

TM 18C-A1
ROSE HILL FARMS - "PARCEL A"
N/F JOSHUA D. & BRENDA L. GOAD
D.B. 785 PG. 714 (DEED)
P.B. 29 PG. 36 (PLAT)
ZONING: A-2

TM 18X-2-1
N/F RICHARD D. & ETHEL E. STEWART
D.B. 753 PG. 60 (DEED)
PM#090000129 (PLAT)
ZONING: A-2

TM 18X-2-2
N/F JARED DILLON & KRISTEN L. BACKUS
INST#150010991 (DEED)
PM#090000129 (PLAT)
ZONING: A-2

TM 18X-2-3
N/F RICHARD D. & ETHEL E. STEWART
D.B. 753 PG. 60 (DEED)
PM#090000014 (PLAT)
ZONING: A-2

TM 18-78
(PART OF)
3.667 ACRES
INST#100018525 (DEED)
D.B. 51 PG. 124 (PLAT)
INST#130000079 (PLAT)
CURRENT ZONING: B-1

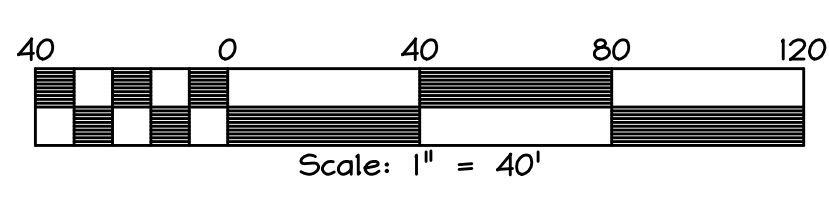
TM 18-78
(PART OF)
3.667 ACRES

TREE HAVEN LANE
(UNDEVELOPED)

THESE 2 AREAS OF
TM 18-78 WERE
CONDEMNED BY
STAFFORD COUNTY
BOARD OF SUPERVISORS
PER INSTRUMENT
#130008232 & SHOWN ON
PLAT RECORDED AT
INSTRUMENT #130000079.

LEGEND:
ROD(F)=IRON ROD FOUND
PIPE(F)=IRON PIPE FOUND
ROD(S)=IRON ROD TO BE SET
R/W=RIGHT-OF-WAY
N/F=NOW/FORMERLY
S.F.=SQUARE FEET
EX.=EXISTING
TELE.=TELEPHONE
ESMT=EASEMENT

BUILDING SETBACKS SHOWN HEREON ARE
BASED ON B-1 ZONING REQUIREMENTS.
FRONT=40'
SIDE=0'
REAR=25'



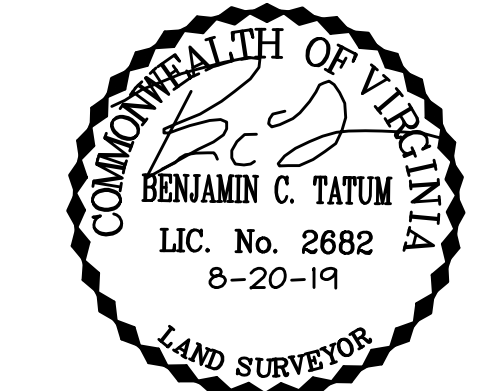
LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | S 06°13'54" W | 6.49' |
| L2 | S 35°48'30" E | 5.90' |
| L3 | S 51°53'00" W | 73.19' |
| L4 | S 06°13'54" W | 42.19' |
| L5 | S 35°48'30" E | 5.90' |

CURVE TABLE

| NUMBER | C1 | C2 | C3 | C4 | C5 |
|--------|---------------|---------------|---------------|---------------|---------------|
| R | 2945.00 | 150.12 | 113.13 | 110.12 | 153.13 |
| L | 79.67 | 110.14 | 83.01 | 80.80 | 34.47 |
| C | S 73°14'05" E | S 14°47'17" E | S 14°47'17" E | S 14°47'18" E | S 29°25'44" E |
| LC | 79.67 | 107.69 | 81.16 | 79.00 | 34.39 |
| DELTA | 01°33'00" | 42°02'18" | 42°02'28" | 42°02'27" | 12°53'45" |

NOTES:
1. NO TITLE REPORT FURNISHED.
2. EASEMENTS AND RESTRICTIONS MAY EXIST WHICH DO NOT APPEAR ON THIS PLAT.
3. BOUNDARY INFORMATION TAKEN FROM DEEDS & PLATS REFERENCED HEREON.
4. NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN THE F.I.R.M. 100 YEAR SPECIAL FLOOD AREA ZONE "A" AS INDICATED ON PANEL # 510154 010 E, DATED FEBRUARY 4, 2005. HOWEVER, THIS PROPERTY IS LOCATED IN ZONE "X".



REVISIONS:

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THE BENCHMARK GROUP
"LAND DEVELOPMENT CONSULTANTS"
5321 WHELAN WAY PARTLOW, VA 22534
540-895-4097 VOICE 540-895-4088 FAX
BMARKGROUP@AOL.COM
SURVEYING * ENGINEERING * LAND PLANNING

TAX PARCEL 18-78
ROCK HILL DISTRICT
STAFFORD COUNTY, VIRGINIA
EXISTING CONDITIONS

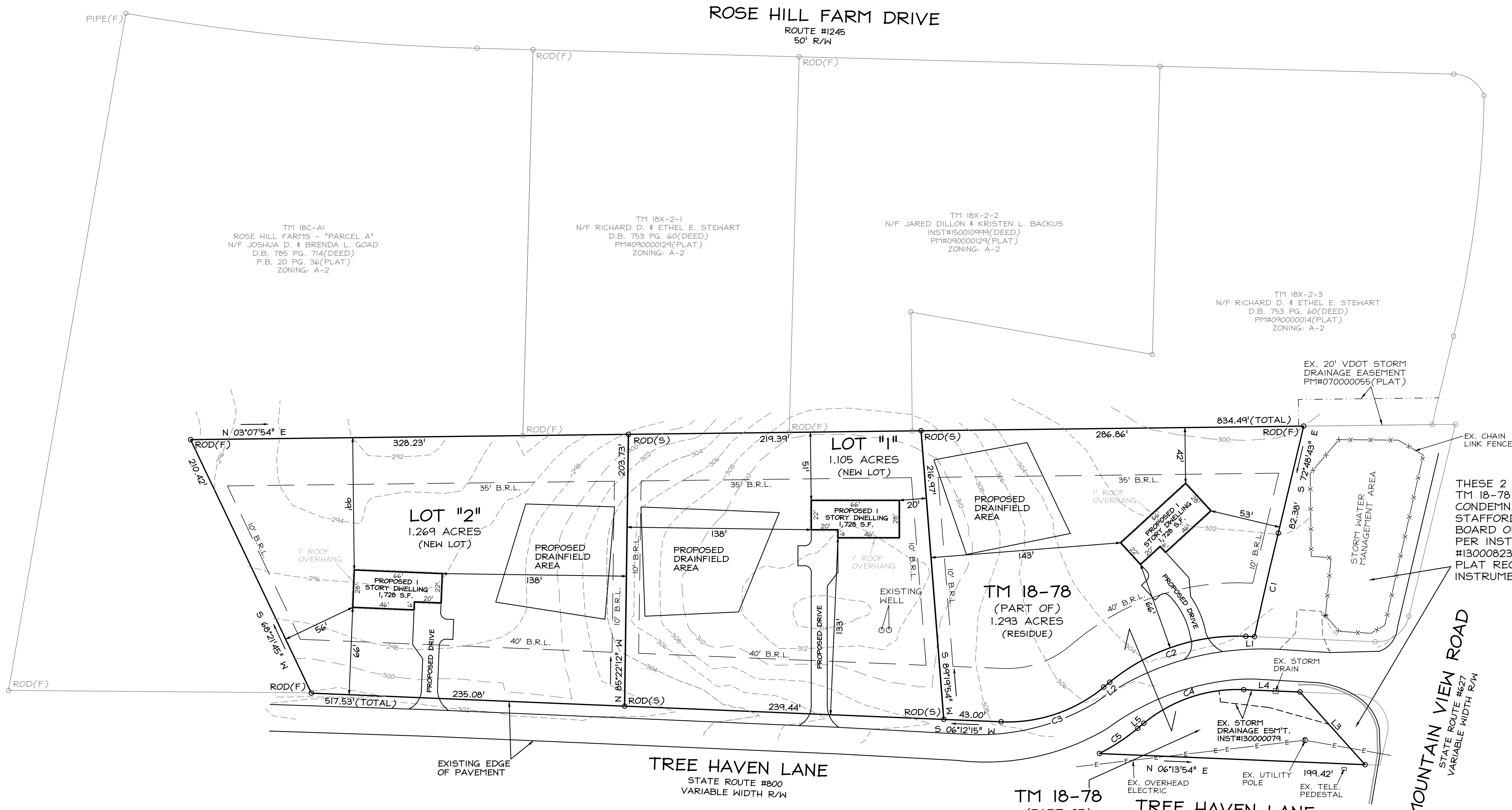
DESIGNED: CSS
DRAWN: CSS
CHECKED: BCT

DATE: 8-20-19

SCALE: 1" = 40'

JN: 19143

SH: 1 OF 2



TM 18C-A1
ROSE HILL FARMS - "PARCEL A"
N/F JOSHUA D. & BRENDA L. GOAD
D.B. 785 PG. 714 (DEED)
P.B. 20 PG. 36 (PLAT)
ZONING: A-2

TM 18X-2-1
N/F RICHARD D. & ETHEL E. STEWART
D.B. 753 PG. 60 (DEED)
P.M.#090000129 (PLAT)
ZONING: A-2

TM 18X-2-2
N/F JARED DILLON & KRISTEN L. BACKUS
INST#150010999 (DEED)
P.M.#090000129 (PLAT)
ZONING: A-2

TM 18X-2-3
N/F RICHARD D. & ETHEL E. STEWART
D.B. 753 PG. 60 (DEED)
P.M.#090000014 (PLAT)
ZONING: A-2

THESE 2 AREAS OF
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CONDEMNED BY
STAFFORD COUNTY
BOARD OF SUPERVISORS
PER INSTRUMENT
#130008232 & SHOWN ON
PLAT RECORDED AT
INSTRUMENT #130000079.

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ROD(S)=IRON ROD TO BE SET
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N/F=NOW/FORMERLY
S.F.=SQUARE FEET
EX.=EXISTING
TELE.=TELEPHONE
ESMT=EASEMENT

BUILDING SETBACKS SHOWN HEREON ARE
BASED ON A-2 ZONING REQUIREMENTS.
FRONT=40'
SIDE=10'
REAR=35'

LINE TABLE

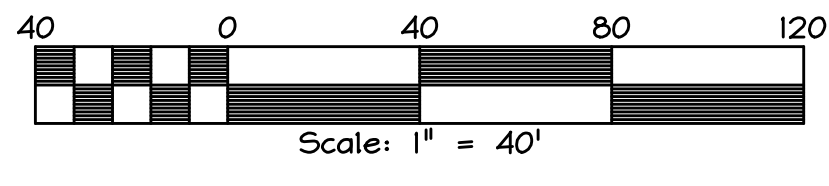
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CURVE TABLE

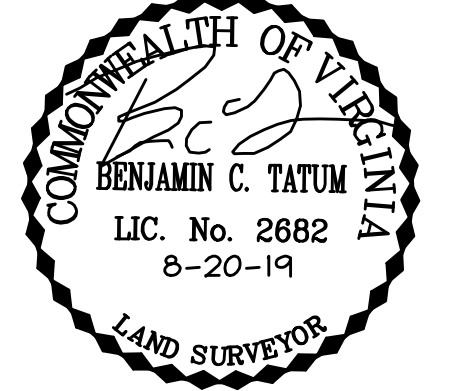
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|--------|---------------|---------------|---------------|---------------|---------------|
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| L | 79.67 | 110.14 | 83.01 | 80.80 | 34.47 |
| C | S 73°14'05" E | S 14°47'17" E | S 14°47'17" E | S 14°47'18" E | S 29°25'44" E |
| LC | 79.67 | 107.69 | 81.16 | 79.00 | 34.39 |
| DELTA | 01°33'00" | 42°02'18" | 42°02'28" | 42°02'27" | 12°53'45" |

AREA TABULATION

| | |
|--------------------------------|----------------------------|
| TAX PARCEL 18-78(2 PARTS)..... | 3.667 ACRES (PRE ADJUSTED) |
| LOT #1..... | 1.105 ACRES (NEW LOT) |
| LOT #2..... | 1.269 ACRES (NEW LOT) |
| TAX PARCEL 18-78(2 PARTS)..... | 1.293 ACRES (RESIDUE) |



P.M.#090000129



REVISIONS:

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TAX PARCEL 18-78
ROCK HILL DISTRICT STAFFORD COUNTY, VIRGINIA
GENERALIZED DEVELOPMENT PLAN

| | | |
|------------------|---------------|-----------------|
| DESIGNED: CSS | DRAWN: CSS | CHECKED: BCT |
| DATE: 8-20-19 | | |
| SCALE: 1" = 40' | | |
| JN: 19143 | | |
| SH: 2 OF 2 | | |