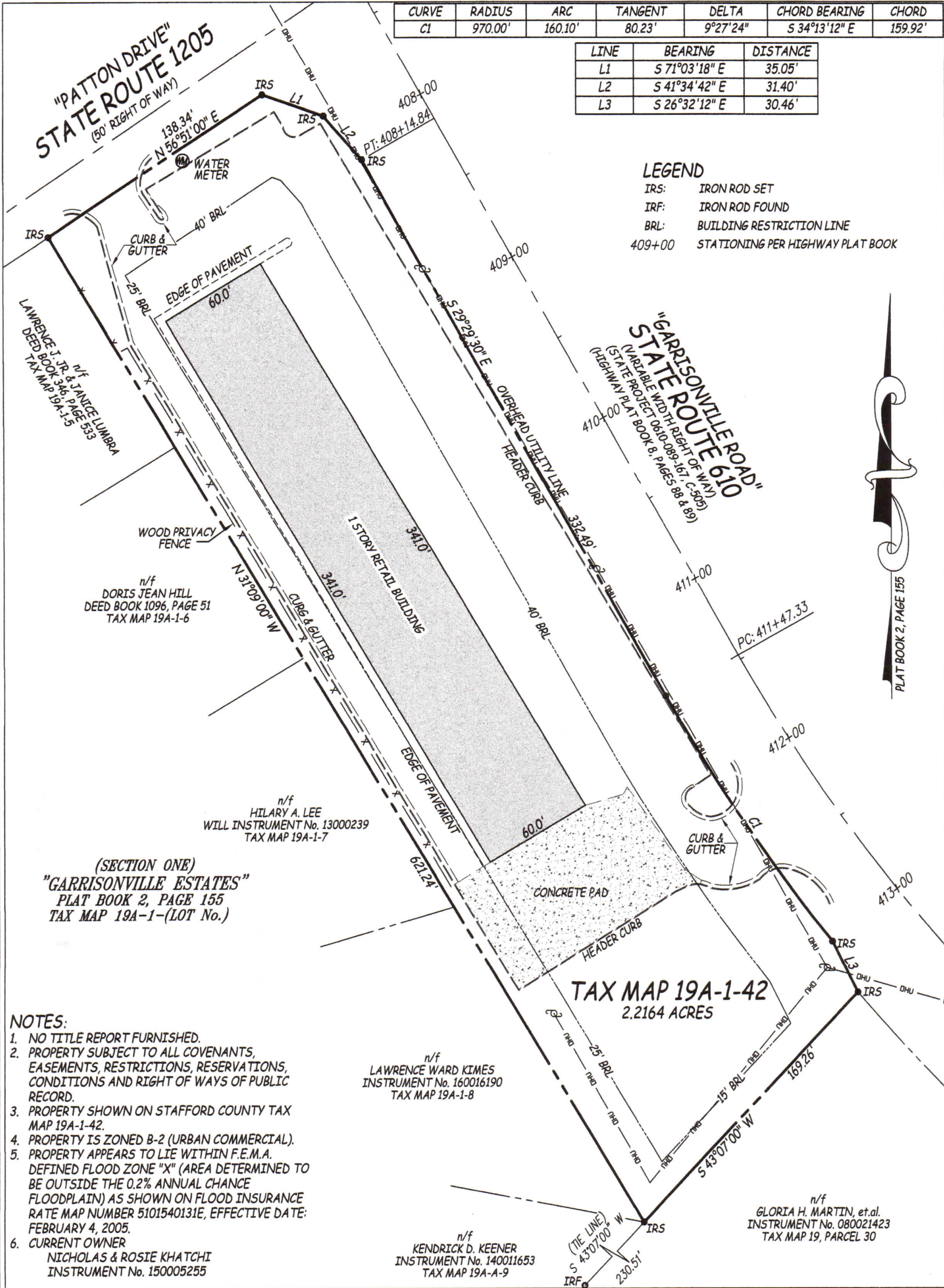


| CURVE | RADIUS | ARC | TANGENT | DELTA | CHORD BEARING | CHORD |
|-------|---------|---------|---------|----------|---------------|---------|
| C1 | 970.00' | 160.10' | 80.23' | 9°27'24" | S 34°13'12" E | 159.92' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 71°03'18" E | 35.05' |
| L2 | S 41°34'42" E | 31.40' |
| L3 | S 26°32'12" E | 30.46' |

LEGEND

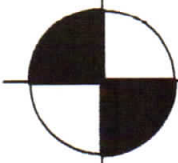
IRS: IRON ROD SET
IRF: IRON ROD FOUND
BRL: BUILDING RESTRICTION LINE
409+00 STATIONING PER HIGHWAY PLAT BOOK



(SECTION ONE)
"GARRISONVILLE ESTATES"
PLAT BOOK 2, PAGE 155
TAX MAP 19A-1-(LOT No.)

- NOTES:
1. NO TITLE REPORT FURNISHED.
 2. PROPERTY SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND RIGHT OF WAYS OF PUBLIC RECORD.
 3. PROPERTY SHOWN ON STAFFORD COUNTY TAX MAP 19A-1-42.
 4. PROPERTY IS ZONED B-2 (URBAN COMMERCIAL).
 5. PROPERTY APPEARS TO LIE WITHIN F.E.M.A. DEFINED FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 5101540131E, EFFECTIVE DATE: FEBRUARY 4, 2005.
 6. CURRENT OWNER
NICHOLAS & ROSIE KHATCHI
INSTRUMENT No. 150005255

PLAT SHOWING BOUNDARY SURVEY
TAX MAP 19A-1-42
PATTON 'K' PLAZA
ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA



AXIS
LAND SURVEYING, INC.
5753 COURTHOUSE ROAD
SPOTSYLVANIA, VA 22551
(540) 895-5011 (540) 842-7089
AXISLANDSURVEY@AOL.COM

PAGE 1 OF 1

REVISIONS

DATE: 9-12-17

REVISED DATE:

DRAWN BY: ADW

REVISED DATE:

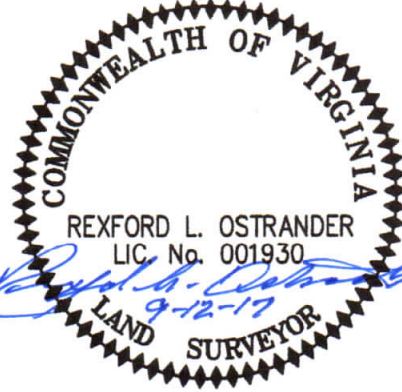
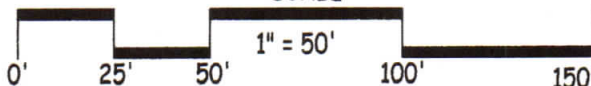
CHECKED BY: RLO

REVISED DATE:

JOB No: 17-234

REVISED DATE:

SCALE



DESCRIPTION of TAX MAP 19A-1-42

Parcel of land containing 2.2164 Acres situated in Rock Hill Magisterial District, Stafford County, Virginia described as follows on survey performed by Axis Land Surveying, Inc. on September 12, 2017:

Beginning at a set iron rod lying on the east right of way line of State Route 1205 (Patton Drive) and being common corner to Lot-5, Section One, "GARRISONVILLE ESTATES" as of record in the Office of the Clerk of Stafford County, Virginia in Plat Book 2 Page 155;

Thence N56-51-00E for 138.34 feet with the east right of way of said State Route 1205 to a set iron rod lying on the south right of way line State Route 610 (Garrisonville Road) the following five (5) courses:

- 1- S71-03-18E for 35.05 feet to a set iron rod;
- 2- S41-34-42E for 31.40 feet to a set iron rod;
- 3- S29-29-30E for 332.49 feet to a set iron rod;
- 4- Thence with a curve to the left having as its elements a Radius of 970.00 feet, Arc Length of 160.10 feet, Tangent of 80.23 feet, Delta Angle of 9-27-24 and a Chord bearing S34-13-12E for 159.92 feet to a set iron rod;
- 5- S26-32-12E for 30.46 feet to a set iron rod being a common corner to the Gloria H. Martin, et al lot as record in said Clerk's Office in Instrument 080021423;

Thence S43-07-00W for 169.26 feet with said Gloria H. Martin lot to a set iron rod being a common corner to Lot-8 and Lot-9 in said "GARRISONVILLE ESTATES" and bearing N43-07-00E, 230.51 feet from a found iron rod being common corner to Lots 9 and 10;

Thence N31-09-00W for 621.24 feet with the north lot lines of Lots 5, 6, 7 and 8 in said "GARRISONVILLE ESTATES" to the Point of Beginning.

Description written by:
Rexford L. Ostrander, LLS-1930
September 21, 2017