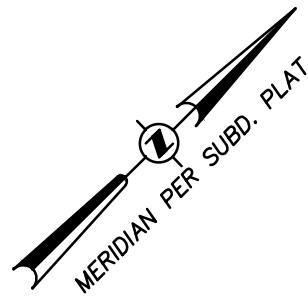


PORT AQUIA
SECTION 1
PARCEL B
COMMON AREA
PM #040000184

PORT AQUIA
SECTION 1
PARCEL B
COMMON AREA
PM #040000184

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CH. BEARING	CHORD
1	25.00'	90°00'00"	39.27'	25.00'	N0°12'37"W	35.36'
2	270.00'	40°40'37"	191.69'	100.08'	N65°32'55"W	187.69'
3	340.00'	40°40'37"	241.38'	126.03'	N65°32'55"W	236.34'
4	25.00'	90°00'00"	39.27'	25.00'	S89°47'23"W	35.36'



TAX MAP 21-64
3089 C PARCEL LLC
LR #110016381

N28°58'01"W 397.78'

PARCEL 1

TAX MAP 21U-1-1
PORT AQUIA, LLC
LR #180012549
3.9651 AC

JEFFERSON DAVIS HIGHWAY

U.S. ROUTE 1
100' & VARIABLE WIDTH RIGHT-OF-WAY
PM #040000183

PORT AQUIA DRIVE
70' & VARIABLE WIDTH RIGHT-OF-WAY
PM #040000183

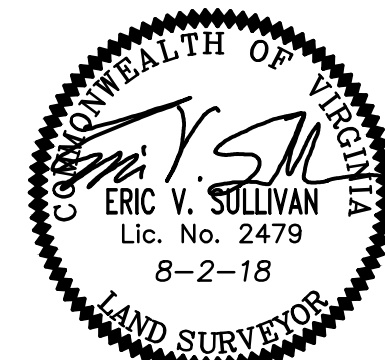
SEE SHEET 2

LEGEND

- | | |
|-----------|-------------------------|
| DI | DROP INLET |
| CATV. | CABLE TV PEDESTAL |
| GV | GAS VALVE |
| FH | FIRE HYDRANT |
| HH | HAND HOLE (UTILITY) |
| MH | MANHOLE |
| LP | LIGHT POLE |
| TELE PED. | TELEPHONE PEDESTAL |
| IRF | IRON ROD FOUND |
| IPF | IRON PIPE FOUND |
| RCP | REINFORCE CONCRETE PIPE |
| WV | WATER VALVE |

NOTES:

- TITLE REPORT FURNISHED PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. SF005795C (REVISED 5/22/18) EFFECTIVE DATE MAY 18, 2018.
- THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
- THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
- BOUNDARY AND MERIDIAN BASED ON MONUMENTATION FOUND IN THE FIELD AND PLAT BY SULLIVAN, DONAHOE AND INGALLS DATED REVISED 1-22-03 AND RECORDED IN PM #030000035.
- IT APPEARS A PORTION OF THESE PARCELS ARE LOCATED IN THE F.I.R.M. 100 YEAR SPECIAL FLOOD HAZARD AREA ZONE "AE", AS SCALED FROM MAP #51179C 0132F, DATED FEBRUARY 18, 2015 AS SHOWN.



REVISIONS	DATE	DESCRIPTION
1	8-2-18	UPDATED OWNER

PLAT OF SURVEY
ON THE LANDS KNOWN AS
PARCELS 1 & 2
PORT AQUIA COMMERCIAL
TAX MAPS 21U-1-1&2
LOCATED IN ROCK HILL
MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA
DATE: JULY 3, 2018 SCALE: 1" = 40'
SULLIVAN DONAHOE AND INGALLS
P.O. BOX 614 - FREDERICKSBURG, VIRGINIA 22404
PHONE: 540-898-5878

PORT AQUIA
SECTION 1
PARCEL A
COMMON AREA
PM #040000184

PORT AQUIA
SECTION 2
PARCEL E
COMMON AREA
PM #060000004

PORT AQUIA
SECTION 3
PARCEL F
COMMON AREA
PM #070000111

SEE SHEET 1

PORT AQUIA DRIVE
70' & VARIABLE WIDTH RIGHT-OF-WAY
PM #040000183

PARCEL 2

TAX MAP 21U-1-2
PORT AQUIA, LLC
LR #180012549
4.7391 AC

TAX MAP 21-66
L C TAYLOR ENTERPRISES INC.
D.B. 552 PG. 663

JEFFERSON DAVIS HIGHWAY
U.S. ROUTE 1
100' & VARIABLE WIDTH RIGHT-OF-WAY
PM #040000183

AQUIA CREEK

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CH. BEARING	CHORD
1	25.00'	90°00'00"	39.27'	25.00'	N0°12'37"W	35.36'
2	270.00'	40°40'37"	191.69'	100.08'	N65°32'55"W	187.69'
3	340.00'	40°40'37"	241.38'	126.03'	N65°32'55"W	236.34'
4	25.00'	90°00'00"	39.27'	25.00'	S89°47'23"W	35.36'



REVISIONS	DATE	DESCRIPTION
1	8-2-18	UPDATED OWNER

PLAT OF SURVEY
ON THE LANDS KNOWN AS
PARCELS 1 & 2
PORT AQUIA COMMERCIAL
TAX MAPS 21U-1-1&2
LOCATED IN ROCK HILL
MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA
DATE: JULY 3, 2018 SCALE: 1" = 40'
SULLIVAN DONAHOE AND INGALLS
P.O. BOX 614 - FREDERICKSBURG, VIRGINIA 22404
PHONE: 540-898-5878

METES AND BOUNDS DESCRIPTION

Parcel One, Section One
Port Aquia Commercial
Rock Hill Magisterial District
Stafford County, Virginia

Beginning at a point in the westerly right-of-way of Jefferson Davis Highway (U. S. Route #1, variable width) said point being the intersection of the right-of-way of said Jefferson Davis Highway and southerly right-of-way of Port Aquia Drive (state route #2188, 70 foot and variable width right-of-way); thence along said westerly right-of-way of Jefferson David Highway, South 44°47'23" West, a distance of 511.06 feet to a point in the line of Tax Map 24-64, the land of now or formerly 3089 C Parcel LLC; thence Tax Map 24-64, North 28°58'01" West, a distance of 397.78 feet to a point in the southerly line of Parcel B, Common Area, Section 1, Port Aquia; thence with said Parcel B, North 44°47'23" East, a distance of 301.37 feet to a point on the southerly right-of-way of said Port Aquia Drive; thence with said southerly right-of-way of Port Aquia Drive, South 83°18'38" East, a distance of 94.30 feet to a point on a curve; thence, along a curve to the right, having a radius of 270.00 feet and an arc distance of 191.69 feet, the chord of said curve being South 65°32'55" East, 187.69 feet; thence South 45°12'37" East, a distance of 106.71 feet to a point on a curve; thence along a curve to the right, having a radius of 25.00 feet and an arc distance of 39.27 feet, the chord of said curve being South 00°12'37" East, 35.36 feet to the Point of Beginning, and containing 3.9651 Acres of Land located in Rock Hill Magisterial District, Stafford County Virginia.

LEGAL DESCRIPTION
Parcel Two, Section One
Port Aquia Commercial
Rock Hill Magisterial District
Stafford County, Virginia

All that certain tract, piece or parcel of land, lying and being in Rock Hill Magisterial District, Stafford County, Virginia, and more particularly described as Parcel 2, containing 4.7391 acres, on the certain Plat of Subdivision, Section One, Port Aquia Commercial, made by Eric V. Sullivan, Land Surveyor, Sullivan, Donahoe and Ingalls, dated January 7, 2003, revised January 22, 2003, and recorded February 12, 2003, in the Clerk's Office, Circuit Court, Stafford County, Virginia, in Plat Book 40, pages 196 and 197, as PM030000035, to which plat reference is hereby made for a particular description.

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