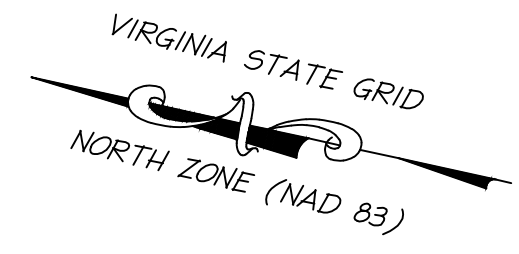


TM PARCEL #44-76

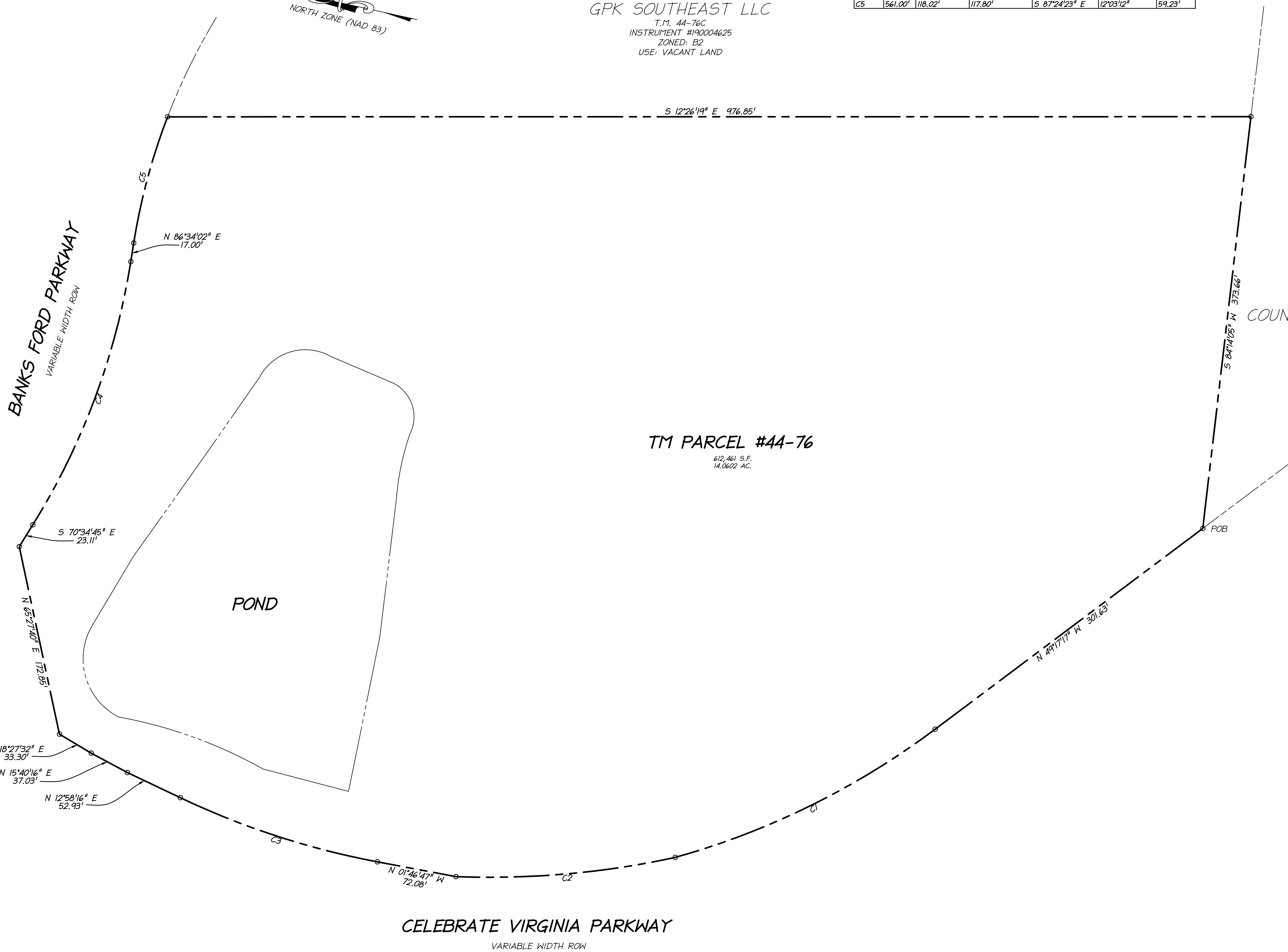
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	710.49'	262.83'	261.33'	N 38°41'27" W	211°142'	132.93'
C2	793.50'	199.04'	198.52'	N 17°25'24" W	142°219'	100.05'
C3	727.49'	187.30'	186.78'	N 05°35'45" E	14°45'05"	94.17'
C4	639.00'	254.87'	253.18'	S 82°00'17" E	22°51'09"	129.15'
C5	561.00'	118.02'	117.80'	S 87°24'23" E	12°03'12"	59.23'



N/F
GPK SOUTHEAST LLC
 T.M. 44-76C
 INSTRUMENT #190004625
 ZONED: B2
 USE: VACANT LAND

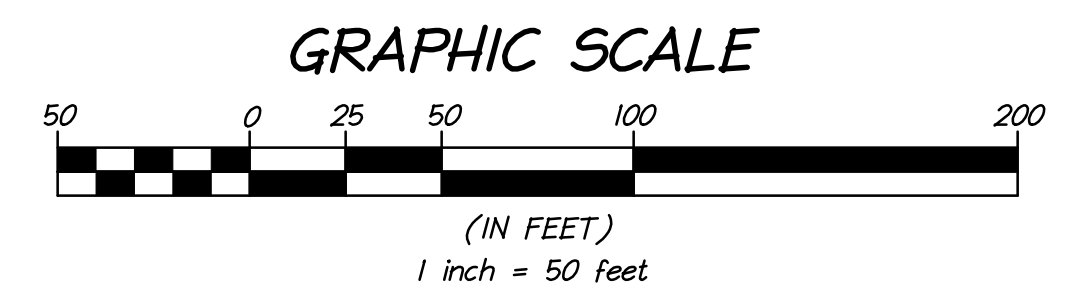
N/F
COUNTY OF STAFFORD
 T.M. 44W-5A
 INSTRUMENT #060040011
 ZONED: M2
 USE: VACANT LAND

TM PARCEL #44-76
 612,461 S.F.
 14.0602 AC.



MEETS AND BOUNDS DESCRIPTION

BEGINNING AT THE SOUTHERNMOST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING ON THE EASTERLY VARIABLE WIDTH RIGHT OF WAY LINE OF CELEBRATE VIRGINIA PARKWAY, SAID POINT ALSO BEING A CORNER TO THE NOW OR FORMERLY COUNTY OF STAFFORD TAX MAP PARCEL 44W-5A, THENCE DEPARTING SAID COUNTY OF STAFFORD TAX MAP PARCEL 44W-5A AND RUNNING WITH SAID RIGHT OF WAY OF CELEBRATE VIRGINIA PARKWAY THE FOLLOWING COURSES AND DISTANCES: N 49°17'17" W A DISTANCE OF 301.63 FEET TO A POINT; THENCE 262.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 710.49 FEET, A CENTRAL ANGLE OF 211°142' AND A CORD WHICH BEARS N 38°41'27" W A DISTANCE OF 261.33 FEET TO A POINT; THENCE 199.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 793.50 FEET, A CENTRAL ANGLE OF 142°219' AND A CORD WHICH BEARS N 17°25'24" W A DISTANCE OF 198.52 FEET TO A POINT; THENCE N 01°46'47" W A DISTANCE OF 72.08 FEET TO A POINT; THENCE 187.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 727.49 FEET, A CENTRAL ANGLE OF 14°45'05" AND A CORD WHICH BEARS N 05°35'45" W A DISTANCE OF 186.78 FEET TO A POINT; THENCE N 12°58'16" E A DISTANCE OF 52.93 FEET TO A POINT; THENCE N 14°40'16" E A DISTANCE OF 37.03 FEET TO A POINT; THENCE N 18°27'32" E A DISTANCE OF 33.30 FEET TO A POINT; THENCE N 65°27'40" E A DISTANCE OF 172.85 FEET TO A POINT; SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF BANKS FORD PARKWAY; THENCE DEPARTING SAID RIGHT OF WAY OF CELEBRATE VIRGINIA PARKWAY, AND RUNNING WITH SAID RIGHT OF WAY OF BANKS FORD PARKWAY, THE FOLLOWING COURSES AND DISTANCES: S 70°34'45" E A DISTANCE OF 23.11 FEET TO A POINT; THENCE 254.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 639.00 FEET, A CENTRAL ANGLE OF 22°51'09" AND A CORD WHICH BEARS S 82°00'17" E A DISTANCE OF 253.18 FEET TO A POINT; THENCE N 86°34'02" E A DISTANCE OF 17.00 FEET TO A POINT; THENCE 118.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 639.00 FEET, A CENTRAL ANGLE OF 12°03'12" AND A CORD WHICH BEARS S 87°24'23" E A DISTANCE OF 117.80 FEET TO A POINT; SAID POINT BEING A CORNER TO THE NOW OR FORMERLY GPK SOUTHEAST LLC TAX MAP PARCEL 44-76C, THENCE DEPARTING SAID RIGHT OF WAY OF BANKS FORD PARKWAY AND RUNNING WITH SAID GPK SOUTHEAST LLC TAX MAP PARCEL 44-76C, S 12°26'19" E A DISTANCE OF 976.85 FEET TO A POINT; SAID POINT BEING ON THE LINE OF THE AFOREMENTIONED COUNTY OF STAFFORD TAX MAP PARCEL 44W-5A, THENCE DEPARTING SAID GPK SOUTHEAST LLC TAX MAP PARCEL 44-76C, AND RUNNING WITH THE COUNTY OF STAFFORD TAX MAP PARCEL 44W-5A, S 84°14'05" W A DISTANCE OF 373.66 TO THE PLACE AND POINT OF BEGINNING AND CONTAINING 612,461 SQUARE FEET OR 14.0602 ACRES OF LAND MORE OR LESS.



LEGACY ENGINEERING

419 CHATHAM SQUARE OFFICE PARK
 FREDERICKSBURG, VA 22405
 WWW.LEGACY-ENG.COM
 540.373.8350 (P) 540.369.4499 (F)

BOUNDARY EXHIBIT
TAX MAP PARCEL 44-76
CELEBRATE VIRGINIA

PM 090000035
 FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT
 STAFFORD COUNTY, VIRGINIA

REVISION:

COMMONWEALTH OF VIRGINIA
 2020
 BRUCE A. REESE
 Lic. No. 3313
 LAND SURVEYOR

DATE: 06/09/2021
 SCALE: 1" = 50'
 SHEET: 1 OF 1