

OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON, AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEE(S), IF ANY. THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO THE DEDICATION TO THE BOARD OF COUNTY SUPERVISORS, IN FEE SIMPLE ABSOLUTE, ALL AREAS SHOWN ON THIS PLAT FOR ROADS AS MAY BE IDENTIFIED BY THE GENERAL DESIGNATION "FOR PUBLIC STREET PURPOSES", AND FURTHER CONSENT(S) TO THE DEDICATION OF ANY EASEMENT INDICATED ON SUCH PLAT FOR TEMPORARY CONSTRUCTION, AND FURTHER CONSENT(S) TO THE DEDICATION TO THE APPROPRIATE UTILITY COMPANY THE UTILITY EASEMENT AS SHOWN HEREON.

Robert K. Harwood  
Robert K. Harwood, L.C.

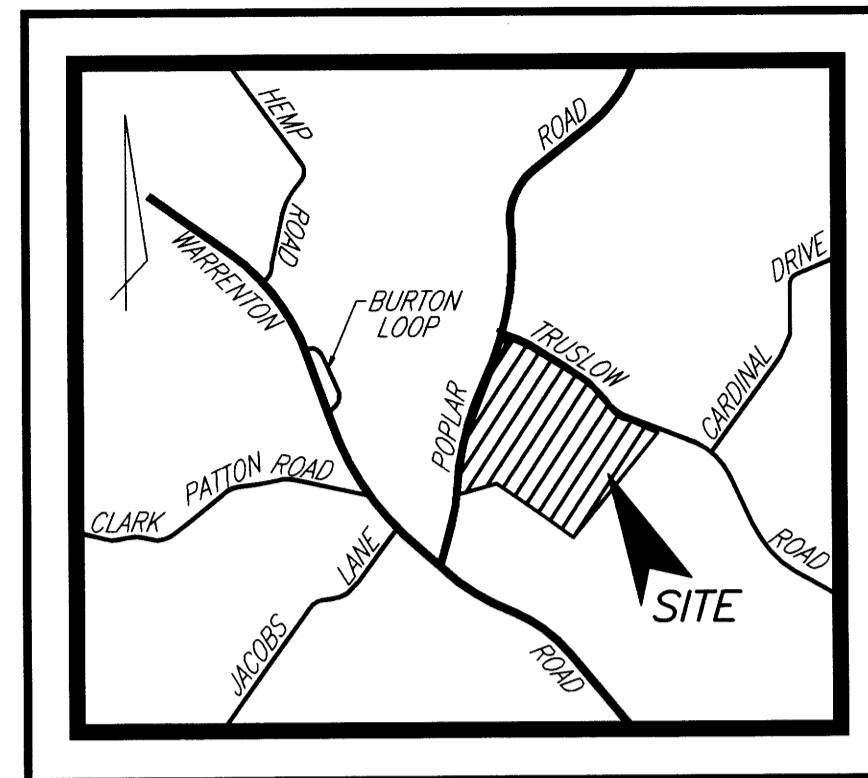
OWNER'S NAME  
ROBERT K. HARWOOD  
ROBERT K. HARWOOD, L.C.  
PRINT NAME

2 MAY 11  
DATE  
MANAGING MEMBER  
OPERATING MANAGER  
TITLE

NOTES

- 1. THE PROPERTY SHOWN HEREON IS LOCATED ON STAFFORD COUNTY TAX ASSESSMENT MAP NO. 36, PARCEL 22. THE PROPERTY IS ZONED A-1.
2. TITLE REPORT FURNISHED BY KDR REAL ESTATE SERVICES DATED OCTOBER 13, 2010 AT 8:00 A.M. ONLY THOSE TITLE EXCEPTIONS THAT CAN BE DEPICTED WITHIN THE PLATTED AREA ARE SHOWN HEREON. ALL TITLE EXCEPTIONS MAY OR MAY NOT BE REFLECTED HEREON.
3. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS 1983) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO STAFFORD COUNTY MONUMENT STAR. THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994000. UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS PROJECT. THE BEARINGS SHOWN ARE REFERENCED TO THE VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR THE CONVERSION OF THE MONUMENT IS THE U.S. SURVEY FOOT OR 1' = 0.3048006096 METERS.
4. TEMPORARY CONSTRUCTION EASEMENT IS TO BE NULL AND VOID AT SUCH TIME AS THE IMPROVEMENTS FOR POPLAR ROAD ARE COMPLETE.

MATCH LINE



Robert K. Harwood, LC  
To  
Stafford County  
Inst# 110007968  
PM 110000025  
Tax Map 36-22  
May 03, 2011

VICINITY MAP  
SCALE: 1"=2,000'

NOTARY CERTIFICATE

COMMONWEALTH/STATE OF Virginia, CITY/COUNTY OF Alexandria  
TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF May, 2011 BY Robert K. Harwood

NOTARY PUBLIC

MY COMMISSION EXPIRES 30 Apr 2014  
NOTARY REGISTRATION NUMBER 7024624



TAX MAP 35, PARCEL 89D  
PETER T. SUN  
AND  
NANCY L. WANG

TAX MAP 35, PARCEL 87B  
EUGENE M. DEVEREAUX, TRUSTEE  
AND  
ELIZABETH DETROY, TRUSTEE  
AND  
GEORGE D. WEBSTER, JR.  
AND  
DAVID W. HAWKINS, TRUSTEES

N 6,824,373.43'  
E 11,757,507.91'

APPROX. LOCATION  
OF EX. C&P ESMT.  
(D.B. 176, PG. 97)  
(NO WIDTH GIVEN)

POPLAR ROAD  
STATE ROUTE NO. 616  
(WIDTH VARIES)

PRESCRIPTIVE  
RIGHT-OF-WAY

391.97'  
15'  
22+00  
21+00 CONSTRUCTION E

188,825 SQ. FT. HEREBY DEDICATED  
FOR PUBLIC STREET PURPOSES

N 6,824,691.87'  
E 11,757,610.06'

S83°56'45"E  
98.65'

20' JOINT-USE UTILITY ESMT.  
(AT&T AND VERIZON VIRGINIA INC.)  
(HEREBY GRANTED)

APPROX. LOCATION  
EX. 20' AT&T ESMT.  
(D.B. 166, PG. 389)

TAX MAP 36, PARCEL 22  
ROBERT K. HARWOOD, LC  
REMAINING AREA = 49.4575 ACRES

N22°24'39"E  
178.20'

PLAT SHOWING  
STREET DEDICATION  
AND  
VARIOUS EASEMENTS  
FOR THE CONSTRUCTION AND MAINTENANCE  
OF POPLAR ROAD  
ON THE LAND OF  
ROBERT K. HARWOOD, LC  
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT  
STAFFORD COUNTY, VIRGINIA  
SCALE: 1"=40' OCTOBER 19, 2010  
REVISED: NOVEMBER 11, 2010  
SHEET 1 OF 3  
GRAPHIC SCALE

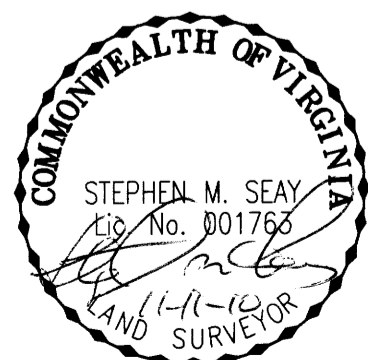
SURVEYOR'S CERTIFICATE

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 STREET DEDICATIONS AND EASEMENTS WITHIN THE COUNTY HAVE BEEN MET. I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF ROBERT K. HARWOOD, LC AS RECORDED IN INSTRUMENT #090015970 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON AN UNRECORDED BOUNDARY SURVEY BY THIS FIRM AND FIELD-TIED MONUMENTATION, CLOSES MATHEMATICALLY WITH A PRECISION RATIO GREATER THAN OR EQUAL TO 1:10,000 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 PER A FIELD SURVEY WHICH TIES THIS BOUNDARY TO STAFFORD COUNTY MONUMENT STAR. IRON RODS WILL BE SET AT ALL NEW PROPERTY CORNERS BY A LICENSED LAND SURVEYOR.

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF NOVEMBER, 2010.

STEPHEN M. SEAY  
LAND SURVEYOR  
9300 W. COURTHOUSE ROAD  
SUITE 300  
MANASSAS, VA 20110



CERTIFICATE OF APPROVAL

THIS STREET DEDICATION AND VARIOUS EASEMENTS PLAT ON TAX MAP 36, PARCEL 22 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

4-29-2011  
DATE

Highway Official signature

4/29/11  
DATE

Agent for Stafford County Board of Supervisors signature



( IN FEET )  
1 inch = 40 ft.

Rinker Design Associates, P.C.

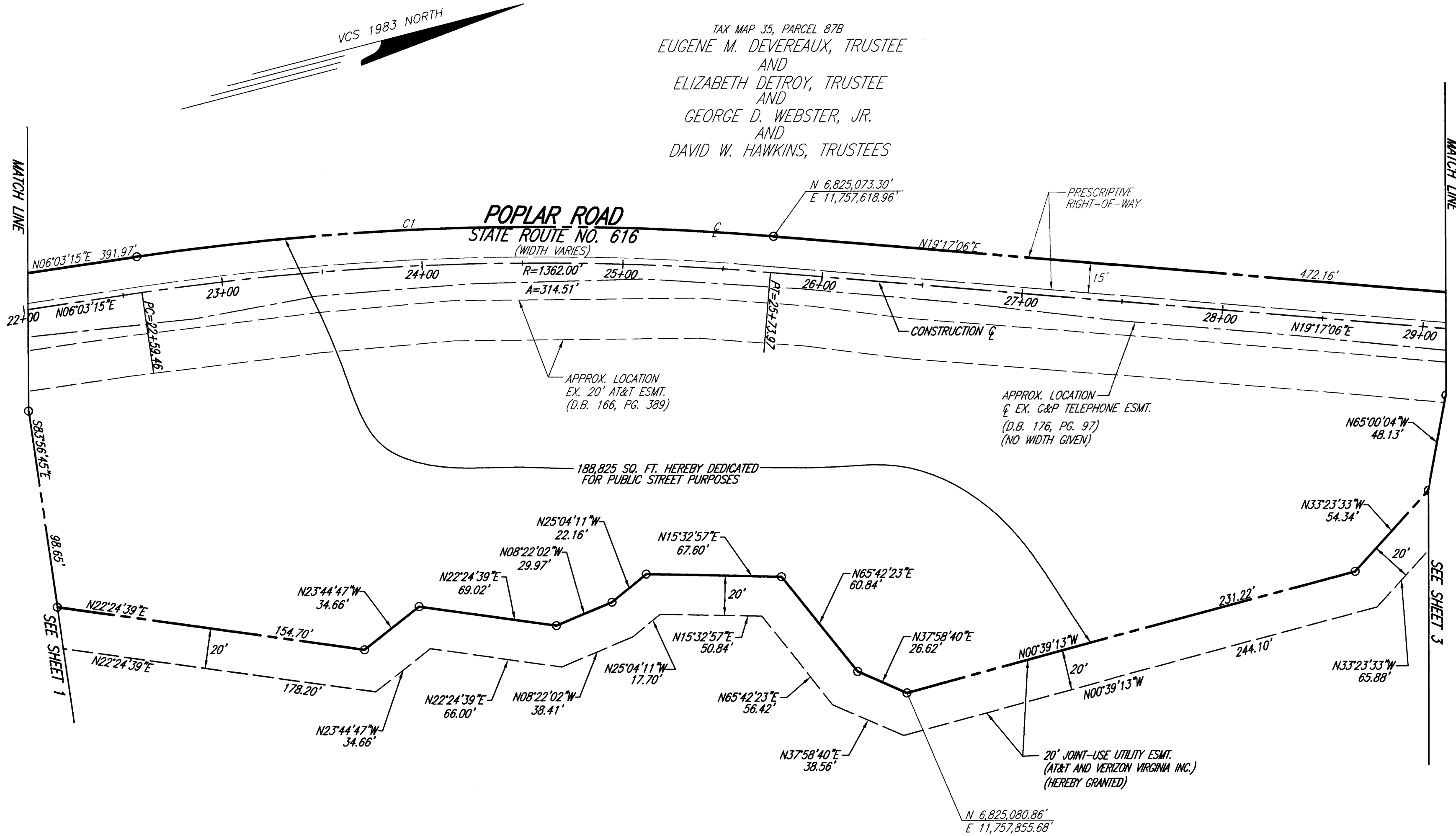


Engineering \* Surveying \* Land Planning \* Transportation \* Environmental Services  
9300 West Courthouse Road, Suite 300, Manassas VA, 20110 on the web @ www.rdainc.com  
Telephone: (703) 366-1373 Fax: (703) 366-1375  
"Turning Challenges Into Opportunities"

DRAWING NAME: M:\work\09137\PLATS\TM-36-22-Poplar.dwg 4/11/2011 6:37:30 PM EDT

TAX MAP 35, PARCEL 87B  
 EUGENE M. DEVEREAUX, TRUSTEE  
 AND  
 ELIZABETH DETROY, TRUSTEE  
 AND  
 GEORGE D. WEBSTER, JR.  
 AND  
 DAVID W. HAWKINS, TRUSTEES

TAX MAP 36, PARCEL 22  
 ROBERT K. HARWOOD, LC  
 REMAINING AREA = 49.4575 ACRES



**SITE AREA TABULATION**

TOTAL SITE	2,343,191 SQ. FT.	53.7923 ACRES
(PER STAFFORD COUNTY TAX ASSESSMENT)		
STREET DEDICATION	188,825 SQ. FT.	4.3348 ACRES
REMAINING AREA	2,154,366 SQ. FT.	49.4575 ACRES

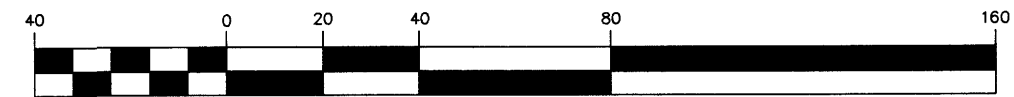
**AREA TABULATION**

STREET DEDICATION	188,825 SQ. FT.
(INCLUDES PRESCRIPTIVE RIGHT-OF-WAY)	
PRESCRIPTIVE RIGHT-OF-WAY	28,731 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT (TOTAL)	7,131 SQ. FT.
JOINT-USE UTILITY EASEMENT	36,316 SQ. FT.
(AT&T AND VERIZON VIRGINIA INC.)	

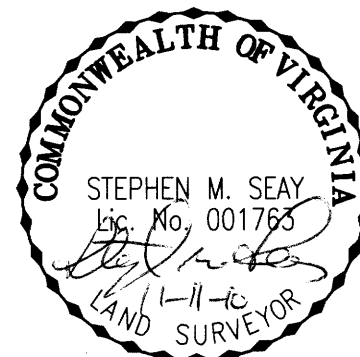
PLAT SHOWING  
 STREET DEDICATION  
 AND  
 VARIOUS EASEMENTS  
 FOR THE CONSTRUCTION AND MAINTENANCE  
 OF POPLAR ROAD  
 ON THE LAND OF  
**ROBERT K. HARWOOD, LC**  
 FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT  
 STAFFORD COUNTY, VIRGINIA

SCALE: 1"=40' OCTOBER 19, 2010  
 REVISED: NOVEMBER 11, 2010  
 SHEET 2 OF 3

GRAPHIC SCALE



( IN FEET )  
 1 inch = 40 ft.



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**Rinker Design Associates, P.C.**

TAX MAP 35, PARCEL 87B  
 EUGENE M. DEVEREAUX, TRUSTEE  
 AND  
 ELIZABETH DETROY, TRUSTEE  
 AND  
 GEORGE D. WEBSTER, JR.  
 AND  
 DAVID W. HAWKINS, TRUSTEES

TAX MAP 35, PARCEL 88  
 DENNIS N. JEFFERSON  
 AND  
 M. E. JEFFERSON  
 AND  
 MARY LEE CARTER

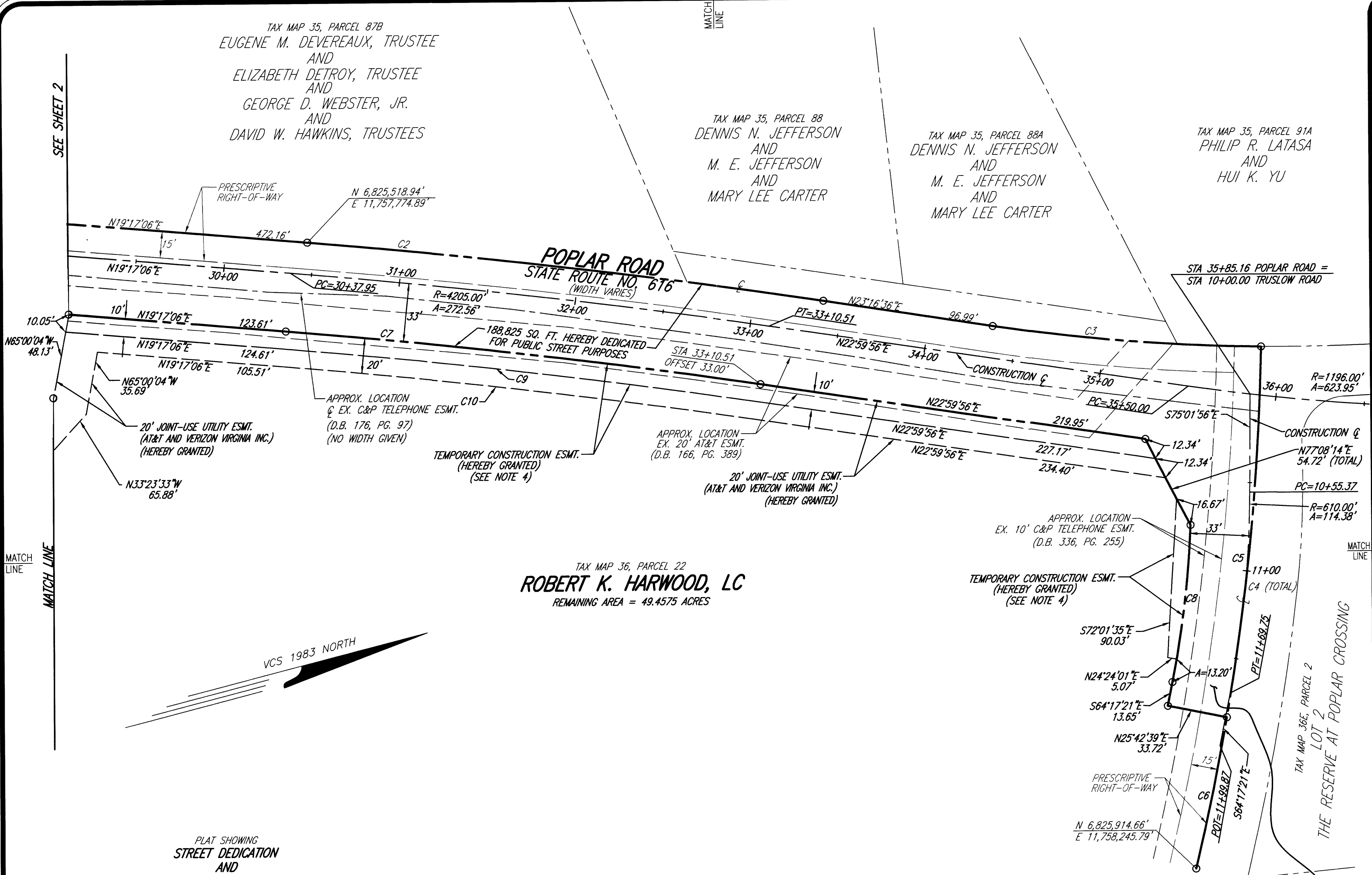
TAX MAP 35, PARCEL 88A  
 DENNIS N. JEFFERSON  
 AND  
 M. E. JEFFERSON  
 AND  
 MARY LEE CARTER

TAX MAP 35, PARCEL 91A  
 PHILIP R. LATASA  
 AND  
 HUI K. YU

**POPLAR ROAD**  
 STATE ROUTE NO. 676  
 (WIDTH VARIES)

TAX MAP 36, PARCEL 22  
**ROBERT K. HARWOOD, LC**  
 REMAINING AREA = 49.4575 ACRES

**TRUSLOW ROAD**  
 STATE ROUTE NO. 652  
 (WIDTH VARIES)



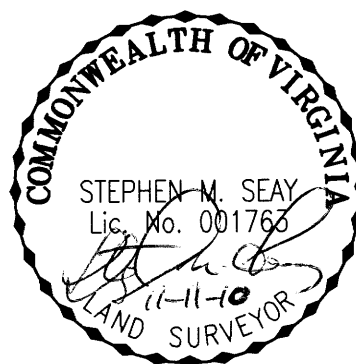
PLAT SHOWING  
**STREET DEDICATION**  
 AND  
**VARIOUS EASEMENTS**  
 FOR THE CONSTRUCTION AND MAINTENANCE  
 OF POPLAR ROAD  
 ON THE LAND OF  
**ROBERT K. HARWOOD, LC**

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT  
 STAFFORD COUNTY, VIRGINIA  
 SCALE: 1"=40' OCTOBER 19, 2010  
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 SHEET 3 OF 3

GRAPHIC SCALE



( IN FEET )  
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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1379.60'	318.58'	160.00'	317.87'	N12°40'10"E	13°13'51"
C2	4222.92'	294.20'	147.16'	294.14'	N21°16'51"E	3°59'30"
C3	1068.38'	151.92'	76.09'	151.79'	N19°12'11"E	8°08'50"
C4	1394.41'	297.90'	149.52'	297.33'	S68°07'32"E	12°14'26"
C5	1394.41'	210.59'	105.50'	210.39'	S69°55'10"E	8°39'11"
C6	1394.41'	87.31'	43.67'	87.29'	S63°47'57"E	3°35'15"
C7	4172.00'	270.43'	135.26'	270.38'	N21°08'31"E	3°42'50"
C8	577.00'	89.62'	44.90'	89.53'	S68°44'20"E	8°53'57"
C9	4162.00'	269.78'	134.94'	269.73'	N21°08'31"E	3°42'50"
C10	4152.00'	269.13'	134.61'	269.08'	N21°08'31"E	3°42'50"

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