

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
August 20, 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.



Metes and Bounds Description
A PORTION OF
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
August 20, 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.

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

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,
346.15 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
N26°26'17"W, 345.05 feet to a point; thence departing the said Burns Family Limited
Partnership property (Tax Map 29 Parcel 93C) and through the Burns Family Limited Partnership
property (Tax Map 29 Parcel 93A) the following courses and distances:

S89°56'23"E, 239.01 feet to a point,
44.43 feet along the arc of a curve to the left having a
radius of 85.00 feet and a chord bearing and distance of
N75°05'09"E, 43.93 feet to a point,
N60°06'42"E, 1.73 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), 352.30 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 S39°03'59"E, 350.50 feet to
the point of beginning and containing 101,038 square feet or 2.3195 acres.

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

Part Three

Beginning at a point in the northerly property line of now or formerly C & R Associates, LLC property, said point being the southwesterly corner to a portion of Tax Map 29 Parcel 93A (Part Two); thence departing now or formerly C & R Associates, LLC property and running with Tax Map 29 Parcel 93A the following courses and distances:

N18°30'17"W, 64.93 feet to a point,
520.30 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°25'45"W, 516.56 feet
to the Point of Beginning for Tax Map 29A Parcel 93A, Part Three; thence running with Tax Map 29 Parcel 93C, 8.29 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 N42°32'37"W, 8.29 feet to a point in the line of a portion of Tax Map 29 Parcel 93D; thence running with 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, 7.01 feet to a point in the line of Tax Map 29 Parcel 93A; thence running
with Tax Map 29 Parcel 93A, S00°03'37"W, 45.71 feet to the point of beginning and containing
379 square feet or 0.0087 acres.

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



Metes and Bounds Description
A PORTION OF
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
August 20, 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), 8.29 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 S42°32'37"E, 8.29 feet to a point; thence departing the said Burns Family Limited Partnership property (Tax Map 29 Parcel 93A, Part Two) and through the Burns Family Limited Partnership property (Tax Map 29 Parcel 93C) the following courses and distances:

S00°03'37"W, 136.33 feet to a point, S89°56'23"E, 108.14 feet to a point in the line of the aforesaid 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:

346.15 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 S26°26'17"E, 345.05 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 334,243 square feet or 7.6732 acres.

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



Metes and Bounds Description
A PORTION OF
TAX MAP 29 PARCEL 93D
the property of
BURNS FAMILY LIMITED PARTNERSHIP
LR050004630
Rock Hill Magisterial District
Stafford County, Virginia
August 20, 2019

Beginning at a point in the southerly right-of-way line of Wyche Road, State Route 630, (variable width) being a northeasterly corner of the property herein described; thence through the Burns Family Limited Partnership property (Tax Map 29 Parcel 93D), S00°03'37"W, 62.58 feet to a point in the northwesterly line 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:

S45°01'08"W, 7.01 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:

77.93 feet along the arc of a curve to the left having a
radius of 425.36 feet and a chord bearing and distance of
S59°57'55"E, 77.82 feet to a point,
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,

8.35 feet along the arc of a curve to the left having a radius of 554.47 feet and a chord bearing and distance of N89°14'39"E, 8.35 feet to the point of beginning and containing 14,623 square feet or 0.3357 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 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
August 20, 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 southeasterly right-of-way of Wyche Court, (variable width) the following courses and distances:

N12°31'47"W, 57.00 feet to a point,
19.94 feet along the arc of a curve to the right having a
radius of 1,051.59 feet and a chord bearing and distance of
N34°45'53"E, 19.94 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 right 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
radius of 375.00 feet and a chord bearing and distance of
S88°31'35"W, 448.81 feet to a point,
N54°43'01"W, 122.32 feet to the point of beginning and containing 200,845 square feet or
4.6108 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 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
August 20, 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:

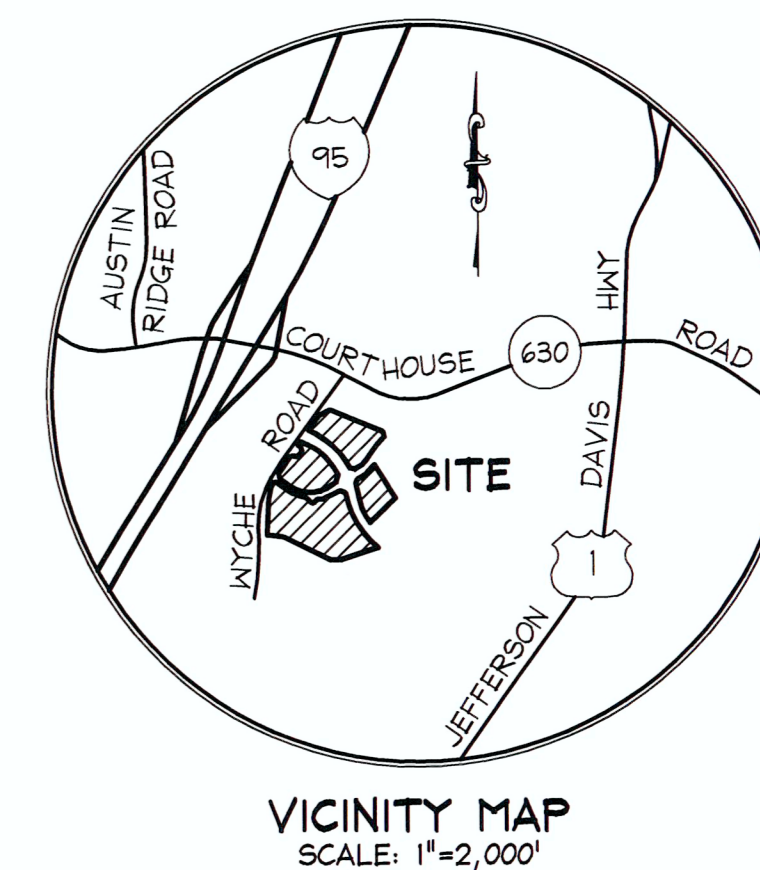
N65°07'27"E, 15.91 feet to a point,
N62°33'57"E, 122.00 feet to a point,
S67°52'04"E, 593.67 feet to a point,
S11°52'12"E, 54.60 feet to a point in the northwesterly right-of-way of Courthouse Road, State Route 630, (variable width); thence with the said right-of-way of Courthouse Road, State Route 630,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



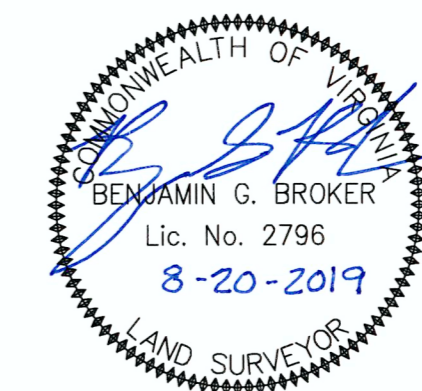
This description does not represent a boundary survey but was written from a compilation of various records.

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	BEARING	DISTANCE
L1	S55°47'23"W	1.40'
L2	N12°01'27"W	61.88'
L3	N23°58'13"E	48.98'
L3A	N23°58'13"E	18.96'
L3B	N23°58'13"E	30.02'
L4	N65°46'03"E	28.85'
L5	N54°27'28"E	23.02'
L6	N46°01'09"E	28.18'
L7	N18°30'17"E	64.93'
L8	S45°01'08"W	7.01'
L9	S00°03'37"W	62.58'
L10	N60°06'42"E	1.73'
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°31'03"W	53.49'
L21	N66°19'03"W	70.04'

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	876.00'	30.56'	1°59'39"	15.28'	N13°01'16"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'	N66°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	1,250.00'	346.15'	15°51'59"	174.19'	N26°26'17"W	345.05'
C8	1,250.00'	8.29'	0°22'47"	4.14'	N42°32'37"W	8.29'
C9	1,228.29'	112.80'	5°15'42"	56.44'	N00°30'30"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'	S65°57'55"E	77.82'
C12	554.47'	143.80'	14°51'33"	72.30'	S70°43'35"E	143.39'
C13	1,250.00'	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'	8.35'	0°51'45"	4.17'	N89°41'39"E	8.35'
C16	741.20'	44.47'	3°26'15"	22.24'	S53°29'18"W	44.46'
C17	375.00'	48.14'	73°30'48"	280.09'	S88°31'35"E	448.81'
C18	39.00'	50.19'	73°44'23"	29.25'	N72°10'40"E	46.80'
C19	61.00'	188.37'	176°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'	S62°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	1,006.00'	352.30'	20°03'53"	177.97'	S39°03'59"E	350.50'
C26	1,200.00'	250.87'	11°58'42"	125.90'	N48°43'40"W	250.42'
C27	1,051.59'	19.94'	1°05'10"	9.97'	N34°46'53"E	19.94'
C28	85.00'	44.43'	29°56'55"	22.73'	N75°05'09"E	43.93'



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: AUGUST 20, 2019



The Engineering Group Inc.
 Engineers | Surveyors | Planners
 13580 Groupe Drive, Suite 200, Woodbridge, Virginia 22192
 Phone (703) 670-0985 Fax (703) 670-7769

DRAFTED BY: BGB	CHECKED BY:	RPD-695	SHEET 1 OF 1
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