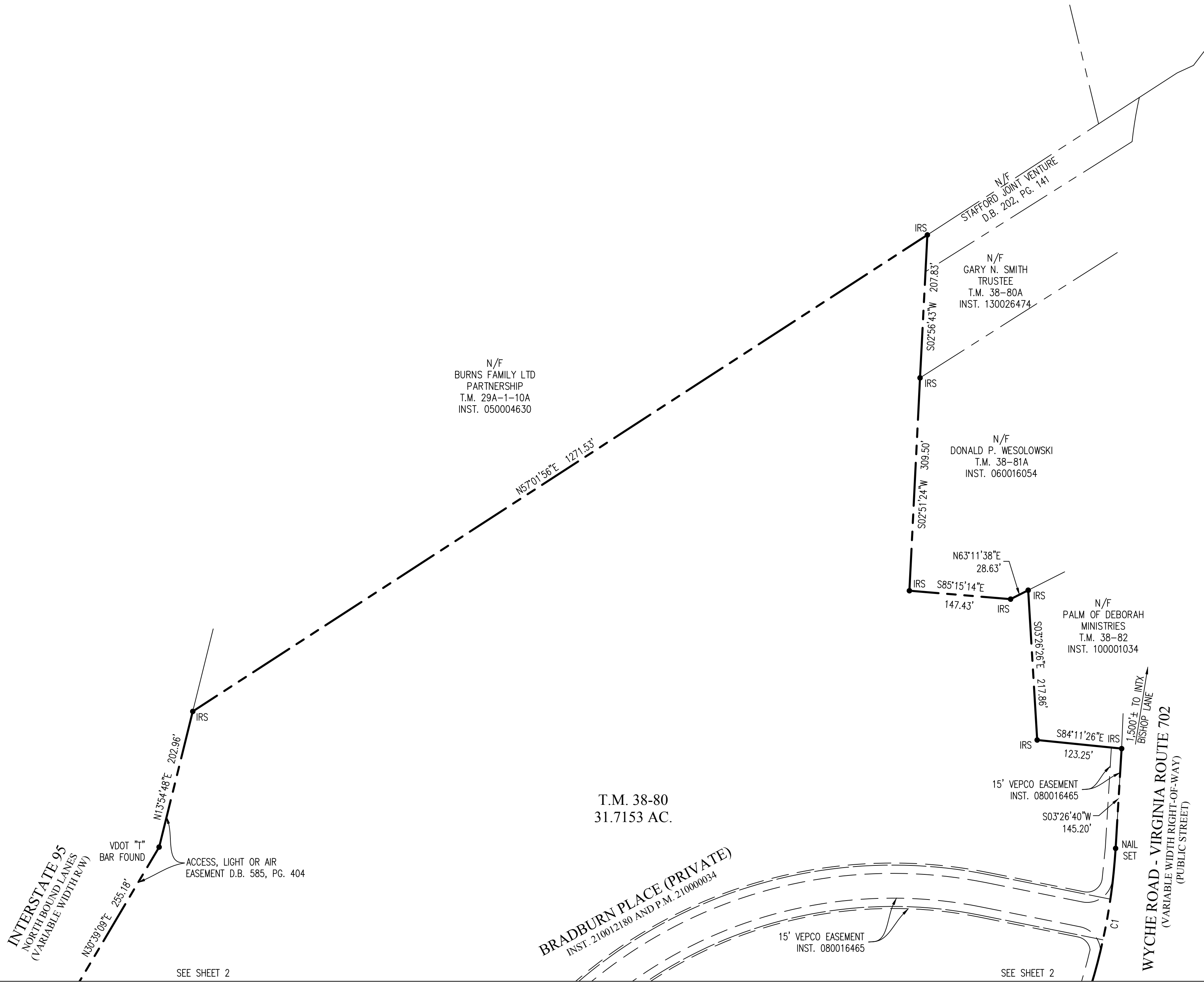
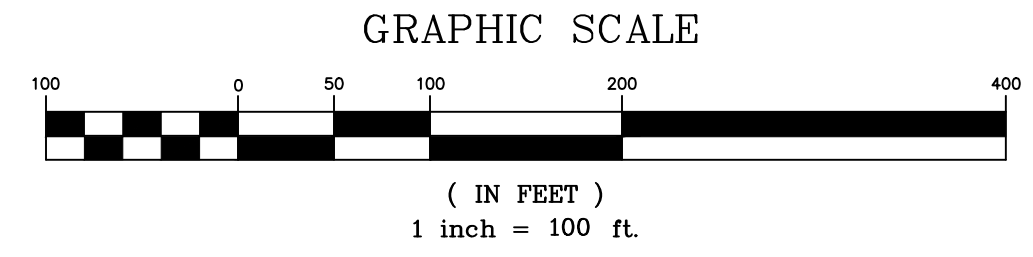


**NOTES:**

1. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF R INCOME PROPERTIES LLC AS RECORDED IN L.R. 080014863 AND IN D.B. 202, PAGE 138.
2. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON F.I.R.M. COMMUNITY PANEL 510154 0141 E, DATED FEBRUARY 4, 2005.
3. THIS PLAT IS A CURRENT FIELD BOUNDARY SURVEY PREPARED BY THIS FIRM.

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	218.96'	868.08'	14°27'08"	S10°40'14"W	218.38'	110.07'
C2	18.90'	11309.16'	0°05'45"	N25°27'53"E	18.90'	9.45'



VA GRID NORTH

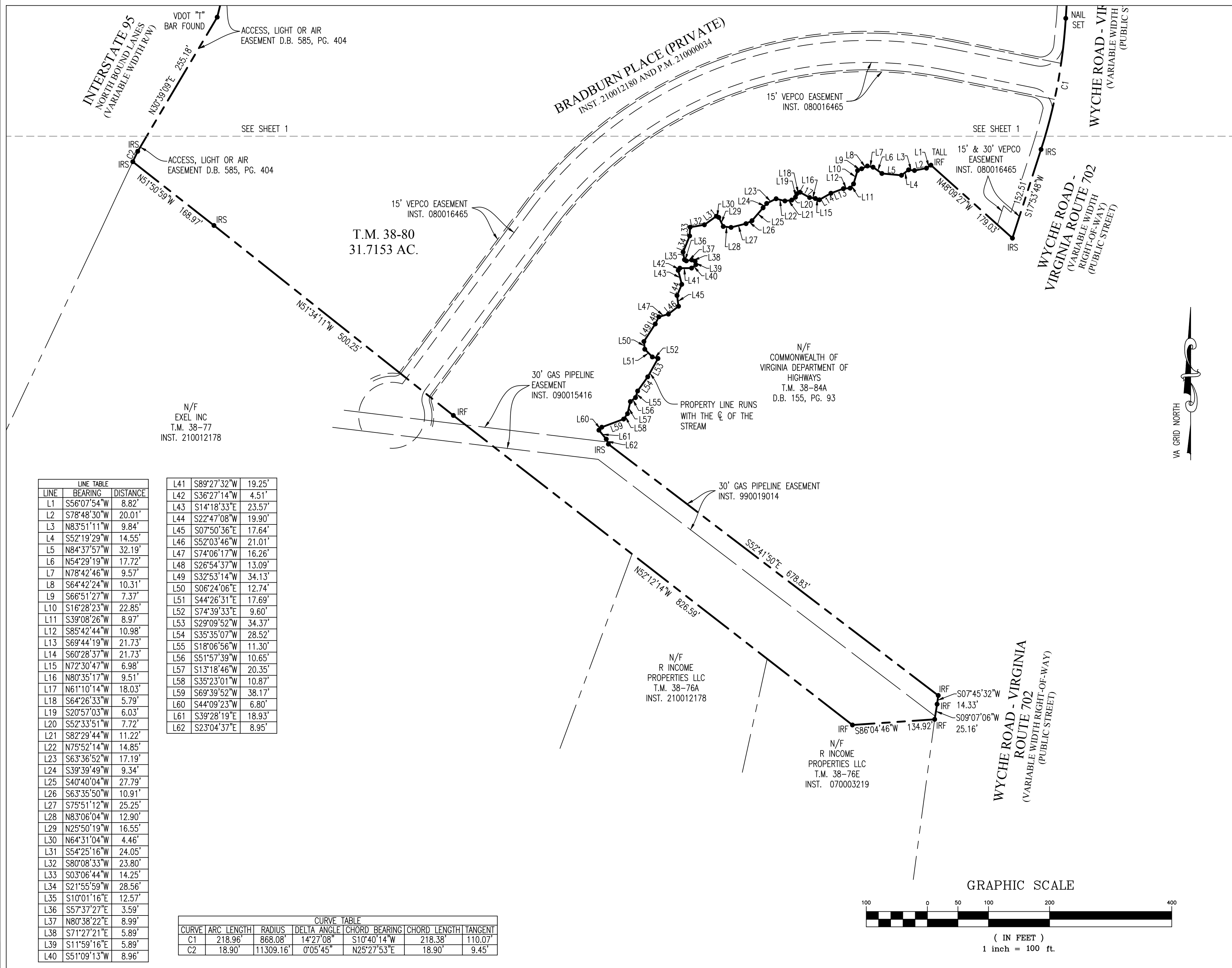
REVISIONS	DATE

**BFG**  
BAGBY, FOROUGH and GOODPASTURE, PLLC  
CIVIL ENGINEERS AND LAND SURVEYORS  
125 OLDE GREENWICH DRIVE, SUITE 115  
FREDERICKSBURG, VIRGINIA 22408  
TELEPHONE: (540) 373-5178  
FAX: (540) 373-6281



**BOUNDARY SURVEY**  
**TAX MAP 38-80**  
ROCK HILL MAGISTERIAL DISTRICT  
STAFFORD COUNTY, VIRGINIA

DATE:	JANUARY 17, 2022
SCALE:	1" = 100'
DESIGNED BY:	
DRAWN BY:	JG
CHECKED BY:	AF/MDG
FILE NAME:	BOUNDARY
JOB NO.	20618-1
PLAN NO.	



N/F  
EXEL INC  
T.M. 38-77  
INST. 210012178

T.M. 38-80  
31.7153 AC.

N/F  
COMMONWEALTH OF  
VIRGINIA DEPARTMENT OF  
HIGHWAYS  
T.M. 38-84A  
D.B. 155, PG. 93

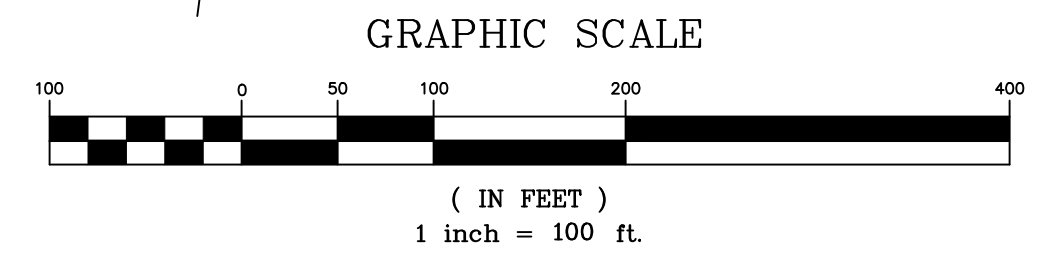
N/F  
R INCOME  
PROPERTIES LLC  
T.M. 38-76A  
INST. 210012178

N/F  
R INCOME  
PROPERTIES LLC  
T.M. 38-76E  
INST. 070003219

LINE	BEARING	DISTANCE
L1	S56°07'54"W	8.82'
L2	S78°48'30"W	20.01'
L3	N83°51'11"W	9.84'
L4	S52°19'29"W	14.55'
L5	N84°37'57"W	32.19'
L6	N54°29'19"W	17.72'
L7	N78°42'46"W	9.57'
L8	S64°42'24"W	10.31'
L9	S66°51'27"W	7.37'
L10	S16°28'23"W	22.85'
L11	S39°08'26"W	8.97'
L12	S85°42'44"W	10.98'
L13	S69°44'19"W	21.73'
L14	S60°28'37"W	21.73'
L15	N72°30'47"W	6.98'
L16	N80°35'17"W	9.51'
L17	N61°10'14"W	18.03'
L18	S64°26'33"W	5.79'
L19	S20°57'03"W	6.03'
L20	S52°33'51"W	7.72'
L21	S82°29'44"W	11.22'
L22	N75°52'14"W	14.85'
L23	S63°36'52"W	17.19'
L24	S39°39'49"W	9.34'
L25	S40°40'04"W	27.79'
L26	S63°35'50"W	10.91'
L27	S75°51'12"W	25.25'
L28	N83°06'04"W	12.90'
L29	N25°50'19"W	16.55'
L30	N64°31'04"W	4.46'
L31	S54°25'16"W	24.05'
L32	S80°08'33"W	23.80'
L33	S03°06'44"W	14.25'
L34	S21°55'59"W	28.56'
L35	S10°01'16"E	12.57'
L36	S57°37'27"E	3.59'
L37	N80°38'22"E	8.99'
L38	S71°27'21"E	5.89'
L39	S11°59'16"E	5.89'
L40	S51°09'13"W	8.96'

L41	S89°27'32"W	19.25'
L42	S36°27'14"W	4.51'
L43	S14°18'33"E	23.57'
L44	S22°47'08"W	19.90'
L45	S07°50'36"E	17.64'
L46	S52°03'46"W	21.01'
L47	S74°06'17"W	16.26'
L48	S26°54'37"W	13.09'
L49	S32°53'14"W	34.13'
L50	S06°24'06"E	12.74'
L51	S44°26'31"E	17.69'
L52	S74°39'33"E	9.60'
L53	S29°09'52"W	34.37'
L54	S35°35'07"W	28.52'
L55	S18°06'56"W	11.30'
L56	S51°57'39"W	10.65'
L57	S13°18'46"W	20.35'
L58	S35°23'01"W	10.87'
L59	S69°39'52"W	38.17'
L60	S44°09'23"W	6.80'
L61	S39°28'19"E	18.93'
L62	S23°04'37"E	8.95'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
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REVISIONS	DATE

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COMMONWEALTH OF VIRGINIA  
 LAND SURVEYOR  
 MARK D. GOODPASTURE  
 Lic. No. 2057

**BOUNDARY SURVEY**  
**TAX MAP 38-80**  
 ROCK HILL MAGISTERIAL DISTRICT  
 STAFFORD COUNTY, VIRGINIA

DATE:	JANUARY 17, 2021
SCALE:	1" = 100'
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