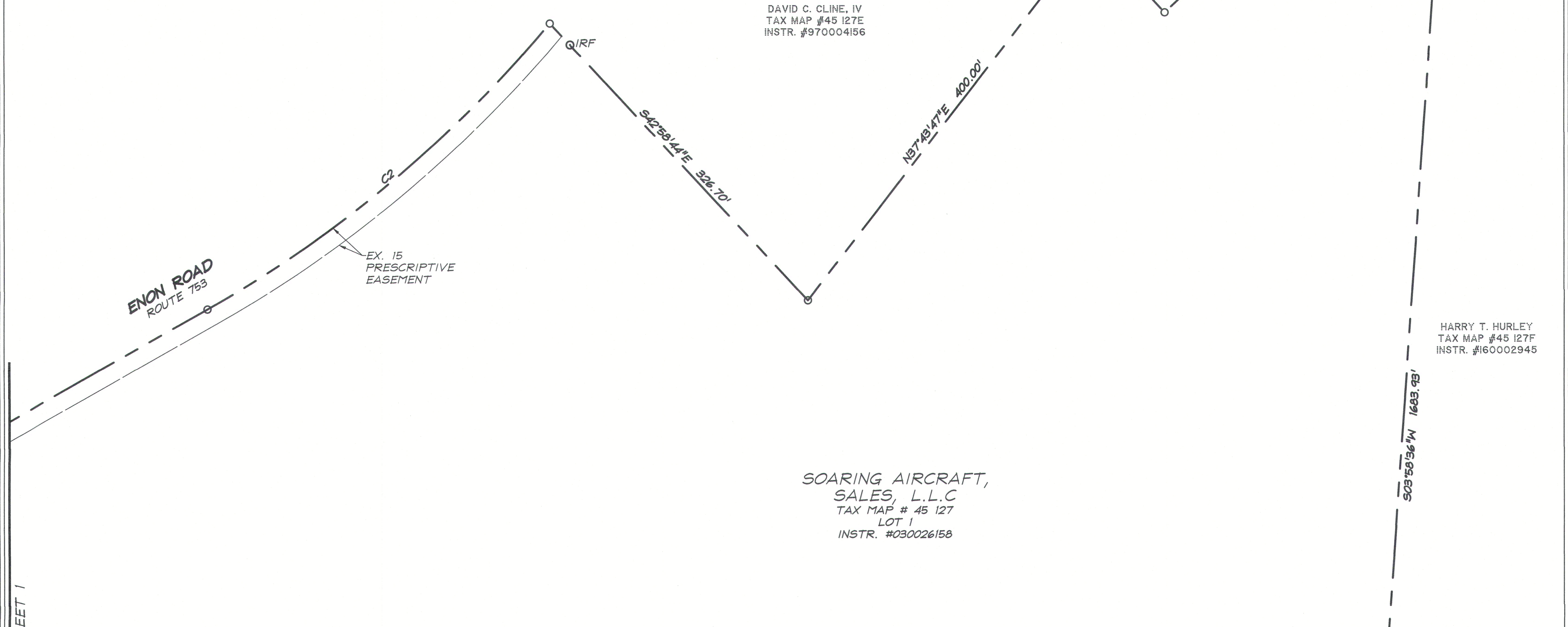
JOB NO.: 2261 FILE NAME: 2261 - esaSolar - BHC.dwg



4545 Empire Court
Fredericksburg, VA 22408
Phone: 540-898-9330



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	110.08'	114.07'	N30°57'29"E	104.04'	54°22'31"	62.76'
C2	1063.34'	386.82'	N50°13'43"E	384.69'	20°50'35"	195.57'
C3	50.00'	120.46'	S23°11'59"W	93.37'	138°02'18"	130.38'

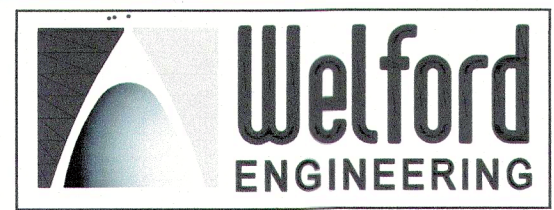
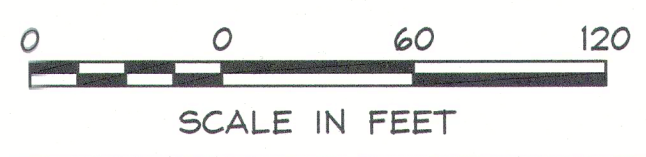


MATCHLINE SHEET 1

MATCHLINE SHEET 3



LEGEND
IPF IRON PIPE FOUND
IRF IRON ROD FOUND



4545 Empire Court
Fredericksburg, VA 22408
Phone: 540-898-9330

BOUNDARY SURVEY
ON THE LANDS OF
**SOARING AIRCRAFT,
SALES, L.L.C**
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA
DATE: April 08, 2022
SCALE: 1"=60' SHEET 2 OF 3
JOB NO.: 2261 FILE NAME: 2261 - esaSolar - BHC.dwg



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	110.06'	114.07'	N80°57'29"E	109.04'	59°22'31"	62.76'
C2	1063.34'	396.82'	N50°13'43"E	384.69'	20°50'35"	195.57'
C3	50.00'	120.46'	S23°11'59"W	93.37'	136°02'18"	130.38'

SOARING AIRCRAFT,
SALES, L.L.C
TAX MAP # 45 127
LOT 1
INSTR. #030026158

HARRY T. HURLEY
TAX MAP #45 127F
INSTR. #160002945

MATCHLINE SHEET 1

503°58'15"W 1683.93'

N77°57'52"W 770.74'

ROBERT BENZON and
ELLEN BENZON
TAX MAP #45 127H
INSTR. #050000332



LEGEND

IPF IRON PIPE FOUND
IRF IRON ROD FOUND

MATCHLINE THIS SHEET

SOARING AIRCRAFT,
SALES, L.L.C
TAX MAP # 45 127
LOT 1
INSTR. #030026158

N65°51'18"W 683.14'

N03°58'56"E 1683.93'

HARRY T. HURLEY
TAX MAP #45 127F
INSTR. #160002945

COUNTY OF STAFFORD
TAX MAP #45 127K
INSTR. #050003888

N05°05'10"E 191.59'

IRF

N65°51'18"W 683.14'

COUNTY OF STAFFORD
TAX MAP #45 127K
INSTR. #050003888

MATCHLINE THIS SHEET



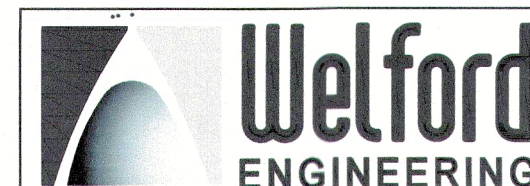
BOUNDARY SURVEY
ON THE LANDS OF

**SOARING AIRCRAFT,
SALES, L.L.C**

HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA
DATE: April 08, 2022

SCALE: 1"=60' SHEET 3 OF 3

JOB NO.: 2261 FILE NAME: 2261 - esaSolar - BHC.dwg



4545 Empire Court
Fredericksburg, VA 22408
Phone: 540-898-9330

PROPERTY DESCRIPTION
ON THE LANDS OF
SOARING AIRCRAFT, SALES, L.L.C.
INSTRUMENT NO. 030026158
STAFFORD COUNTY, VA

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE, LYING, AND BEING IN STAFFORD COUNTY, VIRGINIA AND RECORDED IN THE CLERKS OFFICE OF STAFFORD COUNTY AS INSTRUMENT NO. 030026158, MORE PARTICULARLY DESCRIBED AS,

BEGINNING AT A POINT IN THE CENTER OF TRUSLOW ROAD ROUTE 652 AND ENON ROAD ROUTE 753 AND GOING WITH THE CENTER OF ENON ROAD FOR THE FOLLOWING COURSES;

N60°39'00"E A DISTANCE OF 1042.72' TO A POINT, THENCE;

WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 386.82', HAVING A RADIUS OF 1063.34', WITH A CHORD BEARING OF N50°13'43"E HAVING A CHORD LENGTH OF 384.69' TO A POINT, BEING IN THE CENTER OF ENON ROAD AND BEING THE WESTERLY CORNER OF DAVID C. CLINE, IV AS RECORDED IN INSTRUMENT NO. 970004156, AND CONTINUING WITH THE LINE OF CLINE FOR THE FOLLOWING COURSES,

S42°58'44"E A DISTANCE OF 326.70' TO A POINT, PASSING THROUGH AN IRON ROD FOUND AT A DISTANCE OF 25.44', THENCE;

N37°43'47"E A DISTANCE OF 400.00' TO AN IRON ROD FOUND, BEING THE EASTERLY CORNER OF THE AFOREMENTIONED CLINE AND BEING A POINT OF THE SOUTHWESTERLY LINE OF STAFFORD COUNTY, VIRGINIA AS RECORDED IN DEED BOOK 359 PAGE 573, LEAVING CLINE AND CONTINUING WITH THE LINE OF STAFFORD COUNTY FOR THE FOLLOWING COURSES;

S42°56'47"E A DISTANCE OF 93.25' TO A POINT, THENCE;

N47°01'14"E A DISTANCE OF 336.60' TO A 24" CEDAR, BEING THE SOUTHERN CORNER OF STAFFORD COUNTY, VIRGINIA AS RECORDED IN DEED BOOK 359 PAGE 577 AND STAFFORD COUNTY, VIRGINIA AS RECORDED IN DEED BOOK 359 PAGE 573 AND BEING THE WESTERLY CORNER OF HARRY T. HURLEY AS RECORDED IN INSTRUMENT NO. 160002945, LEAVING THE PROPERTIES OF STAFFORD COUNTY AND CONTINUING WITH THE LINE OF HURLEY FOR THE FOLLOWING COURSE;

S03°58'36"W A DISTANCE OF 1683.93' TO A POINT, BEING A POINT ON THE LINE OF THE AFOREMENTIONED HURLEY AND BEING THE NORTHEAST CORNER OF COUNTY OF STAFFORD AS RECORDED IN INSTRUMENT NO. 050003888, LEAVING THE LINE OF THE AFOREMENTIONED HURLEY AND CONTINUING WITH THE LINE OF COUNTY OF STAFFORD FOR THE FOLLOWING COURSE;

N65°51'18"W A DISTANCE OF 683.14' TO AN IRON ROD FOUND, BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED COUNTY OF STAFFORD AND BEING A POINT ON THE EASTERN LINE OF ROBERT AND ELLEN BENZON AS RECORDED IN INSTRUMENT NO. 050000332, LEAVING COUNTY OF STAFFORD AND CONTINUING WITH BENZON FOR THE FOLLOWING COURSES;

N05°05'10"E A DISTANCE OF 191.59' TO A POINT, THENCE;

N77°57'52"W A DISTANCE OF 770.74' TO A METAL T-POST FOUND, THENCE;

S01°46'47"W A DISTANCE OF 220.33' TO A METAL T-POST FOUND, THENCE;

WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 120.46', HAVING A RADIUS OF 50.00', WITH A CHORD BEARING OF S23°11'59"W HAVING A CHORD LENGTH OF 93.37', TO A METAL T-POST, BEING THE SOUTHWEST CORNER OF THE AFOREMENTIONED BENZON AND BEING A POINT ON THE NORTHERN LINE OF COUNTY OF STAFFORD AS RECORDED IN INSTRUMENT NO. 050000334 AND LEAVING SAID BENZON AND CONTINUING WITH COUNTY OF STAFFORD FOR THE FOLLOWING COURSE;

N87°46'55"W A DISTANCE OF 523.17' TO A POINT BEING IN THE CENTER OF TRUSLOW ROAD ROUTE 652 AND PASSING THROUGH AN IRON PIPE FOUND AT A DISTANCE OF 492.13', WITH SAID IRON PIPE FOUND BEING THE NORTHWEST CORNER OF COUNTY OF STAFFORD, LEAVING THE LINE OF COUNTY OF STAFFORD AND CONTINUING WITH THE CENTER OF TRUSLOW ROAD FOR THE FOLLOWING COURSES;

N01°16'14"E A DISTANCE OF 245.50' TO A POINT, THENCE;

WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 114.07', HAVING A RADIUS OF 110.08', WITH A CHORD BEARING OF N30°57'29"E HAVING A CHORD LENGTH OF 109.04', TO A POINT, WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 36.77378 ACRES MORE OR LESS.