

VICINITY MAP  
SCALE: 1" = 2000'

**EX. EASEMENT LEGEND:**

- EL1 - EX. NOVEC EASEMENT DB. 1662 PG. 1737
- EL2 - EX. NOVEC EASEMENT DB. 1662 PG. 1754
- TC1 - EX. TEMPORARY CONSTRUCTION EASEMENT INSTR. #202007310064960
- TC2 - EX. TEMPORARY CONSTRUCTION EASEMENT FOR DUCTBANK INSTR. #202007310064960
- TC3 - EX. TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCE INSTR. #202007310064960
- TC4 - EX. TEMPORARY CONSTRUCTION EASEMENT INSTR. #202007310064957
- TC5 - EX. TEMPORARY CONSTRUCTION EASEMENT FOR DUCTBANK INSTR. #202007310064957
- TC6 - EX. TEMPORARY CONSTRUCTION EASEMENT FOR ENTRANCE INSTR. #202007310064957
- UT1 - EX. VDOT UTILITY EASEMENT INSTR. #202007310064960
- UT2 - EX. NOVEC, VERIZON AND VDOT UTILITY EASEMENT INSTR. #202007310064957
- W1 - EX. 15' WATERLINE EASEMENT INSTR. #201110040081586

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	60.09'	1864.50'	1°50'47"	30.05'	60.08'	S76°37'18"W
C2	20.07'	1864.50'	0°37'01"	10.04'	20.07'	S75°23'25"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S77°32'42"W	152.25'
L2	N12°27'18"W	10.00'

**AREA TABULATION:**

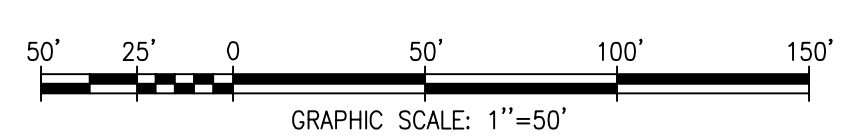
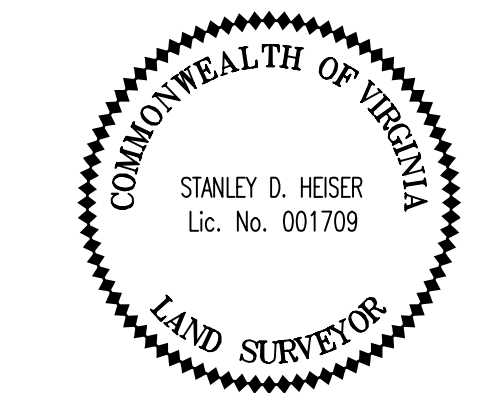
GPIN: 7696-40-3987	254,334 SQ. FT. or 5.83871 ACRES
GPIN: 7696-41-9230	78,535 SQ. FT. or 1.80292 ACRES
TOTAL AREA	332,869 SQ. FT. or 7.64163 ACRES

**SYMBOL LEGEND**

- CL - CENTERLINE
- IPF - IRON PIPE FOUND
- WV - WATER VALVE
- FH - FIRE HYDRANT
- SDI - STORM DRAINAGE CURB INLET
- PP - POWER POLE
- GW - GUY WIRE
- TB - TELEPHONE BOX
- CH - COMMUNICATION HANDHOLE
- WFF - WOVEN WIRE FENCE
- BWF - BARBED WIRE FENCE
- CLF - CHAIN LINK FENCE
- BF - BOARD FENCE
- OHW - OVERHEAD WIRE

**NOTES:**

- THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS PRINCE WILLIAM COUNTY GPIN NUMBERS 7597-95-0562 AND 7597-95-3406 AND ARE ZONED HIGH-RISE OFFICE O(H), UNDER THE PRINCE WILLIAM COUNTY ZONING ORDINANCE.
- THE PROPERTIES ARE NOW IN THE NAME OF BALLS FORD BUSINESS PARK, LLC AS RECORDED BY INSTRUMENT NUMBERS 200609200136414 AND 200609220137326, ALL AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
- COMMITMENT FOR TITLE INSURANCE NOT FURNISHED, THEREFORE ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN HEREON.



No.	Revision	Date
1	COMMENTS	XX/XX/2023

**Gordon**  
 PROGRAMMING AND PLANNING  
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PLAT SHOWING  
**BOUNDARY SURVEY**  
 ON THE LANDS OF  
**BALLS FORD BUSINESS PARK, LLC**  
 INSTRUMENT NUMBERS 200609200136414 AND 200609220137326  
 GAINESVILLE MAGESTRIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1" = 50'
DATE: OCTOBER 25, 2023
PROJECT No.: 2290-0104
PHASE: 306A
DRAWN BY: DJP
2290-0104_bs01.dwg
SHEET 1 OF 1