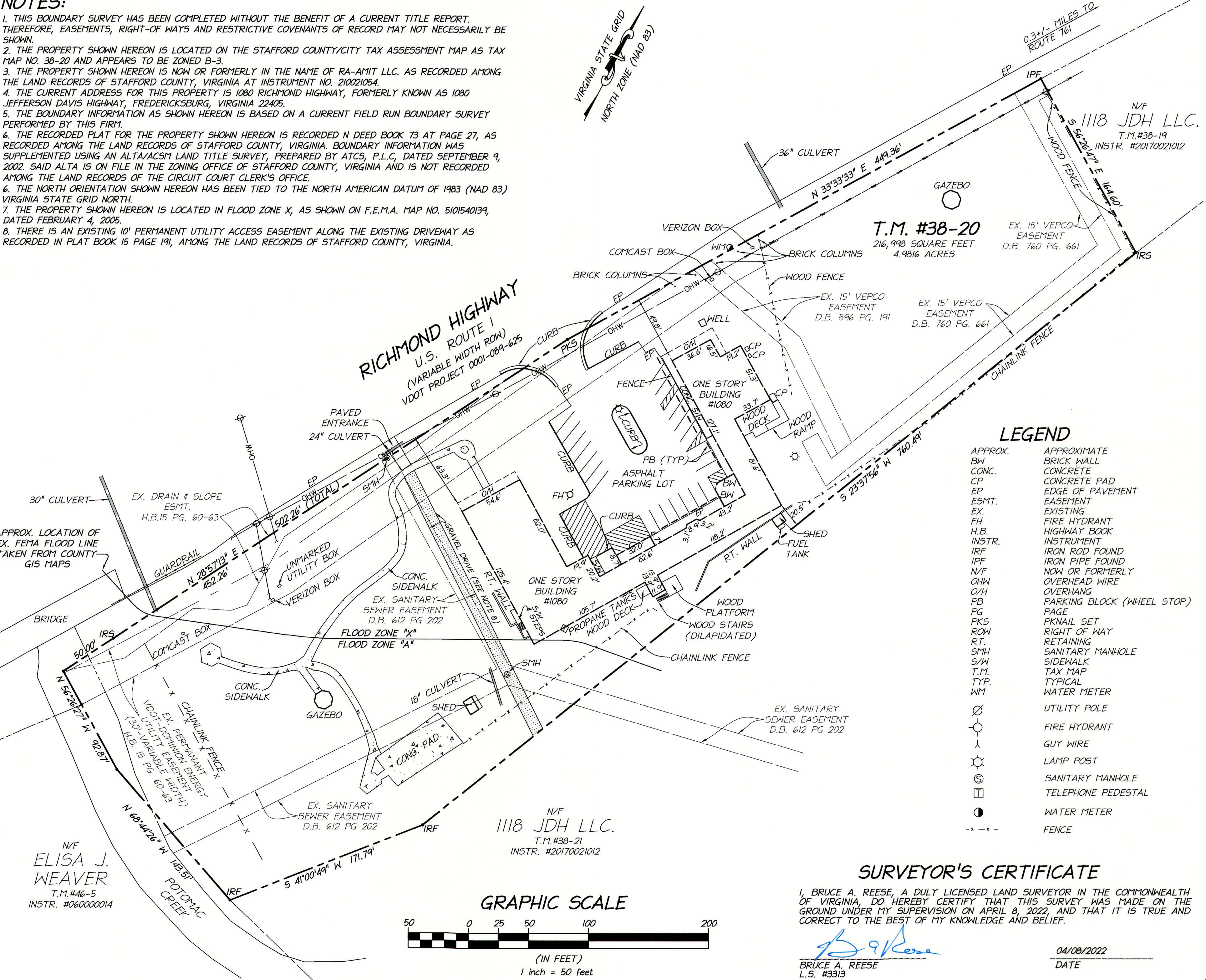


NOTES:

1. THIS BOUNDARY SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, EASEMENTS, RIGHT-OF WAYS AND RESTRICTIVE COVENANTS OF RECORD MAY NOT NECESSARILY BE SHOWN.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON THE STAFFORD COUNTY/CITY TAX ASSESSMENT MAP AS TAX MAP NO. 38-20 AND APPEARS TO BE ZONED B-3.
3. THE PROPERTY SHOWN HEREON IS NOW OR FORMERLY IN THE NAME OF RA-AMIT LLC. AS RECORDED AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA AT INSTRUMENT NO. 210021054.
4. THE CURRENT ADDRESS FOR THIS PROPERTY IS 1080 RICHMOND HIGHWAY, FORMERLY KNOWN AS 1080 JEFFERSON DAVIS HIGHWAY, FREDERICKSBURG, VIRGINIA 22405.
5. THE BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A CURRENT FIELD RUN BOUNDARY SURVEY PERFORMED BY THIS FIRM.
6. THE RECORDED PLAT FOR THE PROPERTY SHOWN HEREON IS RECORDED N DEED BOOK 73 AT PAGE 27, AS RECORDED AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA. BOUNDARY INFORMATION WAS SUPPLEMENTED USING AN ALTA/ACSM LAND TITLE SURVEY, PREPARED BY ATCS, P.L.C, DATED SEPTEMBER 9, 2002. SAID ALTA IS ON FILE IN THE ZONING OFFICE OF STAFFORD COUNTY, VIRGINIA AND IS NOT RECORDED AMONG THE LAND RECORDS OF THE CIRCUIT COURT CLERK'S OFFICE.
6. THE NORTH ORIENTATION SHOWN HEREON HAS BEEN TIED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) VIRGINIA STATE GRID NORTH.
7. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AS SHOWN ON F.E.M.A. MAP NO. 5101540139, DATED FEBRUARY 4, 2005.
8. THERE IS AN EXISTING 10' PERMANENT UTILITY ACCESS EASEMENT ALONG THE EXISTING DRIVEWAY AS RECORDED IN PLAT BOOK 15 PAGE 191, AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.



LEGACY ENGINEERING

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BOUNDARY SURVEY

LOT 1

THE LAND OF

RA-AMIT LLC.

INSTRUMENT #210021054
AQUIA MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

REVISION:	

COMMONWEALTH OF VIRGINIA

04/08/2022

BRUCE A. REESE
Lic. No. 3313

LAND SURVEYOR

DATE:	04/08/2022
SCALE:	1" = 50'
SHEET:	1 OF 1

SURVEYOR'S CERTIFICATE

I, BRUCE A. REESE, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 8, 2022, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

B. A. Reese

BRUCE A. REESE
L.S. #3313

04/08/2022
DATE



Metes and Bounds Description of

**1080 Richmond Highway
Fredericksburg, Virginia 22405**

Tax Map No. 38-20

Zoned: B3

Aquia Magisterial District

Stafford County, VA

Beginning at an Iron Pipe Found being the most northerly corner of the subject parcel, said point being along the easterly variable width right of way line of Richmond Highway, U.S. Route #1, said point also being the most westerly corner of Now or Formerly 1118 JDH LLC, referenced as Tax Map No. 38-19; Thence, departing said easterly variable width right of way line of Richmond Highway, U.S. Route #1 and running with said Now or Formerly 1118 JDH LLC, referenced as Tax Map No. 38-19, S 56°26'47" E a distance of 164.60' to an Iron Rod Set, said point being the most easterly corner of the subject property, said point also being along the westerly property line of Now or Formerly 1118 JDH LLC, referenced as Tax Map No. 38-21; Thence, departing Now or Formerly 1118 JDH LLC, referenced as Tax Map No. 38-19 and running with said Now or Formerly 1118 JDH LLC, referenced as Tax Map No. 38-21, the following two (2) courses: S 23°37'56" W a distance of 760.49' to an Iron Rod Found; Thence, S 41°00'49" W a distance of 171.79' to an Iron Rod Found, said point being the most southerly corner of the subject property, said point also being along the northerly property line of Now or Formerly Elisa J. Weaver, referenced as Tax Map No. 46-5, Thence, departing Now or Formerly 118 JDH LLC, referenced as Tax Map No. 38-21 and running with said Now or Formerly Elisa J. Weaver, referenced as Tax Map No. 46-5, the following two (2) courses: N 68°44'26" W a distance of 143.51' to a point; Thence, N 56°26'27" W a distance of 92.87' to a point, said point being the most westerly corner of the subject property, said point also being along the aforementioned

Metes and Bounds Description

1080 Richmond Highway

Stafford County, Virginia

easterly variable width right of way line of Richmond Highway, U.S. Route #1; Thence, departing Now or Formerly Elisa J. Weaver, referenced as Tax Map No. 46-5 and running with aforementioned easterly variable width right of way line of Richmond Highway, U.S. Route #1, the following two (2) courses: N 28°57'13" E passing over an Iron Rod Set at 50.00', a total distance of 502.26' to a PK Nail Set; Thence, N 33°33'33" E a distance of 449.36' to the point of beginning containing 216,998 square feet or 4.9816 acres of land more or less.