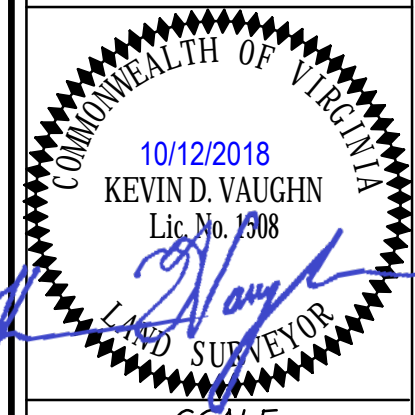
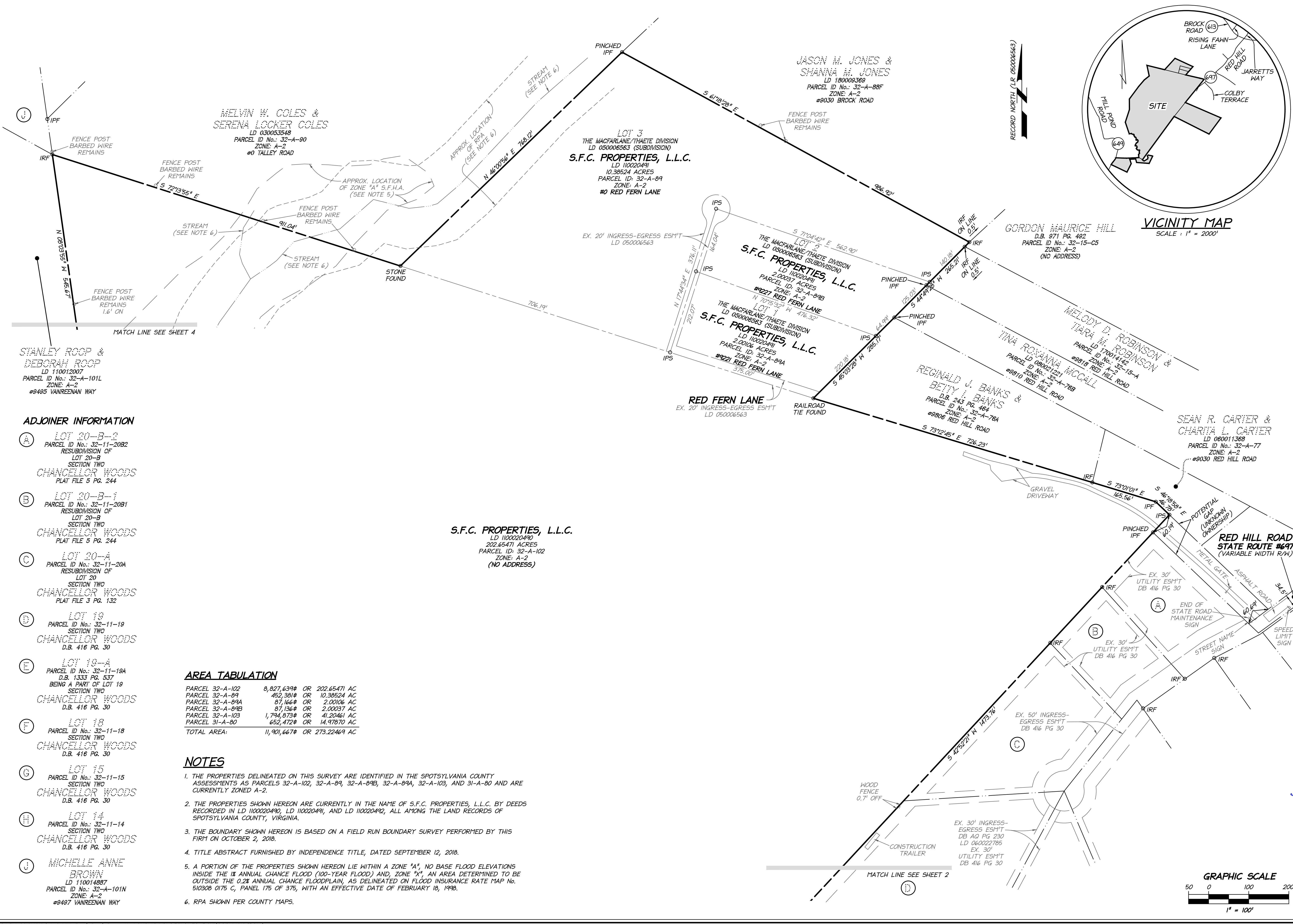
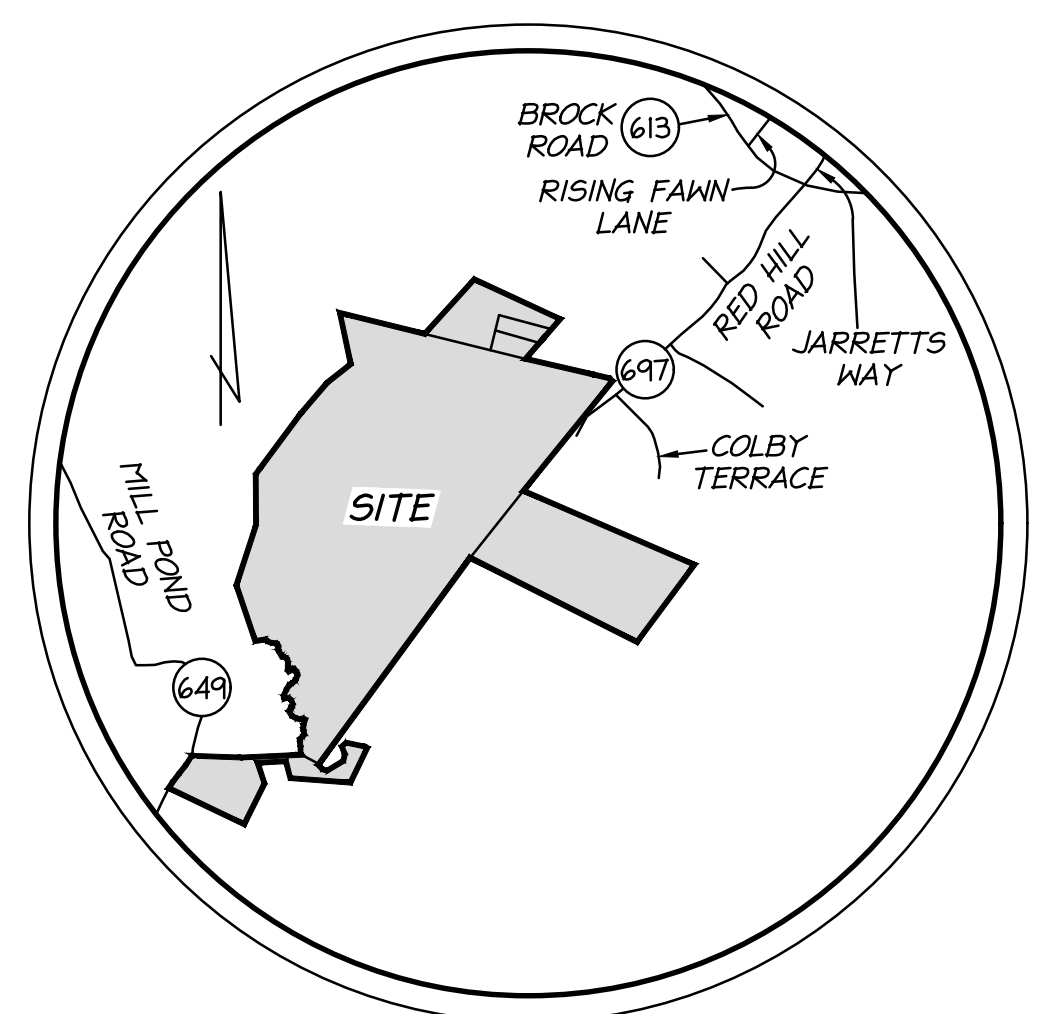


**BOUNDARY SURVEY**

THE PROPERTIES OF  
**S.F.C. PROPERTIES, L.L.C.**  
 LD 110020490  
 LD 110020491  
 LD 110020492  
 CHANCELLOR MAGISTERIAL DISTRICT  
 SPOTSYLVANIA COUNTY, VIRGINIA



SCALE:  
 1" = 100'  
 SHEET /  
 OF 4  
 DATE: OCT. 12, 2018  
 DRAFT: DCD CHECK: KDV  
 FILE NUMBER: 18184-1-0 80



**ADJOINER INFORMATION**

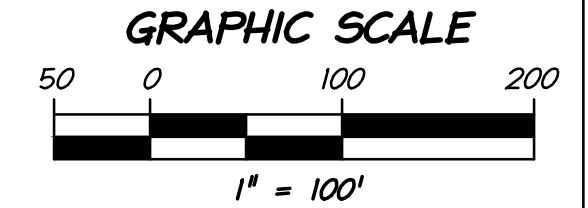
- (A) LOT 20-B-2  
 PARCEL ID No.: 32-11-20B2  
 RESUBDIVISION OF  
 LOT 20-B  
 SECTION TWO  
 CHANCELLOR WOODS  
 PLAT FILE 5 PG. 244
- (B) LOT 20-B-1  
 PARCEL ID No.: 32-11-20B1  
 RESUBDIVISION OF  
 LOT 20-B  
 SECTION TWO  
 CHANCELLOR WOODS  
 PLAT FILE 5 PG. 244
- (C) LOT 20-A  
 PARCEL ID No.: 32-11-20A  
 RESUBDIVISION OF  
 LOT 20  
 SECTION TWO  
 CHANCELLOR WOODS  
 PLAT FILE 3 PG. 132
- (D) LOT 19  
 PARCEL ID No.: 32-11-19  
 SECTION TWO  
 CHANCELLOR WOODS  
 D.B. 416 PG. 30
- (E) LOT 19-A  
 PARCEL ID No.: 32-11-19A  
 D.B. 1333 PG. 537  
 BEING A PART OF LOT 19  
 SECTION TWO  
 CHANCELLOR WOODS  
 D.B. 416 PG. 30
- (F) LOT 18  
 PARCEL ID No.: 32-11-18  
 SECTION TWO  
 CHANCELLOR WOODS  
 D.B. 416 PG. 30
- (G) LOT 15  
 PARCEL ID No.: 32-11-15  
 SECTION TWO  
 CHANCELLOR WOODS  
 D.B. 416 PG. 30
- (H) LOT 14  
 PARCEL ID No.: 32-11-14  
 SECTION TWO  
 CHANCELLOR WOODS  
 D.B. 416 PG. 30
- (J) MICHELLE ANNE BROWN  
 LD 110014887  
 PARCEL ID No.: 32-A-101N  
 ZONE: A-2  
 #8497 VANREENAN WAY

**AREA TABULATION**

PARCEL 32-A-102	8,827,639#	OR	202,65471 AC
PARCEL 32-A-89	452,381#	OR	10,38524 AC
PARCEL 32-A-89A	87,166#	OR	2,00106 AC
PARCEL 32-A-89B	87,136#	OR	2,00037 AC
PARCEL 32-A-103	1,794,873#	OR	41,20461 AC
PARCEL 31-A-80	652,472#	OR	14,97870 AC
<b>TOTAL AREA:</b>	<b>11,901,667#</b>	<b>OR</b>	<b>273.22469 AC</b>

**NOTES**

1. THE PROPERTIES DELINEATED ON THIS SURVEY ARE IDENTIFIED IN THE SPOTSYLVANIA COUNTY ASSESSMENTS AS PARCELS 32-A-102, 32-A-89, 32-A-89A, 32-A-89B, 32-A-89A, 32-A-103, AND 31-A-80 AND ARE CURRENTLY ZONED A-2.
2. THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF S.F.C. PROPERTIES, L.L.C. BY DEEDS RECORDED IN LD 110020490, LD 110020491, AND LD 110020492, ALL AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA.
3. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY THIS FIRM ON OCTOBER 2, 2018.
4. TITLE ABSTRACT FURNISHED BY INDEPENDENCE TITLE, DATED SEPTEMBER 12, 2018.
5. A PORTION OF THE PROPERTIES SHOWN HEREON LIE WITHIN A ZONE "A", NO BASE FLOOD ELEVATIONS INSIDE THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) AND, ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 510308 0175 C, PANEL 175 OF 375, WITH AN EFFECTIVE DATE OF FEBRUARY 18, 1998.
6. RPA SHOWN PER COUNTY MAPS.





**ADJOINER INFORMATION**

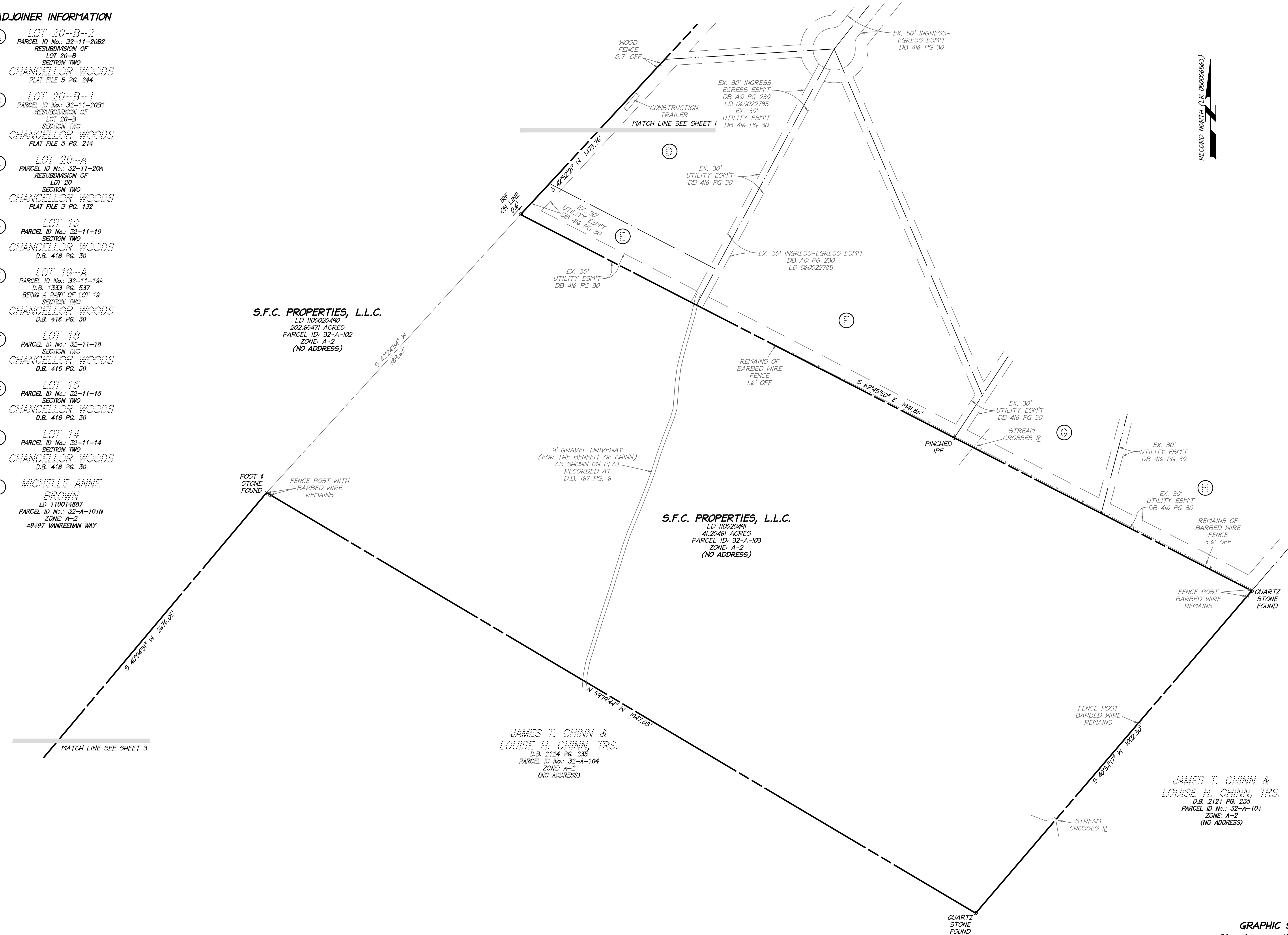
- (A) LOT 20-B-2  
PARCEL ID No.: 32-11-20B2  
RESUBDIVISION OF  
LOT 20-B  
SECTION TWO  
CHANCELLOR WOODS  
PLAT FILE 5 PG. 244
- (B) LOT 20-B-1  
PARCEL ID No.: 32-11-20B1  
RESUBDIVISION OF  
LOT 20-B  
SECTION TWO  
CHANCELLOR WOODS  
PLAT FILE 5 PG. 244
- (C) LOT 20-A  
PARCEL ID No.: 32-11-20A  
RESUBDIVISION OF  
LOT 20  
SECTION TWO  
CHANCELLOR WOODS  
PLAT FILE 3 PG. 132
- (D) LOT 19  
PARCEL ID No.: 32-11-19  
SECTION TWO  
CHANCELLOR WOODS  
D.B. 416 PG. 30
- (E) LOT 19-A  
PARCEL ID No.: 32-11-19A  
D.B. 1333 PG. 537  
BEING A PART OF LOT 19  
SECTION TWO  
CHANCELLOR WOODS  
D.B. 416 PG. 30
- (F) LOT 18  
PARCEL ID No.: 32-11-18  
SECTION TWO  
CHANCELLOR WOODS  
D.B. 416 PG. 30
- (G) LOT 15  
PARCEL ID No.: 32-11-15  
SECTION TWO  
CHANCELLOR WOODS  
D.B. 416 PG. 30
- (H) LOT 14  
PARCEL ID No.: 32-11-14  
SECTION TWO  
CHANCELLOR WOODS  
D.B. 416 PG. 30
- (J) MICHELLE ANNE BROWN  
LD 110014887  
PARCEL ID No.: 32-A-101N  
ZONE: A-2  
#8497 VANREENAN WAY

**S.F.C. PROPERTIES, L.L.C.**  
LD 110020490  
202.65471 ACRES  
PARCEL ID: 32-A-102  
ZONE: A-2  
(NO ADDRESS)

**S.F.C. PROPERTIES, L.L.C.**  
LD 110020491  
41.20461 ACRES  
PARCEL ID: 32-A-103  
ZONE: A-2  
(NO ADDRESS)

**JAMES T. CHINN & LOUISE H. CHINN, TRS.**  
D.B. 2124 PG. 235  
PARCEL ID No.: 32-A-104  
ZONE: A-2  
(NO ADDRESS)

**JAMES T. CHINN & LOUISE H. CHINN, TRS.**  
D.B. 2124 PG. 235  
PARCEL ID No.: 32-A-104  
ZONE: A-2  
(NO ADDRESS)

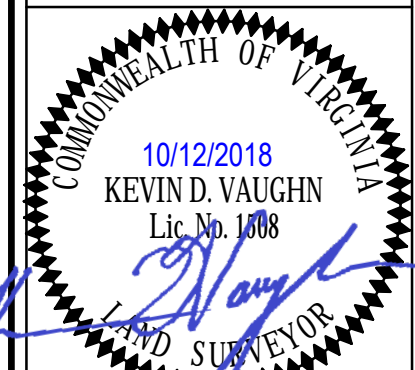


LAND DESIGN CONSULTANTS  
466 DABY FRED AVENUE, SUITE 201, WOODBRIDGE, VIRGINIA 22192  
PH: 703-884-3685 FAX: 703-884-9475

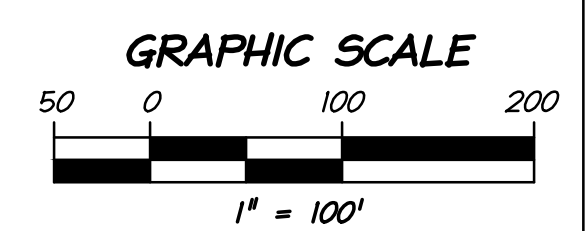
**BOUNDARY SURVEY**

**THE PROPERTIES OF S.F.C. PROPERTIES, L.L.C.**

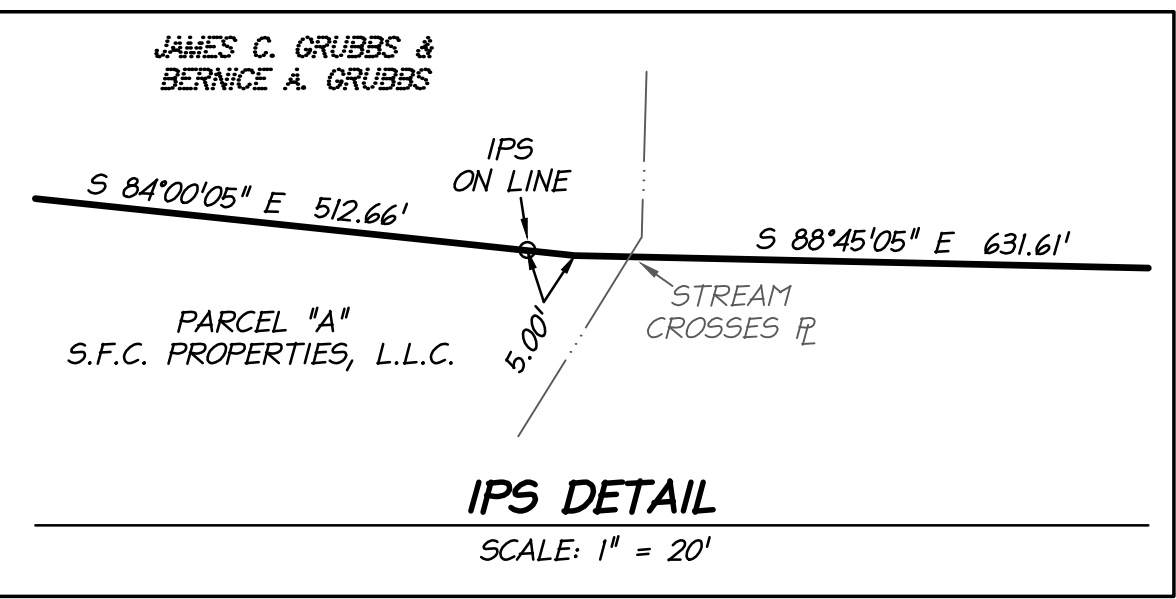
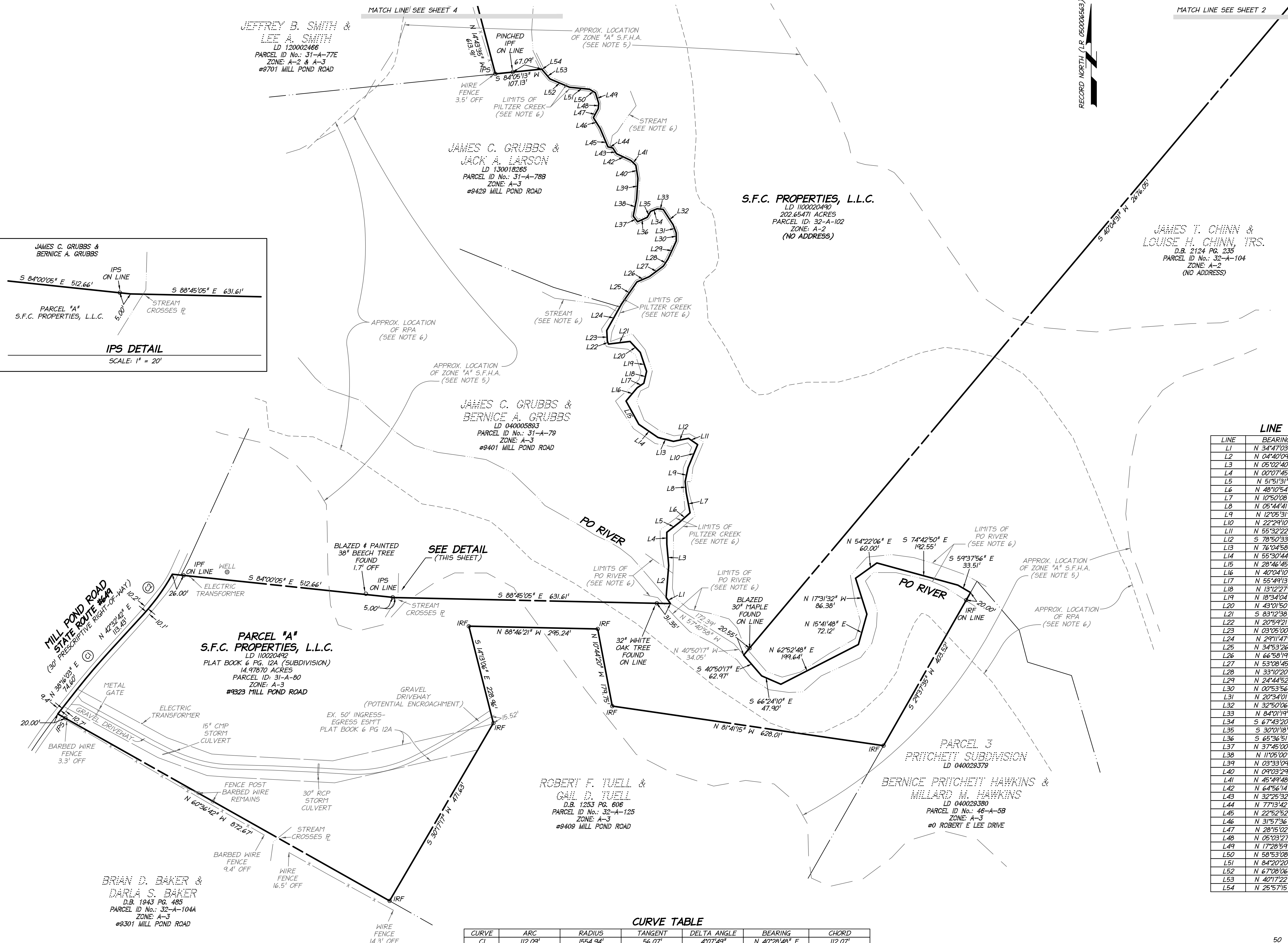
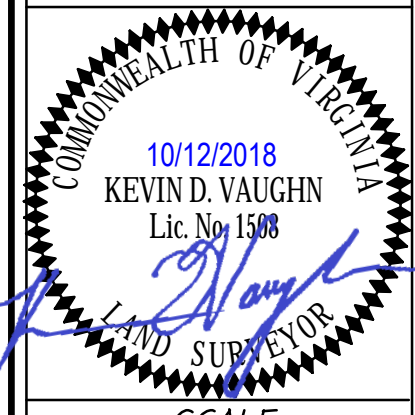
LD 110020490  
LD 110020491  
LD 110020492  
CHANCELLOR MAGISTERIAL DISTRICT  
SPOTSYLVANIA COUNTY, VIRGINIA



SCALE: 1" = 100'  
SHEET 2 OF 4  
DATE: OCT. 12, 2018  
DRAFT: DCD CHECK: KDV  
FILE NUMBER: 18184-1-0 80







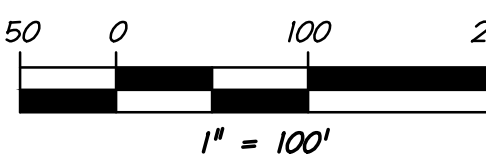
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 344°03' W	17.31'
L2	N 044°09' E	73.25'
L3	N 05°02'40" W	49.20'
L4	N 00°07'45" W	27.08'
L5	N 51°51'31" E	36.88'
L6	N 48°10'54" E	32.70'
L7	N 10°50'08" W	46.63'
L8	N 05°44'41" W	26.04'
L9	N 12°05'31" E	32.34'
L10	N 22°29'10" E	57.20'
L11	N 55°32'22" W	25.31'
L12	S 78°50'33" W	35.23'
L13	N 76°04'58" W	36.50'
L14	N 55°30'44" W	53.30'
L15	N 28°46'45" W	60.97'
L16	N 40°04'10" E	39.58'
L17	N 55°49'13" E	18.55'
L18	N 13°12'27" E	27.96'
L19	N 18°34'04" W	45.78'
L20	N 43°10'50" W	34.31'
L21	S 83°12'38" W	49.77'
L22	N 20°59'21" W	7.41'
L23	N 03°05'00" W	24.24'
L24	N 29°11'47" E	69.29'
L25	N 34°53'26" E	61.76'
L26	N 66°58'19" E	30.69'
L27	N 53°08'45" E	40.63'
L28	N 33°10'20" E	18.82'
L29	N 24°44'52" E	45.91'
L30	N 00°53'56" W	18.37'
L31	N 20°34'01" W	19.93'
L32	N 32°50'06" W	42.05'
L33	N 84°01'19" W	13.68'
L34	S 67°43'20" W	16.33'
L35	S 30°01'18" W	15.76'
L36	S 65°36'51" W	24.19'
L37	N 37°45'00" W	16.21'
L38	N 11°05'00" E	40.76'
L39	N 03°33'09" E	46.83'
L40	N 09°03'29" W	30.24'
L41	N 45°49'48" W	15.76'
L42	N 64°56'14" W	36.51'
L43	N 32°25'32" W	15.47'
L44	N 77°13'42" W	11.64'
L45	N 22°52'52" W	45.88'
L46	N 31°57'36" W	29.14'
L47	N 28°15'02" E	23.53'
L48	N 05°03'27" E	11.92'
L49	N 17°28'59" W	25.51'
L50	N 58°53'08" W	15.78'
L51	N 84°20'20" W	45.66'
L52	N 67°08'06" W	48.88'
L53	N 40°17'22" W	27.46'
L54	N 25°57'15" W	1.87'

**CURVE TABLE**

CURVE	ARC	RADIUS	TANGENT	DELTA ANGLE	BEARING	CHORD
C1	112.09°	1554.94'	56.07'	4°07'49"	N 40°28'48" E	112.07'
C2	114.57°	490.66'	57.55'	13°22'42"	N 35°51'21" E	114.31'

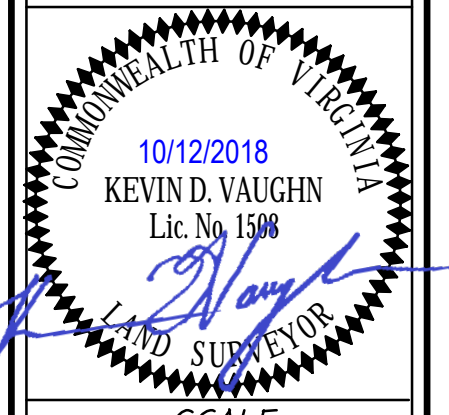
**GRAPHIC SCALE**





**BOUNDARY SURVEY**

THE PROPERTIES OF  
**S.F.C. PROPERTIES, L.L.C.**  
 LD 1100020490  
 LD 110020491  
 LD 110020492  
 CHANCELLOR MAGISTERIAL DISTRICT  
 SPOTSYLVANIA COUNTY, VIRGINIA



SCALE:  
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SHEET **4**  
 OF **4**

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RECORD NORTH (LR 050006563)

