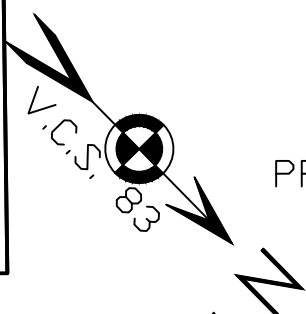


VICINITY MAP
SCALE: 1" = 2,460'

GPS NOTE:

1. THE PLAT IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SUBDIVISION BOUNDARY TO STAFFORD COUNTY, UNITED STATES DEPARTMENT OF DEFENSE OR NATIONAL GEODETIC SURVEY MONUMENT (NETWORK GPS RTK)
2. THE GRID FACTOR (ELEVATION FACTOR (X) SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCE TO DERIVE THE REFERENCED COORDINATES IS 0.99998305. UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THE SUBDIVISION.
3. THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF VCS 1983 COORDINATES IS THE "U.S. SURVEY FOOT" (ONE FOOT = 12/39.27 METER).



PROPERTY ID 19 25D

CERTIFICATE OF APPROVAL
THIS CONSOLIDATION KNOWN AS RED
APPLE PEDIATRIC -TM # 19-25B IS
APPROVED BY THE UNDERSIGNED IN
ACCORDANCE WITH EXISTING SUBDIVISION
REGULATIONS AND MAY BE ADMITTED TO
RECORD."

NAME _____ DATE _____
AGENT, STAFFORD COUNTY BOARD OF SUPERVISORS

NOTARY CERTIFICATION

COMMONWEALTH OF VIRGINIA; COUNTY OF _____, TO WIT:
THE FORGOING OWNER(S) CONSENT LEYLA KHALIGHI (OWNER)
WAS ACKNOWLEDGED BEFORE
ME THIS _____ DAY OF _____, 2019

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

OWNERS CONSENT

I LEYLA KHALIGHI (OWNER) affirm the
platting of the following described land
RED APPLE PEDIATRIC TM # 19 25b is
with the free consent and in
accordance with the desire of the
undersigned owners, proprietors, and
trustees, if any.

LEYLA KHALIGHI LLC _____ DATE _____

2.

NOTES:

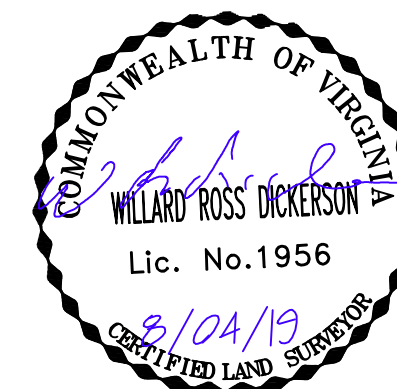
1. NO TITLE REPORT FURNISHED.
CURRENT OWNER:
LEYLA KHALIGHI LLC
1003 GARRISONVILLE RD
STAFFORD, VA 22554-1843
3. CURRENT ZONING SC (SUBURBAN COMMERCIAL)
4. THE IMPROVEMENTS DELINEATED HEREON FALL ENTIRELY WITHIN ZONE "X" ON FEMA-FIA
FLOOD INSURANCE RATE MAP #5101540127E DATE: 2/04/2005.
5. SITE WILL BE SERVED BY COUNTY WATER AND SEWER

I hereby certify, to the best of my knowledge and belief,
that all of the requirements of the board of supervisors
and ordinances of the County of Stafford, Virginia,
regarding the platting of CONSOLIDATION within the county
have been met.

Given under my hand this 8 day of May
2019



PLAT ON CONSOLIDATION
RED APPLE PEDIATRIC
TM# 19 25 B
INST. NO 140019659
STAFFORD COUNTY, VIRGINIA
SCALE: 1" = 30'
DATE: 2/02/19



DICKERSON SURVEY AND ARBORIST SERVICES

LAND SURVEYING * CERTIFIED ARBORISTS
401 SOUTH JEFFERSON ST * ARLINGTON VA 22204 * [PH] 571-221-5204 *
REV: 2/02/19 COUNTY COMMENTS

**Metes and Bounds
Description
O
Red Apple Pediatric
Being
Property ID # 19 25B
Stafford County Va.**

Beginning at a point lying on the southerly line of Garrisonville Rd. (Rote # 610) and the easterly line of Deshield Ln. (50' row- DB 207 PG 269).

Thence following the said southerly ROW of Garrisonville Rd with the arc of a curve to the right 173.83, with a radius of 4552.00 feet and a chord and chord bearing of 173.81 feet and South 43° 12' 02" East to a point. And South 43° 08' 50" East, 7.33 feet to a point being the Northeast corner of Parcel # 19 25.

Thence following the Northwest property line of said Parcel # 19 25 South 42° 09' 17" West, 233.00 feet to a point lying of the northerly line of Parcel # 19 25D.

Thence following the said northerly line of Parcel 19 25D North 43° 55' 20" West, 173.87 feet to a point lying on the easterly ROW of Deshield Ln. (50' row- DB 207 PG 269).

Thence following the said ROW of Deshield Ln. (50' row- DB 207 PG 269) North 40° 20' 41" East, 225.90 feet to the Point of Beginning. Containing 39,570 Sq. Ft. or 0.908 Ac. More or less.