


GEORGE WASHINGTON ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA

SUBDIVISION KEY

- | | |
|---------------------|----------------------|
| 1 CHATHAM LANDING | 9 CLARION WOODS |
| 2 CEDAR BLUFF | 10 BRIARWOOD ESTATES |
| 3 NORTH FERRY FARMS | 11 SWEETBRIAR WOODS |
| 4 BLYTHEDALE | 12 ARGYLE TERRACE |
| 5 FERRY FARMS | 13 ARGYLE HEIGHTS |
| 6 HILLCREST TERRACE | 14 TYLERTON |
| 7 JOSEPH SULLIVAN | 15 LITTLE FALLS |
| 8 FERRY ROAD | |

(PR) PRIVATE STREET

(PL) PLAT HAS BEEN RECORDED,
THE ROADS ARE BEING
BUILT TO STATE STANDARDS
AND WILL BE TURNED
OVER TO THE STATE AT A
LATER DATE.

-  SCHOOL LOCATED WITHIN
ONE MILE OF THE SITE
 --- --- --- --- MAGISTERIAL DISTRICT LINE

1. SUBDIVISIONS ARE IDENTIFIED BY SHADING ON THE VICINITY MAP ON THIS SHEET.
2. SUBDIVISION LIST OBTAINED FROM STAFFORD COUNTY GIS RECORDS AS OF OCTOBER 5, 2015. SUBDIVISIONS MAY OR MAY NOT BE RECORDED.
3. NO LIBRARIES ARE LOCATED WITHIN ONE MILE OF THE SITE.
4. NO PARKS ARE LOCATED WITHIN ON MILE OF THE SITE.
5. SUBJECT PROPERTY IS LOCATED IN THE GEORGE WASHINGTON ELECTION DISTRICT.

TM 58-5A, -5B, -5G
ALLAN MEYERS VA, INC
ATTN: GREG LOBKO
1805 BERKS ROAD
WORCESTER, PA 19490
PH: (610) 960 1818

HIRSCHLER FLEISCHER
ATTN: CHARLES W. PAYNE, JR.
725 JACKSON STREET
FREDERICKSBURG VA 22401
PH: (540) 604-2108

BOWMAN CONSULTING GROUP
ATTN: WILLIAM S. PYLE, P.E.
1300 CENTRAL PARK BOULEVARD
FREDERICKSBURG, VA 22401
PH: (540) 371-0268

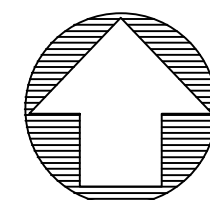
SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	LEGEND & NOTES
3	SITE TABULATIONS
4	ENVIRONMENTAL INVENTORY PLAN
5	OVERALL
6-10	GDP - 50 SCALE
11	CONCEPTUAL LANDSCAPE PLAN
12-14	ALTA SURVEY
15	ZONING PLAT
15 SHEETS IN TOTAL	

AGENT, BOARD OF SUPERVISORS _____ DATE _____

GRAPHIC SCALE

2000 0 1000 2000 4000 8000

(IN FEET)
1 inch = 2000ft.



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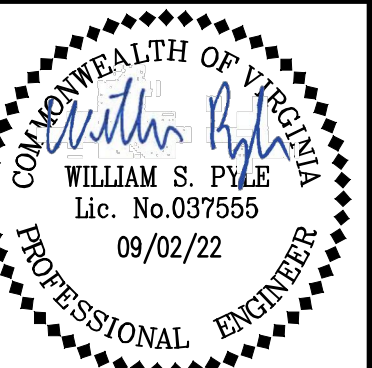
COVER SHEET

KINGS HIGHWAY ASPHALT

GENERALIZED DEVELOPMENT PLAN

GEORGE WASHINGTON ELECTION DISTRICT STAFFORD COUNTY, VA

COUNTY PROJECT NUMBER



PLAN STATUS	
9/02/22	ISSUE TO CLIENT

DATE	DESCRIPTION	
DESIGN	DRAWN	CHKD
SCALE	H: N/A V: N/A	
JOB No.	100411-01-001	
DATE :	SEPTEMBER 2022	
FILE No.	100411-D-ZP-001	

SHEET 1 OF 14

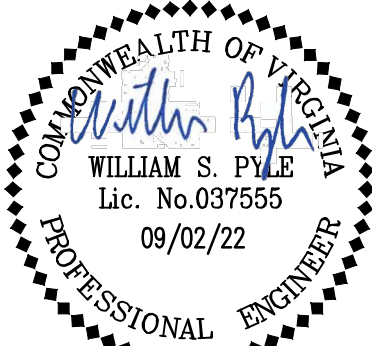
TABULATIONS					
1	TAX MAP REFERENCE / OWNER / INSTRUMENT REFERENCE:	TAX MAP #	OWNER	INSTRUMENT #	
		58-5A	ALLAN MYERS, INC.	190001762	
		58-5B	ALLAN MYERS, INC.	190001762	
		58-5G	ALLAN MYERS, INC.	190001762	
2	PROJECT AREA: 58-5A	71.63 ACRES /	3,120,203	SQ. FT.	
	+ PORTION OF 58-5B	1.00 ACRES /	43,560	SQ. FT.	
	+ PORTION OF 58-5G	0.70 ACRES /	30,492	SQ. FT.	
	TOTAL GROSS PROJECT AREA	73.33 ACRES /	3,194,255	SQ. FT.	
	NET PROJECT AREA:	73.33 ACRES /	3,194,255	SQ. FT.	
	EXISTING AREA OF DISTURBANCE (ASSUMED TO EQUAL IMPERVIOUS):	16.4269 ACRES /	715,555	SQ. FT.	
3	CURRENT ZONING (58-5A):	A-1 AND B-2			
	CURRENT ZONING (58-5B):	A-1			
	CURRENT ZONING (58-5G):	A-1			
	PROPOSED ZONING (ALL PARCELS):	M-2			
4	PROPOSED DEVELOPMENT / DENSITY:				
	MAXIMUM FLOOR AREA RATIO:	1.00			
	EXISTING FLOOR AREA RATIO:	0.0038			
	OPEN SPACE RATIO:	0.25			
	EXISTING OPEN SPACE RATIO:	0.7760			
5	OVERLAY DISTRICTS:	FLOOD HAZARD OVERLAY HIGHWAY CORRIDOR OVERLAY HISTORIC GATEWAY CORRIDOR OVERLAY URBAN SERVICES AREA			
6	EXISTING USE:	ASPHALT PLANT			
	TYPES OF PROPOSED USE:	ASPHALT PLANT			
7	PROPOSED MAXIMUM HEIGHT:	65	FEET		
	MINIMUM YARDS:				
	PRIMARY STREET	40	FEET		
	SIDE	40	FEET		
	REAR	40	FEET		
	MINIMUM DISTRICT SIZE:	NONE			
	MINIMUM LOT AREA:	NONE			
	MINIMUM LOT WIDTH:	NONE			
8	IMPERVIOUS SITE BREAKDOWN TABULATION				
	BLDG A (3-BAY GARAGE)	0.1135 ACRE /	4,944	SQ. FT.	
	BLDG B (LEAN-TO-METAL BARN)	0.1045 ACRE /	4,553	SQ. FT.	
	BLDG C (GARAGE/SHOP)	0.0280 ACRE /	1,220	SQ. FT.	
	BLDG D (MATERIALS LAB)	0.0094 ACRE /	408	SQ. FT.	
	BLDG E (CONTROL/SCALEHOUSE)	0.0070 ACRE /	304	SQ. FT.	
	BLDG F (METAL STORAGE SHED)	0.0043 ACRE /	188	SQ. FT.	
	BLDG G (TRAILER)	0.0083 ACRE /	361	SQ. FT.	
	BLDG H (BLOCK BLDG)	0.0014 ACRE /	63	SQ. FT.	
	TOTAL BUILDINGS:	0.2764 ACRE /	12,041	SQ. FT.	
	STOCKPILES:	8.5092 ACRE /	370,662	SQ. FT.	
	PAVEMENT:	3.0733 ACRE /	133,874	SQ. FT.	
	SURFACE OPEN WATER:	4.5679 ACRE /	198,978	SQ. FT.	
	TOTAL IMPERVIOUS:	16.4269 ACRE /	715,555	SQ. FT.	
	TOTAL PERVIOUS:	56.9031 ACRE /	2,478,700	SQ. FT.	
9	HISTORIC BUILDINGS, ARCHAEOLOGICAL FEATURES OR HISTORIC DISTRICTS:	NONE KNOWN			
10	PLACES OF BURIAL:	NONE KNOWN			
11	FLOODPLAINS, RPAs, WETLANDS, STEEP SLOPES, DAM BREAK INUNDATION ZONES:	RPAs & WETLANDS LOCATED ON SITE AS SHOWN			
12	PARKING:				
	REQUIREMENT: 2.5 SPACES PER 1000 GFA (TOTAL BUILDINGS = 12,041 S.F.) =	31	SPACES		
	REQUIREMENT: 2 HANDICAPPED SPACES (FOR 26-50 TOTAL SPACES) =	2	SPACES		
	TOTAL REQUIRED:	33	SPACES		
	TOTAL PROVIDED:	0	SPACES (STRIPED)		
	LOADING SPACE REQUIREMENTS:	1 REQ'D (MIN. SIZE 12 X 25 FT.)			
	NOTE: BASED ON SITE CONFIGURATION AND EXAMINATION OF AERIAL IMAGERY, NO EXISTING PARKING STRIPING HAS BEEN PROVIDED BUT MORE THAN SUFFICIENT GRAVEL AND PAVED AREA EXIST TO PROVIDE THE REQUIRED PARKING AND LOADING SPACE.				

APPROVAL

AGENT, BOARD OF SUPERVISORS

DATE

COUNTY PROJECT NUMBER



PLAN STATUS
09/02/22 ISSUE TO CLIENT

DATE DESCRIPTION

DESIGN DRAWN CHKD
SCALE H: SEE SHEET
V: N/A

JOB No. 100411-01-001

DATE : SEPTEMBER 2022

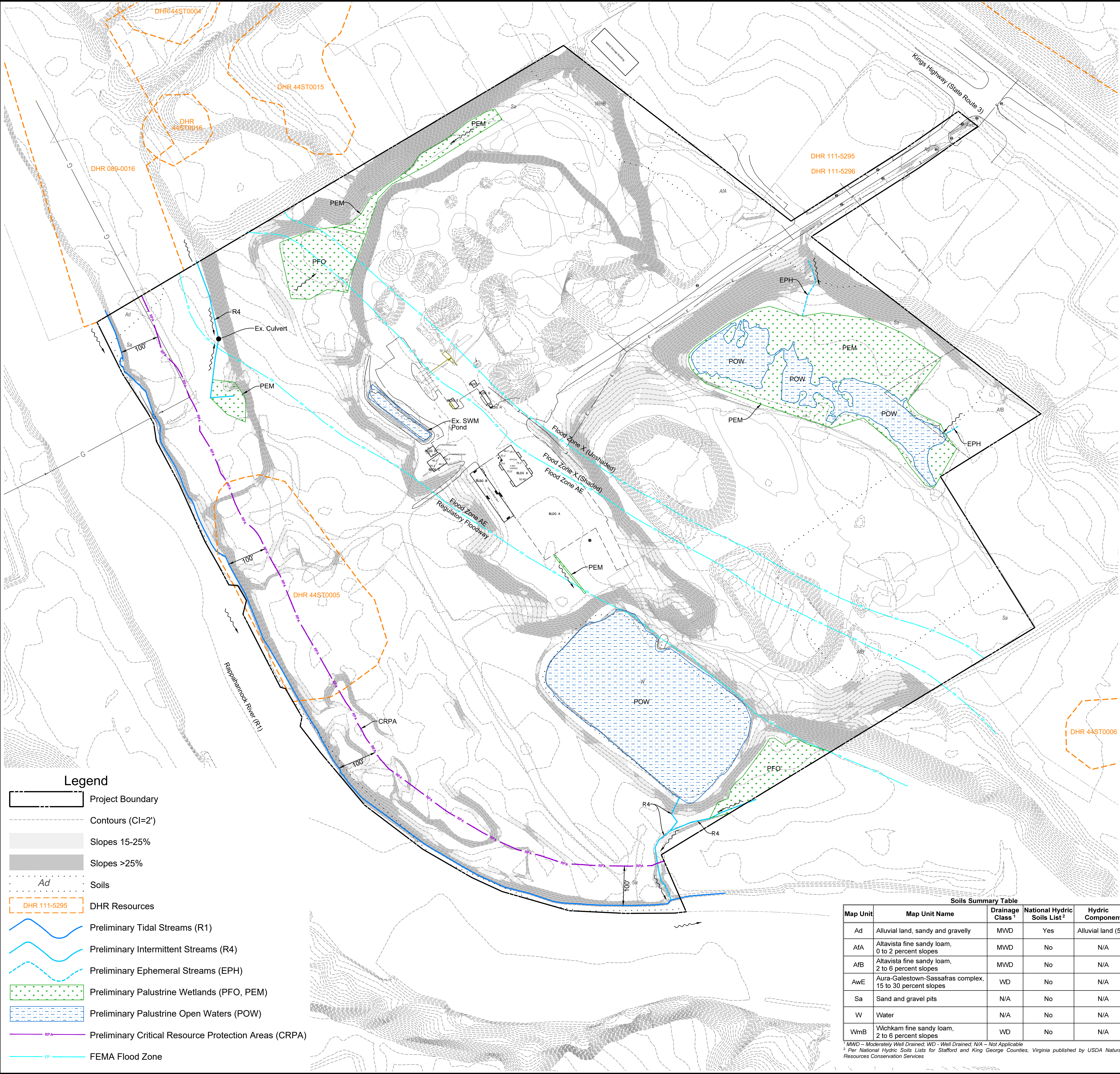
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SHEET 3 OF 14

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SITE TABULATIONS
KINGS HIGHWAY ASPHALT
GENERALIZED DEVELOPMENT PLAN
GEORGE WASHINGTON ELECTION DISTRICT STAFFORD COUNTY, VA

Bowman



Legend

Project Boundary

Contours (CI=2')

Slopes 15-25%

Slopes >25%

Ad

Soils

DHR 111-5295

DHR Resources

Preliminary Tidal Streams (R1)

Preliminary Intermittent Streams (R4)

Preliminary Ephemeral Streams (EPH)

Preliminary Palustrine Wetlands (PFO, PEM)

Preliminary Palustrine Open Waters (POW)

Preliminary Critical Resource Protection Areas (CRPA)

FEMA Flood Zone

Soils Summary Table				
Map Unit	Map Unit Name	Drainage Class ¹	National Hydric Soils List ²	Hydric Component
Ad	Alluvial land, sandy and gravely	MWD	Yes	Alluvial land (5%)
AfA	Altavista fine sandy loam, 0 to 2 percent slopes	MWD	No	N/A
AfB	Altavista fine sandy loam, 2 to 6 percent slopes	MWD	No	N/A
AwE	Aura-Galestown-Sassafras complex, 15 to 30 percent slopes	WD	No	N/A
Sa	Sand and gravel pits	N/A	No	N/A
W	Water	N/A	No	N/A
WmB	Wicham fine sandy loam, 2 to 6 percent slopes	WD	No	N/A

¹ MWD – Moderately Well Drained; WD – Well Drained; N/A – Not Applicable

² Per National Hydric Soils Lists for Stafford and King George Counties, Virginia published by USDA Natural Resources Conservation Services

- NOTES
1. THIS PLAN IS SUBJECT TO MINOR REVISIONS WITH THE SUBMISSION OF SITE PLAN TO ACCOMMODATE FOR SITE CONDITIONS AND ENGINEERING DESIGN CONSIDERATIONS.

2. Project boundaries and existing conditions mapping provided by Bowman Consulting Group Ltd. (Bowman). Topographic information obtained from the Stafford County GIS.

3. The Project area consists of an existing asphalt plant and forested floodplain along the Rappahannock River. The tree line depicted on this Plan was obtained from an ALTA survey prepared by Bowman.

4. Soils mapping information was obtained from the USDA Stafford and Kings George Counties Soils Survey (USDA Natural Resources Conservation Service, Web Soil Survey 3.4, Survey Area Data: Version 17, September 16, 2021), and is summarized in the Soils Summary Table included on this Plan.

5. An analysis of topographic mapping obtained from the Stafford County GIS indicates that there are areas of slopes of 15 to 25 percent and slopes greater than 25 percent within the northwestern, southwestern, and central portions of the Project, as shaded on this Plan. Steep slopes along stockpiles associated with the existing asphalt plant have been excluded in the slopes analysis.

6. According to FEMA Flood Insurance Rate Map No. 5101540212E (Effective Date February 4, 2005), Regulatory Floodway and Zone AE are mapped along the Rappahannock River within the southwestern portion of the Project; the remainder of the Project area is mapped as Zone X.

7. Preliminary wetland and stream boundaries depicted on this Plan are based on a site visit conducted by Bowman on July 19, 2022, and represent those areas that may be considered jurisdictional waters of the U.S. by the U.S. Army Corps of Engineers (USACE) based on the requirements of the Corps of Engineers Wetlands Delineation Manual (1987) and the Regional Supplement to the Corps of Engineers Wetlands Delineation Manual, Atlantic and Gulf Coastal Plain (Version 2.0, November 2010), refer to the Preliminary Wetland and Stream Summary Table.

8. Based on the results of the preliminary wetland and stream evaluation conducted by Bowman on July 19, 2022, Section 217B-3(h)(a) of the County's Chesapeake Bay Preservation Area (CBPA) Policy, the North Carolina Division of Water Quality Identification Methods for the Origins of Intermittent and Perennial Streams (Version 4.11, September 2010), and the Virginia Department of Conservation and Recreation's Resource Protection Areas: Nontidal Wetlands, Guidance on the Chesapeake Bay Preservation Area Designation and Management Regulations, the Rappahannock River is a tidal water and no contiguous wetlands were identified along the River. The other stream channels identified on the Project appear to exhibit intermittent or ephemeral flow and therefore, would not be subject to a CRPA boundary. Therefore, the preliminary site-specific CRPA boundary is mapped 100-foot upslope and landward of the tidal shore along the Rappahannock River, as depicted on this Plan. The site-specific preliminary CRPA encompasses approximately 5.92 acres within the Project.

9. The approximate location and extent of the preliminary stream, wetland, and CRPA boundaries within the Project have been drafted based on County GIS mapping information, aerial photography, field observations made by Bowman during the July 19, 2022 site visit, and limited points collected by Bowman using a differential GPS unit capable of submeter accuracy, and should be used for site feasibility purposes only.

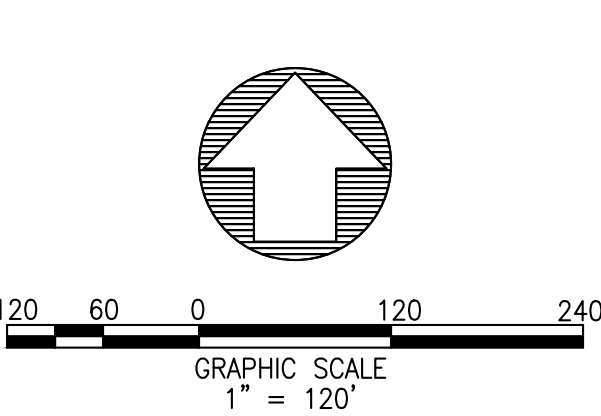
10. An evaluation of the likelihood of Federal and State-listed threatened and endangered species occurring on, or in the vicinity of, the Project was conducted by Bowman based on information obtained from the U.S. Fish and Wildlife Service (USFWS), Virginia Department of Conservation and Recreation (DCR), and Virginia Department of Wildlife Resources (DWR). According to DCR's Project Review dated July 1, 2022, the Project will not impact any documented State-listed plants or insects, nor are there State Natural Area Preserves under DCR's jurisdiction in the Project vicinity. DCR identified the Rappahannock River – Chatham Bridge – Falls Run – Little Falls Stream Conservation Unit (SCU) along the southwestern Project boundary. This SCU has been given a high biodiversity significance ranking by DCR due to the number of native/non-native, pollution tolerant/intolerant and rare, threatened or endangered fish and macroinvertebrate species present. Additionally, DCR identified the potential for green floater (*Lasmgonia subviridis*, ST) within the SCU. Based on a review of DWR's Virginia Fish and Wildlife Information Service (VaFWIS), the Rappahannock River along the southwestern Project boundary is designated as Threatened and Endangered Waters for Atlantic sturgeon (*Acipenser oxyrinchus*, FE/SE) and green floater. According to the Official Species List obtained from the USFWS' Information, Planning and Conservation System (IPaC), the Project has the potential to support populations of northern long-eared bat (*Myotis septentrionalis*, FT), dwarf wedgemussel (*Alasmidonta heterodon*, FE/SE), yellow lance (*Elliptio lanceolata*, FT), and monarch butterfly (*Danaus plexippus*, Candidate) should suitable habitat be present. Based on instream conditions and habitat requirements, no potential suitable habitat for green floater, Atlantic sturgeon, dwarf wedgemussel, and yellow lance is located within the unnamed tributaries to the Rappahannock River onsite, and no impacts are proposed to the Rappahannock River and applicable State and Local erosion and sediment control/stormwater management laws and regulations shall be implemented and strictly adhered to. The Project will rely upon the findings of the January 5, 2016 Programmatic Biological Opinion for Final 4(d) Rule on the Northern Long-Eared Bat and Activities Excepted from Take Prohibitions to fulfill the Project-specific Section 7 responsibilities. Based on current site conditions, the potential for occurrences of or potential impacts to listed species is considered low, and no Federal or State-listed threatened or endangered species are anticipated to be adversely affected by the proposed development activities at the Project.

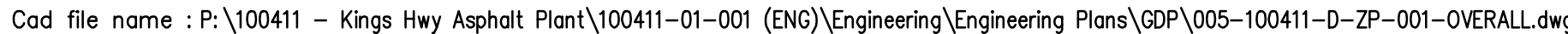
11. Based on a review of the Virginia Department of Historic Resources' (DHR) Virginia Cultural Resource Information System (V-CRIS), the Project is located within the Battle of Fredericksburg I and II Historic Districts (DHR IDs 111-5295 and 111-5296), which have been recommended as eligible for listing on the National Register of Historic Places (NRHP). Additionally, one archaeological resource (Gregory, DHR ID 44ST0005) is located within the southwestern portion of the Project; this Resource has not been evaluated for potential listing on the NRHP. George Washington's Boyhood Home Site (DHR ID 089-0016) is located just offsite along the northwestern Project boundary; this Resource is listed on the NRHP. The remaining archaeological resources identified offsite to the northwest have not been evaluated for potential listing on the NRHP. Given current site conditions, adjacent development, and development activities are currently not proposed, the Project is not anticipated to adversely affect the above historic resources.

12. Any proposed impacts to environmentally sensitive features (streams and wetlands) will be subject to the Section 404/401 permitting process.

Preliminary Wetland and Stream Summary Table ¹		
Classification ¹	Length (LF)	Area (Ac)
Tidal Streams (R1)	2,306	N/A
Intermittent Streams (R4)	952	N/A
Ephemeral Streams (EPH)	190	N/A
Palustrine Forested Wetlands (PFO)	N/A	1.15
Palustrine Emergent Wetlands (PEM)	N/A	2.63
Palustrine Open Waters (POW)	N/A	4.55
Total Waters and Wetlands	3,448	8.33

¹ Classifications and amounts of wetlands and streams within the Project based on a preliminary evaluation conducted by Bowman on July 19, 2022.







1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER SECTION 28-39(U)(6)(A)(3) OF THE STAFFORD COUNTY ZONING ORDINANCE

ZONING: R-1
USE: RESIDENTIAL

N/F
HEFLIN
INST# 10001359
TM # 58-4G

ZONING: R-1
USE: RESIDENTIAL

N/F
D.B. 446, PG. P637
TM # 58-4F

ZONING: R-1
USE: RESIDENTIAL

N/F
FARCLITCH
INST# 160018405
TM # 58-4

ZONING: R-1
USE: RESIDENTIAL

N/F
GEORGE WASHINGTON'S
FREDERICKSBURG FOUNDATION
INST# 160018405
TM # 54-93
ZONING: H-1
USE: OTHER

HINGTON'S
 FOUNDATION
 0018405
 -93A
 H-1
 THER

Bowman

Bowman Consulting Group Ltd
1300 Central Park Boulevard
Fredericksburg, Virginia 22401

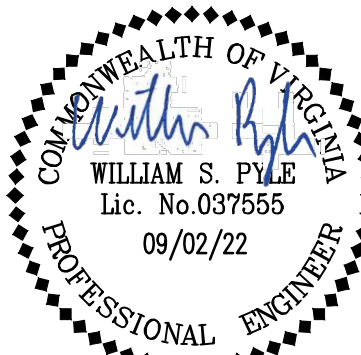
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GEORGE WASHINGTON ELECTION DISTRICT STAFFORD COUNTY, VA

GENERALIZED DEVELOPMENT PLAN
KINGS HIGHWAY ASPHALT
GENERALIZED DEVELOPMENT PLAN

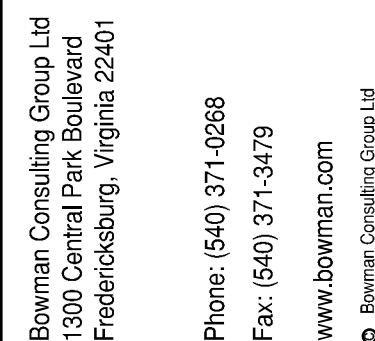
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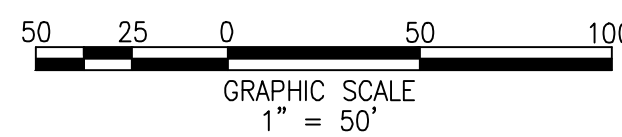
SHEET 7 OF 14



GEORGE WASHINGTON ELECTION DISTRICT STAFFORD COUNTY, VA

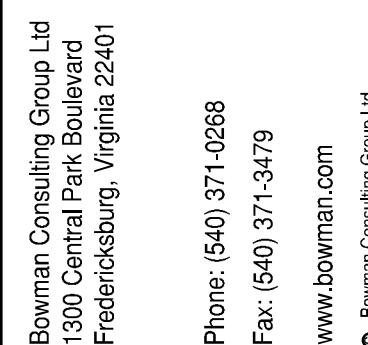
COMMONWEALTH OF VIRGINIA
William S. Pyle
 WILLIAM S. PYLE
 Lic. No. 037555
 09/02/22
 PROFESSIONAL ENGINEER

SHEET 8 OF 14



1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER SECTION 28-39(U)(6)(A)(3) OF THE STAFFORD COUNTY ZONING ORDINANCE



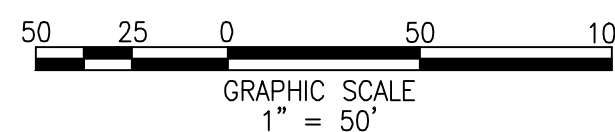


GEORGE WASHINGTON ELECTION DISTRICT STAFFORD COUNTY, VA

COMMONWEALTH OF VIRGINIA
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 PROFESSIONAL ENGINEER

SHEET 9 OF 14

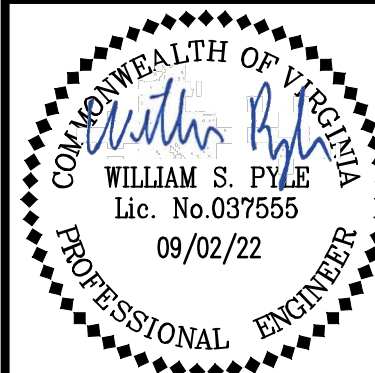
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GEORGE WASHINGTON ELECTION DISTRICT STAFFORD COUNTY, VA

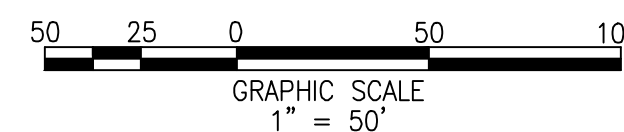
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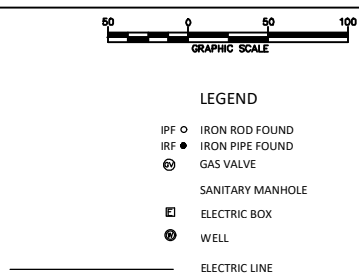
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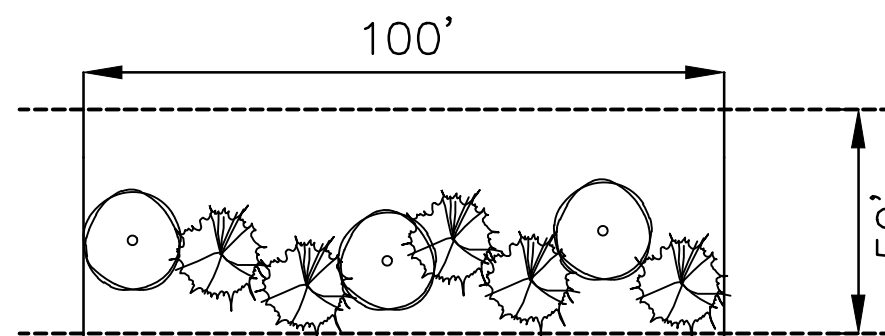
SHEET 10 OF 14



1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER SECTION 28-39(U)(6)(A)(3) OF THE STAFFORD COUNTY ZONING ORDINANCE



- [illegible]



MINIMUM PLANTINGS PER SECTION 110.3, TABLE 1.0 OF THE DESIGN AND CONSTRUCTION STANDARDS.

THE APPLICANT PROPOSES TO USE A UNIFORM BUFFER AROUND THE BOUNDARY OF THE PROJECT WHERE POSSIBLE, WITH A TYPE "A" BUFFER ADJACENT TO COMMERCIAL AND RETAIL USES AND A TYPE "C" BUFFER ADJACENT TO RESIDENTIAL, WITH A SIX (6) FOOT TALL PRIVACY FENCE TO REDUCE THE BUFFER YARD BY 50 PERCENT AS PERMITTED BY SECTION 110.0(J) OF THE DCSL.

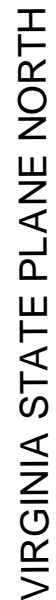
1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER SECTION 28-39(U)(6)(A)(3) OF THE STAFFORD COUNTY ZONING ORDINANCE.
2. FINAL TREE SPECIES TO BE DETERMINED AT FINAL ENGINEERING.
3. EXISTING TREELINE GENERALLY DEPICTS LOCATION OF TREES WITH TRUNK DIAMETER GREATER THAN 6 INCHES DBH
4. PER SECTION 28-39(U)(4)(A) OF THE ZONING ORDINANCE A TYPE "A" (20 FEET WIDE) OR A TYPE "C" (50 FEET WIDE) TRANSITION ARE REQUIRED ALONG THE PROPERTY'S BOUNDARY DEPENDING ON THE EXISTING LAND USE OF THE ADJACENT PROPERTY. ABUTTING RESIDENTIAL PROPERTIES REQUIRED A TYPE "C" TRANSITION AND ABUTTING COMMERCIAL PROPERTIES REQUIRED A TYPE "A" TRANSITION. THE APPLICANT PROPOSES TO SATISFY THIS REQUIREMENT AS FOLLOWS:

A. BY THE PRESERVATION OF EXISTING VEGETATION ALONG THE PROJECT SITE'S WESTERN, NORTHERN AND EASTERN PROPERTY LINES WHICH ARE CURRENTLY HEAVILY VEGETATED. THIS PRESERVATION INCLUDES ALONG FALLS RUN. UTILITY CONNECTIONS TO THE EXISTING SEWER LINE WILL BE ALLOWED.

BY THE PRESERVATION OF ALL EXISTING VEGETATION ON THE SITE, THE NORTHWESTERN AND EASTERN BORDER OF WHICH ARE HEAVILY VEGETATED. UTILITY CONNECTIONS TO THE EXISTING SEWER WILL BE ALLOWED.

B. PROVISION OF A TYPE "A" BUFFER (20 FEET WIDE) ALONG THE BALANCE OF THE PROJECT SITE WHERE DISTURBED. IN THOSE AREAS WHERE A TYPE "C" BUFFER (50 FEET WIDE) IS REQUIRED A SIX (6) FOOT TALL PRIVACY FENCE MAY BE PROVIDED TO REDUCE THE BUFFER YARD BY 50 PERCENT AS PERMITTED BY SECTION 110.0(J) OF THE DCSL.

5. INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 120.1 OF THE DCSL.



VA STATE ROUTE 3

aka **KINGS HIGHWAY**
(162' WIDE & VARIES)

(Parcel One) per survey	0.6992 +/- acre
per survey	72.46 07 +/- acre

	Boundary Line
	Adjoining Property Deed or Plat Line
	Surveyed Tree Line (Drip Line)
	Chain Link Fence
	Right of Way, Kings Highway
	Proposed 22' Wide Sanitary Sewer Force Main
	Edge of Pavement (Bituminous Concrete)
	Concrete Pads and Pavement
	Concrete Retaining Walls and Bins
	Overhead Electric Wires & Power Pole
	Sanitary Sewer Main & Manhole
	Water Line Mark-out with Valve and Meter
	Gas Line Mark-out with Gas Valve
	Underground Electric (mark-out)
	Storm Drainage Pipe
	Telecommunications
	Stone Stockpile
	Steel Stairs and Equipment
	Edge of Water (digitized from 2013 High Res. Imagery)
	Digitized or Surveyed Timber Bulkhead
	Woods Line (digitized from High Resolution Imagery)
	2' U/DAR Contour (Proxy for Toe of Bank/ High Water
	FEMA Flood Zone Lines (from NFHL online)
	100' Riparian Buffer (offset 2' U/DAR Contour)
	Edge of Gravel
	Stormwater Management
	Jersey Barriers
	CMU's
	Electric Pedestal
	Communications Box
	Hose Bb

382 Kings Highway (Route 3)
Falmouth, Virginia 22405-3234
George Washington District
Tax Map 58, Parcels 5A, 5B & 5C

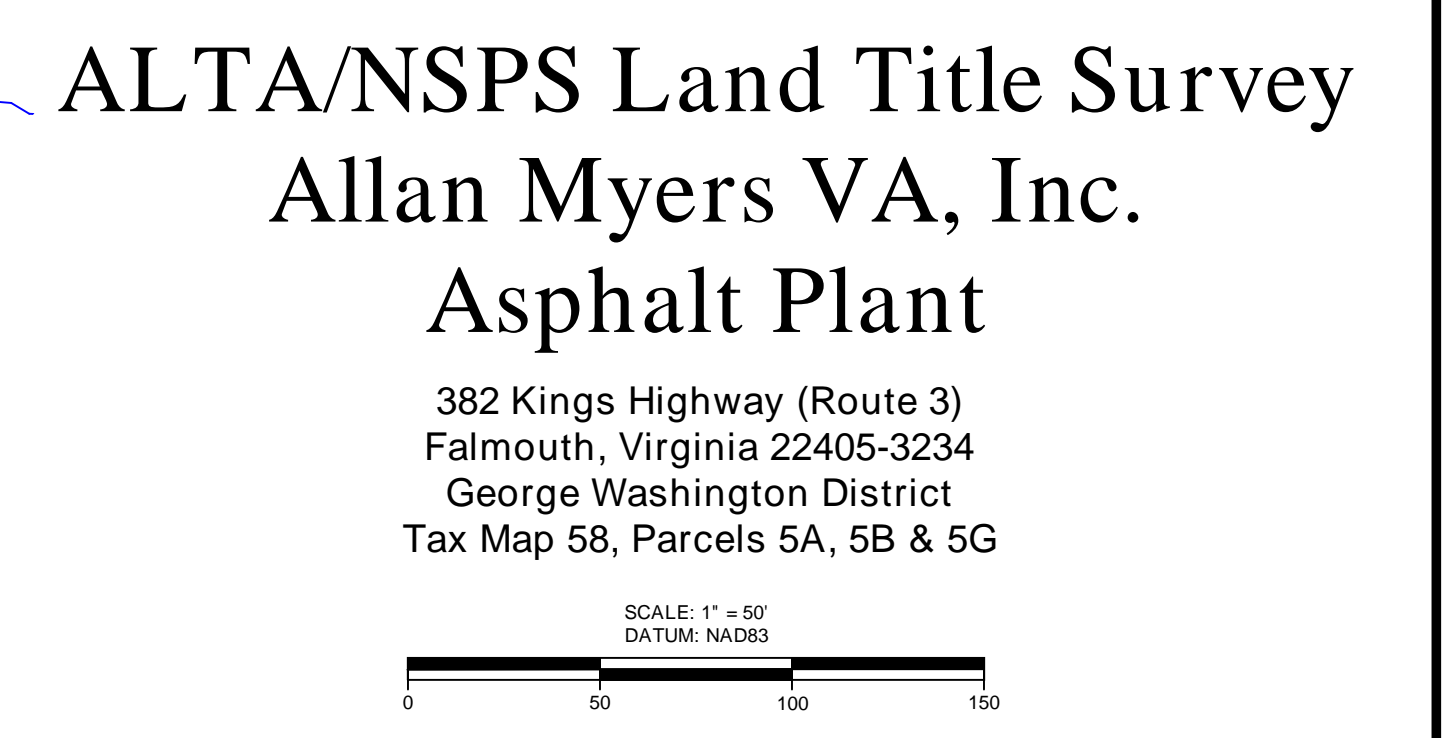
SCALE: 1" = 120'
DATUM: NAD83

A horizontal graphic scale bar with tick marks at 0, 120, 240, and 360 feet. The bar is divided into four equal segments, each representing 120 feet.

To: Allan Myers, Inc., Allan Myers VA, Inc., and Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6-9, 11, 13 & 14, and 16-19 of Table A thereof. The original field work was completed on October 30, 2018. The field work for this update was completed 11/24/2020.

Date of Plat or Map: 12/8/2020
Michael A. Nawrocki, PE VA# 017960 Expires 10-31-2021



Revision #	Date	By	Reference #	11 Ailsa Court Rising Sun MD 21911	bstephens@stephensenv.com P: (302) 286-0406 M: (302)-640-3453
1	11/23/2020	WES	Update		
				ALTA/NSPS Land Title Survey Allan Myers VA, Inc. 382 Kings Highway Falmouth, VA 22405	
DRAWN BY: WES		CHECKED BY: MAN			
SHEET #: 2 OF 3				DATE: 12/8/2020	DWG: 1732_SE_ALTA_SURVEY_12-8-2020
Tax Map 58, Parcels 5A, 5B & 5G				PROJECT #: 1732-SE	FILENAME: S://2020_PROJECTS/1732/SE/PCS

SCHEDULE B PART 2 EXCEPTIONS PER TITLE COMMITMENT
VAFA20-5683 MM, FIRST AMERICAN TITLE INSURANCE
COMPANY

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part 1 Requirements are met. [NO COMMENT]
2. Any rights, interests or claims of parties in possession of the land not shown by the public records. [NO COMMENT]
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. [NONE specifically observed]
4. Any lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy not shown by the public records. [Not a Survey Matter]
5. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. [Not a Survey Matter]
6. Any minerals or mineral rights leased, granted or retained by current or prior owners. [NO COMMENT]
7. Real estate taxes and municipal charges as follows: For the year 2020 and subsequent years, not yet due or payable. [Not a Survey Matter]
8. Easement to Virginia Electric and Power Company as recorded in the Clerk's Office of the Circuit Court of Stafford County, Virginia in Deed Book 104, at page 430. (Parcels One and Two) [Poles & Guys appear to have been removed, n specific easement width or location, VEPCO Plat M 5703 & M 5689]
9. Right of Way Easement Agreement with Plantation Pipe Line Company recorded in the Clerk's Office of the Circuit Court of Stafford County, Virginia in Deed Book 150, at page 368. (Parcels One, Two and Three) [30' Pipeline ROW applies as shown]
10. Easement contained in Deed to Commonwealth of Virginia as recorded in the Clerk's Office of the Circuit Court of Stafford County, Virginia in Deed Book 201, at Page 241. [Plot Book 3, page 122 as shown 100' x 16' D.E.]
11. Terms, provisions, restrictions, conditions, easements, liens, assessments, developer rights, options, rights of first refusal and reservations contained in instrument recorded in the Clerk's Office of the Circuit Court of Stafford, VA in Deed Book 446 at page 467, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) related to handicap but does not discriminate against handicapped persons. (Parcels One and Two) [Not a Survey Matter]
12. Easement to Virginia Electric and Power Company as recorded in the Clerk's Office of the Circuit Court of Stafford County, Virginia in Deed Book 711, at page 76. [VEPCO Plat 42890356, 30' ROW applies as shown]
13. Deed of Easement to Stafford County, Virginia as recorded in the Clerk's Office of the Circuit Court of Stafford County, Virginia in Document No. 960014905. [Applies to 5G as shown]
14. Rights of others entitled thereto in and to the 60' right of way. [NO COMMENT]
15. Easement to Virginia Electric and Power Company as recorded in the Clerk's Office of the Circuit Court of Stafford County, Virginia in Deed Book 491, at page 774. (Parcel Two) [Plat not attached, pertains but location(s) not marked & uncertain]
16. Easement to Virginia Electric and Power Company as recorded in the Clerk's Office of the Circuit Court of Stafford County, Virginia in Deed Book 502, at page 682. (Parcel Two) [Blanket in Nature, includes underground utilities to Main Office]
17. Easement contained in Deed to Commonwealth of Virginia as recorded in the Clerk's Office of the Circuit Court of Stafford County, Virginia in Deed Book 201, at page 241. (Parcel Two and Three) [Takings Created Kings Highway ROW as shown]
18. Deed of Easement with Larry W. Witter and Marian E. Witter recorded in the Clerk's Office of the Circuit Court of Stafford County, Virginia in Deed Book 508, at page 756. (Parcel Two) [Applies]
19. Sewer Easement and Agreement with Culpepper Stone Company, Inc. recorded in the Clerk's Office of the Circuit Court of Stafford County, Virginia in Document No. 970001323. (Parcel Two) [Plat Book 30, Pg 43-Does Not Apply]
20. Drainage Easement contained in Deed recorded in the Clerk's Office of the Circuit Court of Stafford County, Virginia in Document No. 970008241. (Parcel Two) [Applies as Shown]
21. Such state of facts as shown in Plat Book 9, Page 244. (Parcel Two) [Applies as Shown]
22. Such state of facts as shown in Plat Book 30, Pages 295-296 as follows: a) riparian rights; b) 100-year flood plain. (Parcel Two) [Applies]
23. Easement to Virginia Electric and Power Company as recorded in the Clerk's Office of the Circuit Court of Stafford County, Virginia in Deed Book 338, at page 727. (Parcel Three) [Cannot Plot, No Plat, Blanket in Nature]
24. Rights of others in and to the use of the access as contained in the deed recorded in the Clerk's Office of the Circuit Court of Stafford County, Virginia in Deed Book 446, at page 612 and in Deed Book 497 at page 705. [Both Apply to 5G]
25. Right of way to Columbia Gas of Virginia, Inc., in Instrument No. 200018027. [Applies: Physical Centerline as marked by Miss Utility shown]

GENERAL SURVEY NOTES

1. This plan is based on a survey performed by Stephens Environmental Consulting, Inc. (SECI), field work completed October 26, 2018, and in part on land records obtained by online research, information contained in the Title Commitment and independent research conducted by SECI including plans and documents referenced herein. The property shown hereon is the property described in the deeds, closure errors and rotation to the state plane bearing system not withstanding, subject to minor revisions to lines and approximate low water line.
2. In addition to the deeds referenced hereon, the following plats and plans were referenced in the preparation of this survey:

A plat prepared by E. W. Kniseley Surveys entitled "Plat of Survey Parcels 'A' and 'B,'" dated January 28, 1980, revised February 22, 1983 and June 28, 1983 recorded in Plat Book 9, Page 244.

A plat prepared by E.W. Kniseley Surveys entitled "Plat of 2.759 Acres A portion of the Remainder of Parcel 'B,'" dated November 5, 1986.

A plat prepared by E.W. Kniseley Surveys entitled "Plat of Survey 1.000 Acre A Portion of Parcel 'B,'" dated May 12, 1981.

A plat prepared by E.W. Kniseley Surveys entitled "Plat 5.397 Acres, a portion of parcel 'B,'" dated October 20, 1987.

A plan prepared by ASTEC Industries, Inc. dated 12-13-2000 entitled "Plant Layout" pertaining to the existing Asphalt plant.

VDOT Convract 0003-089-102, 0-502, sheets 6 and 7, last revised 10-29-1968 and 8-1-1969, respectively.

A plat prepared by E.W. Kniseley Surveys entitled "Plat of 0.699 Acre portion of the remainder of Parcel 'B,'" dated June 1983 and recorded with the deed on 10-13-1983 in Book 446 Page 463.

A plat entitled "Map Showing Location of Proposed Sewerage Disposal Plant on the Property of P.C. & T.C. Goodloe in Falmouth Magisterial District of Stafford County, VA," surveyed by J.P. Harris Jr. Certified Engineer, dated March 9, 1957 and recorded in Deed Book 105, Page 106.

A plat prepared by William H. Gordon Associates, Inc. entitled "Plat showing various easements on the Property of P.C. Goodloe and Son, Inc., Deed Book 388, Page 76," dated January 7, 1997 and recorded in Instrument number 970001323 Plat Book 30, Page 43.

A plan prepared by William H. Gordon Associates, Inc. entitled "ALTA/ACSM Land Title Survey of the properties of Thomas C. Goodloe, Deed Book 216, Page 271 Carlton W. Simms, Deed Book 839, Page 668 Culpepper Stone Company, Incorporated, Deed Book 839, Page 495, George Washington Magesterial District, Stafford, County, Virginia," dated October 7, 1996, recorded at Plat Book 30 Page 44, Instrument number 970001324.

A plat prepared by William H. Gordon Associates, Inc. entitled "Plat Showing Subdivision of the Property of P.C. Goodloe & Son, Inc., deed Book 388, Page 76, George Washington Magisterial District, Stafford County, Virginia," dated June 10, 1997 and recorded in Plat Book 30, Pages 255 and 256, August 14, 1997 recorded in Plat Book 30, Pages 295-296 dated 9-15-1997.

1 Plat prepared by H. Aubrey Hawkins Associates, Ltd. entitled "Plat Showing 20' Wide Sanitary Sewer Easement on the property of P.C. Goodloe & Sons," dated June 25, 1996 and recorded with Land Record 960014905.

Plat prepared by E.W. Kniseley Surveys, entitled "Plat 0.303 Acre, A Portion of the Remainder of Parcel 'B,'" dated September 25, 1986 and recorded in Deed Book 548, Page 351.

Plat prepared by E.W. Kniseley Surveys, entitled "Plat of 1.865 Acre, A Portion of the Remainder of Parcel 'B,'" dated August 6, 1985 and recorded in Deed Book 497, Page 707.

Plat prepared by E.W. Kniseley Surveys, entitled "Plat of 1.952 Acres, A Portion of the Remainder of Parcel 'B,'" dated October 25, 1983 and recorded in Deed Book 446, Page 614.

A Plat prepared by L. R. R. Curtis, Certified Surveyor, entitled "A Part of the George Washington Farm Stafford County Virginia," dated July 19th, 1946.

A Plat prepared by L. R. R. Curtis, Certified Surveyor, entitled "A Part of the George Washington Farm, Stafford County, Virginia," dated June 11, 1954 and recorded in Deed Book 89, Page 545.

A Plat prepared by William H. Gordon Associates, Inc. entitled "Plat Showing Signal Easement on the Property of Thomas C. Goodloe," dated December 10, 1996 and recorded in Deed Book 216, Page 271.

A Plat prepared by E.W. Kniseley Surveys, entitled "Plat of 1.865 Acre, a Portion of the Remainder of Parcel 'B,'" dated August 6, 1985 and recorded in Deed Book 497, Page 707.

A Plat prepared by L. R. R. Curtis, Certified Surveyor, showing the George Washington Farm, dated April 6, 1966 and recorded in Deed Book 166, Page 498.

A Plat prepared by William H. Gordon Associates, Inc., entitled "Exhibit Plat Showing Overlap Area of the Properties of P.C. Goodloe and Son, Inc., Deed Book 388, Page 76, and Thomas C. Goodloe, Deed Book 216, Page 271, George Washington Magisterial District of Stafford County, Virginia" dated August 7, 1997.

A Plat prepared by Webb and Associates, entitled "Plat of Survey 2.0060 Acres Being the 'Cosner Property' Located in the George Washington District of Stafford Co., Virginia," dated June 31, 1996 and revised on August 20, 1998 recorded in Deed Book 268, Page 497.

A Plat prepared by E.W. Kniseley Surveys, entitled "Plat of Survey of a 2.000 Acre Parcel," dated March 18, 1977 and recorded in Plat Book 7, Page 211.

A Plat prepared by E. W. Kniseley Surveys, entitled "Plat of Survey 1.000 Acre A Portion of Parcel 'B,'" dated May 12, 1981 and recorded in Deed Book 402 Page 499.

A Plat prepared by John B. Vance, Jr., C.L.S., entitled "Plat of a Parcel of Land Located about 2.5 Miles S.e. of Falmouth, dated May 21, 1979 and recorded in Deed Book 463, Page 471 and Deed Book 541, Page 003.

A Plat prepared by E.W. Kniseley Surveys, entitled "Plat of 2.759 Acres A Portion of the Remainder of Parcel 'B,'" dated November 24, 1986 and recorded in Deed Book 584, Page 812.

A Plat prepared by L. R. R. Curtis, Certified Surveyor, entitled "Map of the George Washington Farm," located in Stafford County, Virginia and dated August 4, 1945.

A Plat prepared by Paul F. McConnell, Certified Land Surveyor, entitled "Plat Showing Various Easements and Street Dedication on a Portion of the Land of Joel Merritt Theros, in George Washington District of Stafford County, Virginia," dated November 4, 1998 and recorded in Plat Book 32, Page 171.

GENERAL SURVEY NOTES (Cont.'d)

A Plat prepared by Greenhorne & O'Mara, Inc., entitled "Consolidation Plat of the Property of The Board of Supervisors of Stafford County Being a Portion of The George Washington Farm," in the George Washington Magisterial District of Stafford County, Virginia, dated January 26, 1995 and recorded in Plat Book 27, Page 63.

A Plat prepared by Greenhorne & O'Mara, Inc., entitled "Boundary Survey of the Property of The Board of Supervisors of Stafford County Being a Portion of The George Washington Farm," in the George Washington Magisterial District of Stafford County, Virginia dated October 6, 1994 and recorded in Plat Book 27, Page 94.

A Plat prepared by William H. Gordon Associates, Inc., entitled "Plat Showing Lot Line Adjustments, Resubdivision and Vacation and Re-Dedication of Various Easements on the Property of South Stafford Associates, L. L. C. and Wal-Mart Stores, Inc.," dated April 10, 1997 and recorded in Plat Book 30, pages 45 and 46.

A Plat prepared by William H. Gordon Associates, Inc., entitled "Plat Showing Subdivision of the Property of South Stafford Associates, L.L.C.," dated December 28, 1996 and recorded in Plat Book 30, Page 45 and 46.

A Plat prepared by William H. Gordon Associates, Inc., entitled "Plat Showing Consolidation and Resubdivision of the Properties of South Stafford Associates, L.L.C.," Instrument numbers LR970008737 and LR970008738, dated September 16, 1998 and recorded in Plat Book 32, Pages 158 and 159.

A Plat prepared by Sullivan Donahoe and Ingalls, entitled "Plat of Consolidation T.M. 58 Parcels 5H and 5K the Lands of Larry W. & Marian E. Witter, dated June 2, 2000 and recorded in Plat Book 35, Page 183 and Deed Book 497 Page 707 and Deed Book 546 Page 351.

A Plat prepared by Sullivan Donahoe and Ingalls, entitled "Plat Boundary Line Adjustments T.M. 58 Parcels 5H and 5K the Land of Larry W. & Marian E. Witter," dated April 12, 2002 and recorded in Plat Book 38 Page 156.

A Plat prepared by Paul M. Saunders, entitled "Plat Showing Development B Hillcrest Terrace," dated February 2, 1964 and recorded in Deed Book 130 Page 511.

3. Based on the zoning verification letter from Stafford County Board of Supervisors, the property is zoned A-1(Agricultural) and B-2 (Urban Commercial). The division line between the two zones is not specifically dimensioned but is generally shown on the current zoning map located generally in the southeastern portion of tax parcel 58-5A adjacent to parcels 58-9A and 58-7. The use classification/property class is listed as Batch Plant/Quarry by the Stafford County, Virginia, the asphalt, sand and gravel operations has been in existence since 1964 (adoption of Zoning Ordinance) and is therefore legally non-conforming. No zoning violations exist and no variance(s) or special exception(s) is/are approved for this site as of September 12, 2018.
4. The tax map and parcel information shown hereon were taken from the official Stafford County Tax Map last updated 12/31/2016, and the Property Detail Assessment data sheets downloaded from the official Stafford County website(s).

5. The 1-acre Parcel 58-5B was sold back to Thomas C. Goodloe and the attendant 20' wide Sanitary Sewer Easement associated with parcel 58-5B as it crosses and pertains to parcel 58-5A, was abolished by Deed Record Bk 222, P. 413, recorded on April 26, 1972.
6. No easement or agreement was provided pertaining to the sewerage treatment lagoon remaining on the property. (6b) Some outlet structures remain but are not functioning. (6c) The embankment shows evidence of regular overtopping and erosion by runoff at the southwesterly corner.

7. A Stormwater Drainage Easement with the dimensions 273.51' x 200' (max) benefitting TWP 58-7A is referenced in Inst. # 010013595 and LR 970008241 and has been approximately plotted hereon based on the description.
8. Various drainage features, some with specific reference, drain onto the property from adjoining properties and the State Highway. Most runoff accumulates in the low portion of the quarry, southeasterly of the paved access road between the rear of the adjoining frontage lots and the easterly haul road within the quarry pit as indicated by open water shown hereon. No specific stormwater management facility has been constructed and no specific area has been referenced as set aside for the purpose except the area described in Note 7 above.

9. Stafford County laid out a proposed sanitary force main which runs along the southwesterly side of of the northeasterly line of "Parcel 58-5A", from the southwesterly corner of Parcel 58-7A to the westerly corner of Parcel 58-4D. SECI contacted Stafford County to obtain information and plans for this proposed force main for which no agreement exists or is known to be pending.
10. Many of the older VEPCO rights of way/easements referenced in the title documents are either located on parcels sold off or have been removed/abandoned. Where underground utilities were not marked, but pavement patches suggest buried utilities between assets, those easements/utility centerlines are indicated with a "?."

11. MISS Utility was contacted for mark-out of public utilities on and immediately adjacent to the entire site. Marked utilities were subsequently surveyed as shown hereon. Only the natural gas pipeline was located/marked.
12. According to Plantation Pipeline Company personnel responding to the Miss Utility ticket locate request, the pipeline witness posts are required to be placed within 2' horizontally of the buried pipeline. The 30' wide easement as shown is based on the field located pipeline witness posts.

13. Certain features shown hereon were extracted from GIS datasets or were heads-up digitized from imagery or other GIS data in order to facilitate both the schedule and provide a more uniform representation of these features. Data extracted from GIS sources included: FEMA Flood Zone boundaries, interpreted high water and interpreted approximate low water lines, remnants of bulkheading along the low water line in the river, unimproved driveable trails through the woods, offsite treelines, open water within the site and toe of slope of part of the stockpile bench. A separate legend is provided for GIS-based features. All GIS-based features shown are shown for information purposes and should be considered approximate.
14. A portion of the property falls within the regulatory floodway and the 100-YR Flood Plain, Zone AE, flood elevations determined to range from 36 to 36.5'. As shown hereon, Data were extracted from the FEMA National Flood Hazard Layer and were based on FEMA Flood Insurance Rate Map (FIRM) Community Panel S101540212E, effective date 02/04/2005.

15. The apparent high water line as shown hereon is based on the 2-foot contour from the 2006 LiDAR Contour dataset. The 100' Riparian Buffer as shown hereon was produced by offsetting this line.
16. No wetland delineation was observed, requested, or performed. The open water within the site including the lagoon as shown hereon was heads-up digitized from the 2013 and 2011 high resolution imagery. The streams shown hereon were heads up digitized using the 2013 and 2006 high resolution imagery and the 2006 2-foot LiDAR Contour dataset.

17. The bulkhead shown hereon was heads-up digitized using the 2013, 2011 and 2009 high resolution imagery with limited field check at the pipeline easement. The actual physical position may differ somewhat from that shown.
18. The low water line was heads up digitized using a combination of high resolution imagery and the 2006 LiDAR Contour dataset. The low water line is the limit of ownership per the vesting and prior deeds and per recorded plats. Actual location of the low water line varies and is subject to physical migration due to natural processes. The developing bar at the southwesterly river bend is connected and exposed at low tide, but has been ignored in the boundary determination. The rights of the owner to this area is uncertain.
19. The location of the split zoning line is not given in the records and is not shown.

20. Per Table A, Item B: No substantial areas of refuse or solid waste were observed. Materials that would classify as solid waste for disposal purposes are scattered in the woods.
21. The property has access to Kings Highway (Route 3) via a paved road through owned Parcel 5G. Property owners adjoining Parcel G have easements for access to their respective properties.

22. A 16' wide drainage easement 100' long from right of way benefitting VDOT as shown. Per VDOT Contract 0003-089-102, C502, Sheet 106
23. [Reserved]
24. DELETED

25. Part of dumpster enclosure, concrete pad and paved parking extending across the property line of Parcel 5G from Parcel 5H.
26. The position of Parcel 5B fixed using the dimension along the 20' wide sanitary sewer easement from the centerline of the northbound lane of Kings Highway as it appears on the plat prepared by J. P. Harris, Engineer, dated 03/09/1957 and listed under Note 2 above, and the position of the northbound lane per State Highway Plat Sheet 107 as noted above. No corners were found or set.

27. At the time of the ALTA/NSPS Survey, SECI did not observe any evidence the site was/is used as a cemetery.
28. The property is contiguous to adjoining properties and contains no gaps or gores.
29. At the time of ALTA/NSPS Survey, SECI did not observe any changes in street right of way lines, either completed or proposed, or provided by the controlling jurisdiction, no changes in street or sidewalk construction or repairs to same where observed.

30. The property is contiguous to adjoining properties and contains no gaps or gores.
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100. The property is contiguous to adjoining properties and contains no gaps or gores.

LEGAL DESCRIPTION PER TITLE
COMMITMENT VAFA20-5683 MM

All that certain lot or parcel of land situate inthe County of Stafford, Commonwealth of Virginia, and being more particularly described as follows:

PARCEL ONE

All that certain strip or parcel of land fronting 62.80 feet on the southwest side of State Route 3 in the George Washington District of Stafford County, Virginia, containing 0.699 acres as shown on a plat thereof made in June,1983, by E.W. Kniseley Surveys, a copy of which plat is attached to the deed recorded in Deed Book 446 at page 467.

PARCEL TWO

All that certain lot, piece or parcel of land, with improvements thereon and appurtenances thereto belonging, lying and being in the County of Stafford, Virginia, and being known, numbered and designated as "PARCEL A-1" as shown on that certain plat entitled "Plat Showing Subdivision of the Property of P.C. Goodloe & Son, Inc., Deed Book 388, Page76, George Washington Magisterial District, Stafford County, Virginia", which said plat is duly recorded in the Clerk's Office of the Circuit Court of Stafford County, Virginia, in Plat Book 30, at Pages 295 and 296, to which plat reference is hereby made for a more particular description.

PARCEL THREE

All that certain lot, piece or parcel of land, with improvements thereon and appurtenances thereto belonging, lying and being in the County of Stafford, Virginia, and being known, numbered and designated as "1 Ac - Location of Proposed Sewerage Plat" and "20' Easement Along Property Line" as shown on that certain plat entitled "Map Showing Location of Proposed Sewerage Disposal Plat on the Property of P.C. & T.C. Goodloe, in Falmouth Magisterial District of Stafford County, Va.," which said plat is duly recorded in the Clerk's Office of the Circuit Court of Stafford County, Virginia, in Plat Book 2, at Page 13, to which plat reference is hereby made for a more particular description.

BEING a the same property which P.C. Goodloe & Son, Inc., a Virginia corporation by deed dated 2/7/2019 and recorded 2/7/2019 in Stafford County, VA, in Instrument No. 180001762, conveyed unto Allan Myers VA, Inc., a Virginia Corporation, in fee.

LEGAL DESCRIPTION PER THIS SURVEY

PARCEL ONE

All that certain strip or parcel of land fronting 62.80 feet on the southwesterly side of State Route 3 also known as Kings Highway, in the George Washington District of Stafford County, Virginia as shown on this survey being more particularly described to wit:

Beginning at a steel spike set in the pavement at the northernmost corner of the tract herein described, a 60 feet wide private right of way identified as Tax Parcel 58-5G, said point being a common corner for Tax Parcel 58-4D and the southerly right of way of Kings Highway at 162 feet wide with the northwesterly right of way this 60 feet wide private right of way, said point being the POINT OF BEGINNING; thence with the southerly right of way of Kings Highway (a.k.a. State Route 3) South 52° 20' 38" East, a distance of 62.80 feet to a point near a bent ½' iron rod found ; thence South 54° 50' 12" West, a distance of 183.19 feet to a steel spike set, thence South 57° 31' 56" West, a distance of 324.30 feet near a bent ½' iron rod found; thence North 52° 20' 38" West, a distance of 63.80 feet to a ½' iron rod found; thence North 57° 31' 56" East, a distance of 344.58 feet to a steel spike set, thence North 54° 50' 16" East, a distance of 163.23 feet home and to the place and POINT OF BEGINNING; said described tract containing 0.6992 Acres, more or less.

Being the same lands conveyed to P. C. Goodloe & Son, Inc., a Virginia Corporation, by deed recorded October 21, 1983 in Deed Book 446 at page 447.

PARCEL TWO

All that certain lot, piece or parcel of land identified as Tax Parcel 58-5A, with improvements thereon and appurtenances thereto belonging, lying and being in the George Washington Magisterial District in Stafford County, Virginia as shown on this survey and being more particularly described to wit:

Beginning at a ½' Iron Rod found at the northerly corner of the tract herein described, a common corner for Tax Parcel 4D and in the southerly line of Tax Parcel 4H, said point being further located the following three (3) courses and distances from the intersection of the southerly right of way of Kings Highway also known as Route 3, and the northwesterly right of way of a 60 foot wide private right of way identified as tax map 58, parcel 5G:

South 54° 50' 15" West, a distance of 163.23 feet to a point; thence South 57° 31' 56" West, a distance of 344.58 feet to a point near a ½' Iron Rod found bent; thence North 52° 20' 38" West, a distance of 729.89 feet to a point;

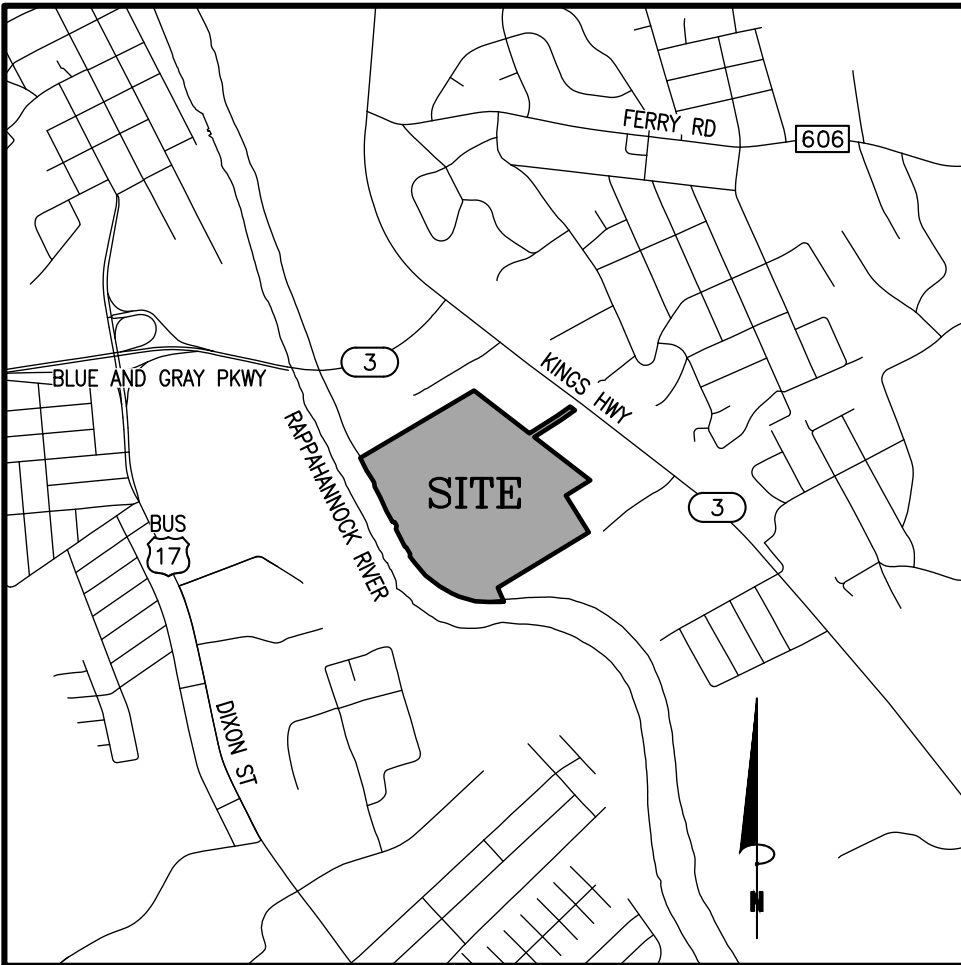
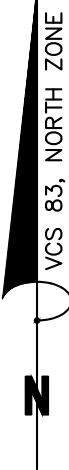
said point being the POINT OF BEGINNING; thence reversing course South 52° 20' 38" East, a distance of 1530.58 feet to a point at the southeasterly corner of Tax Parcel 7A and in the line Tax Parcel 7, said point being 0.14 feet on the same bearing from a 3/4" Iron Pipe found; thence South 58° 01' 25" West, a distance of 300.51 feet to a point, said point being a common corner in for Tax Parcel 7; thence with the common line of Tax Parcel 7, South 31° 58' 35" East, a distance of 451.60 feet to a point in the common line of Tax Parcel 9A located South 83° 03' 00" West a distance of 1.12 feet from a 3/4" Iron Pipe found; thence South 58° 41' 41" West, a distance of 1109.40 feet to a 3/4" Iron Pipe found; thence South 23° 33' 55" East, a distance of 157.88 feet, passing over a 1/2" Iron Rod found on line at 94.50 feet, to the low water line of the tidal reaches of the Rappahannock River; thence by and with the low water line of the Rappahannock River the following 24 courses and distances:

South 83° 20' 56" West, a distance of 29.59 feet; thence South 89° 40' 08" West, a distance of 125.58 feet; thence North 87° 13' 30" West, a distance of 142.44 feet; thence North 74° 01' 20" West, a distance of 176.68 feet; thence North 65° 18' 40" West, a distance of 84.29 feet; thence North 60° 00' 14" West, a distance of 143.74 feet; thence North 52° 51' 14" West, a distance of 185.70 feet; thence North 40° 02' 20" West, a distance of 173.77 feet; thence North 37° 40' 25" West, a distance of 84.85 feet; thence North 11° 10' 28" East, a distance of 23.84 feet; thence North 30° 14' 19" West, a distance of 83.60 feet; thence North 74° 51' 51" West, a distance of 13.13 feet; thence North 27° 07' 21" West, a distance of 208.47 feet; thence North 14° 12' 19" East, a distance of 35.71 feet; thence North 29° 56' 29" West, a distance of 43.99 feet; thence North 85° 11' 25" West, a distance of 22.63 feet; thence North 27° 07' 18" West, a distance of 63.78 feet; thence North 29° 39' 15" West, a distance of 70.69 feet; thence North 24° 09' 41" West, a distance of 164.03 feet; thence North 28° 07' 49" West, a distance of 120.62 feet; thence North 08° 20' 48" West, a distance of 43.56 feet; thence North 28° 02' 11" West, a distance of 28.42 feet; thence North 32° 50' 28" West, a distance of 122.70 feet; thence North 26° 15' 52" West, a distance of 145.75 feet;

thence

NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON STAFFORD COUNTY TAX ASSESSMENT MAP NUMBER 58-5A, 58-5B, AND 58-56 AND IS ZONED B2 (URBAN COMMERCIAL) AND A1 (AGRICULTURAL).
2. THE PROPERTY CURRENTLY STAND IN THE NAME ALLAN MYERS VA, INC. AS RECORDED IN INSTRUMENT 190001762 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON DEEDS AND PLATS OF RECORD AND SURVEY PREPARED BY STEVENS ENVIRONMENTAL CONSULTING, INC AND PLAT TITLED "ALTA/NSPS LAND TITLE SURVEY ALLAN MYERS VA, INC. ASPHALT PLANT" WITH A DATE OF PLAT OR MAP OF 12/18/2020.
4. THE HORIZONTAL DATUM AS REFERENCED HEREON IS BASED ON THE SURVEY DESCRIBED IN NOTE 3. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE GRID, NORTH ZONE, NAD83 (2011), AND IS REFERENCED IN U.S. SURVEY FEET.
5. THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN WAS NOT PROVIDED A TITLE COMMITMENT.



VICINITY MAP
SCALE: 1" = 2000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 83°20'56" W	29.59'
L2	S 89°40'08" W	125.58'
L3	N 87°13'30" W	142.44'
L4	N 65°18'40" W	84.29'
L5	N 60°00'14" W	143.74'
L6	N 37°40'25" W	84.85'
L7	N 11°10'28" E	23.84'
L8	N 30°14'19" W	83.60'
L9	N 74°51'51" W	13.13'
L10	N 14°12'19" E	35.71'
L11	N 29°56'29" W	43.99'
L12	N 86°11'25" W	22.63'
L13	N 27°57'18" W	63.78'
L14	N 28°39'15" W	70.69'
L15	N 28°07'49" W	120.62'
L16	N 08°20'48" W	43.56'
L17	N 28°02'11" W	28.42'
L18	N 32°50'28" W	122.70'
L19	N 28°15'57" W	145.75'
L20	S 52°20'38" E	62.80'



AREA TABULATION	
TM 58-5A	71.52427 AC.
TM 58-5B	1.00000 AC.
TM 58-5G	0.69923 AC.
TOTAL AREA	73.22350 AC.
PROPOSED M-2 HEAVY COMMERCIAL	73.22350 AC.

