



Metes and Bounds Description  
TAX MAP 29 PARCEL 93F  
the property of  
BURNS FAMILY LIMITED PARTNERSHIP  
LR050004630  
State Highway Plat Book 14 Pages 458-461 & 474-477  
Rock Hill Magisterial District  
Stafford County, Virginia  
May 14, 2019

Beginning at a point in the intersection of the northeasterly right-of-way line of Courthouse Road, State Route 630, (variable width) and the southeasterly right-of-way of the former Wyche Road, (variable width); thence with the said the southeasterly right-of-way line of the former Wyche Road, (variable width) the following courses and distances:

N34°23'39"E, 111.97 feet to a point,  
N36°02'20"E, 67.97 feet to a point in the southerly right-of-way line of Florida Rock Drive, State Route 785, (variable width); thence with the said southerly right-of-way line of Florida Rock Drive, State Route 785, (variable width) the following courses and distances:

N65°07'27"E, 15.91 feet to a point,  
N62°33'57"E, 122.00 feet to a point,  
S67°52'04"E, 593.67 feet to a point,  
S11°52'12"E, 54.60 feet to a point in the northwesterly right-of-way of Courthouse Road, State Route 630, (variable width); thence with the said right-of-way of Courthouse Road, State Route 630, (variable width) the following courses and distances:

S41°46'56"W, 108.15 feet to a point,  
S35°30'49"W, 176.83 feet to a point,  
173.66 feet along the arc of a curve to the right having a radius of 358.26 feet and a chord bearing and distance of  
S49°24'00"W, 171.96 feet to a point,  
N73°31'13"W, 53.49 feet to a point  
368.43 feet along the arc of a curve to the left having a radius of 764.00 feet and a chord bearing and distance of  
N41°05'50"W, 364.87 feet to a point,  
N56°04'54"W, 152.43 feet to a point,  
N66°19'03"W, 70.04 feet to the point of beginning and containing 244,981 square feet or 5.6240 acres.

This description does not represent a boundary survey but was written from records.





# The Engineering Groupe Inc.

Metes and Bounds Description  
TAX MAP 29 PARCEL 93E  
the property of  
BURNS FAMILY LIMITED PARTNERSHIP  
LR050004630  
State Highway Plat Book 14 Pages 458-461 & 472-473  
Rock Hill Magisterial District  
Stafford County, Virginia  
May 14, 2019

Beginning at a point in the intersection of the southeasterly right-of-way line of Wyche Court, (variable width) and the northerly right-of-way of Wyche Road, (variable width); thence with the said southwesterly right-of-way of Wyche Court, (variable width) the following courses and distances:

N12°31'47"W, 57.00 feet to a point,  
N35°18'29"E, 183.07 feet to a point,  
50.19 feet along the arc of a curve to the right having a  
radius of 39.00 feet and a chord bearing and distance of  
N72°10'40"E, 46.80 feet to a point,  
188.37 feet along the arc of a curve to the left having a  
radius of 61.00 feet and a chord bearing and distance of  
N20°34'47"E, 121.96 feet to a point,

N35°18'28"E, 43.47 feet to a point in the southwesterly right-of-way line of Courthouse Road, State Route 630, (variable width); thence with the said southwesterly right-of-way line of Courthouse Road, State Route 630, (variable width) the following courses and distances:

S66°19'03"E, 96.56 feet to a point,  
58.84 feet along the arc of a curve to the right having a  
radius of 636.00 feet and a chord bearing and distance of  
S63°40'01"E, 58.82 feet to a point,  
121.75 feet along the arc of a curve to the left having a  
radius of 389.00 feet and a chord bearing and distance of  
S52°03'01"E, 121.26 feet to a point,  
S43°05'01"E, 76.05 feet to a point,

177.20 feet along the arc of a curve to the right having a  
radius of 624.00 feet and a chord bearing and distance of  
S34°56'55"E, 176.60 feet to a point,  
S16°21'28"W, 81.60 feet to a point in the aforesaid northerly right-of-way of Wyche Road, (variable width); thence with the said northerly right-of-way of Wyche Road, (variable width) the following courses and distances:

44.47 feet along the arc of a curve to the left having a  
radius of 741.20 feet and a chord bearing and distance of  
S53°29'18"W, 44.46 feet to a point,  
481.14 feet along the arc of a curve to the right having a



# The Engineering Groupe Inc.

**Metes and Bounds Description  
TAX MAP 29 PARCEL 93D  
the property of  
BURNS FAMILY LIMITED PARTNERSHIP  
LR050004630  
Rock Hill Magisterial District  
Stafford County, Virginia  
May 14, 2019**

Beginning at a point in the southerly right-of-way line of Wyche Road, State Route 630, (variable width) and being a northwesterly corner of the Burns Family Limited Partnership property (Tax Map 29 Parcel 93A) and the easterly corner of the property herein described; thence with the said the Burns Family Limited Partnership property (Tax Map 29 Parcel 93A) the following courses and distances:

S45°01'08"W, 111.86 feet to a point,  
38.29 feet along the arc of a curve to the left having a  
radius of 25.00 feet and a chord bearing and distance of  
S01°08'37"W, 34.66 feet to a point being a northerly corner of the Burns Family Limited  
Partnership property (Tax Map 29 Parcel 93C); thence with the said Burns Family Limited Partnership  
property (Tax Map 29 Parcel 93C) the following courses and distances:

S47°15'41"W, 50.00 feet to a point,  
250.87 feet along the arc of a curve to the left having a  
radius of 1,200.00 feet and a chord bearing and distance of  
N48°43'40"W, 250.42 feet to a point,  
N54°43'01"W, 119.28 feet to a point in the aforesaid southerly right-of-way line of Wyche Road,  
State Route 630, (variable width); thence with the said southerly right-of-way line of Wyche Road, State  
Route 630, (variable width) the following courses and distances:

143.80 feet along the arc of a curve to the left having a  
radius of 554.47 feet and a chord bearing and distance of  
S70°43'35"E, 143.39 feet to a point,  
67.15 feet along the arc of a curve to the right having a  
radius of 1,250.00 feet and a chord bearing and distance of  
S48°46'21"E, 67.14 feet to a point,  
38.29 feet along the arc of a curve to the left having a  
radius of 25.00 feet and a chord bearing and distance of  
N88°53'24"E, 34.66 feet to a point,  
N45°00'50"E, 44.96 feet to a point,  
56.92 feet along the arc of a curve to the left having a  
radius of 554.47 feet and a chord bearing and distance of  
N86°44'05"E, 56.89 feet to a point,  
26.99 feet along the arc of a curve to the left having a  
radius of 461.00 feet and a chord bearing and distance of

N71°50'32"E, 26.99 feet to the point of beginning and containing 16,756 square feet or 0.3847 acres of land.





Metes and Bounds Description  
TAX MAP 29 PARCEL 93C  
the property of  
BURNS FAMILY LIMITED PARTNERSHIP  
LR050004630  
State Highway Plat Book 14 Pages 472-473  
Rock Hill Magisterial District  
Stafford County, Virginia  
May 14, 2019

Beginning at a point in the intersection of the easterly right-of-way line of Wyche Court, (variable width) and the southwesterly right-of-way of Wyche Road, (variable width); thence with the said southwesterly right-of-way of Wyche Road, (variable width) and continuing with the Burns Family Limited Partnership property (Tax Map 29 Parcel 93D), S54°43'01"E, 248.23 feet to a point; thence continuing with the said Burns Family Limited Partnership property (Tax Map 29 Parcel 93D) the following courses and distances:

250.87 feet along the arc of a curve to the right having a radius of 1,200.00 feet and a chord bearing and distance of S48°43'40"E, 250.42 feet to a point, N47°15'41"E, 50.00 feet to a point being a westerly corner of the Burns Family Limited Partnership property (Tax Map 29 Parcel 93A); thence with the said Burns Family Limited Partnership property (Tax Map 29 Parcel 93A) the following courses and distances:

528.59 feet along the arc of a curve to the right having a radius of 1,250.00 feet and a chord bearing and distance of S30°37'09"E, 524.66 feet to a point, S18°30'17"E, 64.93 feet to a point in the northerly line of the now or formerly C & R Associates, LLC property; thence with the said now or formerly C & R Associates, LLC property the following courses and distances:

S71°28'27"W, 50.17 feet to a point, S88°28'33"W, 110.73 feet to a point being the northeasterly corner of the now or formerly The Lane Construction Corporation property; thence with the said now or formerly The Lane Construction Corporation property, N63°46'41"W, 546.77 feet to a point; thence with the said now or formerly The Lane Construction Corporation property and continuing with the aforesaid easterly right-of-way line of Wyche Court, (variable width), N83°29'41"W, 168.31 feet to a point; thence continuing with the said easterly right-of-way line of Wyche Court, (variable width) the following courses and distances:

112.80 feet along the arc of a curve to the right having a radius of 1,228.29 feet and a chord bearing and distance of N00°30'03"E, 112.76 feet to a point, N03°07'54"E, 261.80 feet to a point, N11°25'30"E, 128.52 feet to a point, N32°06'49"E, 47.23 feet to a point,

39.07 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing and distance of N80°30'37"E, 35.21 feet to the point of beginning and containing 341,966 square feet or 7.8505 acres.

This description does not represent a boundary survey but was written from a compilation of various records.





Metes and Bounds Description  
TAX MAP 29 PARCEL 93A  
the property of  
BURNS FAMILY LIMITED PARTNERSHIP  
LR050004630  
State Highway Plat Book 14 Pages 460-463  
Rock Hill Magisterial District  
Stafford County, Virginia  
May 14, 2019

**Part One**

Beginning at a point in the southeasterly right-of-way line of Courthouse Road, State Route 630, (variable width) and being a northwesterly corner of the Burns Family Limited Partnership property (Tax Map 29 Parcel 92B) and the northerly corner of the property herein described; thence with the said the Burns Family Limited Partnership property (Tax Map 29 Parcel 92B), S17°46'26"E, 445.92 feet to a point being the westerly corner of the now or formerly Paradise Estates, LLC property and a point in the northeasterly right-of-way of Hospital Center Boulevard, (variable width); thence with the said northeasterly right-of-way of Hospital Center Boulevard, (variable width) the following courses and distances:

S55°47'23"W, 1.40 feet to a point,  
167.31 feet along the arc of a curve to the right having a radius of 890.00 feet and a chord bearing and distance of N28°49'29"W, 167.06 feet to a point,  
N14°01'06"W, 145.68 feet to a point,  
30.56 feet along the arc of a curve to the right having a radius of 878.00 feet and a chord bearing and distance of N13°01'16"W, 30.56 feet to a point,  
N12°01'27"W, 61.88 feet to a point,  
30.91 feet along the arc of a curve to the left having a radius of 764.00 feet and a chord bearing and distance of N13°11'00"W, 30.91 feet to a point,  
N23°58'13"E, 18.96 feet to the point of beginning and containing 9,764 square feet or 0.2242 acres.

**Part Two**

Beginning at a point in the southwesterly right-of-way line of Hospital Center Boulevard, (variable width) and being a northerly corner of the now or formerly HGW Properties, LLC property and the easterly corner of the property herein described; thence with the said now or formerly HGW Properties, LLC property and continuing with the C & R Associates, LLC

property, S71°29'43"W, 347.58 feet to a point being the southeasterly corner of the Burns Family Limited Partnership property (Tax Map 29 Parcel 93C); thence with the said Burns Family Limited Partnership property (Tax Map 29 Parcel 93C) the following courses and distances:

N18°30'17"W, 64.93 feet to a point,  
528.59 feet along the arc of a curve to the left having a  
radius of 1,250.00 feet and a chord bearing and distance of  
N30°37'09"W, 524.66 feet to a point being a southeasterly corner of the Burns Family  
Limited Partnership property (Tax Map 29 Parcel 93D); thence with the said Burns Family  
Limited Partnership property (Tax Map 29 Parcel 93D) the following courses and distances:

38.29 feet along the arc of a curve to the right having a  
radius of 25.00 feet and a chord bearing and distance of  
N01°08'37"E, 34.66 feet to a point,  
N45°01'08"E, 111.86 feet to a point in the southeasterly right-of-way line of Wyche  
Road, (variable width); thence with the said southeasterly right-of-way line of Wyche Road,  
(variable width) the following courses and distances:

79.58 feet along the arc of a curve to the left having a  
radius of 461.00 feet and a chord bearing and distance of  
N65°13'10"E, 79.48 feet to a point,  
N60°16'27"E, 90.75 feet to a point,  
S66°57'43"E, 62.19 feet to a point in the aforesaid southwesterly right-of-way line of  
Hospital Center Boulevard, (variable width); thence with the said southwesterly right-of-way line  
of Hospital Center Boulevard, (variable width) the following courses and distances:

S12°01'27"E, 20.10 feet to a point,  
650.96 feet along the arc of a curve to the left having a  
radius of 1,006.00 feet and a chord bearing and distance of  
S30°33'41"E, 639.66 feet to the point of beginning and containing 187,324 square feet or 4.3004  
acres.

This description does not represent a boundary survey but was written from a compilation of  
various records.







Metes and Bounds Description  
TAX MAP 29 PARCEL 92B  
the property of  
BURNS FAMILY LIMITED PARTNERSHIP  
LR050004630  
State Highway Plat Book 14 Pages 460-463 & 474-475  
Rock Hill Magisterial District  
Stafford County, Virginia  
May 14, 2019

Beginning at a point in the southeasterly right-of-way line of Courthouse Road, State Route 630, (variable width) and being the westerly corner of the now or formerly Cardinal Concrete Company property and the northerly corner of the property herein described; thence with the said now or formerly Cardinal Concrete Company property, S31°36'47"E, 403.32 feet to a point in the northwesterly line of the now or formerly Paradise Estates, LLC property; thence with the said now or formerly Paradise Estates, LLC property, S45°53'20"W, 368.74 feet to a point being the southeasterly corner of the Burns Family Limited Partnership property (Tax Map 29 Parcel 93A); thence with the easterly line of the said Burns Family Limited Partnership property (Tax Map 29 Parcel 93A), N17°46'26"W, 445.92 feet to a point in the aforesaid southeasterly right-of-way line of Courthouse Road, State Route 630, (variable width); thence with the said the southeasterly right-of-way line of Courthouse Road, State Route 630, (variable width) the following courses and distances:

N23°58'13"E, 30.02 feet to a point,  
N65°46'03"E, 28.85 feet to a point,  
51.08 feet along the arc of a curve to the left having a  
radius of 460.76 feet and a chord bearing and distance of  
N56°01'58"E, 51.05 feet to a point,  
N46°01'09"E, 28.18 feet to a point,  
102.36 feet along the arc of a curve to the left having a  
radius of 458.26 feet and a chord bearing and distance of  
N42°57'30"E, 102.15 feet to the point of beginning and containing 124,125 square feet or 2.8495  
acres.

This description does not represent a boundary survey but was written from a compilation of various records.



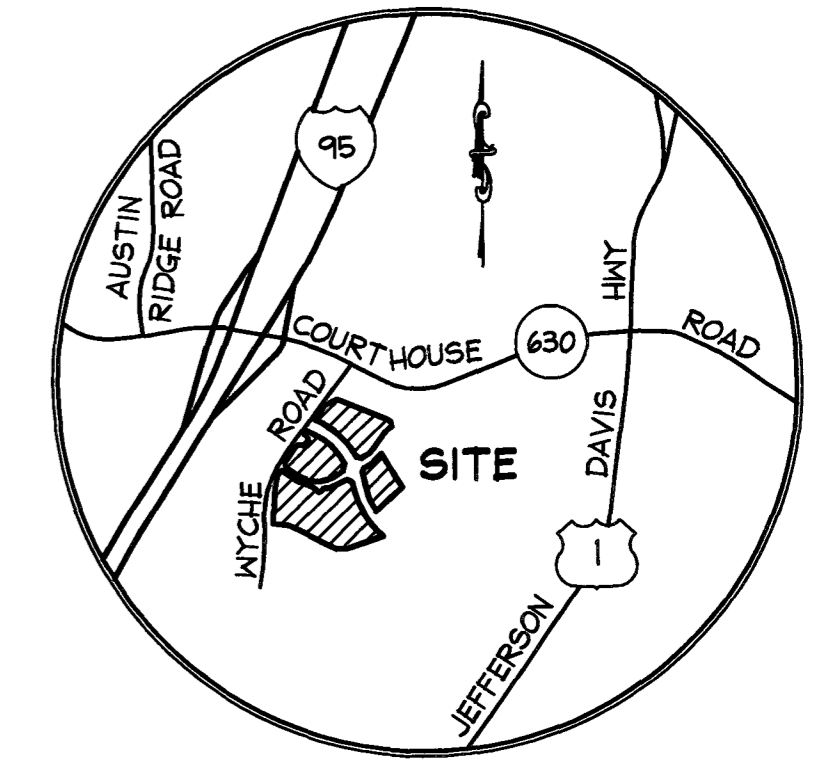
**NOTES:**

1. NO TITLE REPORT FURNISHED.
2. THE AREAS FOR REZONING, AS SHOWN HEREON, ARE BASED UPON DEEDS/PLATS OF RECORD AND DOES NOT PURPORT TO REPRESENT A FIELD RUN SURVEY BY THE ENGINEERING GROUPE, INC. AT THIS TIME.

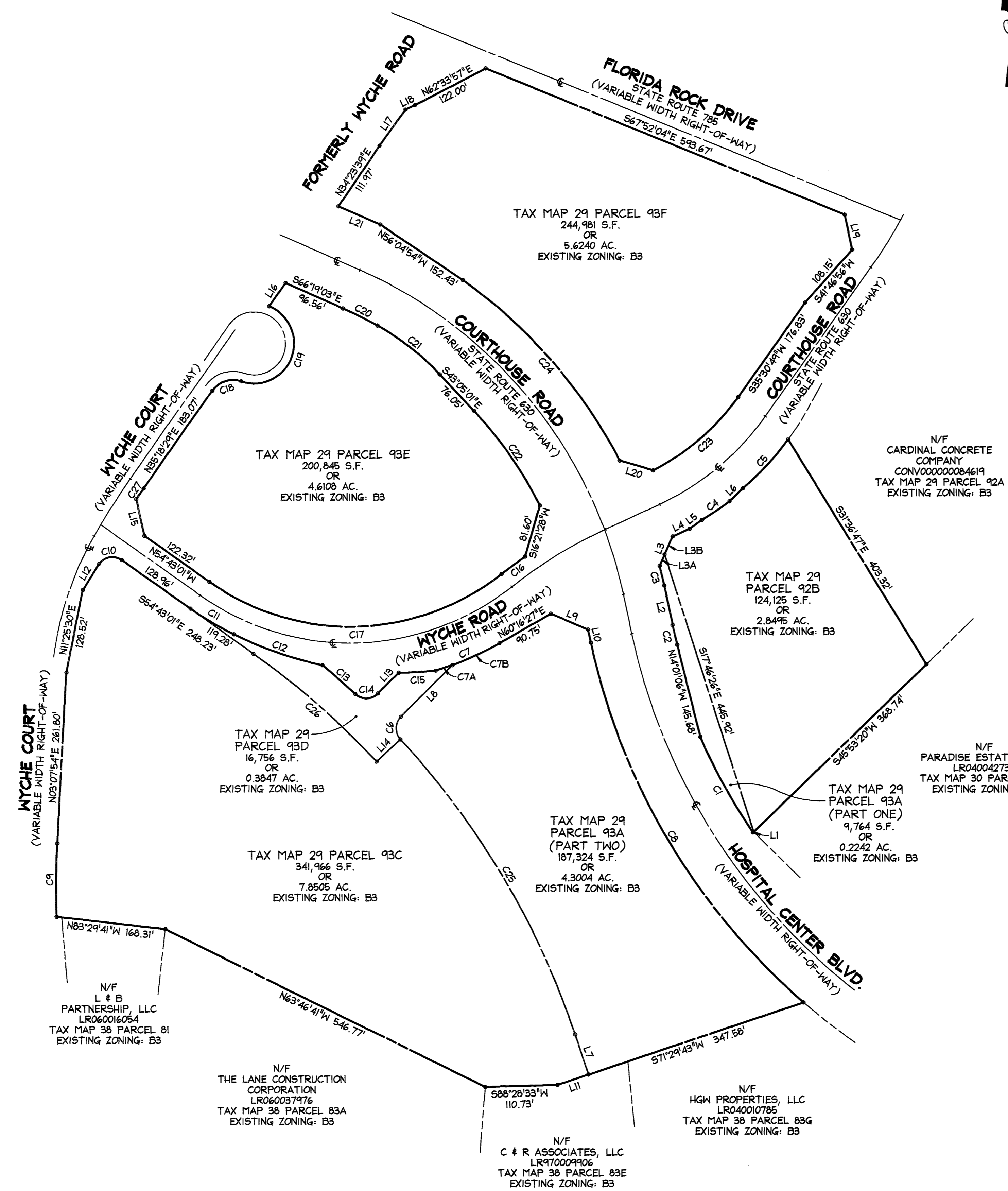


**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	S55°47'23"W	1.40'
L2	N12°01'27"W	61.88'
L3	N23°58'13"E	48.28'
L3A	N23°58'13"E	18.96'
L3B	N23°58'13"E	30.02'
L4	N65°46'03"E	28.85'
L4	N54°27'28"E	23.02'
L6	N46°01'09"E	28.18'
L7	N18°30'17"W	64.93'
L8	N45°01'08"E	111.86'
L9	S66°57'43"E	62.19'
L10	S12°01'27"E	20.10'
L11	S71°28'27"W	50.17'
L12	N32°06'49"E	47.23'
L13	N45°00'50"E	44.96'
L14	S47°15'41"W	50.00'
L15	N12°31'47"W	57.00'
L16	N35°18'28"E	43.47'
L17	N36°02'20"E	67.97'
L18	N65°07'27"E	15.91'
L19	S11°52'12"E	54.60'
L20	N73°31'13"W	53.49'
L21	N66°19'03"W	70.04'

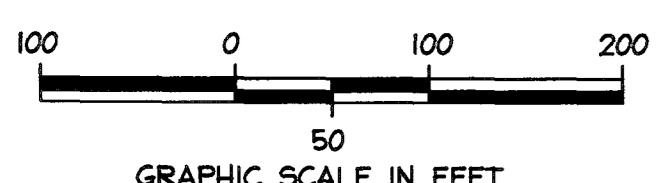


VICINITY MAP  
SCALE: 1"=2,000'

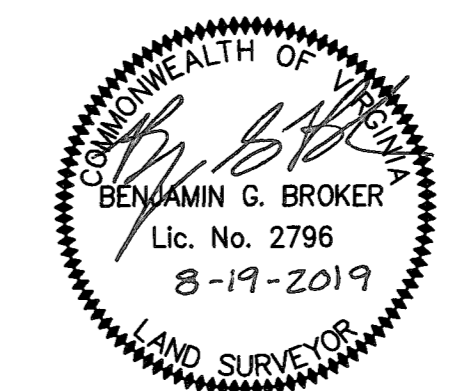


**CURVE TABLE:**

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	890.00'	167.31'	10°46'15"	83.90'	N28°49'29"W	167.06'
C2	878.00'	30.56'	1°59'39"	15.28'	N13°11'00"W	30.56'
C3	764.00'	30.91'	2°19'06"	15.46'	N13°11'00"W	30.91'
C4	460.76'	51.08'	6°21'04"	25.56'	N56°01'58"E	51.05'
C5	458.26'	102.36'	12°47'53"	51.39'	N42°57'30"E	102.15'
C6	25.00'	38.29'	87°45'15"	24.04'	N01°08'37"E	34.66'
C7	461.00'	106.57'	13°14'44"	53.52'	N66°53'49"E	106.34'
C7A	461.00'	26.99'	3°21'17"	13.50'	N71°50'32"E	26.99'
C7B	461.00'	79.58'	9°53'26"	39.89'	N65°13'10"E	79.48'
C8	1006.00'	650.96'	37°04'29"	337.33'	S30°33'41"E	639.66'
C9	1228.29'	112.80'	5°15'42"	56.44'	N00°30'03"E	112.76'
C10	25.00'	39.07'	89°32'44"	24.80'	N80°30'37"E	35.21'
C11	425.36'	77.93'	10°29'48"	39.07'	S69°57'55"E	77.82'
C12	554.47'	143.80'	14°51'33"	72.30'	S70°43'35"E	143.94'
C13	1250.00'	67.15'	3°04'41"	33.58'	S48°46'21"E	67.14'
C14	25.00'	38.29'	87°45'09"	24.04'	N88°53'24"E	34.66'
C15	554.47'	56.92'	5°52'53"	28.48'	N86°44'05"E	56.89'
C16	741.20'	44.47'	3°26'15"	22.24'	S63°29'18"W	44.46'
C17	375.00'	48.14'	7°33'04"	28.09'	S88°31'35"W	44.81'
C18	39.00'	50.19'	73°44'23"	29.25'	N72°10'40"E	46.80'
C19	61.00'	188.37'	17°56'09"	2,280.73'	N20°34'47"E	121.96'
C20	636.00'	58.84'	5°18'02"	29.44'	S63°40'01"E	58.82'
C21	389.00'	121.75'	17°55'59"	61.38'	S52°03'01"E	121.26'
C22	624.00'	177.20'	16°16'13"	89.20'	S34°56'55"E	176.60'
C23	358.26'	173.66'	27°46'22"	88.57'	S49°24'00"W	171.96'
C24	764.00'	368.43'	27°37'48"	187.87'	N41°05'50"W	364.87'
C25	1250.00'	528.59'	24°13'44"	268.31'	N30°37'09"W	524.66'
C26	1200.00'	250.87'	11°58'42"	125.90'	N48°43'40"W	250.42'
C27	1051.59'	19.94'	1°05'10"	9.97'	N34°46'53"E	19.94'



ZONING PLAT  
ON THE PROPERTY OF  
**BURNS FAMILY  
LIMITED PARTNERSHIP**  
LR050004630  
STATE HIGHWAY PLAT BOOK 14 PAGES 458-463 & 472-477  
ROCK HILL MAGISTERIAL DISTRICT  
STAFFORD COUNTY, VIRGINIA  
SCALE: 1"=100' DATE: MAY 14, 2019



**The Engineering Groupe Inc.**  
Engineers | Surveyors | Planners  
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