

H:\10000\JOB51\0846 - 508 GARRISONVILLE RD\ALTA\0846-ALTA (8-8-19).dwg Thu, Aug 22 2019 1:50y

METES & BOUNDS DESCRIPTION
TAX MAP 20-106

BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY OF GARRISONVILLE ROAD – STATE ROUTE 610, SAID POINT ALSO BEING IN THE WESTERLY LINE OF STAFFORD 105 LLC (T.M. 20–105); THENCE LEAVING SAID WESTERLY LINE OF STAFFORD 105 LLC AND RUNNING WITH SAID NORTHERLY RIGHT-OF-WAY OF GARRISONVILLE ROAD S83°37'04"W 17.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S83°37'04"W 9.10 FEET TO A POINT;

THENCE CONTINUING S85°43'04"W 105.25 FEET TO A POINT

IN THE EASTERLY RIGHT OF WAY OF BARRETT HEIGHTS ROAD – STATE ROUTE 642;

THENCE CONTINUING WITH SAID EASTERLY RIGHT OF WAY OF BARRETT HEIGHTS ROAD N54°10'04"W 25.00 FEET TO A POINT;

THENCE CONTINUING N23°29'27"W 12.49 FEET TO A POINT;

THENCE CONTINUING N11°58'15"E 15.54 FEET TO A POINT;

THENCE CONTINUING N78°01'45"W 6.68 FEET TO A POINT OF CURVATURE DEFLECTING TO THE RIGHT HAVING A DELTA OF 2°46'41", A RADIUS OF 317.04 FEET AND AN ARC LENGTH OF 15.57 FEET;

THENCE CONTINUING N21°23'57"E 10.78 FEET TO A POINT;

THENCE CONTINUING N68°36'03"W 20.00 FEET TO A POINT IN THE CENTER OF A PRESCRIPTIVE RIGHT OF WAY OF AFOREMENTIONED BARRETT HEIGHTS ROAD;

THENCE CONTINUING N21°22'59"E 305.77 FEET TO A POINT;

THENCE LEAVING THE CENTER OF SAID BARRETT HEIGHTS ROAD AND CONTINUING S06°35'47"E 352.64 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.6867 ACRE OR 29,912 SQUARE FEET.

METES & BOUNDS DESCRIPTION
TAX MAP 20-105B

BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY OF GARRISONVILLE ROAD – STATE ROUTE 610, SAID POINT ALSO BEING IN THE WESTERLY LINE OF STAFFORD 105 LLC (T.M. 20–105); THENCE LEAVING SAID WESTERLY LINE OF STAFFORD 105 LLC AND RUNNING WITH SAID NORTHERLY RIGHT-OF-WAY OF GARRISONVILLE ROAD S83°37'04"W 17.00 FEET TO A POINT;

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY OF GARRISONVILLE ROAD AND RUNNING N06°35'47"W 280.97 FEET TO A POINT;

THENCE CONTINUING S68°37'18"E 19.25 FEET TO A POINT;

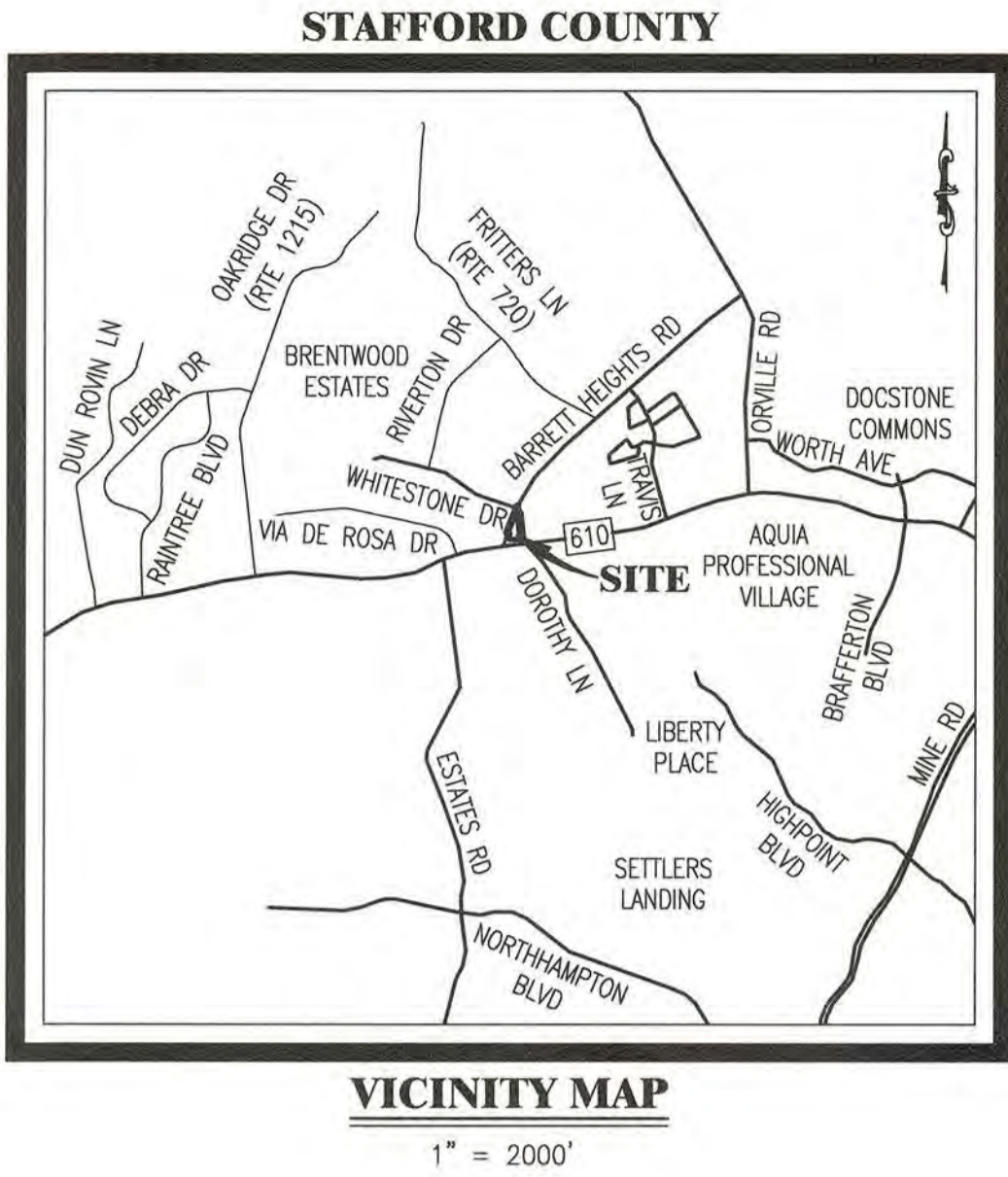
THENCE CONTINUING S06°35'47"E 272.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1079 ACRE OR 4,700 SQUARE FEET.

LEGAL DESCRIPTION

TITLE COMMITMENT No: 19-4518

PARCEL ONE: ALL THAT CERTAIN TRACT OF LAND SITUATE, LYING AND BEING IN THE ROCK HILL MAGISTERIAL DISTRICT, STAFFORD COUNTY, VIRGINIA, CONTAINING 31,748 SQUARE FEET, MORE OR LESS, AND SHOWN ON PLAT BY HARRISON SURVEYS, DATED APRIL 6, 1990, AND RECORDED IN THE CLERK’S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA, IN PLAT BOOK 25, PAGE 177; LESS AND EXCEPT THAT CERTAIN STRIP OR PARCEL OF LAND TAKEN BY THE STAFFORD COUNTY BOARD OF SUPERVISORS BY CERTIFICATE OF TAKE RECORDED IN THE AFORESAID CLERK’S OFFICE AS INSTRUMENT NO. 150023091.

PARCEL TWO: ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE ROCK HILL MAGISTERIAL DISTRICT, STAFFORD COUNTY, VIRGINIA WITH ALL APPURTENANCES THERETO BELONGING, CONTAINING 0.113 ACRE, MORE OR LESS, SHOWN AS PARCEL B ON PLAT BY REID, BAGBY & CALDWELL, P.C., DATED DECEMBER 9, 1994, AND RECORDED IN THE CLERK’S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA, IN PLAT BOOK 27, PAGE 109; LESS AND EXCEPT THAT CERTAIN STRIP OR PARCEL OF LAND TAKEN BY THE STAFFORD COUNTY BOARD OF SUPERVISORS BY CERTIFICATE OF TAKE RECORDED IN THE AFORESAID CLERK’S OFFICE AS INSTRUMENT NO. 150023092.



NOTES:

- 1) THE PROPERTY SHOWN HEREON TAX MAPS: 20–106 & 20–105B ARE LOCATED IN STAFFORD COUNTY AND ARE CURRENTLY ZONED B2.
- 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 0131 E DATED FEBRUARY 4, 2005.
- 3) THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF MOLLIE FLESHMAN GOODMAN
- 4) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK AND BUILDING CONSTRUCTION WITHIN RECENT MONTHS.
- 5) THERE IS NO OBSERVABLE EVIDENCE OR NO KNOWLEDGE OF THIS SURVEYOR TO CHANGES IN THE STREET RIGHT-OF-WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED IN CONDUCTING THIS SURVEY.
- 6) NO ZONING REPORT HAS BEEN FURNISHED THIS SURVEYOR.

SURVEYOR'S CERTIFICATE

TO SEVEN DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AS TITLE 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, 2, 3, 4, 7a, 8, 9, 11, 13 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 19, 2019.

DATE OF PLAT OR MAP: 8-22-2019

Mark D. Goodpasture
MARK D. GOODPASTURE, L.S. Lic. # 2057

TITLE REPORT FURNISHED BY OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY, COMMITMENT DATE 05/21/2019
FILE NO. 19-4518 THE ITEMS IN SCHEDULE B - PART II ARE AS
FOLLOWS:

ITEM 8 Subject to Easements to Virginia Electric and Power Company recorded in Deed Book 94, page 451, and Deed Book 623, page 215, as amended by Instrument No. 970005589. (shown hereon)

ITEM 9 Not Subject to easements to Toluca and Fredericksburg Telephone Company recorded in Deed Book 47, page 27 & 28.

ITEM 10 Possibly subject to easement to The Central Mutual Telephone Company, Inc., recorded in Deed Book 86, page 220. (Unplatable).

ITEM 11 Subject to sign easements more particularly described in deed recorded as Instrument No. 960004855. (Unlocatable)

ITEM 12 Subject to terms and conditions of Easement Agreement recorded in Deed Book 1097, page 14. No liability is assumed for the nonpayment of costs imposed pursuant to said agreement. (Shown hereon)

ITEM 13 Not Subject to Release of rights to claim compensation and damages for the construction and maintenance of State Route 610 granted the Commonwealth of Virginia in Deed Book 601, page 827, and Deed Book 614, page 304; together with related drainage easements.

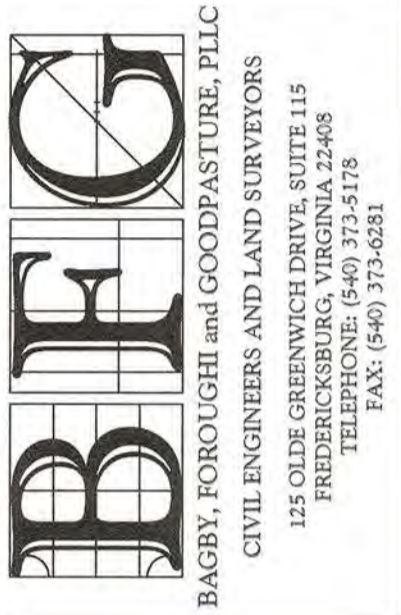
ITEM 14 Subject to Rights of the public and others in and to that portion of the insured property lying within the bounds of State Route 642 as shown on plat recorded in Plat Book 25, page 177. (Shown hereon)

ITEM 15 Subject to Rights of others in and to that portion of the insured property lying within the bounds of ingress/egress easement as shown on plat recorded in Plat Book 27, page 109. (Shown hereon)

ITEM 16 Subject to Drainage easements, signage easements, utility easements, and temporary construction easements more particularly described in certificates recorded as Instrument No. 150023091, and Instrument No. 150023092, as confirmed by Orders recorded as Instrument No. 160010140, and Instrument No. 180017795. (Shown hereon)

ITEM 17 Overhead utility line shown on plat recorded in Plat Book 25, page 177. (Shown hereon)

ITEM 18 Sanitary sewer line shown on plat recorded in Plat Book 25, page 177. (Shown hereon)



ALTA/NSPS LAND TITLE SURVEY

TAX MAPS 20-106 & 20-105B
508 GARRISONVILLE RD
ROCK HILL MAGISTERIAL DISTRICT

VIRGINIA

STAFFORD COUNTY,

DATE:	AUGUST 6, 2019
SCALE:	1" = 20'
DESIGNED BY:	
DRAWN BY:	AF/EC
CHECKED BY:	AF/MDG
FILE NAME:	ALTA
JOB NO.	10846
PLAN NO.	

LEGEND

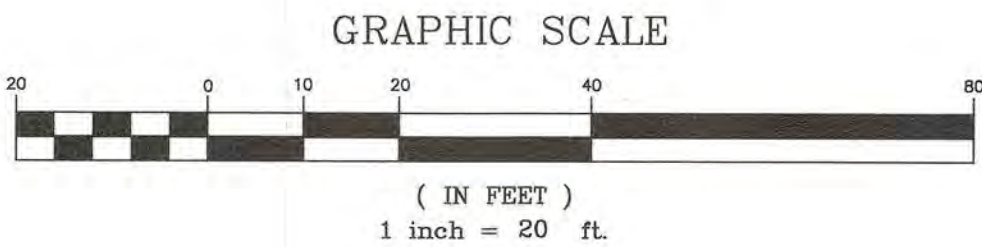
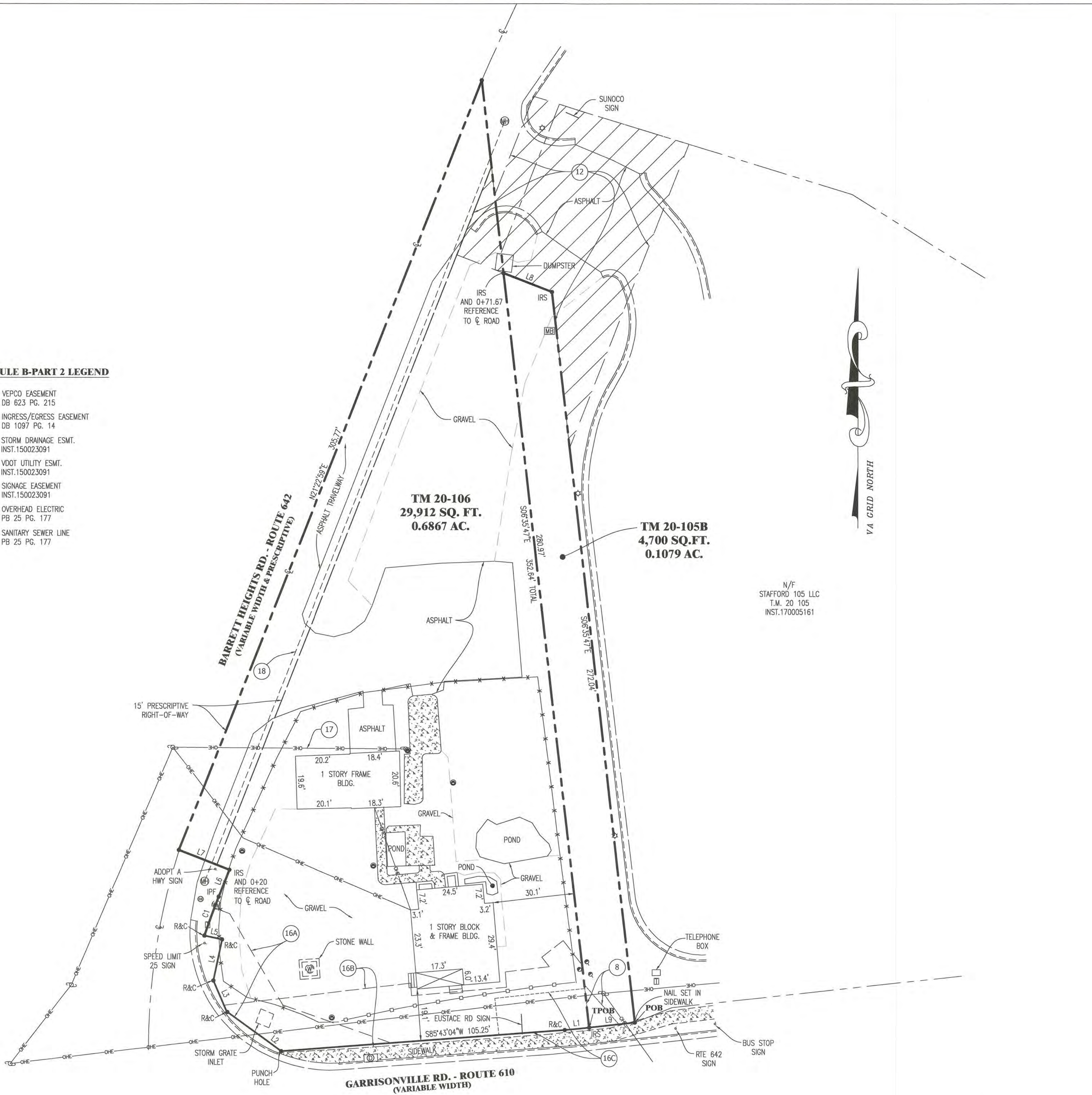
- SIGN
- LIGHT POLE
- GUY WIRE
- POWER POLE
- TELEPHONE PEDESTAL
- CLEANOUT
- WELL
- MANHOLE
- WATER METER
- YARD HYDRANT
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- DROP INLET
- BACK OF CURB
- FACE OF CURB
- GUTTER
- CHAINLINK FENCE
- PVC PICKET FENCE
- OVERHEAD ELECTRIC
- CONCRETE
- INGRESS/EGRESS EASEMENT AREA
- MAILBOX
- R&C ROD & CAP FOUND
- POB POINT OF BEGINNING
- TPOB TRUE POINT OF BEGINNING

SCHEDULE B-PART 2 LEGEND

- 8 VEPCO EASEMENT DB 623 PG. 215
- 12 INGRESS/EGRESS EASEMENT DB 1097 PG. 14
- 16A STORM DRAINAGE ESMT. INST.150023091
- 16B VDOT UTILITY ESMT. INST.150023091
- 16C SIGNAGE EASEMENT INST.150023091
- 17 OVERHEAD ELECTRIC PB 25 PG. 177
- 18 SANITARY SEWER LINE PB 25 PG. 177

LINE TABLE				
LINE	BEARING	DISTANCE		
L1	S83°37'04"W	9.10'		
L2	N54°10'04"W	25.00'		
L3	N23°29'27"W	12.49'		
L4	N11°58'15"E	15.54'		
L5	N78°01'45"W	6.68'		
L6	N21°23'57"E	10.78'		
L7	N68°36'03"W	20.00'		
L8	S68°37'18"E	19.25'		
L9	S83°37'04"W	17.00'		

CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT	
C1	15.37'	317.04'	2°46'41"	N20°00'36"E	15.37'	7.69'	



REVISIONS

DATE

BFG
BAGBY, FOROUGH and GOODPASTURE, PLLC
CIVIL ENGINEERS AND LAND SURVEYORS
125 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22405
TELEPHONE: (840) 373-5178
FAX: (840) 371-6551



ALTA/NSPS LAND TITLE SURVEY

TAX MAPS 20-106 & 20-105B
508 GARRISONVILLE RD
ROCK HILL MAGISTERIAL DISTRICT

STAFFORD COUNTY, VIRGINIA

DATE: AUGUST 6, 2019
SCALE: 1" = 20'
DESIGNED BY:
DRAWN BY: AF/EC
CHECKED BY: AF/MDG
FILE NAME: ALTA
JOB NO. 10846
PLAN NO.