

Development/Commercial Site

DEVELOPMENT/COMMERCIAL SITE
 STAFFORD, VIRGINIA
 Surrounding Acres

FRONTAGE: White Oak Road (Route 218) and Ferry Road (606). Approximately 400 feet frontage on White Oak and 250 feet on Ferry Road.

TAX MAP: Tax Map 55 (A)

SIZE: Two adjoining parcels for sale
 2.326 Acres
 7+ Acres

ZONED: Presently zoned A2

PRICE: 2.326 acre parcel \$405,282
 7+ acre parcel \$700,000

CONTACT: Art Chiavaroli, Landmarc Real Estate
 Partner and Agent

COMMENTS: Excellent Location at busy corner with traffic light. Water and sewer on site. Prime location within a mile of new Giant Food Center will bring additional traffic count to the site. Located in Stafford County but with close proximity to King George. Plenty of rooftops surrounding site will make any potential development use viable and attractive.

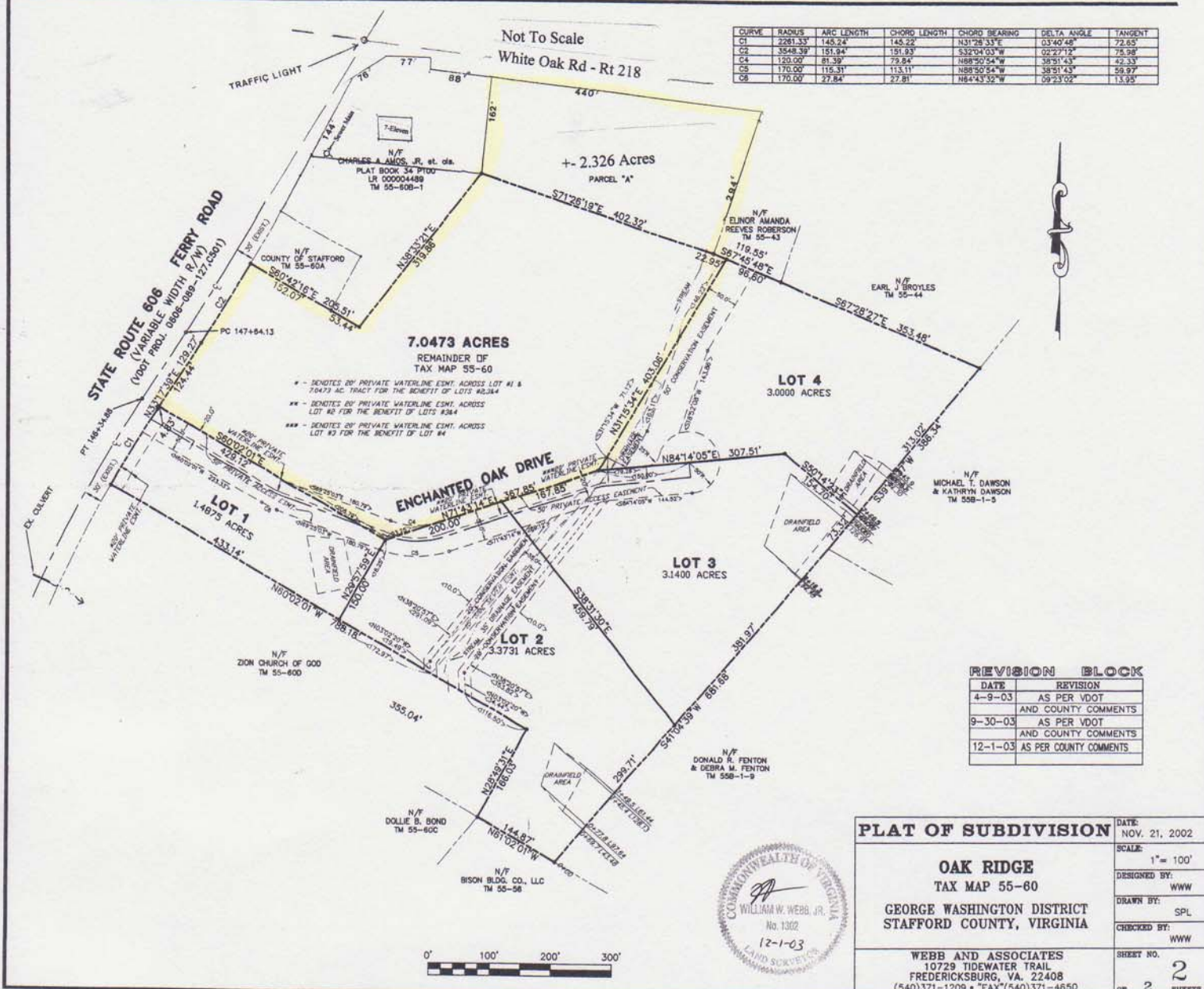
Contact Art Chiavaroli: 540-371-3406



LANDMARC
 REAL ESTATE
 Chiavaroli & Limbrick, Inc

www.e-landmarc.com

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	2261.33'	145.24'	145.22'	N31°26'33"E	03°40'48"	72.65'
C2	3548.39'	151.94'	151.93'	S32°04'03"W	02°27'12"	75.98'
C4	120.20'	81.39'	73.84'	N68°50'54"W	38°31'43"	42.33'
C5	170.00'	115.31'	115.11'	N88°50'54"W	38°31'43"	56.97'
C6	170.00'	27.84'	27.81'	N64°43'52"W	09°23'02"	13.95'



* DENOTES BY PRIVATE WATERLINE EXT. ACROSS LOT #1 & 2/4/73 AC. TRACT FOR THE BENEFIT OF LOTS #6,34,4

** DENOTES BY PRIVATE WATERLINE EXT. ACROSS LOT #6 FOR THE BENEFIT OF LOTS #36,4

*** DENOTES BY PRIVATE WATERLINE EXT. ACROSS LOT #3 FOR THE BENEFIT OF LOT #4

REVISION BLOCK

DATE	REVISION
4-9-03	AS PER VDOT AND COUNTY COMMENTS
9-30-03	AS PER VDOT AND COUNTY COMMENTS
12-1-03	AS PER COUNTY COMMENTS

PLAT OF SUBDIVISION

DATE: NOV. 21, 2002

SCALE: 1" = 100'

DESIGNED BY: WWW

DRAWN BY: WWW

CHECKED BY: SPL

WWW

SHEET NO. 2

OF 2 SHEETS

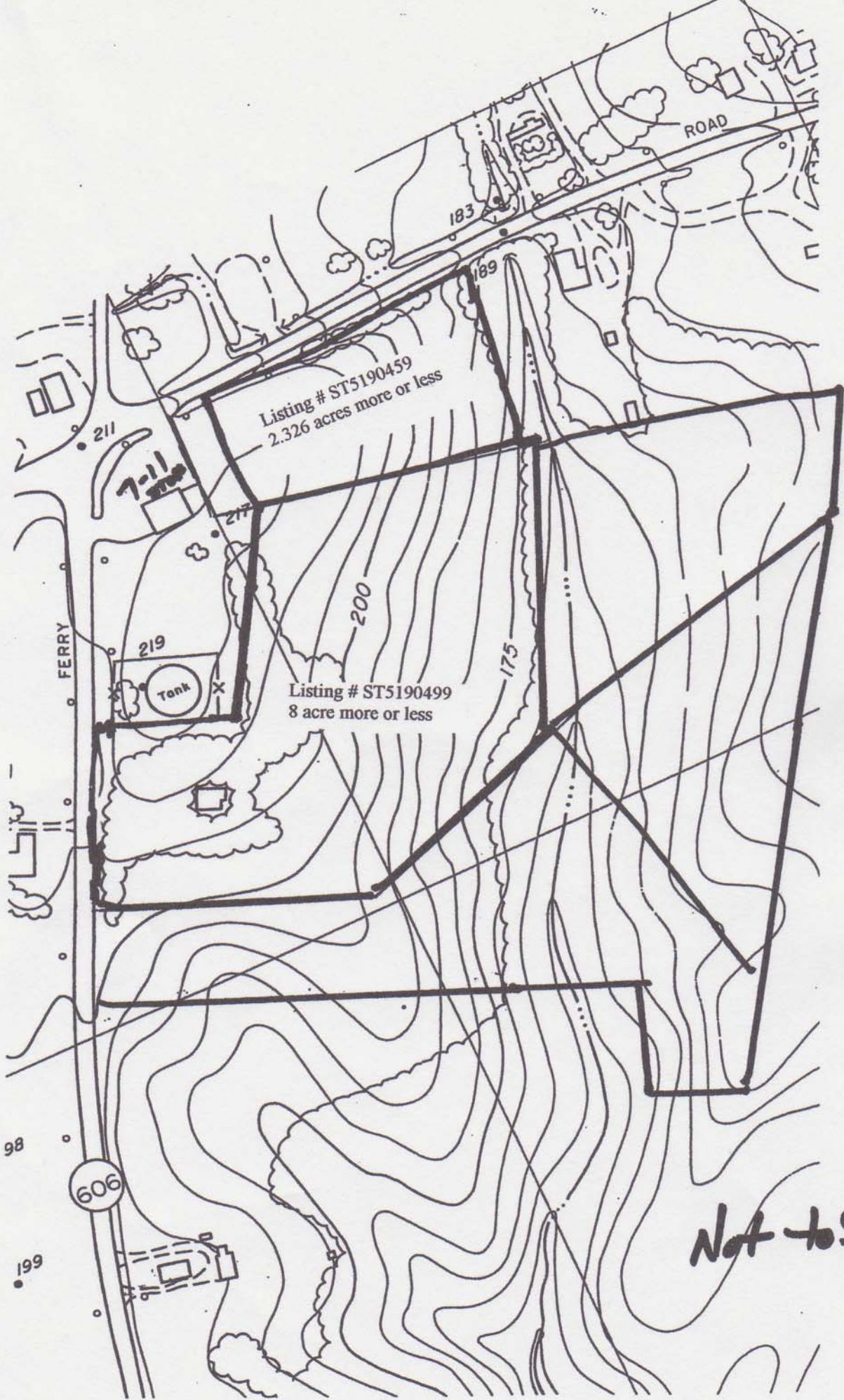
OAK RIDGE
TAX MAP 55-60

GEORGE WASHINGTON DISTRICT
STAFFORD COUNTY, VIRGINIA

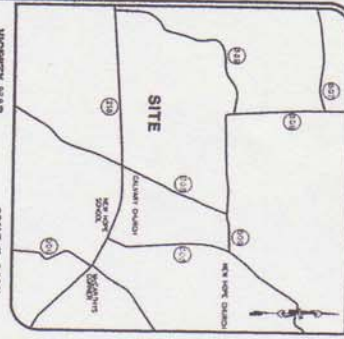
WEBB AND ASSOCIATES
10729 TIDEWATER TRAIL
FREDERICKSBURG, VA. 22408
(540)371-1209 • FAX (540)371-4650



02C2458PACAD/SPL



Not to Scale



SCALE 1" = 2,000'

- NOTES:
1. THE DESIGNER IS RESPONSIBLE FOR ACCORDING ANY OFF-SITE
 2. THE PLAN DOES NOT ADDRESS THE AMOUNT OF INFLUENCE
 3. ALL PROPOSED SEWER BY A STAFFORD COUNTY RESOLUTION.
 4. ALL PROPOSED SEWER BY A STAFFORD COUNTY RESOLUTION.
- THOSE OFFICED BY ANY OTHER UNDERGROUND UTILITIES OTHER THAN

LEGEND

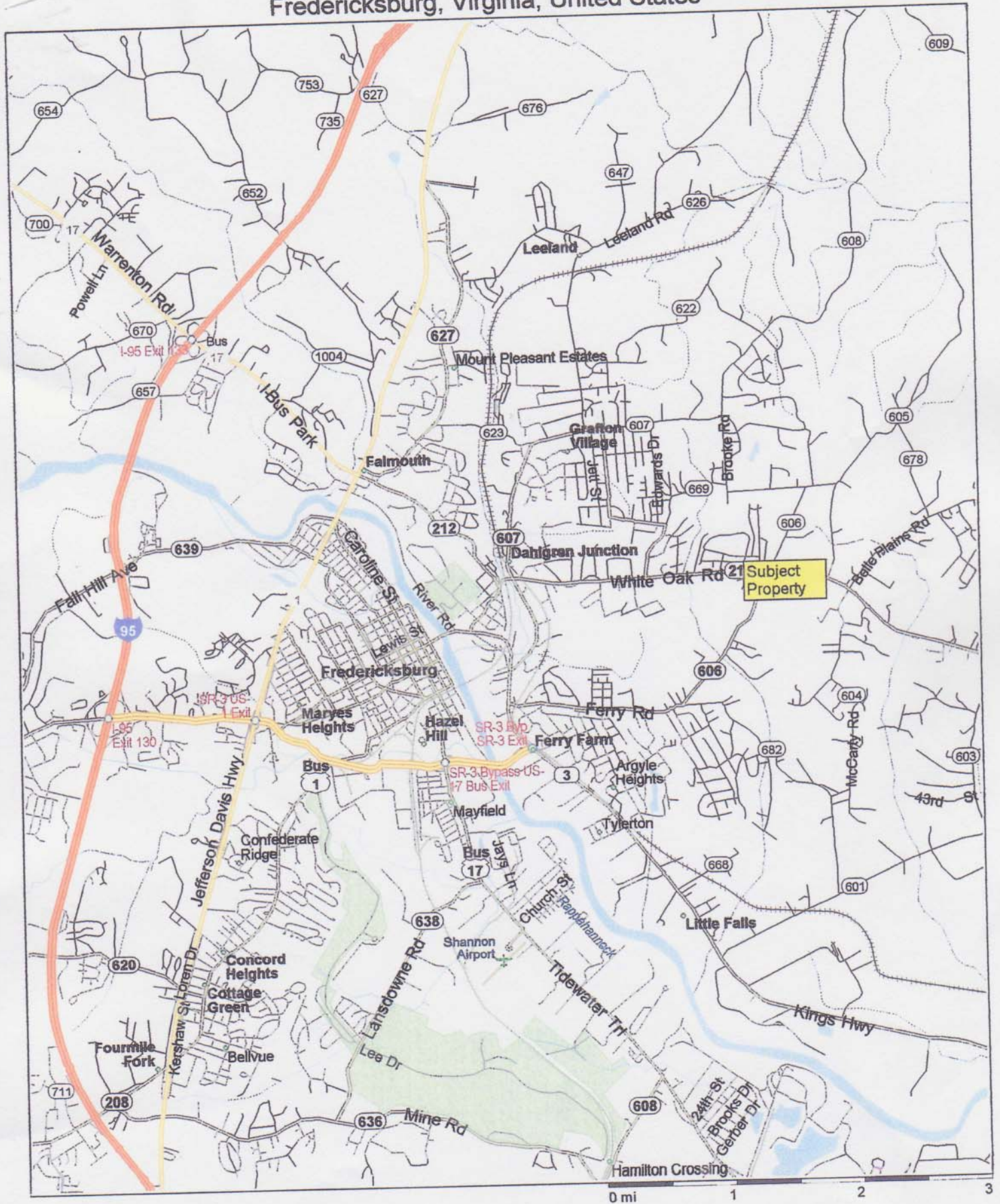
- - SEWER OPTIMAL ALLEYS
- - ELECTRIC TRANSFORMER
- - POWER POLE
- - TELEPHONE POSTS
- - TELEPHONE BOXES
- - HIGHWAY SIGN
- - WATER VALVE
- - FIRE HYDRANT
- - SANITARY MANHOLE

**Adopted Sewer Route
"As Built" Available**

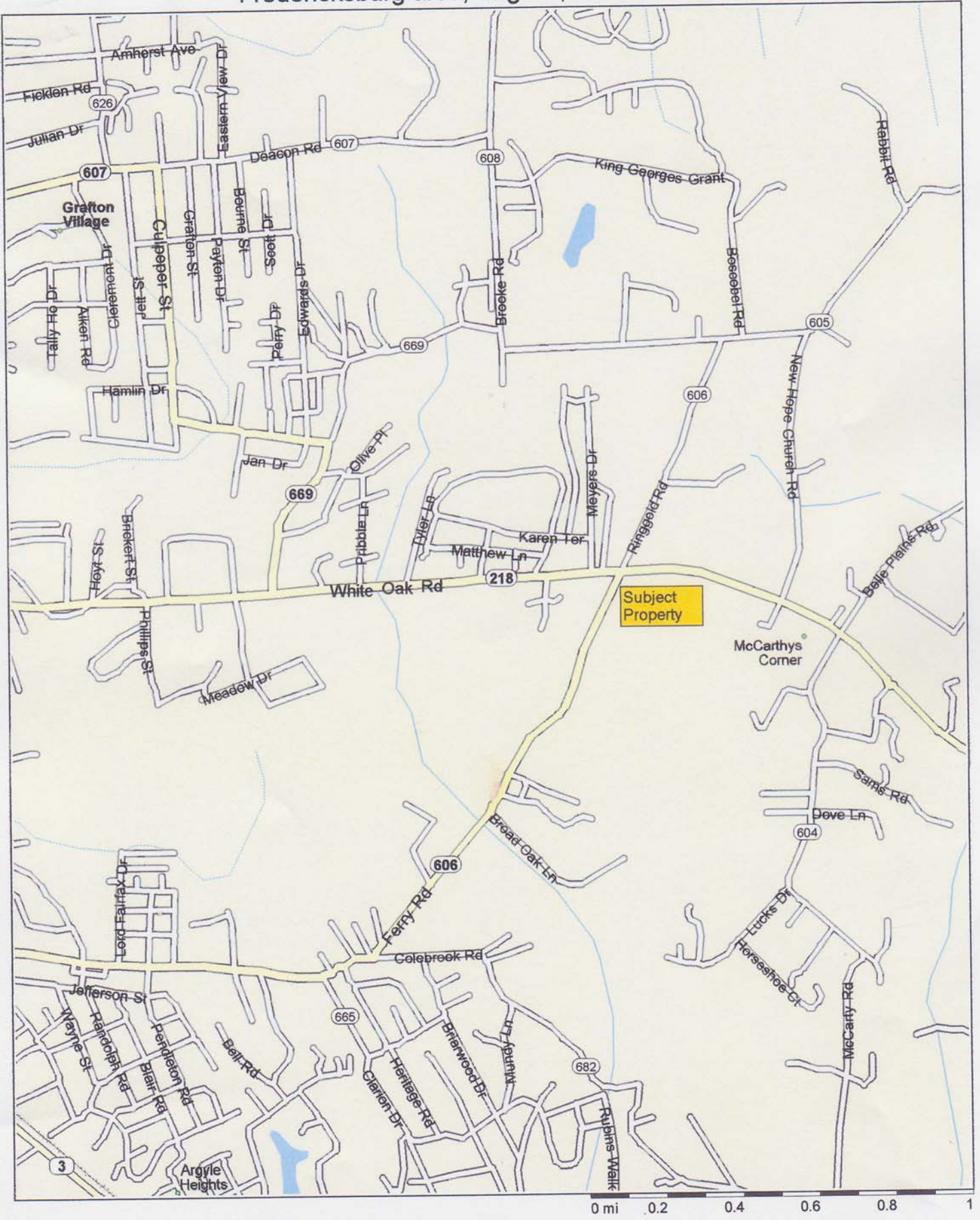


SEWER CONCEPT PLAN	<p>TAX MAP # 55-60 INTERSECTION OF ROUTES 218 & 606 GEORGE WASHINGTON MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA</p>	<p>WEBB AND ASSOCIATES A SURVEYING AND DESIGN COMPANY 19725 BIDEWATER TRAIL, FREDERICKSBURG, VA 22406 (540)371-1209 (604)633-8907 FAX (540)371-4650</p>	<p>PREVIOUS BLOCK</p>		
<p>DATE: 2-10-06 SCALE: 1"=50' DRAWN BY: M.L.C. CHECKED BY: M.L.C.</p>			<p>DATE: _____</p> <p>DESCRIPTION: _____</p> <p>BY: _____</p>		

Fredericksburg, Virginia, United States



Fredericksburg area, Virginia, United States



CLIENTS COPY

Prepared by:

Goodpasture, Purvis & Frackelton, PC
1602 William Street
Fredericksburg, Virginia 22401

Grantee:

Tax Map: 55-60

THIS DEED, made and entered into this 7th day of January 2004, by and between CHARLES A. AMOS, JR., ARTHUR A. CHIAVAROLI AND CLAUDE RACKLEY, JR., PARTNERS TRADING AS AMOS, CHIAVAROLI AND RACKLEY, a Virginia General Partnership, herein Grantors; and LANDMARC HOMES, LLC, a Virginia limited liability company, Grantee.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell, and convey with General Warranty and English covenants of title, unto the said Grantee, Landmarc Homes, LLC, a Virginia limited liability company, in fee simple, the following described real estate, to-wit:

All that certain real estate with all rights and privileges thereto appurtenant, situate in George Washington District, Stafford County, Virginia, being known as Lots 1, 2, 3 and 4 on Map and Plat of Oak Ridge Subdivision by Webb and Associates, dated Nov. 21, 2002 recorded in the Clerk's Office of the Circuit Court of Stafford County, Virginia, as Instrument #030051857 on December 12, 2003.

This conveyance is SUBJECT TO A RESERVED EASEMENT appurtenant to the Grantor's remaining parcel of 7.0473 acres, said easement being twenty feet in width centered along the center line of the existing stream as it crosses lots 2, 3 and 4, for the installation, repair and maintenance of utilities, together with the reasonable right of access over Enchanted Oak Drive.

Being a portion of the same property conveyed unto Amos, Chiavaroli, and Rackley, a Virginia General Partnership by deed dated June 30, 2000, and recorded in the aforesaid Clerk's Office in LR000010609.

The Grantee herein acknowledges that the Grantors will seek development of the adjacent property as business/commercial uses and will seek approval from Stafford County to do so. In an effort to avoid future misunderstandings the Grantee will include, in any deeds conveying any portion of the subject property conveyed herein to third party Grantees, a statement acknowledging that the third party Grantees in such deeds were advised of such business/commercial uses and will not object to any such rezoning; the deeds will be signed by each third party Grantees and recorded.

WITNESS the following signatures and seals:

AMOS, CHIAVAROLI AND RACKLEY

By: _____ (SEAL)
Charles A. Amos, General Partner

By: _____ (SEAL)
Arthur Chiavaroli, General Partner

By: _____ (SEAL)
Claude Rackley, Jr., General Partner